

**BOARD OF ZONING APPEALS  
RECORD OF MINUTES AND PROCEEDINGS  
NOVEMBER 2, 2005**

The Board of Zoning Appeals of the Town of Weymouth held a public hearing on Wednesday, November 2, 2005, at 7:00pm at McCulloch Building, Whipple Center Conference Room, 182 Green Street, Weymouth, MA for the purpose of passing on the applications of certain persons whose petitions were properly before the Board. Notice of the public hearing had been given by mail to the parties in interest of the subject locus and by publication in the Weymouth News.

Present: Edward Foley, Chairperson  
Mary McElroy, Clerk  
Robert Galewski  
Sandra Carle  
Charles Golden  
Staff: Rod Fuqua, Principal Planner  
Recording Secretary: Janet Murray

**BZA CASE #2817 Remand – 337 Summer Street (cont.)**

Present: Edward Foley, Chairperson  
Mary McElroy, Clerk  
Sandra Carle  
Charles Golden

Application of Scott Monkevicz for property at 337 Summer Street, also shown on the Weymouth Town Atlas Sheet 28, Block 358, Lot 4, located in an R-1 zoning district seeking a special permit and/or variance under Chapter 120-56 (A) for waiver of frontage to construct single family residence.

Tonight's hearing is continued from 10/05/05.

A letter was received from John Spinale, attorney for the applicant. Mr. Spinale has requested a continuance until 11/30/05.

A MOTION was made by Mary McElroy to APPROVE the request for a continuance until 11/30/05 and was seconded by Sandra Carle and UNANIMOUSLY VOTED.

**HEARING CONTINUED UNTIL 11/30/05**

**BZA CASE #2872 25 Bantry Drive**

Present: Edward Foley, Chairperson  
Mary McElroy, Clerk  
Robert Galewski  
Sandra Carle  
Charles Golden

The Chairman called the hearing to order and explained the procedures that would be followed to the people present. A MOTION was made to open the public hearing and waive the reading of the legal advertisement, and was seconded and UNANIMOUSLY VOTED.

## BZA MEETING - NOVEMBER 2, 2005

Linda Sulkowski for property at 25 Bantry Drive, also shown on the Weymouth Town Atlas Sheet 27, Block 308, Lot 44, located in an R-1 zoning district seeking a special permit and/or variance under Chapter 120-51 & Table 1 to add a covered front porch part of which lies within the setback area.

Ms. Sulkowski appeared before the Board to request a variance to add a covered front porch. She stated that she would like to replace her front steps with a covered farmer's porch. In addition, she would also like to extend the porch over to the garage. The new porch would encroach into the 18' front yard setback.

Ms. Sulkowski noted that the house was built in 1997.

Mr. Fuqua reminded the Board that this was a request for a variance and will require two parts. The first is to find a hardship in the shape, soil, and/or topography of the lot. The second is a finding that the request is not detrimental to the existing character of the neighborhood. It was noted that there are two separate entrances at the front of the house.

Mr. Foley noted that no specific hardship has been shown. He also noted that there is another option, which is to just close in the doorway next to the garage.

Rod Fuqua stated the application was routed to various Town Departments and received favorable or no adverse comments.

The Chairman asked if the public had any comments, to which there were the following comments.

Kevin Gallaway of 8 Bantry Drive stated that he is opposed to this request. He stated that the development was built with a specific character and he would like to maintain that character.

Julie Doyle of 38 Bantry Drive agreed with Mr. Gallaway. She also noted that there have been issues during the winter with snow plows unable to make the turn in the cul de sac. She stated that if homes on the street begin to add porches, it will make the street narrower and the neighborhood look more crowded.

Mr. Galewski stated that the addition of a porch will make the street seem smaller.

Mr. Foley stated that a hardship has not been shown.

Ms. Sulkowski requested to withdraw her application without prejudice.

A MOTION was made by Mary McElroy to ALLOW the applicant to WITHDRAW WITHOUT PREJUDICE the request to add a covered front porch part of which lies within the setback area and was seconded by Sandra Carle and was UNANIMOUSLY VOTED.

**PETITION WITHDRAWN WITHOUT PREJUDICE**

BZA MEETING - NOVEMBER 2, 2005

MINUTES - 10-19-05

A motion was made and seconded to approve the Minutes of October 19, 2005 and was UNANIMOUSLY VOTED.

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Mary McElroy, Clerk

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Date