

BOARD OF APPEALS
781-741-1494

PLANNING BOARD
781-741-1419

APPLICATION FOR
ZONING HEARING

Application Date May 17, 2019

The undersigned hereby petitions the Board of Appeals and/or the Planning Board for the following:

Appeal Variance Special Permit A1
 Special Permit A2 Site Plan Review Special Permit A3

Subject Property 25 and 33 Central Street Zoning District Business A/Downtown Hingham Overlay District

Petitioner's Name Respond Ventures, LLC Address 54 Academy Street, Arlington MA
Attn: Josh Davis
Tel: 617-733-2555

Name _____ Address _____

Name _____ Address _____

Brief Description of Work:

PLEASE SEE ATTACHED

- Applicants for an **Appeal** must complete **Form 2A**
- Applicants for a **Variance** must complete **Form 2B**
- Applicants for a **Special Permit A1** must complete **Form 2C**
- Applicants for a **Special Permit A2** must complete **Form 2D**
- Applicants for a **Special Permit A3** must complete **Form 2E**

Form 2

The undersigned is _____ the owner of the subject property, or X the holder of a written option to purchase the subject property, or _____ the holder of a valid lease to the subject property. (In this last instance written authorization from the property owner must be submitted with the other application documents.)

Record title to the subject property stands in the name(s) South Central, LLC and H McKee 1993 Realty Trust

Address of owner of record 25 and 33 Central Street, Hingham MA

Title Reference:

(Unregistered land) Plymouth County Registry of Deeds, Book _____, Page _____

(Registered land) Land Court Certificate of Title No. _____, Book 12014, Page 307 and Book 44593, Page 117.

State briefly what is currently on the premises:

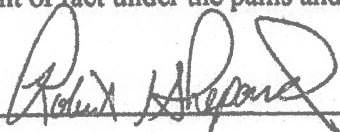
An office building and an automobile service/storage garage partially converted to a yoga studio

Attorney, agent, or other representative acting for petitioner:

Name Robert L. Shepard Address c/o Shepard Construction & Development, LLC, 25 Derby Street, Hingham MA

Signed as a statement of fact under the pains and penalties of perjury, this 17th day of May, 2019.

SIGNATURE



check all that apply:

(Petitioner/Agent)

Print Name Robert L. Shepard

Address c/o Shepard Construction & Development, LLC, 25 Derby Street, Hingham MA

Tel. No. 617-592-3228

- Property Owner(s)
- Applicant
- Owner's Agent
- Applicant's Agent

Note: Do not attempt to discuss the merits of your case with any member of the Board of Appeals and/or the Planning Board at any time after filing this application and prior to the hearing thereon.

25 and 33 Central Street
Form 2 Attachment

Brief Description of Work:

The proposed development involves the replacement of an existing office building and vehicle parking/service garage building with a “Commercial/Residential Building” as defined in and encouraged by the Downtown Hingham Overlay District provisions of the Zoning By-Law. The proposed development will include 8 two-bedroom condominium units on the second and third floor, space for a commercial use on the ground floor and a garage with the ground level of the building that will provide parking for the commercial and residential uses.

We anticipate that the residential condominium units will be an attractive alternative to remaining in large single family homes for empty-nester Hingham residents who wish to live in downtown Hingham in large, worry-free, accommodations that are walkable to the shopping, civic and other destinations that have been part of, and that they wish to have continue to be part of, their community activities and involvement as Hingham residents. We hope that the commercial space will be used by Krigsman Yoga, a current tenant on the property and a vibrant and committed member of the downtown business community, will be the commercial space user when construction has been completed. The garage has been designed to provide all required parking plus future parking flexibility and mitigation of the current congested on-street parking occurring at the property and its surroundings.