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TOWN OF WEYMOUTH

BOARD OF ZONING APPEALS APPLICATION

2015 MAR -3 AM 10:19

TO BE COMPLETED BY STAFF

Case Number: 3252

Town Clerk Stamp

Submittal Accepted: Cromwell Date 3/3/15
Signature of Planning Dept. Staff for minimal requirements

Determined to be complete and may now be filed with Town Clerk: Cathy Mee
Signature of Principal Planner or Director

PROPERTY INFORMATION - TO BE COMPLETED BY APPLICANT

PROJECT / PROPERTY STREET ADDRESS: Edison, Bellgrade, Trefton, Edge & Hyde Streets

Assessor's Map Sheet, Block, & Lot: 13/155/23, 26 & 28; 13/156/28 & 59

Zoning District: Residential R-1 Overlay District: _____

OWNER OF RECORD (S) (print & sign): Kevin B. Rains, T'ee; Gregg B. & Rita R. Rains
(The owner of record is the person or entity who owns title to the property as of today's date)

Address of owner of record: 35 Hyde Street, Weymouth

Norfolk County Registry of Deeds Book and Page No. 3785/47; 24618/171;

Or registered in Land Registration Office under Certificate No. 168779 & 172867

NAME OF APPLICANT (S) (print & sign): Kenneth C. Ryder

Applicant's Address: 847 Washington Street, Weymouth

Contact Information: Email _____ Phone 781-335-9562

Check if you are an: owner(s) ☐ lessee(s) ☐ optionee (s) ☒

NAME & AFFILIATION OF REPRESENTATIVE: _____

Address: Gregory F. Galvin, 775 Pleasant Street, Weymouth

Contact Information: Email ggalvin@gregorygalvin.com Phone 781-340-5335

NAME OF ENGINEER AND / OR ARCHITECT: Al Trakimas, Sitec Environmental

Prior to submitting your application you must review this entire package and the Board Rules and Regulations outlining the Board's policies and procedures. Your signature signifies that you have read the required material and you will be expected to adhere to them.

I (we) hereby certify that I (we) have read the Board of Zoning Appeals Rules and Regulations and that the statements within my (our) application are true and accurate to the best of my (our) knowledge.

Gregory F. Galvin Kenneth C. Ryder, February , 2015
Applicant / Petitioner - Date (sign & print)

NATURE OF REQUEST

Application is for: xxx Special Permit _____ Variance _____ Amendment _____ Other: _____

Applicable Section of Zoning Ordinance (specify Section (s) of the Zoning Ordinance from which relief is sought):

Article XV; Sec. 120-53, Exceptions by Board of Zoning Appeals. The lots in question have been in existence prior to 12/1/2013, they are greater than 40,000 Sq. Ft., the new proposed lots will meet the frontage requirement and they all exceed 17,500 Sq. Ft., in area.

The above relief and Ordinance sections will be further reviewed after a complete package is submitted. This may be amended by the Planning or Building staff during the application review process after having the benefit of plan to accurately advertise the application before the Board.

PETITIONER'S DESCRIPTION AND NARRATIVE:

To be completed by all Board of Appeals Applicants. Attach additional sheets as necessary.

1. Describe what is presently located on the property (use as much detail as possible including all uses and square footage of each use):

The property is a large parcel of vacant land, consisting of approximately 9 acres (390,000 S.F.) located off Edison and Hyde Streets.

2. The applicant seeks to (describe what you want to do on the property in as much detail as possible):

The applicant is seeking to subdivide the land and create 14 lots, 6 lots to be less than the prescribed 25,000 S.F. but, larger than 17,500 S.F. The applicant has enough sq. footage for all of the lots to be greater than 25,000 S.F. but, the configuration is not optimal.

3. Such a use is permitted by the Town of Weymouth Zoning Ordinance under Article (insert Article, Section of the Zoning Ordinance which permits the proposed use of the property).

Article IV, Sec. 120-11 and Article XV, Sec. 120-53

4. Are you aware if this property has been previously granted approvals from any Town Board or Commission? If so, please list (provide dates of previous approvals, book and page numbers or any recorded decisions and copies of past decisions).

N/A

5. Any other additional information as relevant to the Variance or Special Permit:

Those lots on Narragansett and Edison are substantially smaller than what is prescribed by the By-law(generally less than 10,000 s.f.).

ZONING COMPUTATION WORKSHEET

(To be attached with all Board of Zoning Appeals Applications)

The Zoning Computation Worksheet must be completed by the Applicant / Petitioner. All information should be measured and calculated in accordance with the Weymouth Zoning Ordinance (Section 120-51 Table 1 "Schedule District Regulations" and other applicable sections of the Zoning Ordinance). The information should be based on engineer/surveyor/architectural prepared plans and or calculations. Further guidance can also be provided by the Board's step-by-step application instructions and by contacting the Planning or Building Department while completing this section.

Data	Required	Existing	Proposed
Use	Single family homes	Vacant land	Single family homes
Lot Area / Size (Sq. Ft.)	25,000 s.f.	390,000+/- s.f.	17,500+/-s.f.
Dwelling Units	14	0	14
Frontage (ft.)	72	0	72+
Lot Width (ft.)	120	0	120
Front Yard Setback (ft.)	18	0	18+
Front Yard Setback (ft.) – corner lots	N/A	N/A	N/A
Side Yard Setback (ft.)	10	0	10
Side Yard Setback (ft.)	10	0	10
Rear Yard Setback (ft.)	24	0	24
Height (ft.) & # of Stories	35'-2 1/2	0	35'-2 1/2
Lot Coverage	35%	0	35%
Off-Street Parking Spaces	2	0	2
Off-Street Loading Spaces	N/A	N/A	N/A
Parking Setback	N/A	N/A	N/A
Accessory Structure Setback	5'	0	5'
Landscaping	N/A	N/A	N/A
Floor Area Ratio	N/A	N/A	N/A
Signage	N/A	N/A	N/A
Other:	N/A	N/A	N/A

SPECIAL PERMIT APPLICATION

To be completed for Special Permit Applications only.

SPECIAL PERMIT FINDINGS OF FACT

In the spaces below explain how the adverse effects of the proposal will not outweigh its beneficial impacts to the Town with respect to each of the following considerations per Article XXV, Section 120-122 of the Zoning Ordinance. The Special Permit Granting Authority may approve any such application for a special permit **only** if it finds that, in its judgment, all of the following conditions are met. (Attach additional supporting documentation as necessary).

1. Is the specific site an appropriate location for such a use? Please explain.

This is an R-1 parcel. The applicant is seeking to build single family homes. The needed relief is to make the lots symmetrical and the existing developed neighborhood is on lots substantially smaller than the proposed lots.

2. Will the proposed use / structure be detrimental or adversely affect the character of the neighborhood or town? Please explain.

The proposed use will be consistent with the character neighborhood and will be exactly the same if the requested relief isn't granted.

3. Is there potential for nuisance or serious hazard to vehicles or pedestrians? Please explain.

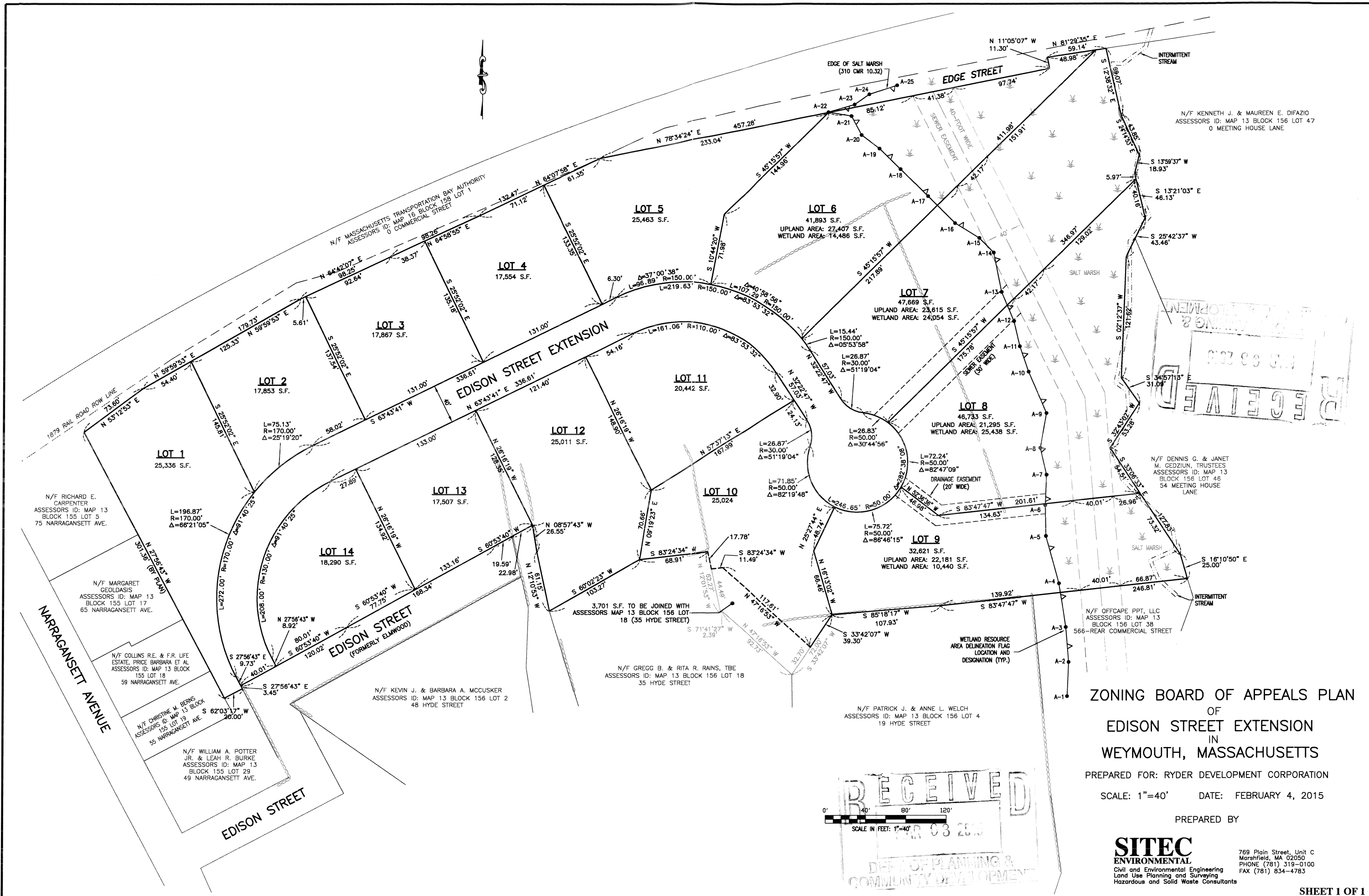
No. There is no appreciable difference if the application is denied.

4. Will adequate and appropriate facilities, utilities and other public services be provided for the proper operation of the proposed use? Please explain.

Yes. All lots will be used as single family homes.

5. Will the public convenience and welfare be substantially serviced with this proposal? Please explain.

Yes. By providing symmetrical lots, there is no question of identifying lot lines.



ZONING BOARD OF APPEALS PLAN
OF
EDISON STREET EXTENSION
IN
WEYMOUTH, MASSACHUSETTS

PREPARED FOR: RYDER DEVELOPMENT CORPORATION

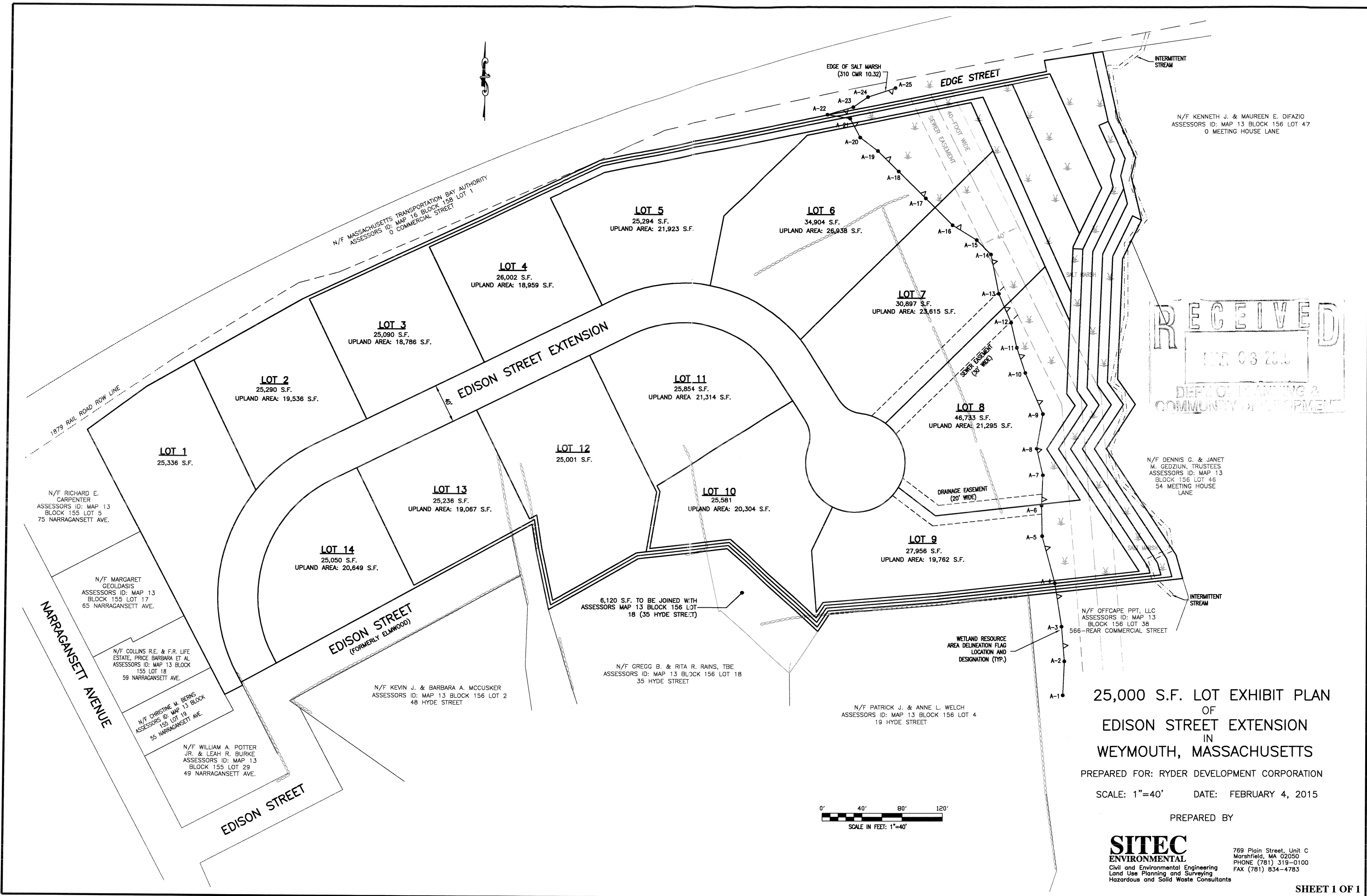
SCALE: 1"=40' DATE: FEBRUARY 4, 2015

PREPARED BY

SITEC
ENVIRONMENTAL

Civil and Environmental Engineering
Land Use Planning and Surveying
Hazardous and Solid Waste Consultants

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Marshfield, MA 02050
PHONE (781) 319-0100
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FEB 03 2015
DEPT. OF PLANNING & COMMUNITY DEVELOPMENT

25,000 S.F. LOT EXHIBIT PLAN
OF
EDISON STREET EXTENSION
IN
WEYMOUTH, MASSACHUSETTS

PREPARED FOR: RYDER DEVELOPMENT CORPORATION

SCALE: 1"=40' DATE: FEBRUARY 4, 2015

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