

RECEIVED
TOWN OF WEYMOUTH
BOARD OF ZONING
APPEALS
75 Middle Street
Weymouth, MA 02189
Telephone: (781) 340-5015
FAX: (781) 335-3283

FILE COPY



Case #

Fee:

3247
\$150.00
47.05 ad

(This application Must be submitted in person for review and approval, as to form and proper contents, to the Director of Planning-, and Community Development and then the Director will file with the Town Clerk Town Hall, 75 Middle Street, Weymouth, MA 02189.)

APPLICATION TO THE BOARD OF APPEALS

To the Board of Zoning Appeals, Weymouth, MA:

OCT 28 2014

NATURE OF APPEAL / PETITION: ☐ Appeal from decision of Inspector of Buildings
(Check all applicable areas.) ☒ Application for Special Permit
☒ Application for Variance

PROPERTY LOCATION (street address): 135 Central Street
(No.) (Street)
Sheet(s): 50 Block(s): 565 Lot(s): 13 Zoning District: R-1

PROVISIONS OF ZONING ORDINANCE: Article XIII Sec. 120-39 Continuation and, S. 120-40 Extension or change
(List all applicable sections.) Article XV Sec. 120-51 Table of District Regulations-Table 1, minimum lot area
and minimum lot width;

REASONS WHY SPECIAL APPLICATION SHOULD BE GRANTED, AND FOR VARIANCES ONLY, SPECIFIC
MANNER IN THAT SUBJECT MATTER VARIES FROM ZONING ORDINANCE: (Use additional sheets as necessary.)
The applicant is seeking to remove the existing single family non-conforming house and to construct a new house on
the lot which will be less non-conforming.

Has application been reviewed by Inspector of Buildings for standing with regard to the Zoning Ordinance?

☐ Yes (If yes, have Inspector of Buildings sign.) DATE: _____
☐ No

SIGNED: _____
(Inspector of Buildings)

APPLICANT

Name: Norman Preston/N.T. Development
Address: 323 Commercial St. #4, Braintree, MA
02184

Interest: (tenant, prospective purchaser, etc.) _____

Telephone: (617) 827-1382 Fax: (781) 337-0720

DESIGNER, CONTRACTOR

Name: _____
Address: _____

Telephone: () _____ Fax: () _____

OWNER (include all owners, use additional sheets as necessary)

Name: N. T. Development, Inc.
Address: 323 Commercial St. #4, Braintree, MA 02184

Telephone: () _____ Fax: () _____

REPRESENTATIVE (Attorney, Real Estate Agent, etc.)

Name: Gregory F. Galvin
Address: 775 Pleasant St., #16,
Weymouth, MA 02189

Telephone: 781-340-5335 Fax: 781-340-5665

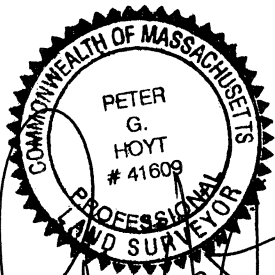
N/F
JAMES & ALICE LYNCH
ASSESSORS MAP 50 BLOCK 563 LOT 14
DEED BOOK 4460 PAGE 653

N/F
N.T. DEVELOPMENT, INC.
ASSESSORS MAP 50
BLOCK 563 LOT 13
DEED BOOK 32640 PAGE 31
LOT AREA=4,952 S.F.±

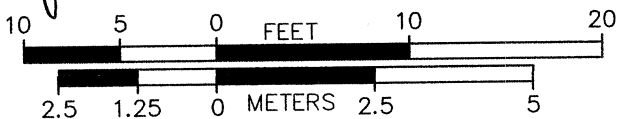
N/F
CHERYL & FRANCIS JORDAN
ASSESSORS MAP 50 BLOCK 563 LOT 12
DEED BOOK 8752 PAGE 498

ELINOR ROAD

CENTRAL STREET



GRAPHIC SCALE

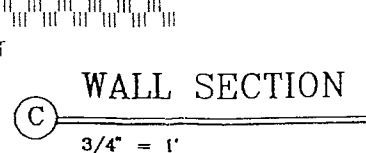


10/22/14

OCT 30 2014

Sheet Title PLOT PLAN OF LAND	Project Name 135 CENTRAL STREET WEYMOUTH, MASSACHUSETTS	Prepared for N.T. DEVELOPMENT
HOYT LAND SURVEYING 1287 WASHINGTON STREET WEYMOUTH, MASSACHUSETTS TEL: 781-682-9192	Scale 1"=10'	Date OCTOBER 22, 2014
		File No.
Fig. No. 1		

$$1/4'' = 1'$$



1. FOOTING / FOUNDATION DESIGN BASED ON A MINIMUM SOIL BEARING CAPACITY OF 2000 PSF.
2. CONCRETE SHALL REACH A COMPRESSIVE STRENGTH OF (PSI) IN THE FOLLOWING LOCATIONS

BASEMENT WALLS AND FOUNDATIONS
NOT EXPOSED TO THE WEATHER - 2500 PSI

BASEMENT SLABS AND INTERIOR SLABS
ON GRADE, EXCEPT GARAGE FLOOR SLABS - 2500 PSI

BASEMENT WALLS, FOUNDATION WALLS,
EXTERIOR WALLS AND OTHER VERTICAL
CONCRETE WORK EXPOSED TO THE WEATHER - 3000 PSI

PORCHES, CARPORT SLABS AND STEPS
EXPOSED TO THE WEATHER

8. FOUNDATION WALLS SHALL EXTEND AT LEAST EIGHT INCHES ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS.
- EXCEPTION: WHERE MASONRY VENEER IS USED, FOUNDATION WALLS SHALL EXTEND A MINIMUM OF FOUR INCHES ABOVE THE FINISHED GRADE.
9. DRAIN SILL SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS ENCLOSED HABITABLE OR USABLE SPACES LOCATED BELOW GRADE.
- EXCEPTION: A DRAINAGE SYSTEM IS NOT REQUIRED WHEN THE FOUNDATION IS INSTALLED ON WELL-DRAINED GROUND OR SAND-GRAVEL MIXTURE SOILS ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM, GROUP 1.

PLAN NO.
2770

DATE OF ORIGIN
 MAY 10, 2005

DATE OF ISSUE
 JULY 19, 2008

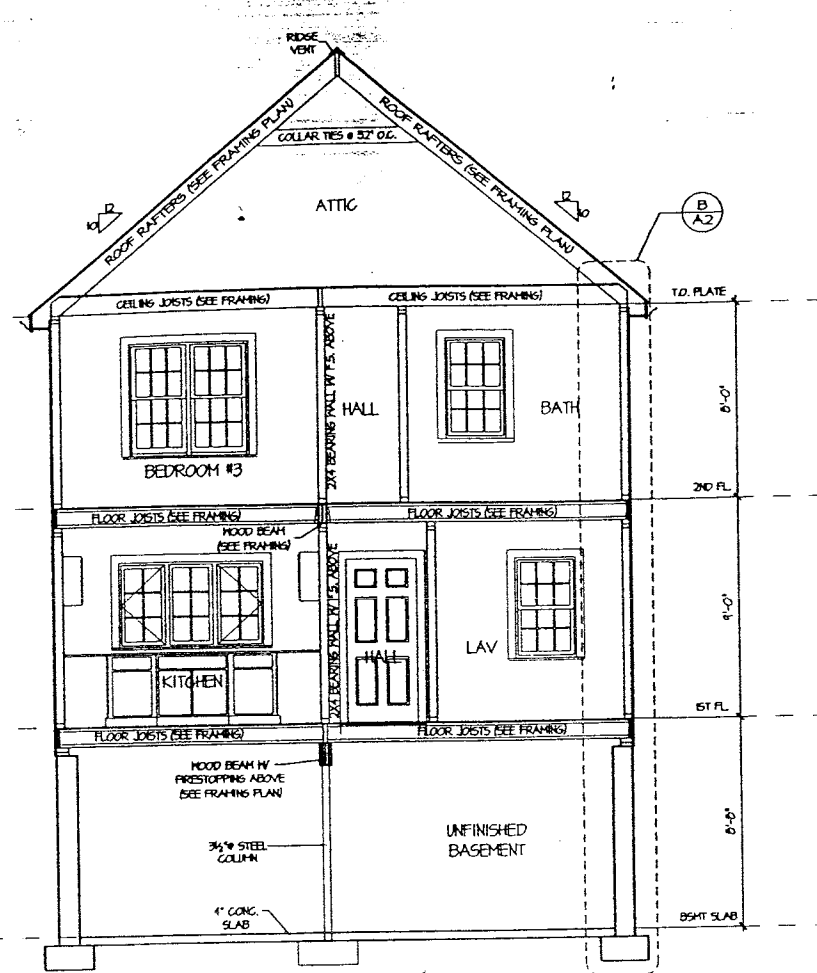
MODIFICATIONS

PREPARED BY: DTH
 CHECKED BY: HPA

LICENSED TO

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 c. TRANSFER: Your limited non-exclusive license to build one structure from one full set of plans, and the plans themselves, are not transferable.

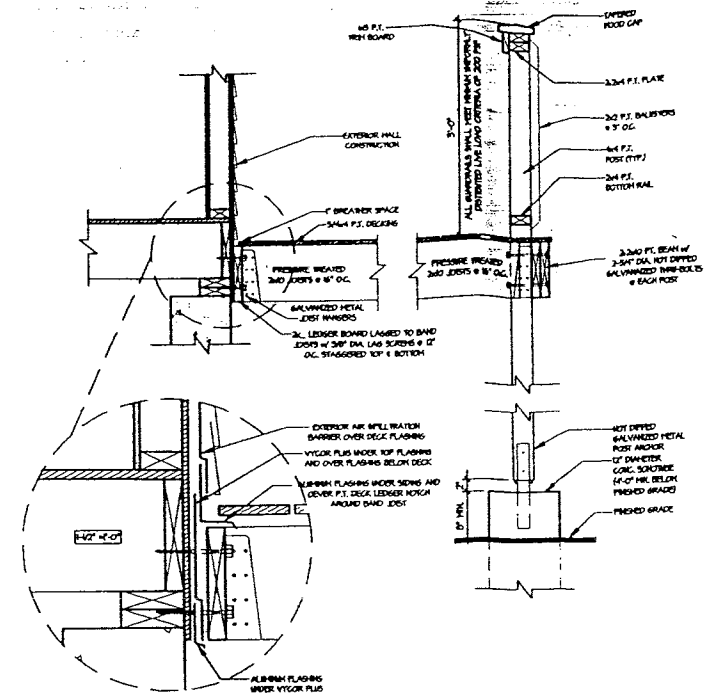
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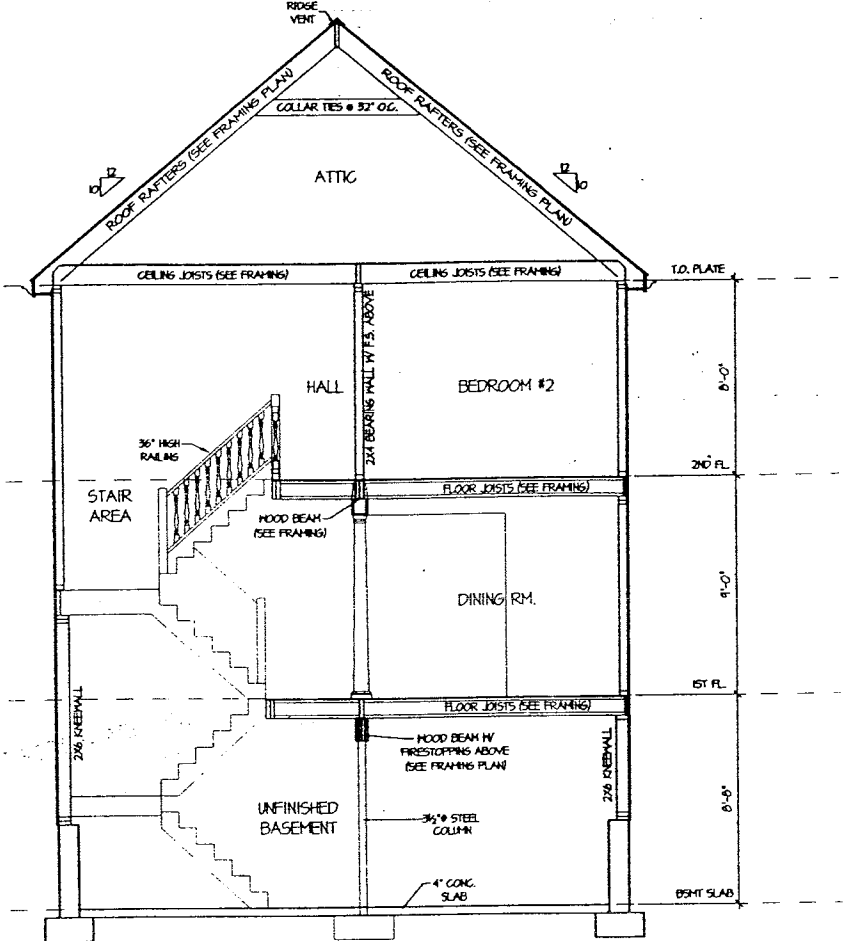
**BUILDING SECTION
 @ KITCHEN**

A
 1/4" = 1'

ROOFING NOTE:
 PROVIDE FIBER GLASS REINFORCED BUTYLERE ROOFING UNDERLAYMENT ALONG EAVES @ 3'-0" WIDE (UP ROOF SLOPE), ALONG CHIEKS (10' ALONG ROOF & UP SIDEWALL), VALLEYS (10' EACH SIDE).



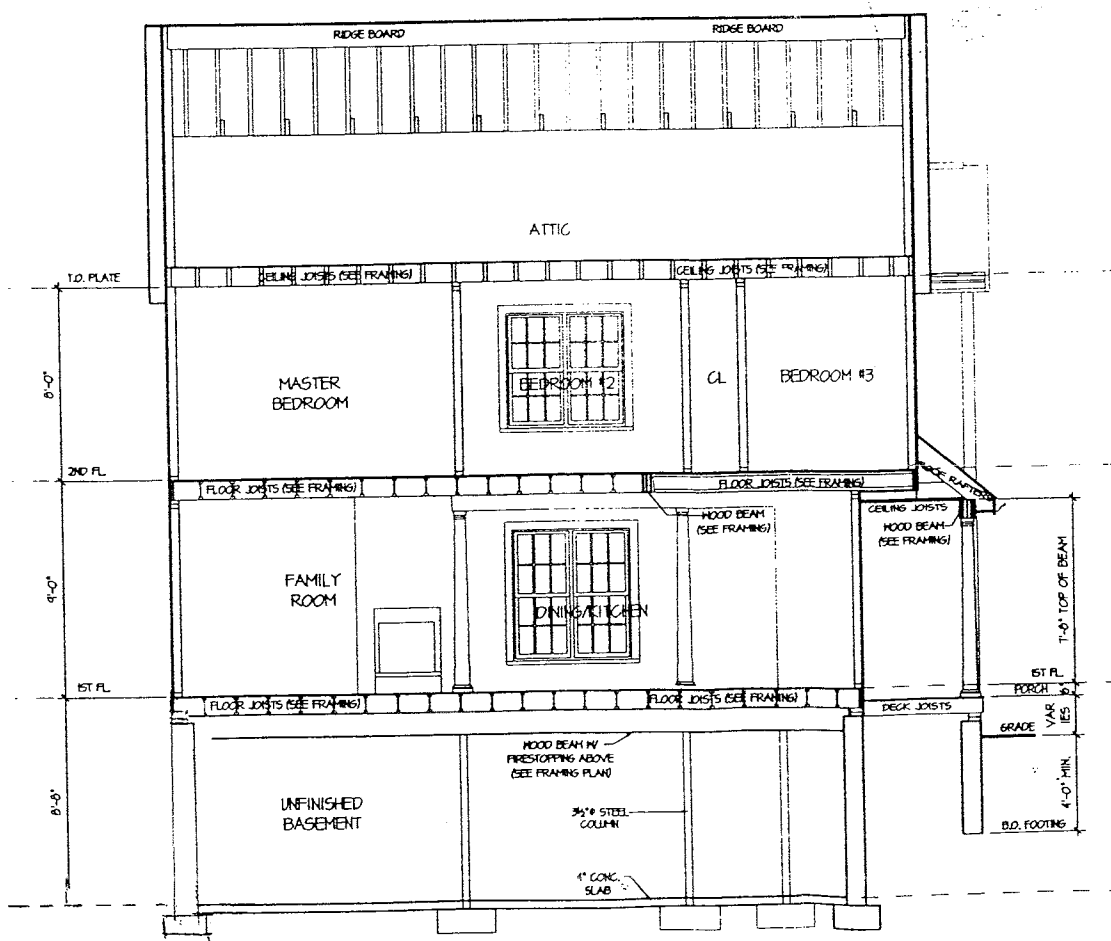
DECK DETAIL
 3/4" = 1'



**BUILDING SECTION
 @ STAIRS**

B
 1/4" = 1'

ATTIC VENTILATION:
 1) WITH A CEILING VAPOR BARRIER, PROVIDE AT LEAST ONE (1) SQUARE FOOT OF FREE VENT AREA FOR EACH THREE HUNDRED (300) SQUARE FEET OF CEILING AREA.
 2) WITHOUT A CEILING VAPOR BARRIER, PROVIDE AT LEAST ONE (1) SQUARE FOOT OF FREE VENT AREA FOR EACH ONE HUNDRED FIFTY (150) SQUARE FEET OF CEILING AREA.



**BUILDING SECTION
 FAMILY RM.**

C

CONTENTS
**BUILDING SECTIONS
 DETAIL**

CONTRACTOR/BUILDER
 CONSTRUCTION ADDRESS

SHEET
A-41 of 5
 (This sheet not included in sheet count)

PROJECT NO. 2006047

