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2016 JUN 17 PM 3:58

**TOWN OF WEYMOUTH
BOARD OF ZONING APPEALS APPLICATION**

TO BE COMPLETED BY STAFF

Case Number:

3295

Town Clerk Stamp

Submittal Accepted:

E.S.

Date

6/17

Signature of Planning Dept. Staff for minimal requirements

Determined to be complete and may now be filed with Town Clerk:

Signature of Principal Planner or Director

PROPERTY INFORMATION - TO BE COMPLETED BY APPLICANT

PROJECT / PROPERTY STREET ADDRESS: 42 Jaffrey St Weymouth Ma 02189

Assessor's Map Sheet, Block, & Lot:

17-228-1

Zoning District:

R1

Overlay District:

OWNER OF RECORD (S) (print & sign):

Ellen Corbett

Ellen Corbett

(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:

42 Jaffrey St Weymouth Ma 02189

Norfolk County Registry of Deeds Book and Page No.

33760 page 299

Or registered in Land Registration Office under Certificate No.

NAME OF APPLICANT (S) (print & sign):

Ellen Corbett

Ellen Corbett

Applicant's Address:

42 Jaffrey St, Weymouth Ma 02189

Contact Information: Email

ellencorbette@gmail.com

Phone

617-699-0892

Check if you are an: owner(s) ☒

lessee(s) ☐

optionee (s) ☐

NAME & AFFILIATION OF REPRESENTATIVE:

Address:

Contact Information: Email

Phone

NAME OF ENGINEER AND / OR ARCHITECT:

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.

Ellen Corbett
Applicant / Petitioner - Date (sign & print)

Ellen Corbett 6/6/16

NATURE OF REQUEST

Application is for: _____ Special Permit ☒ _____ Variance _____ Other: _____

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

120-40, to put an addition to the rear of a single family dwelling which lies within the set back

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):

Residential building consisting of 1614 s.f. and 12,617 s.f. parcel of land. Building consist of 4 bedrooms and two baths.

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

Build an addition where the existing deck is in it's current footprint. The hope is to square off the home with a one story addition. The space will be used to expand the existing kitchen and living room.

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).

No change to the use.

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).

No

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

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 | Single Family |
| Lot Area / Size (Sq. Ft.) | 25,000 | 12,612 | 12,612 |
| Dwelling Units | 1 | 1 | 1 |
| Frontage (ft.) | 40 | 354.50 | 354.50 |
| Lot Width (ft.) | 120 | 58.83 | 58.83 |
| Front Yard Setback (ft.) | 18 | 23 | 23 |
| Front Yard Setback (ft.) – corner lots | | | |
| Side Yard Setback (ft.) | 20 | 115.91 | 115.91 |
| Side Yard Setback (ft.) | | | |
| Rear Yard Setback (ft.) | 24 or 1/5 of lot | 10 | 10 |
| Height (ft.) & # of Stories | 35Ft | 2 story | 2 story |
| Lot Coverage | 30% | 12.80% | 14.65% |
| Off-Street Parking Spaces | | 2 | 2 |
| Off-Street Loading Spaces | | | |
| Parking Setback | | | |
| Accessory Structure Setback | | | |
| Landscaping | | | |
| Floor Area Ratio | | | |
| Signage | | | |
| Other: | | | |

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.

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

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

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

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

SUPPLEMENTARY QUESTIONS - SECTION 120-40 SPECIAL PERMITS

Extension, Alteration or Change of a Privileged Pre-existing, Nonconforming Structure or Use

(Article XIII "Nonconforming Uses" Section 120-40 "Extension or Change")

To be completed by Applicants applying for a Special Permit under Section 120-40 Only.

EXTENSION OR CHANGE FINDINGS OF FACT:

Any lawful structure or use in existences at the time the Zoning Ordinance was adopted or amended may be extended or altered, provided that no such extension or alteration shall be permitted unless there is a finding by the Board of Zoning Appeals that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use or structure to the neighborhood.

1. Describe what is currently nonconforming about this structure (list specific dimensional nonconformities):

2. Indicate how long the nonconforming aspects of the structure have been in existence:

3. At the time the nonconformity was created (the structure or use initiated) was it compliant with the current zoning requirements? Past zoning ordinances are available for research at the Town Clerk's office and Planning Department. Past zoning maps are available at the Planning Department.

4. Explain how the extension, alteration, or change itself complies with the current Zoning Ordinance requirements:

5. Indicate the number of off-street parking spaces currently provided and to be provided for the proposed structure as extended, altered or changed:

6. Explain how the use or structure as extended, altered or changed will not be substantially more detrimental to the neighborhood than the existing structure:

VARIANCE APPLICATION

To be completed for Variance applications only.

VARIANCE FINDINGS OF FACT:

Criteria for approval. The Board may approve any such application for a Variance **only** if it finds that, in its judgment, all of the following conditions are met.

Complete the following questions. Your responses should provide justifications as to why the requested Variance(s) should be granted. Attach additional documentation as necessary.

1. Describe how a literal enforcement of the provision of the Town of Weymouth Zoning Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner.

See attached

2. Describe how the hardship is owing to circumstances relating to the soil conditions, shape, and/or topography of the land or structures and how the hardship especially affects said land or structures, but does not affect generally the zoning district in which it is located.

See attached

3. Describe how desirable relief may be granted without detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Town of Weymouth Zoning Ordinance.

See attached

4. Describe how the dimensional variance as it relates to floor space, bulk, number of occupants or other relevant measures, if granted, shall be no greater than the minimum necessary to provide relief from the statutory hardship.

See attached

NOTE THAT THE LAW DOES NOT PERMIT THE BOARD TO GRANT A VARIANCE UNLESS ALL OF THE REQUIREMENTS SET FORTH IN CHAPTER 40A SECTION 10 OF THE GENERAL LAWS AND IN ARTICLE XXIV SECTION 120-119 OF THE WEYMOUTH ZONING ORDINANCE ARE SATISFIED. EACH OF THE ABOVE FINDINGS MUST BE ANSWERED IN DETAIL. ATTACH ADDITIONAL SHEETS IF NECESSARY.

1. Describe how a literal enforcement of the provision of the Town of Weymouth Zoning Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner.

The addition is for the purpose of expanding the kitchen. Due to the current layout of the floor plan, it is the only place to put the addition. If we were to be denied the variance and have to change the current floor plan of the home to expand the kitchen, we would lose a bedroom and overall square footage of the home. If we were granted the variance and built the addition, it would be a win win for the town and for us. We would get the increase living area that we are seeking and the town would win by increase tax revenue from us.

2. Describe how the hardship is owing to circumstances relating to the soil condition, shape, and/or topography of the land or structures and how the hardship especially affects said land or structures, but does not affect generally the zoning district in which it is located.

The parcel has basically three frontages, thus requiring the minimum set back on all three sides. The existing location of the house limits any additions to the left side due to the minimum depth of the lot.

3. Describe how desirable relief may be granted without detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Town of Weymouth Zoning Ordinance.

The proposed addition will not impact street visibility. Even though the new structure would only be 10 Feet from the property line, it would be 36 feet from the existing street. There is a tree buffer zone which will remain.

4. Describe how the dimensional variance as it relates to floor space, bulk, number of occupants or other relevant measures if granted, shall be no greater that the minimum necessary to provide relief from the statutory hardship.

The current floor space is 1614 s.f. and we plan on increasing it 240 S.F. which is still less than the 30% lot coverage which is allowed by the Town of Weymouth. The proposed foot print of the house with the addition would take up 14.63% of the existing lot.

1A

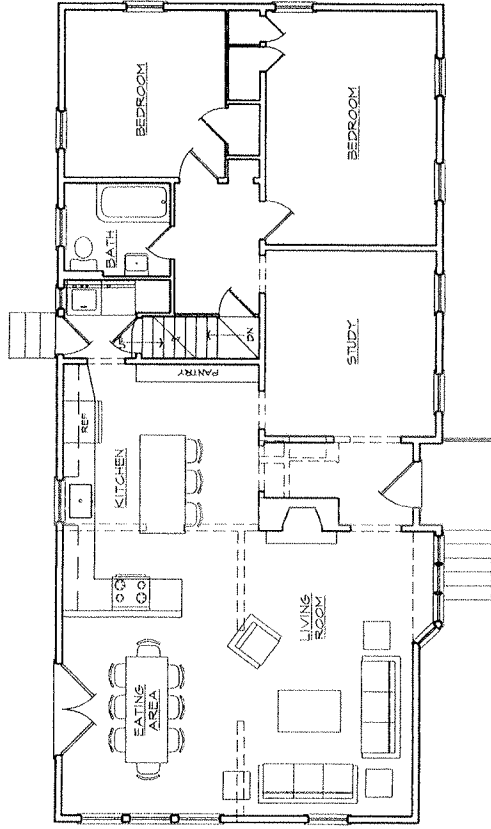
DATE:
5/23/2015

Corbett Residence
42 Jaffrey St.
Weymouth, MA 02189

JOANNA RECK
ARCHITECT
15 Rockridge Rd., Andover, MA 01810
PH: 978-470-3008 FX: 978-470-3139

First Floor Plan
New/Proposed
SCALE: 1/8" = 1'-0"

@ 2015



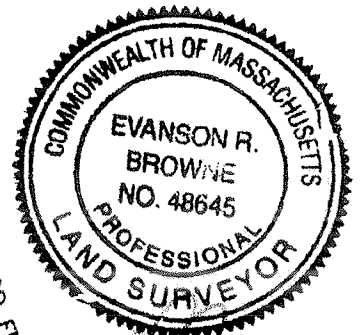
FIRST FLOOR PLAN

PLOT PLAN 42 JAFFREY STREET WEYMOUTH, MA

SCALE: 1" = 30'
DATE: MAY 8, 2016

NOTES:

1. ZONING DISTRICT: R-1
2. DEED BK 33760, PK 299
3. PLAN BK 1752, END



JAFFREY STREET
(PUBLIC-40' WIDE)

CHESTER LANE
(PUBLIC-40' WIDE)

ZONING SETBACK

PROPOSED
ADDITION

EXIST
DECK

EXISTING
HOUSE
#42

17-228-1
12612 S.F.
N/F ELLEN &
DAVID CORBETT



1" = 30'

SCALED

SBDH

L=23.88'
R=9.61'

POST AND RAIL FENCE

40.00'

10' TO 12' WIDE PAVED DRIVEWAY

WOOD FENCE

L=84.75'
R=238.59'

HGBS

N08°51'20"E
L=115.91'

40.00'

11.5'

12.5'

19.15'

12'

10'

26'

15.4'

35'

25.83'

23'

41.25'

112.83'

S08°23'34"E
L=112.83'

L=83.21'
R=378.63'

N81°08'40"W
L=91.95'

S59°09'15"W
L=127.674'

S07°53'47"E
L=107.5347'E

To whom it may concern,

My husband and I are new residents of Weymouth, having moved into our house at 42 Jaffrey Street at the beginning of the year. We love our new home and neighborhood, but our house is in need of some significant upgrades. Our home has only had one owner and our understanding is that they lived in the home for more than 70 years, and only an elderly widow for the past 20+ years.

We are requesting a variance in order to build out our house, utilizing the space where our deck currently sits. With this addition, we would expand our kitchen and dining area, opening it up into the current living room. The current kitchen is small (SIZE) and inadequate for our needs and wishes. I love to bake and do a lot of baking for charities around the holiday time. My dream is to have a large enough kitchen so that I could have a double oven. We make this request for a variance due to the hardship that would be created through what we see to be the only alternative – turning one of our first floor bedrooms into the kitchen. If this were done, we would lose vital square footage and the value on our house would significantly decline. On a personal note, we hope to stay in the home for many years to come. Having the two bedrooms on the first floor will be paramount to our ability to stay in this home as we grow older.

Our preliminary plans for an addition would have the new structure sitting on the same foot print of our current deck, so we would continue to be 10 ft from the lot line. This setback is from Chester St, a narrow and short road that has just three homes on it and was put in by the city long after our house was built. We don't believe the expansion will be an inconvenience for our neighbors on this road but certainly welcome the opportunity for them to voice their opinion.

Thank you for the opportunity to present this request for a variance. We hope we have the opportunity to fulfill our short-term dreams and plant firm roots in Weymouth for many years to come.

Sincerely,
Ellen Collett

X1

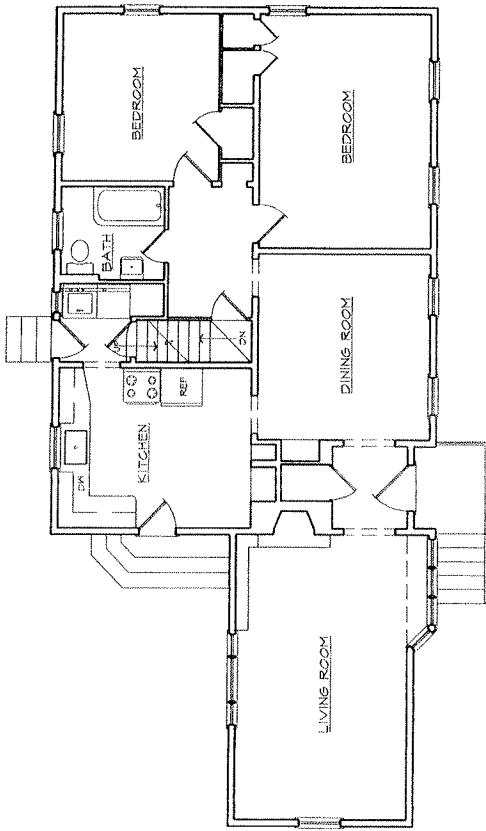
DATE
6/16/2016

Corbett Residence
42 Jaffrey St.
Weymouth, MA 02184

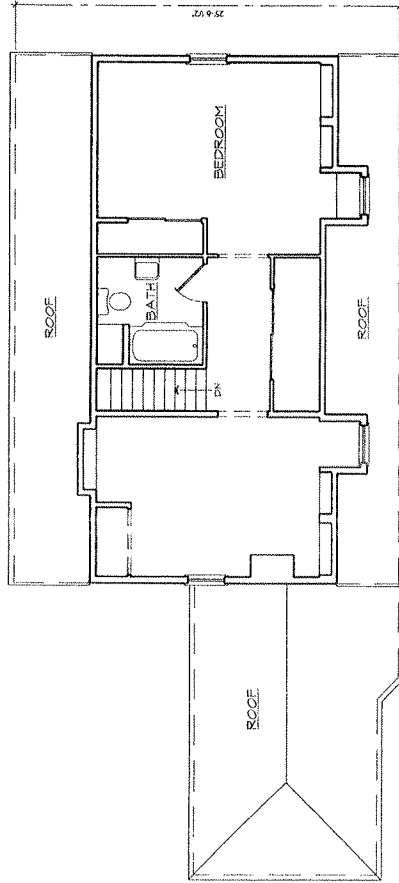
JOANNA RECK
ARCHITECT
15 Rockridge Rd., Andover, MA 01810
PH: 978-470-3068 FX: 978-470-3133

Floor Plans
Existing/Demolition
SCALE: 1/8" = 1'-0"

© 2016



1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN

TX

DATE:
6/11/2016

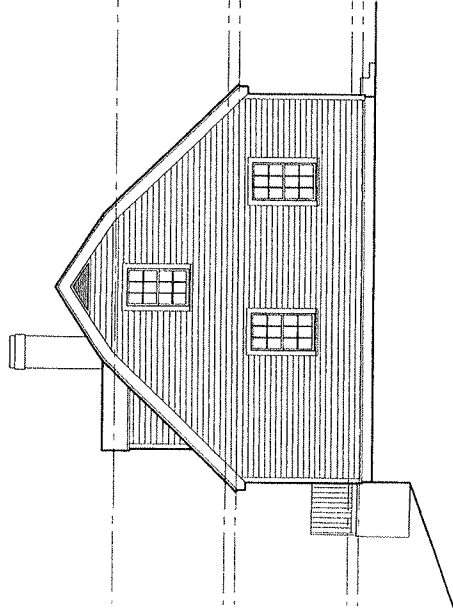
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Weymouth, MA 02184

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ph 978-470-3068 fx 978-470-3133

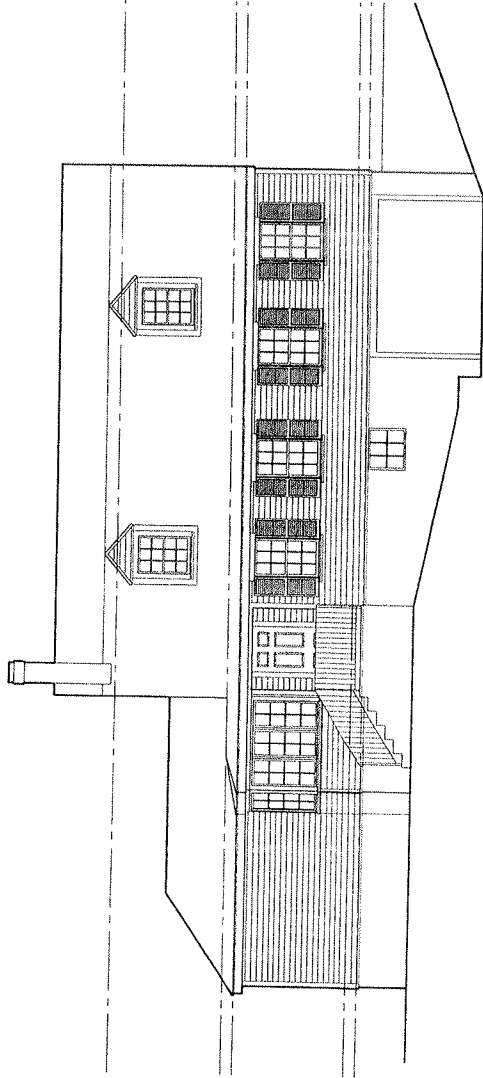
Exterior Elevations
Existing/Demolition
SCALE: 1/8" = 1'-0"

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2 SIDE ELEVATION



1 FRONT ELEVATION



25

DATE:
6/16/2016

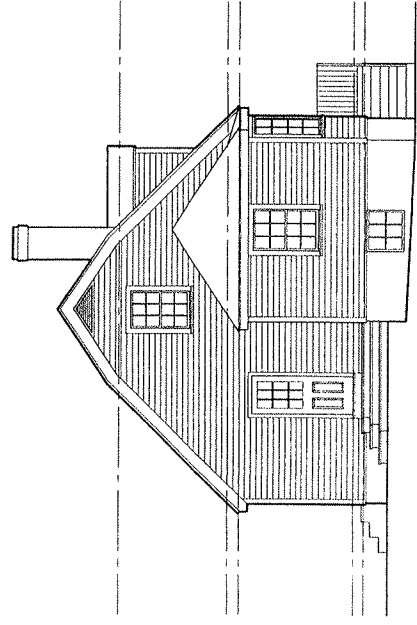
Corbett Residence
42 Jaffrey St.
Weymouth, MA 02184

JOANNA RECK
ARCHITECT
15 Rockridge Rd., Andover, MA 01810
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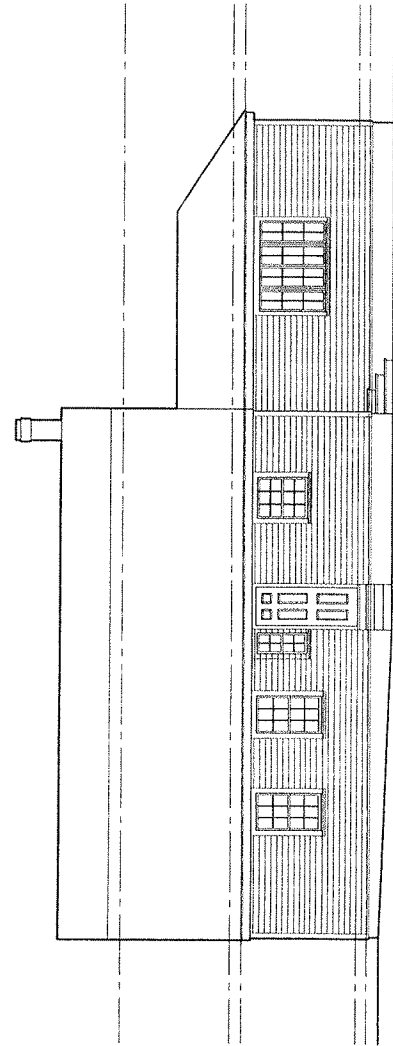
Exterior Elevation
Existing/Demolition
SCALE: 1/8" = 1'-0"

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2 SIDE ELEVATION



1 REAR ELEVATION



AI

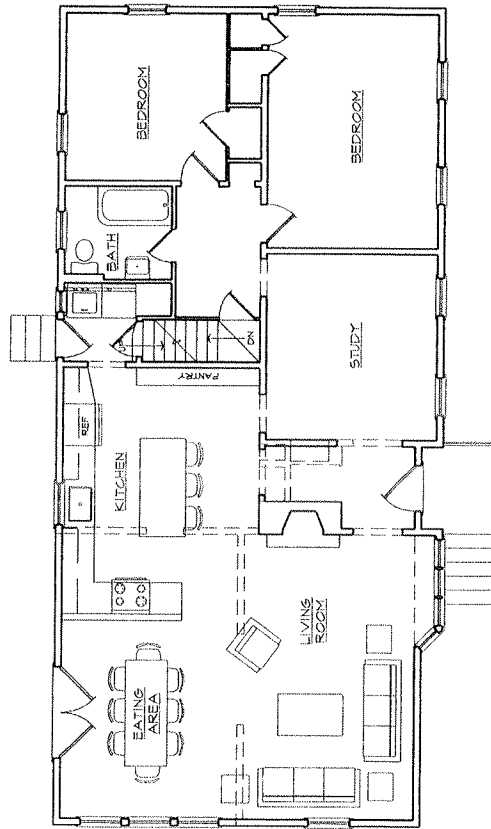
DATE:
6/16/2016

Corbett Residence
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Weymouth, MA 02184

JOANNA RECK
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PH: 978-470-3068 FX: 978-470-3793

First Floor Plan
New/Proposed
SCALE: 1/8" = 1'-0"

© 2016



FIRST FLOOR PLAN

A5

DATE
6/16/2019

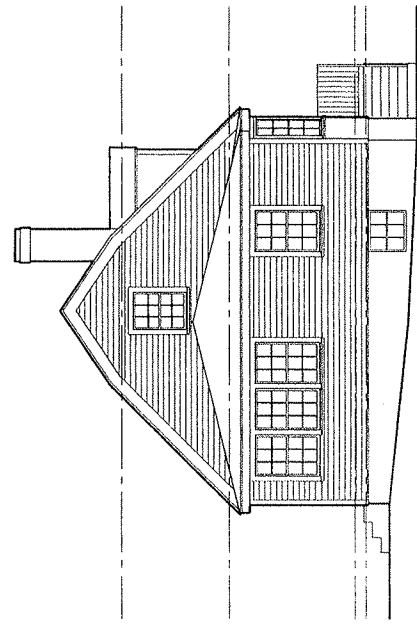
Corbett Residence
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ph: 978-470-3068 fx: 978-470-3133

Exterior Elevation
New/Proposed
SCALE: 1/8" = 1'-0"

© 2019

2 SIDE ELEVATION



1 REAR ELEVATION

