

KE.Fitzgerald@verizon.net

REASONS WHY SPECIAL APPLICATION SHOULD BE GRANTED, AND FOR VARIANCES ONLY, SPECIFIC MANNER IN THAT SUBJECT MATTER VARIES FROM ZONING ORDINANCE:

A variance from the rear setback is requested for the following work:

1. Proposed 14' x 20' Family Room Addition
2. Convert Existing Deck to a Three-Season Room

Proposed Family Room Addition and Three-Season Room are requested to be located as shown on the certified plot plan included with this application. A preliminary architectural plan depicting the floor, roof and elevation arrangement is also included.

Current rear yard building setback is 24'. The requested setbacks are shown on the certified plot plan. Please note the following:

1. Proposed Addition could not be located in the left (west) side yard due to the existing chimney, required for the home heating system, as well as an active 500-ft deep artesian well.
2. The Proposed Addition could not be located in the front yard due to existing underground utilities.
3. The Proposed Addition could not be located in the right (east) side yard because this would result in an impractical floor plan.

The applicant believes that the proposed structures will not be a detriment to the existing neighborhood for the following reasons:

1. The character of the neighborhood will not change.
2. The dwelling remains a single-family house.
3. An existing 8-foot fence separates the applicant's backyard from that of the Nelson Road neighbors. View of the proposed structures from the neighbor's properties will mostly be inhibited by the fence.

Notes

- Plan prepared for Kenneth Fitzgerald.
- A variance from the rear setback is requested for the following work.
 1. Proposed 14' X 20' Addition.
 2. Existing Deck to 3 Season Room Conversion.

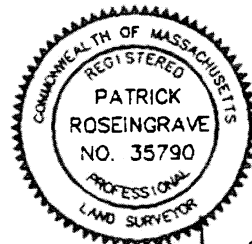
Proposed Additions
41 Jessica Lane,
Weymouth, Ma.

Plan prepared by:

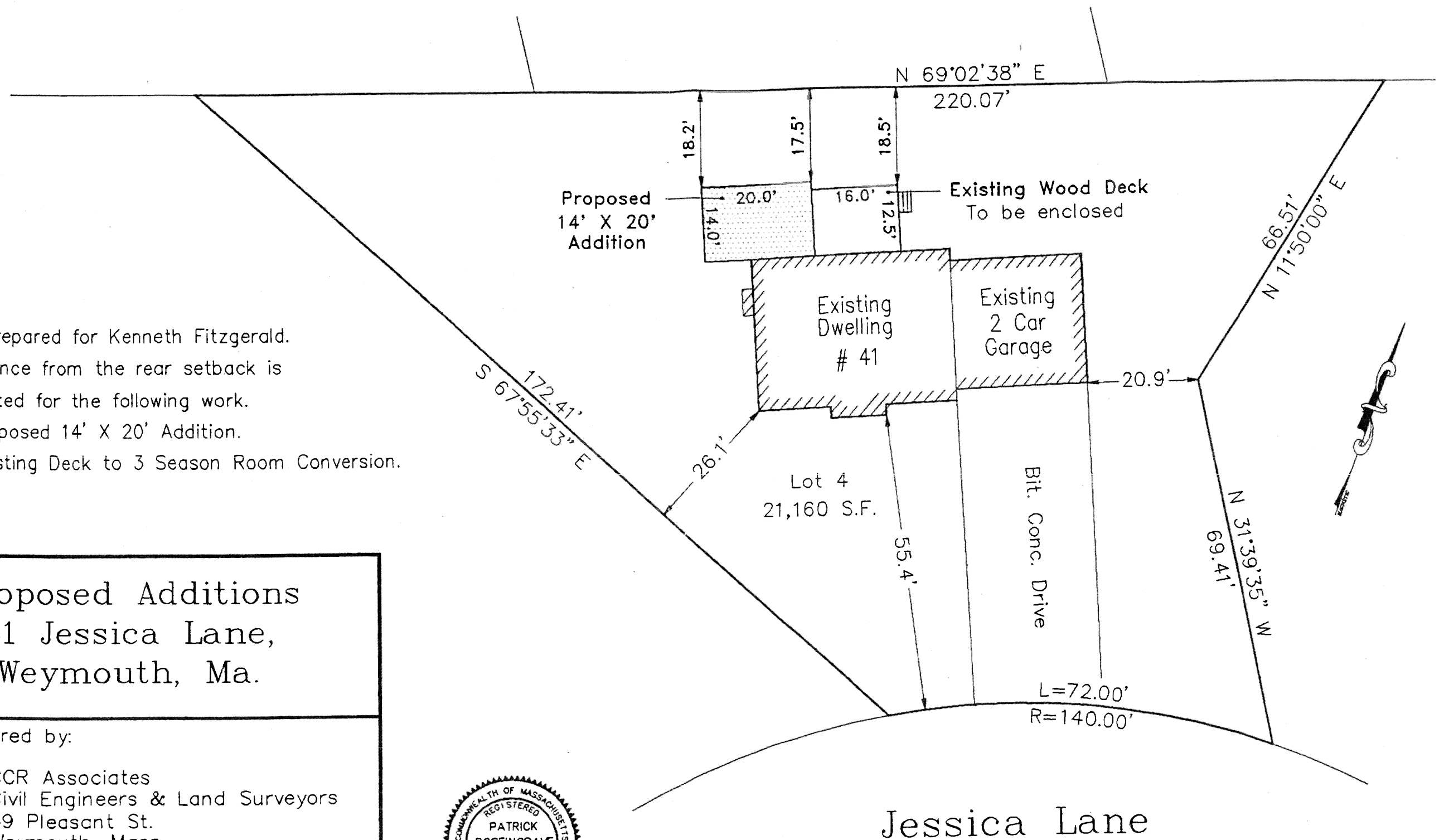


CCR Associates
Civil Engineers & Land Surveyors
49 Pleasant St.
Weymouth, Mass.
Phone 781-335-6176

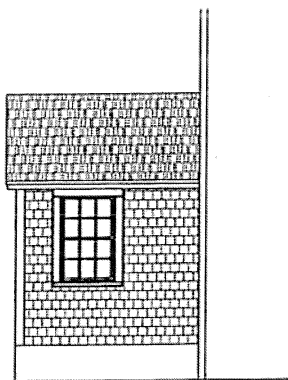
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Date: September 6 2002.



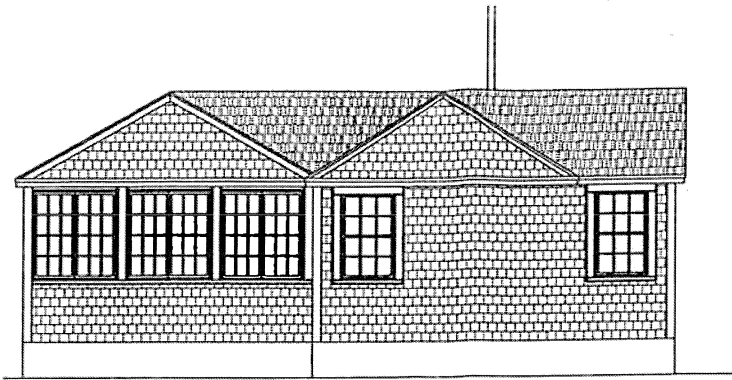
Patrick Roseingrave



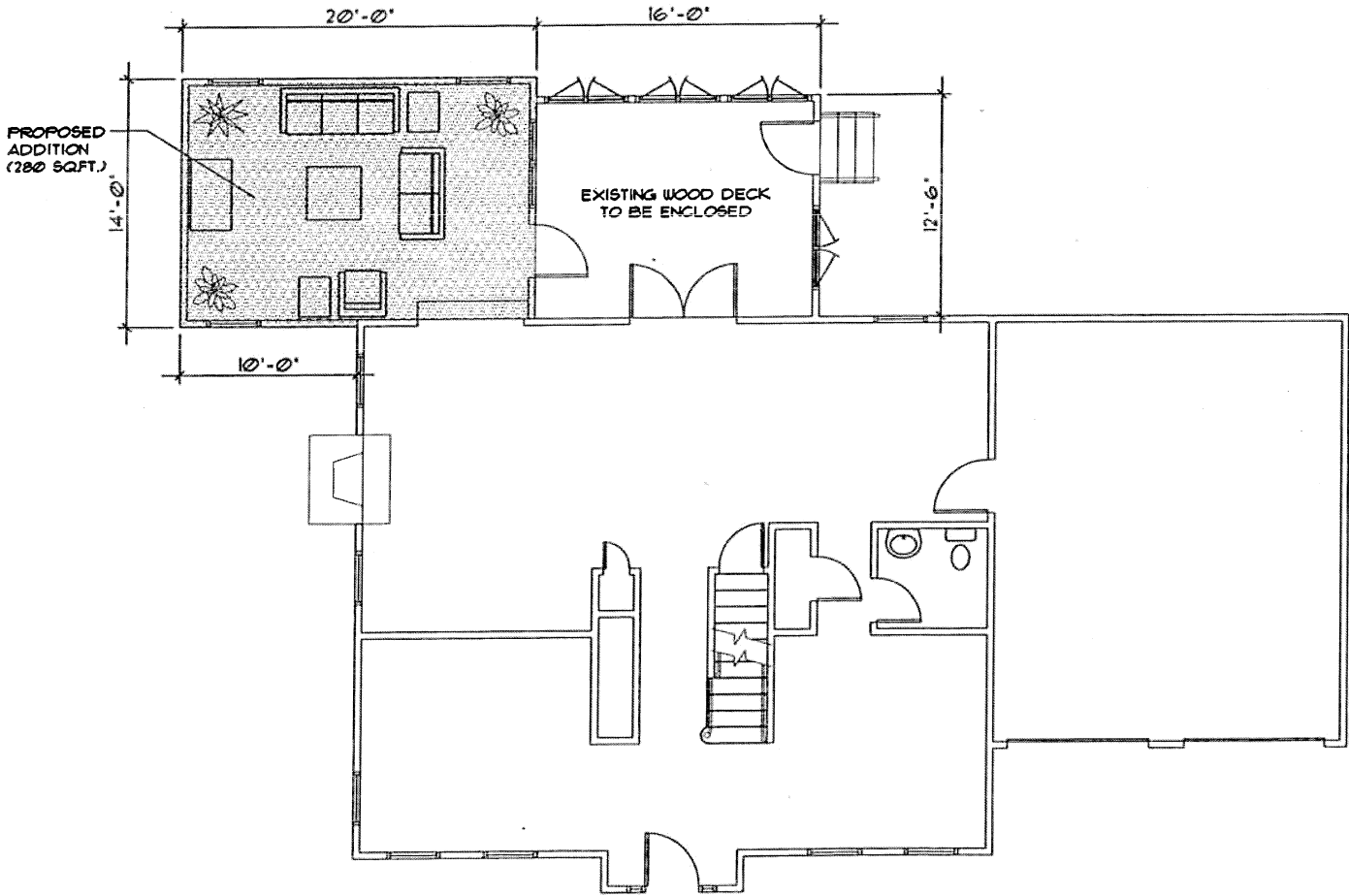
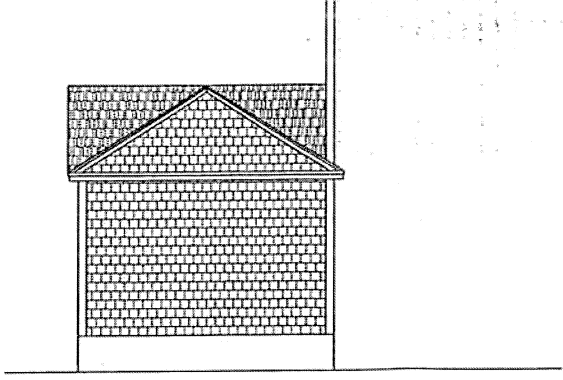
PARTIAL FRONT ELEVATION
(VIEW FROM STREET)



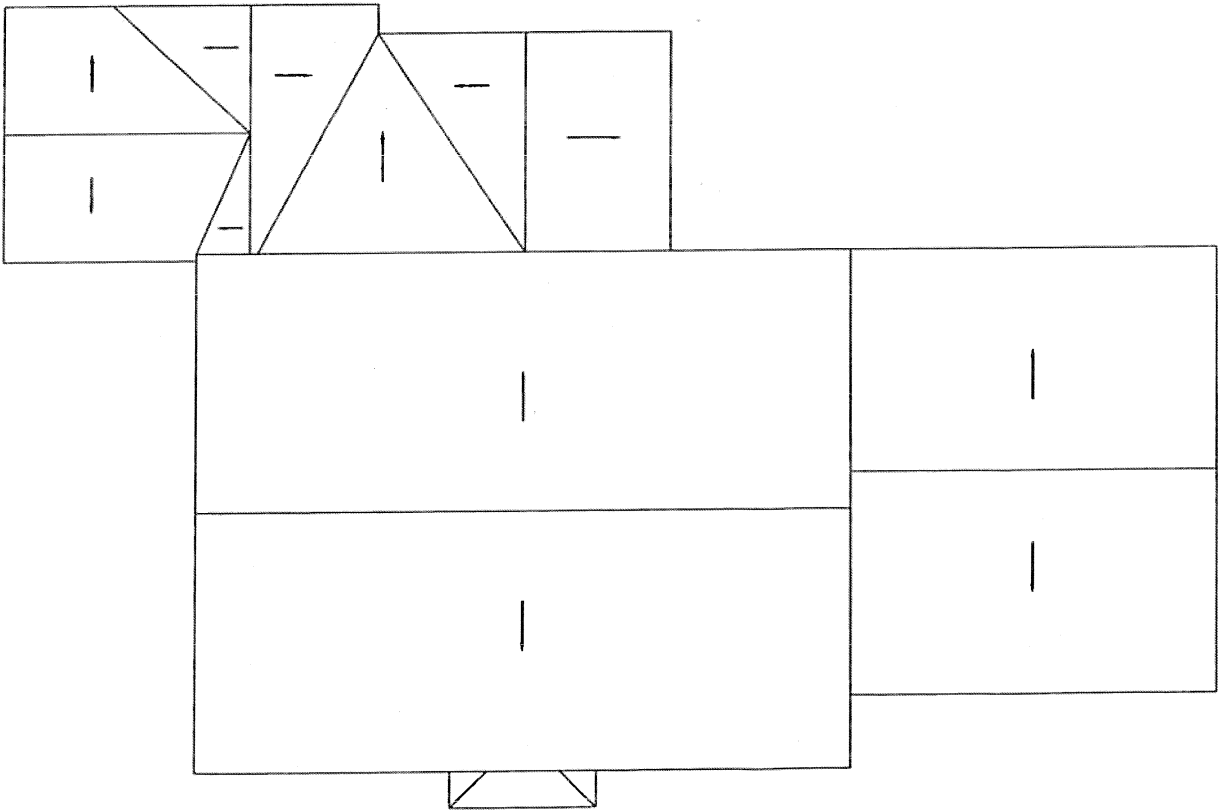
PARTIAL REAR ELEVATION
(VIEW FROM BACKYARD)



LEFT SIDE ELEVATION



FIRST FLOOR PLAN



ROOF PLAN

NO. DATE REVISIONS			
A 10/03 10/03 FOR REVIEW			
PROJECT NORTH			
PROPOSED DWELLING ADDITION AND ALTERATIONS		OWNER KENNETH AND LYNE FITZGERALD	
TITLE		41 JESSICA LANE SOUTH WEYMOUTH, MA	
PROPOSED FLOOR PLAN & ELEVATIONS		SCALE 3/32"=1'-0"	
	CHECKED BY	DRAWN BY	DATE
	KDN	KDN	2/5/03
A1.0			