

CASE # 3305
DATE 8/22
INITIAL SS



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

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):

Section 120-40 Extension or Change to a Nonconformity

Section 120-59.1 Measurements Across Lots

PROJECT / PROPERTY STREET ADDRESS: 52 Jordan Drive, Weymouth, MA 02190

Assessor's Map Sheet, Block, & Lot: Sheet 42, Block 497, Lot 40

Zoning District: Residence R-1 Overlay District: Watershed Protection District

NAME OF APPLICANT (S) (print & sign): Kevin Howes, Michelle Stokes

Applicant's Address: 52 Jordan Drive, Weymouth, MA 02190

Contact Information: Email mstokeshowes4@aol.com Phone 617-365-6986

OWNER OF RECORD (S) (print & sign): K. Howes, M Stokes, M Stokes

(Leave blank if same as Applicant)

Address of owner of record: _____

Norfolk County Registry of Deeds Book and Page No. _____

Or registered in Land Registration Office under Certificate No. _____

NAME & AFFILIATION OF REPRESENTATIVE: Patricia J. Fisher, Fisher Associates Architects

Address: 35 Fisher Road, Weymouth, MA 02190

Contact Information: Email fisherassociates@comcast.net Phone 781-337-3409

FISHER ASSOCIATES
Architects / Engineers / Planners
35 Fisher Road
Weymouth, Massachusetts 02190
781-337-3409 / 617-733-8404
fisherassociates@comcast.net

A SDO Certified Firm

August 17, 2016

TO: Town of Weymouth, Board of Zoning Appeals

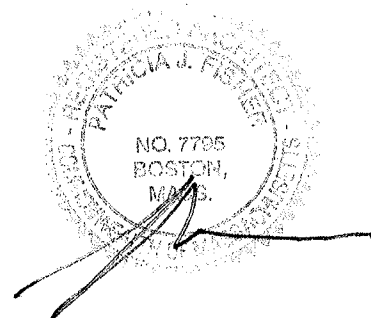
RE: Request for Special Permit, Section 120-40
52 Jordan Drive, Weymouth

Mr. and Mrs. Howes and Mrs. Howes mother, Marylin Stokes recently purchased the home at the above address with the intent of modifying the house to contain living quarters for the aging Mrs. Stokes. Mrs. Stokes health is not good. 52 Jordan Drive is a single family home on an unusual shaped lot, containing 24,964 square feet of land.

The renovations that are proposed are to convert the existing two car garage into a dining room, kitchen, laundry and bathroom for Mrs. Stokes and a common mudroom/storage area for the entire family to use; to add an entrance porch at the front of the existing two car garage; and to add a one story addition to the left of the existing garage to contain a living room and one car garage. The existing bedroom on the second floor of the two car garage will be used by Mrs. Stokes.

The redesign of this house is in keeping with the general appearance of the other single family homes in this neighborhood. The existing two car garage will be modified so that it no longer looks like a garage and the new garage will be at the left outside edge of the structure.

The owner's are seeking relief from Section 120-59.1 Measurements Across Lots. The lot is an unusual pie shape lot with only limited area for an addition. This is causing a hardship for the owners and they have no choice but to build forward of the setback line.



N/F SOUTH SHORE HOLDINGS, LTD
SHEET 42
BLOCK 497
LOT 47

N/F ROBERT J. GOZZO
SHEET 42
BLOCK 497
LOT 39

PROP. ADDITION SEE
ARCHITECTURAL PLANS
FOR DIMENSIONS

SHEET 42
BLOCK 497
LOT 40
24,964± S.F.

N/F JUDITH E. WHITHAM
SHEET 42
BLOCK 497
LOT 41

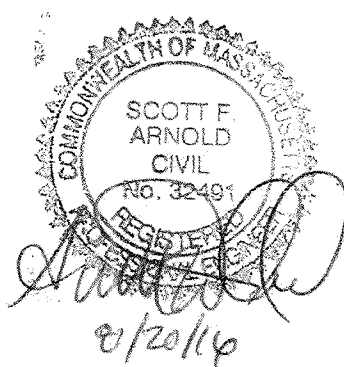
JORDAN

DRIVE

N/F ZERA ZIHINI & SANIE
SHEET 42
BLOCK 497
LOT 65

NOTES:

1. OWNER/APPLICANT: KEVIN J. HOWES, MICHELE A. STOKES, AND MARILYN L. STOKES.
2. ASSESSORS REFERENCE: SHEET 42, BLOCK 497, LOT 40.
3. ZONING: RESIDENTIAL DISTRICT R-1 WATERSHED PROTECTION DISTRICT



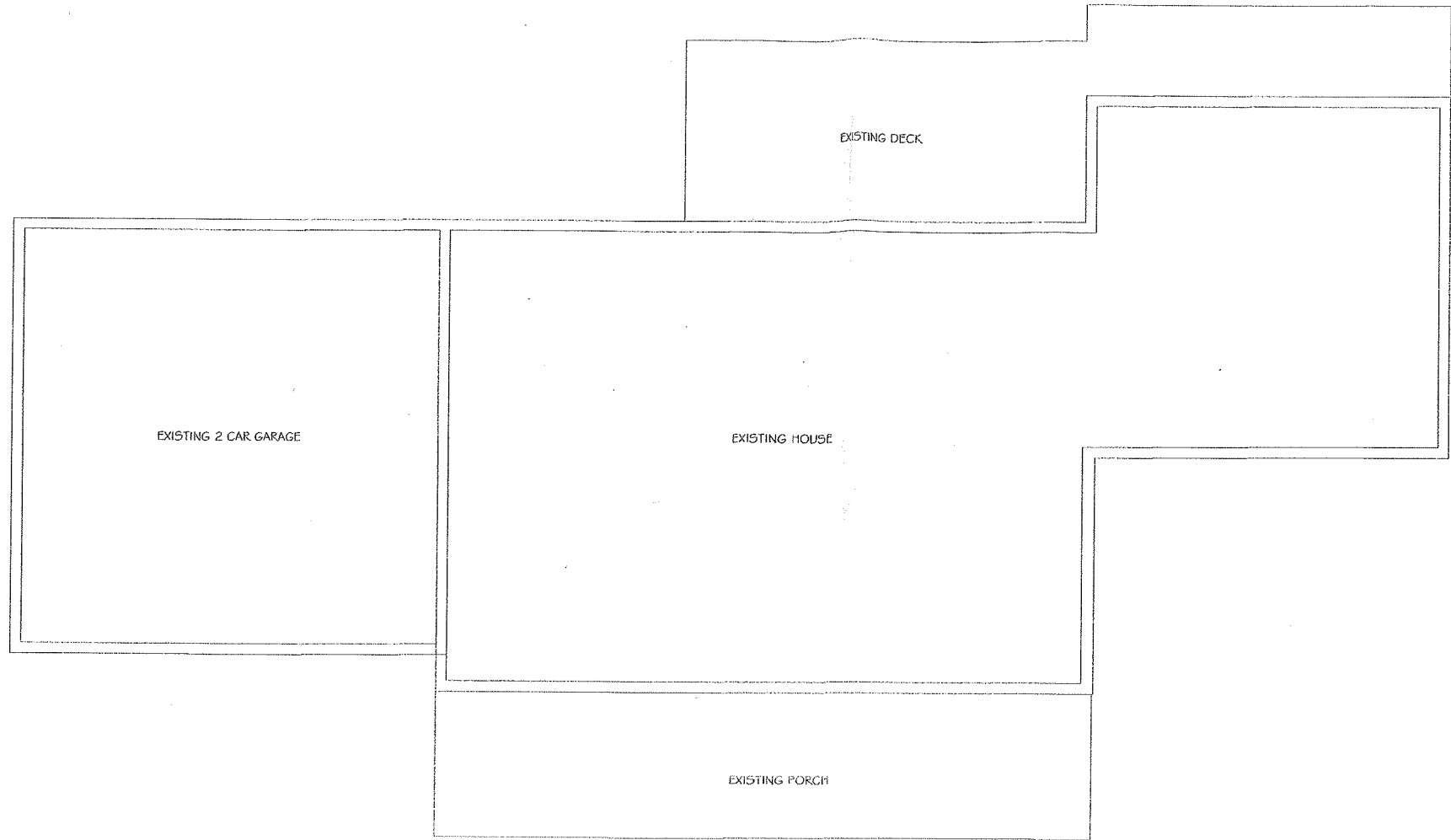
PLOT PLAN
52 JORDAN DRIVE
WEYMOUTH, MASS.

AUGUST 20, 2016

SCALE: 1" = 30'

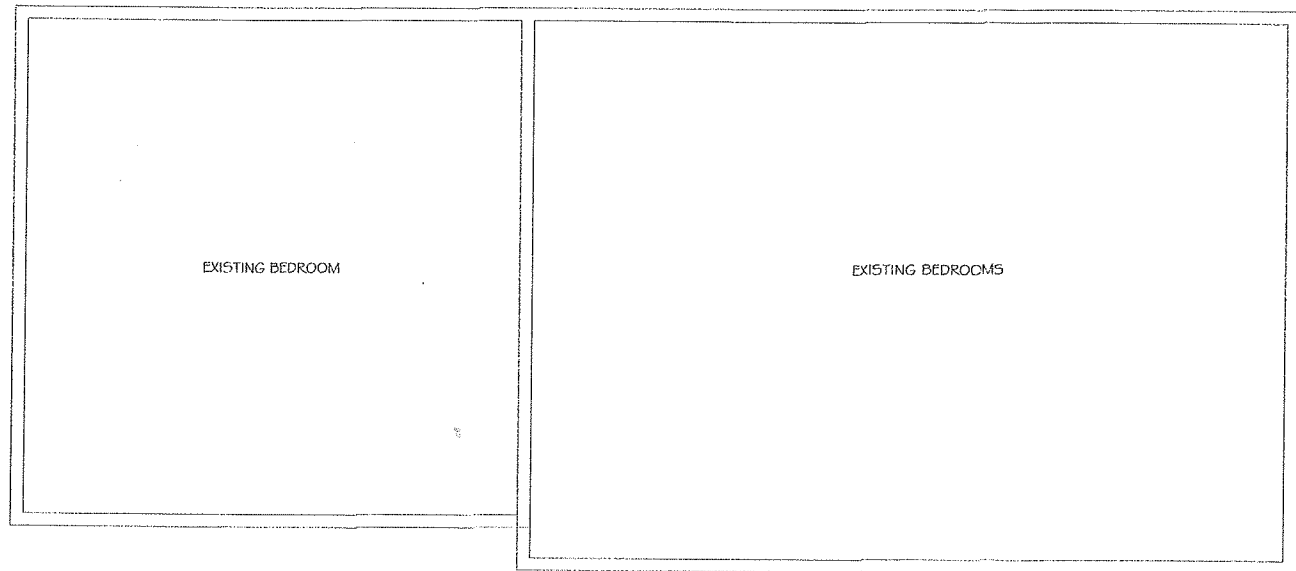


SCOTT F. ARNOLD, P.E.
34 BURNS WAY
WEYMOUTH, MA 02190



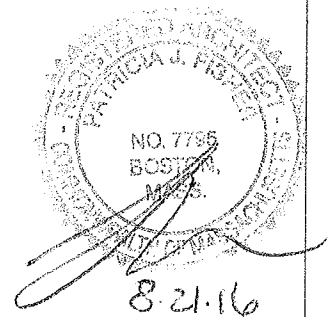
EXISTING FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"



EXISTING SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"



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Architects / Engineers / Planners
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Weymouth, Massachusetts 02190
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fisherassociates@comcast.net

PROJECT TITLE
HOWE
RESIDENCE
52 JORDAN DR. WEYMOUTH, MA 02190

DATE
3-8-16

DESIGNED BY
LFH DRAFTING

SCALE
1/4"=1'-0

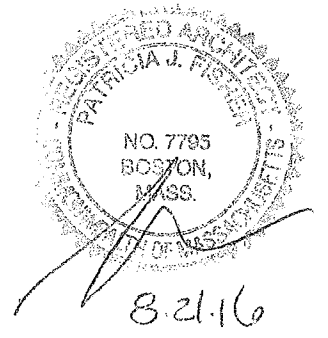
EXISTING FIRST & SECOND
FLOOR PLAN

A1



EXISTING FRONT ELEVATION PLAN

SCALE: 1/4" = 1'-0"



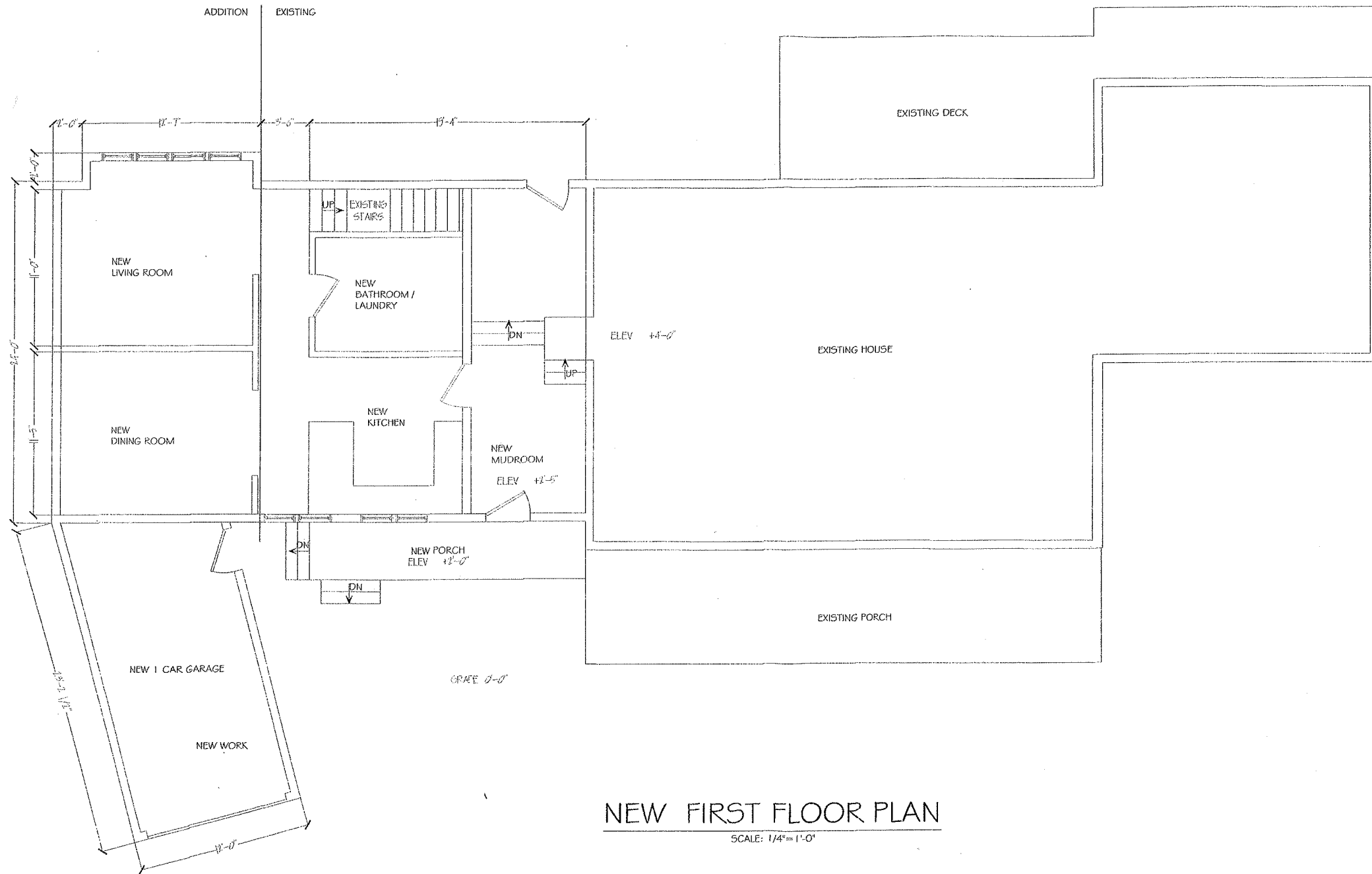
FISHER ASSOCIATES
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781-337-3409
fisherassociates@comcast.net

HOWE
RESIDENCE
52 JORDAN DR. WEYMOUTH, MA 02190

DATE 3-8-16
DRAWN BY LFH DRAFTING
SCALE 1/4" = 1'-0"

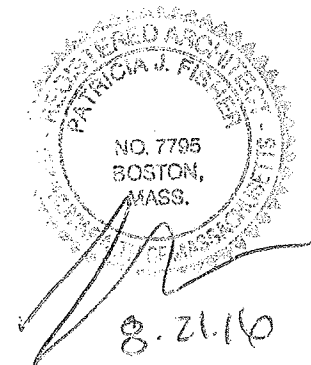
EXISTING FRONT
ELEVATION PLAN

A2



NEW FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



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fisherassociates@comcast.net

PROJECT TITLE
HOWE
RESIDENCE
21 YOUNGS RD. WESTWOOD, MA 02090

DATE
3--8--16
DRAWN BY
LFH DRAFTING
SCALE
1/4" = 1'-0"

NEW FIRST FLOOR PLAN

A3



FISHER ASSOCIATES
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Architects / Engineers / Planners
35 Fisher Road
Weymouth, Massachusetts 02190
781-337-3409
fisherassociates@comcast.net

HOWE
RESIDENCE
152 JORDAN DR. WEYMOUTH, MA 02190

3-8-16

LFH DRAFTING

1/4"=1'-0"

NEW FRONT
ELEVATION PLAN

A4