

TOWN OF WEYMOUTH  
BOARD OF ZONING APPEALS APPLICATION

<b>TO BE COMPLETED BY STAFF</b>	
Case Number: <u>3263</u>	Town Clerk Stamp
Submittal Accepted: _____ Date _____ <small>Signature of Planning Dept. Staff for <u>minimal</u> requirements</small>	
Determined to be complete and may now be filed with Town Clerk: _____ <small>Signature of Principal Planner or Director</small>	

**PROPERTY INFORMATION - TO BE COMPLETED BY APPLICANT**

PROJECT / PROPERTY STREET ADDRESS: 289 Lake St E. Weymouth

Assessor's Map Sheet, Block, & Lot: Map 26 Block 295 Lot 25

Zoning District: R 3 Overlay District: \_\_\_\_\_

OWNER OF RECORD (S) (print & sign): Edward Corkren Edward Corkren  
(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: 289 Lake St. E. Weymouth, MA 02159

Norfolk County Registry of Deeds Book and Page No. 10828 Page 252

Or registered in Land Registration Office under Certificate No. \_\_\_\_\_

NAME OF APPLICANT (S) (print & sign): Edward Corkren, Edward Corkren

Applicant's Address: 289 Lake St E. Weymouth, MA 02159

Contact Information: Email Edman33ed@gmail.com Phone 617-524-5909

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: Hardy Engineering

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.

Edward Corkren Edward Corkren 8-19-2015  
Applicant / Petitioner - Date (sign & print)

## 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 page*

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 page*

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 page*

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.

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.

Question 1. The Corkren family wishes to retain one duplex and the existing house on the property. Building 2 four unit complexes, which are allowed, would mean we would have to take two units from one of the buildings. This would negate our desire to have a separate family compound within the condo association.

Question 2. There are no circumstances relating to soil conditions and or topography that would affect the zoning district it is located in. The shape or type of buildings, two 4 unit structures versus 4 two unit buildings would affect the family desire to have detached units.

Question 3. Relief would not only be granted without detriment to the public good but having 4 two unit duplexes would be more aesthetically pleasing while staying within the allowed F.A.R for R3 zoning

Question 4. The dimensional variance would not affect the F.A.R., number of occupants or other relevant measures but allow a more pleasing planned neighborhood and allow the Corkren family to create a compound within the neighborhood and condo association.

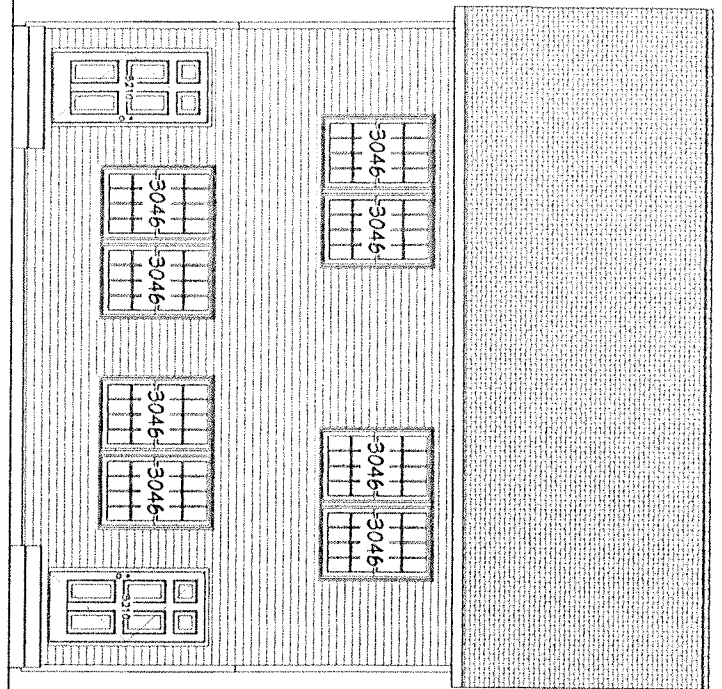
Attached page

# ZONING COMPUTATION WORKSHEET

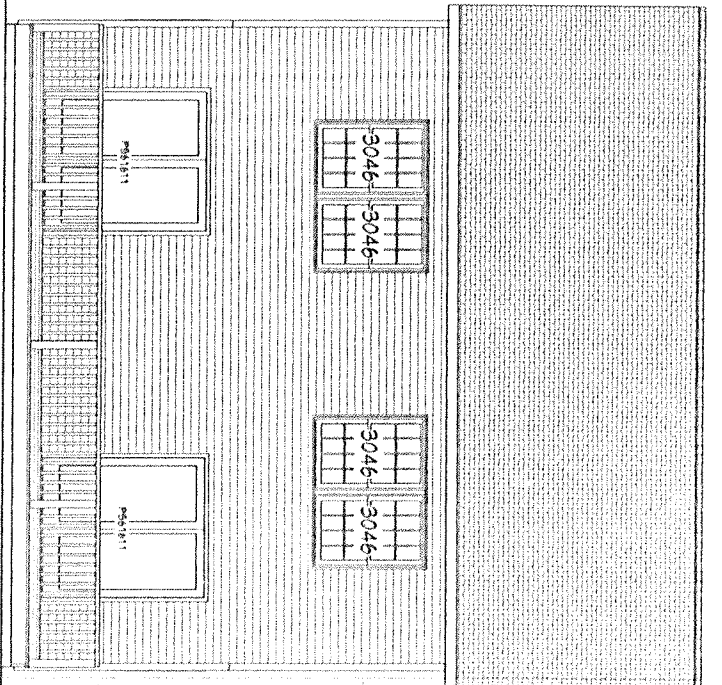
(To be attached with all Board of Zoning Appeals Applications)

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.

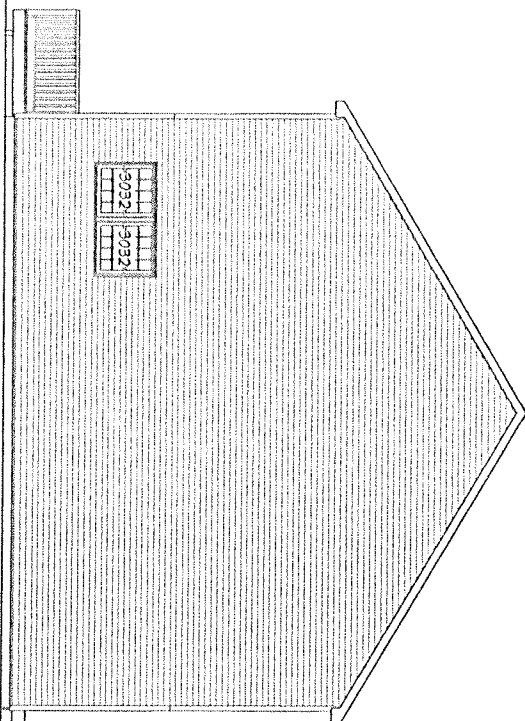
Data	Required	Existing	Proposed
Use			
Lot Area / Size (Sq. Ft.)	36,300	36,300	36,300
Dwelling Units	—	1	9
Frontage (ft.)	117.09'	117.09'	117.09'
Lot Width (ft.)	117.09'	117.09'	117.09'
Front Yard Setback (ft.)	—	30.3'	30.3'
Front Yard Setback (ft.) — corner lots	N/A	N/A	N/A
Side Yard Setback (ft.)	20'	20'	20'
Side Yard Setback (ft.)	20'	20'	20'
Rear Yard Setback (ft.)	20'	20'	20'
Height (ft.) & # of Stories	27.6 2 stories	27.6 2 stories	27.6 2 stories
Lot Coverage	—	1,313	7,680
Off-Street Parking Spaces	0	0	0
Off-Street Loading Spaces	0	0	0
Parking Setback	N/A	N/A	N/A
Accessory Structure Setback	N/A	N/A	N/A
Landscaping	—	Trees	Trees + shrubs
Floor Area Ratio	.25		.248
Signage	N/A	0	0
Other:	—	—	—



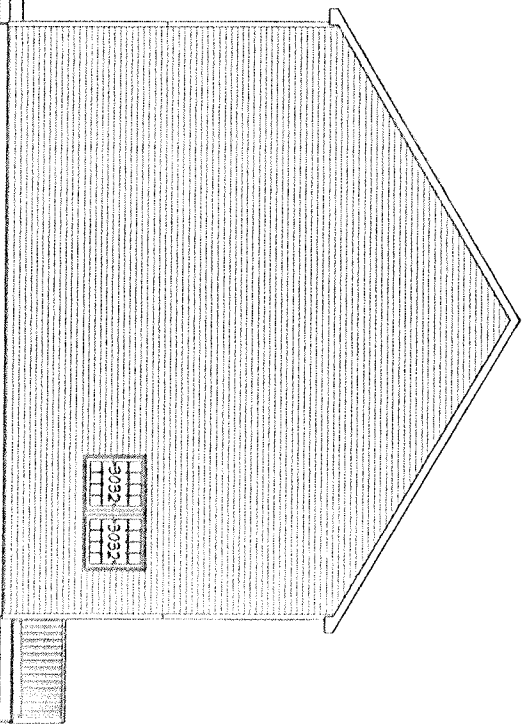
FRONT ELEVATION  
SCALE: 1/4" = 1'0"



REAR ELEVATION  
SCALE: 1/4" = 1'0"



LEFT ELEVATION  
SCALE: 3/16" = 1'0"



RIGHT ELEVATION  
SCALE: 3/16" = 1'0"

USE GROUP  
R3

BUILDER

BUILDER

HOME OWNER

CUSTOMER

SITE

SERIAL No

PRODUCTION No

REVISION

DATE

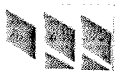
PE/RA

THIRD PARTY INSPECTION AGENCY

CONST TYPE  
WOOD  
FRAME (VB)  
DESIGNER  
DWW  
DATE  
3/1/15  
SCALE  
AS NOTED  
PAGE  
1

HOUSE

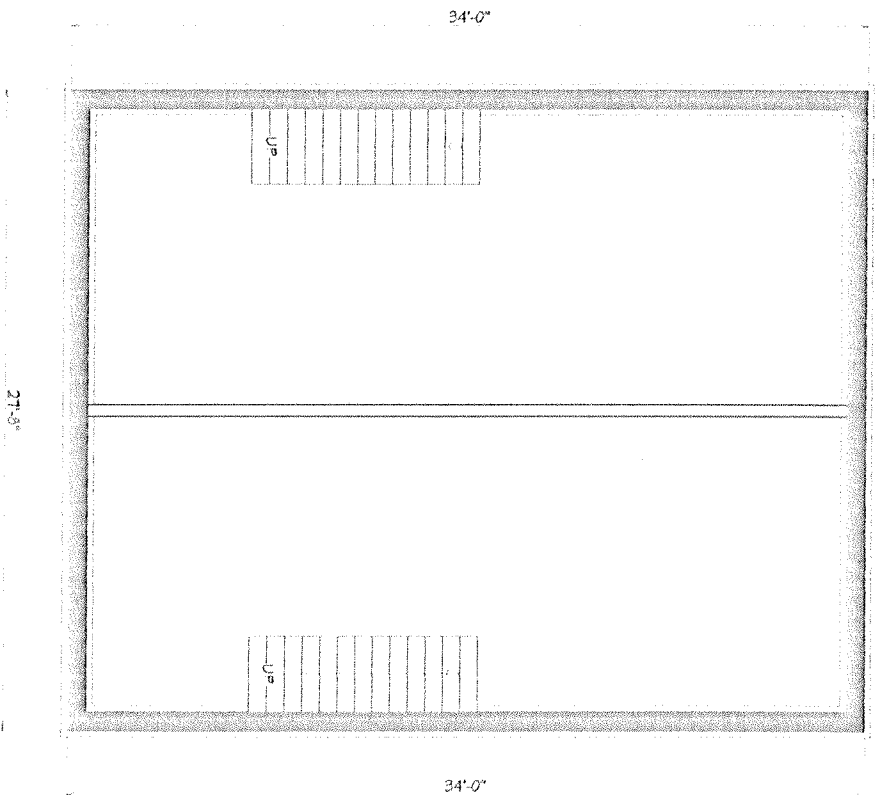
ELEVATIONS



WESTCHESTER MODULAR HOMES INC.  
30 REAGANS MILL RD. WINGDALE, NY 12594  
Tel (845)832-9400 Fax (845)832-6698

# PRELIMINARY ONLY - NOT FOR CONSTRUCTION

27'-8"



## FOUNDATION NOTES:

- 1) THE FOUNDATION PLAN IS PROVIDED FOR FOUNDATION DESIGN PARAMETERS ONLY. COMPLETE FOUNDATION ENGINEERING BASED ON SPECIFIC SITE CONDITIONS, APPLICABLE LOCAL AND STATE CODES, TO BE REVIEWED AND APPROVED BY A REGISTERED ARCHITECT OR ENGINEER IN THE STATE OF HOUSE DESIGNATION.
- 2) THE BUILDER/PURCHASER SHALL BE RESPONSIBLE FOR DESIGN, CONSTRUCTION AND CODE COMPLIANCE OF ALL FOUNDATION ELEMENTS INCLUDING (BUT NOT LIMITED TO) STRUCTURAL, PLUMBING, ELECTRICAL, HEATING, ENERGY CONSERVATION AND FIRE SEPERATION.
- 3) MINIMUM COLUMN FOOTING SIZE SHALL BE 2'-6" x 2'-6" x 10" DEEP.
- 4) CONCRETE STRENGTH TO BE A MINIMUM 3000 PSI.
- 5) LALLY COLUMN SHALL BE MINIMUM 3 1/2" 91 STEEL PIPE.
- 6) FOUNDATION SILL SHALL BE PRESERVATIVE TREATED LUMBER (SUPPLIED AND INSTALLED BY B/P PRIOR TO HOUSE DELIVERY AND SET). THERE SHALL BE NO PROTRUSION ABOVE TOP OF SILL PLATE.

SCALE: 1/4" = 1'0"

USE GROUP  
R3

BUILDER

BUILDER

HOME OWNER

CUSTOMER

SITE

SERIAL No

PE/RA

THIRD PARTY INSPECTION AGENCY

PRODUCTION No

REVISION

DATE

CONSTR TYPE  
WOOD  
FRAME (VB)  
DESIGNER  
DWW  
DATE  
3/1/15

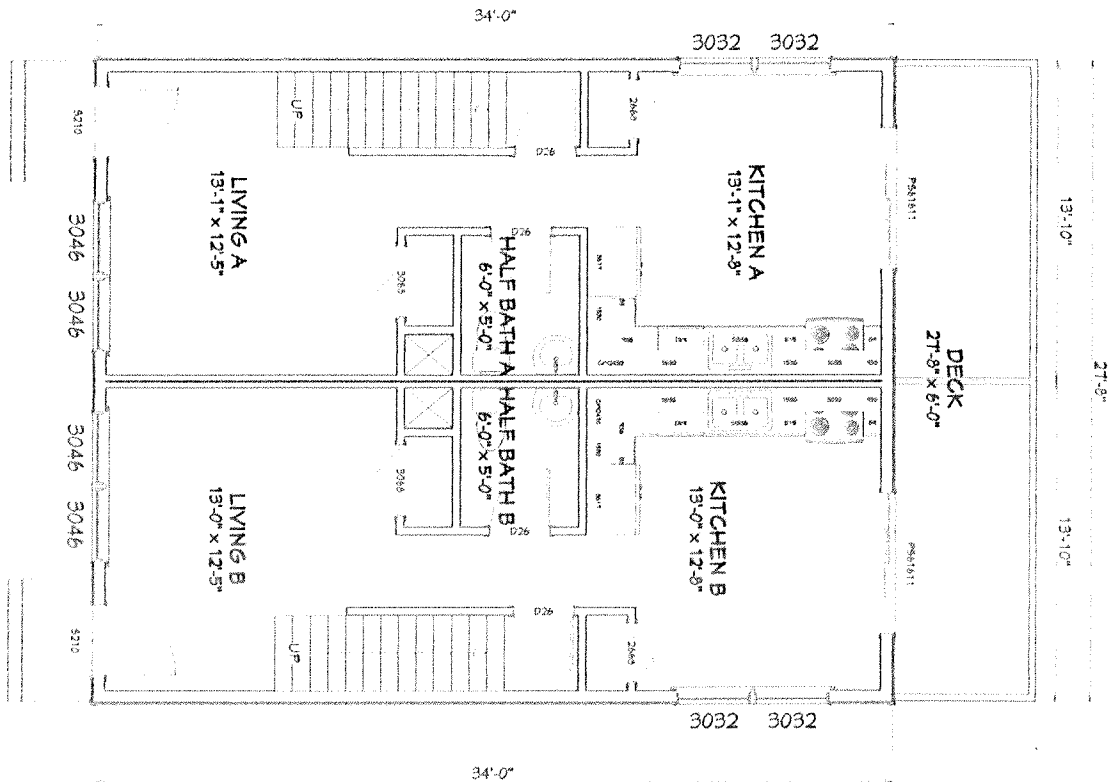
SCALE  
AS NOTED  
PAGE:

2

HOUSE  
FOUNDATION



WESTCHESTER MODULAR HOMES INC.  
30 REAGANS MILL RD. WINGDALE, NY 12594  
Tel (845)832-9400 Fax (845)832-6698



ENERGY STAR COMPLIANCE:  
 \*CAULK UNDER ALL EXTERIOR WALLS\*  
 \*FOAM GASKETS TO BE INSTALLED IN FLOORS, CEILINGS AND EXTERIOR WALLS\*  
 \*WALL INSULATION TO BE INSTALLED TO ALL EXTERIOR WALL OUTLETS\*  
 \*WIRING AND ELECTRICAL BOXES NO GAPS\*  
 \*INSTALL MATING WALL GASKET\*

\*LOW EXPANSION SPRAY FOAM INSULATION INSTALLED AROUND DOORS AND WINDOWS\*

SCALE: 1/4" = 1'0"

USE GROUP  
**R3**

CONST TYPE  
 WOOD  
 FRAME (VB)  
 DESIGNER  
 DWW  
 DATE  
 3/1/15  
 SCALE  
 AS NOTED  
 PAGE:  
**2A**

BUILDER

BUILDER

HOMEOWNER

CUSTOMER

SITE

SERIAL No

PRODUCTION No

REVISION

DATE

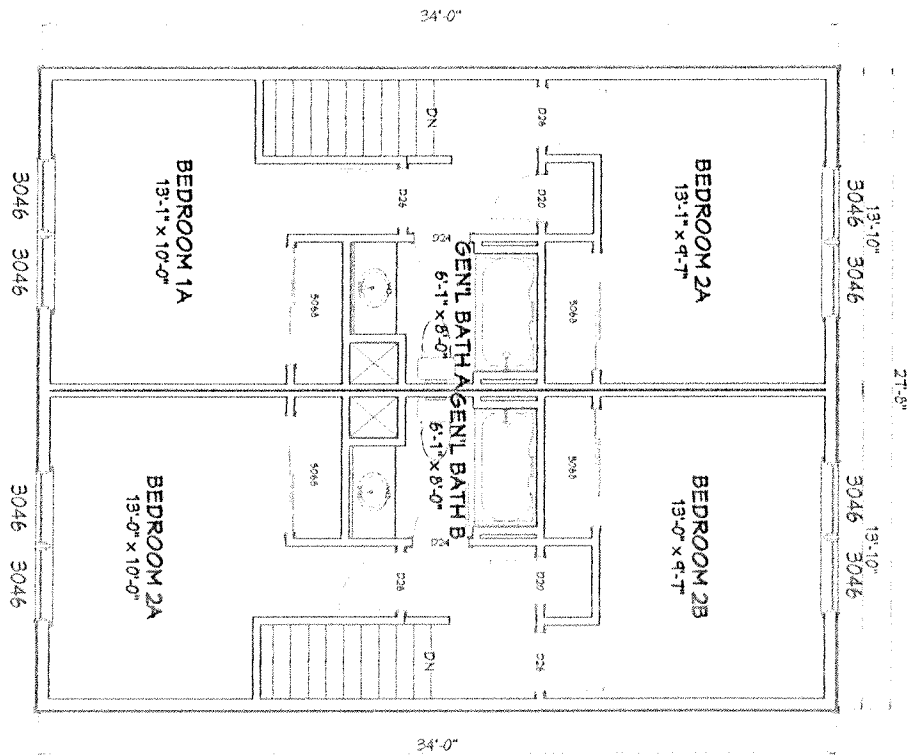
PE/RA

THIRD PARTY INSPECTION AGENCY

**HOUSE**  
**FIRST FLOOR**



**WESTCHESTER MODULAR HOMES INC.**  
 30 REAGANS MILL RD. WINGDALE, NY 12594  
 Tel (845)832-9400 Fax (845)832-6698



- \*ENERGY STAR COMPLIANCE:
- \*CAULK UNDER ALL EXTERIOR WALLS
- \*FOAM GASKETS TO BE INSTALLED TO ALL EXTERIOR WALL OUTLETS
- \*WALL INSULATION TO BE INSTALLED SPLIT AROUND WIRING AND ELECTRICAL BOXES AND GAPS
- \*INSTALL MATING WALL GASKET
- \*LOW EXPANSION SPRAY FOAM INSULATION INSTALLED AROUND DOORS AND WINDOWS

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

USE GROUP  
R3

BUILDER

BUILDER

HOME OWNER

CUSTOMER

SITE

SERIAL No

PRODUCTION No

REVISION

DATE

PE/RA

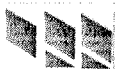
THIRD PARTY INSPECTION AGENCY

CONST TYPE  
WOOD  
FRAME (VB)  
DESIGNER  
DWW

DATE  
3/1/15

SCALE  
AS NOTED  
PAGE:

2B



HOUSE

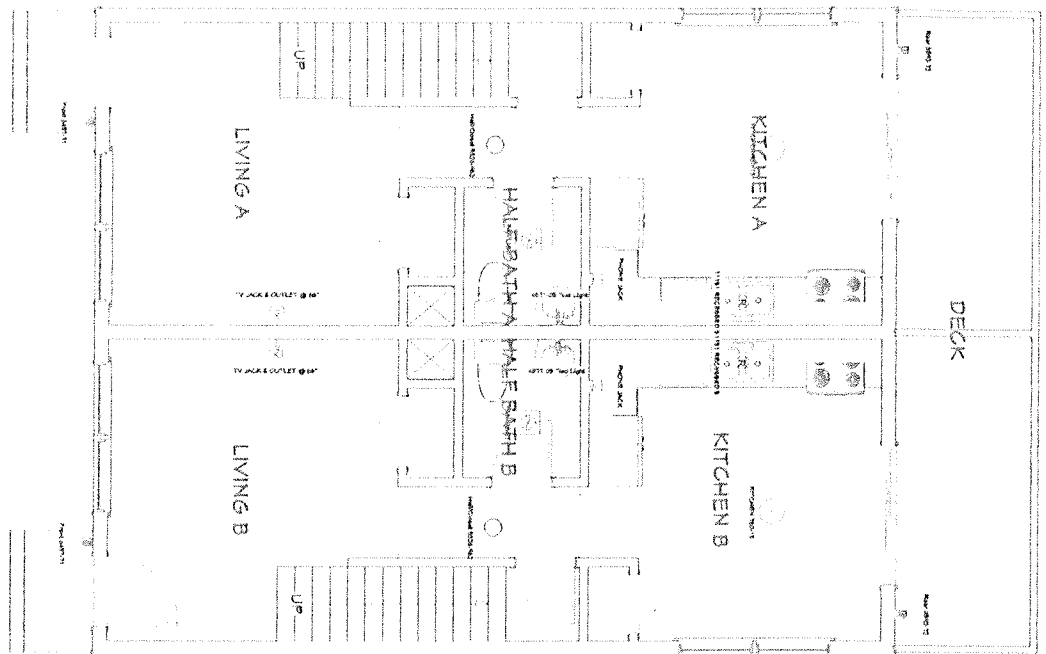
SECOND FLOOR

WESTCHESTER MODULAR HOMES INC.

30 REAGANS MILL RD. WINGDALE, NY 12594

Tel (845)832-9400 Fax (845)832-6698





## 2014 N.E.C.

- \* ALL SMOKE DETECTORS TO BE PHOTOELECTRIC \*
- \* ALL OUTLETS TO BE TAMPER RESISTANT \*
- \* ALL LIGHT FIXTURE BOXES TO BE HEAVY DUTY [50# MIN.] \*
- \* ALL EXT. GFI RECEPTACLES TO BE UV RATED \*
- \* MAX (2) WIRES PER HOLE THRU PLATES (WHEN CAULKED) \*
- \* NEUTRAL REQUIRED AT ALL LIGHTING CONTROLS \*
- \* FOAM GASKETS ON ALL EXT. WALLS \*

USE GROUP  
R3

CONST. TYPE  
WOOD  
FRAME (VB)  
DESIGNER  
DWW  
DATE  
3/1/15  
SCALE  
AS NOTED  
PAGE  
3A

BUILDER

BUILDER

HOMEOWNER

CUSTOMER

SITE

SERIAL No

PRODUCTION No

REVISION

DATE

PE/RA

THIRD PARTY INSPECTION AGENCY

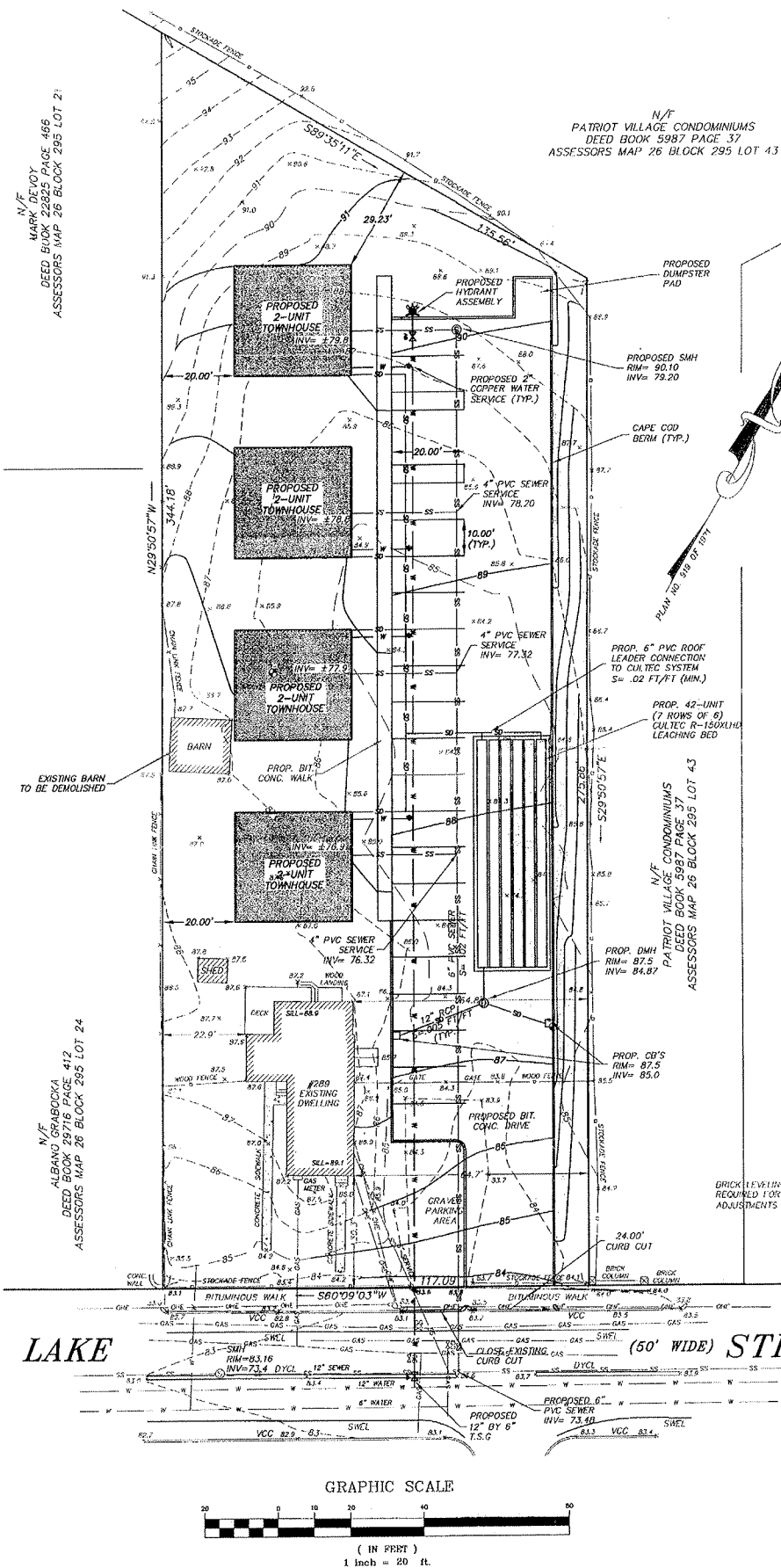
HOUSE

1ST FLOOR ELECTRICAL PLAN



WESTCHESTER MODULAR HOMES INC.  
30 REAGANS MILL RD. WINGDALE, NY 12594  
Tel (845)832-9400 Fax (845)832-6698



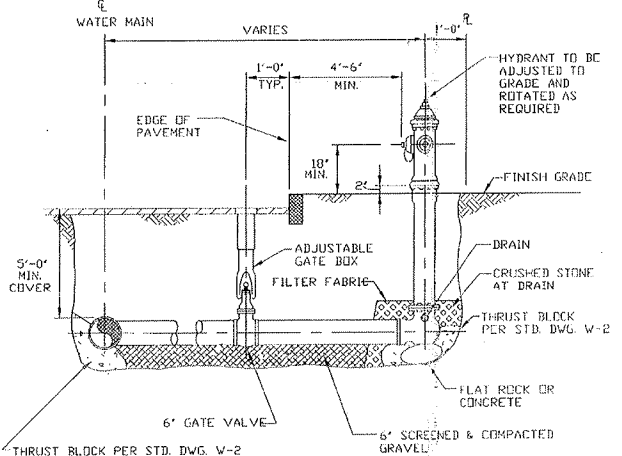


GENERAL NOTES:

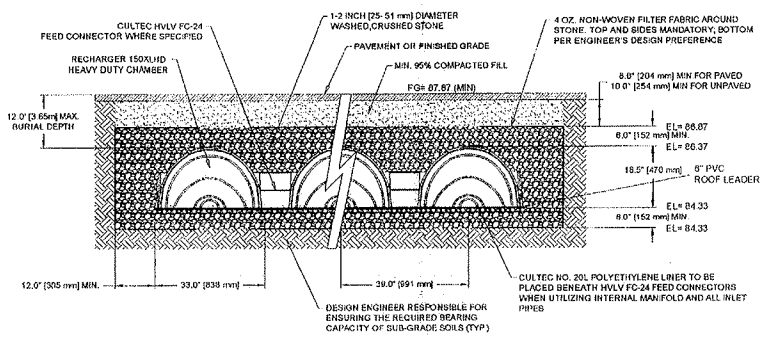
1. THE PROPERTY IS SHOWN AT THE TOWN OF WEYMOUTH ASSESSORS DEPARTMENT ON MAP 26 BLOCK 295 AS LOT 25 THEREON.
2. LOCUS TITLE IS RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS AS FOLLOWS:  
OWNERS: EDWARD CORKREN  
- DEED BOOK 10828 PAGE 252
3. EXISTING CONDITIONS DETAIL AS SHOWN HEREON WAS DERIVED FROM ACTUAL FIELD LOCATION ON OR DURING JANUARY 9 & 12 OF 2015 BY HOYT LAND SURVEYING. THE ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE TOWN OF WEYMOUTH BASE BASED ON RECORD SEWER ASBUILT PLANS.
4. LOCATION AND DEPTH OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY, AND IS NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORDED DATA PROVIDED BY THE OPERATING AUTHORITIES AND A VISUAL INSPECTION OF BOTH SURFACE OBSERVABLE FEATURES AND SUBSURFACE CONNECTIONS ONLY, AND HAVE BEEN FIELD INSPECTED FOR CONNECTIONS WHERE POSSIBLE. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK.
5. LOCUS LIES IN ZONING DISTRICT RESIDENTIAL R-3.
6. PROPOSED UTILITIES TO BE INSTALLED IN ACCORDANCE WITH APPLICABLE LOCAL RULES AND REGULATIONS.

DIMENSIONAL REQUIREMENTS	
ZONING DISTRICT RESIDENCE (R-3)	
TABLE 1	REQUIRED
AREA	**
MIN. LOT WIDTH	100 FEET
MAX. HEIGHT	3 STORIES / 35 FEET
FRONT SETBACK	20 FEET
SIDE SETBACK	20 FEET
REAR SETBACK	20 FEET
** (15,000 S.F.) 1-2 UNIT RESIDENCE BUILDINGS 3 OR MORE UNIT BUILDINGS (F.A.R. 0.25)	
F.A.R. CALCULATION: DISTRICT RESIDENCE: PROPOSED RESIDENCES 4@ 1,920 S.F. = 7,680 S.F. TOTAL FLOOR AREA = 9,993 S.F.	
LOT AREA =	36,300 S.F.
PROPOSED F.A.R. = 24.8% (248)	

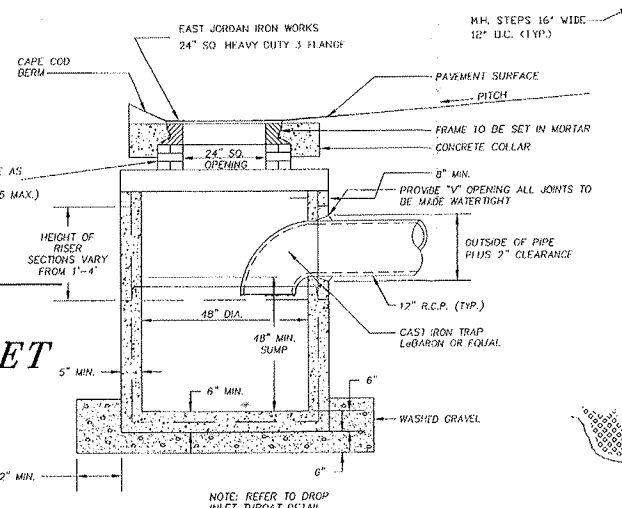
SYMBOL & LINE LEGEND	
	GAS GATE
	WATER GATE
	SEWER MANHOLE
	UTILITY POLE
	SPOT ELEVATION
	DOUBLE YELLOW CENTER LINE
	SOLID WHITE EDGE LINE
	VERTICAL CONCRETE CURB
	ELECTRIC LINE
	GAS LINE
	SEWER MANHOLE
	WATER LINE
	CONTOUR LINE



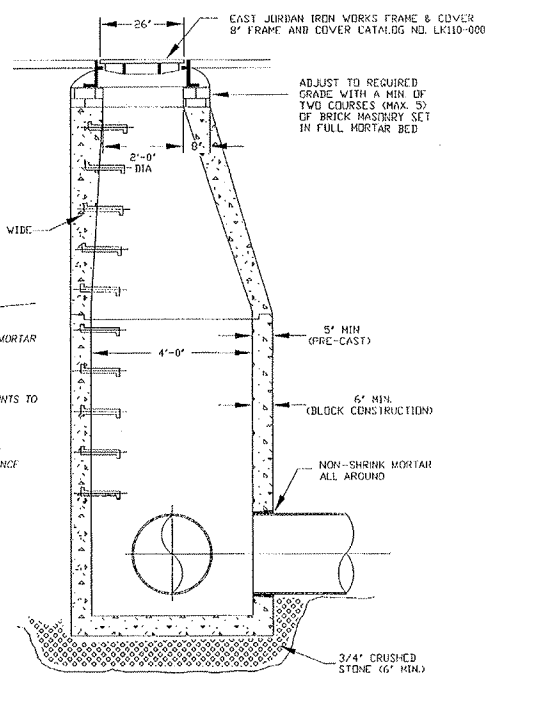
TYPICAL FIRE HYDRANT



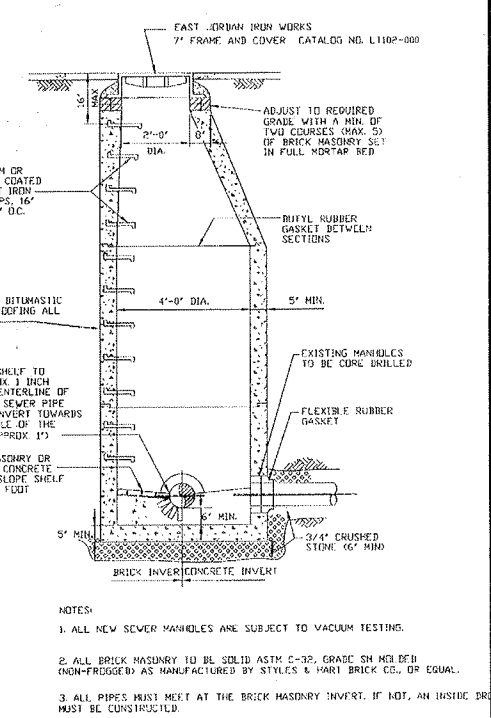
CULTEC R-150 XLHD LEACHING BED



FLAT TOP CATCH BASIN



STANDARD PRE-CAST DRAIN MANHOLE



STANDARD PRE-CAST SEWER MANHOLE

SHEET

1 OF 1

SITE PLAN

289 LAKE STREET  
WEYMOUTH, MA 02189

EDWARD CORKREN  
69 ST ROSE ST.  
ROSLINDALE, MA 02130

DATE: JUNE 2, 2015  
LATEST REVISION:  
SCALE: AS NOTED

HARDY ENGINEERING

1207 WASHINGTON STREET  
WEYMOUTH, MA 01983-4044

REVISIONS:

DATE: 7-7-2015

COMMENTS: F.A.R. CALC.

NO. 1

DRAWN BY: SPH

DESIGNED BY: SPH

CHECKED BY: SPH