

CASE # 3325
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**TOWN OF WEYMOUTH
BOARD OF ZONING APPEALS APPLICATION**

NATURE OF REQUEST

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

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

120-40 EXTENSION OF NON-CONFORMING USE

PROJECT / PROPERTY STREET ADDRESS: 34 LAKESIDE AVE.

Assessor's Map Sheet, Block, & Lot: 23,302-27

Zoning District: R-1 Overlay District: WATERSHED

NAME OF APPLICANT (S) (print & sign): Christine + Matthew Kenney

Applicant's Address: 34 Lakeside Ave., Weymouth, MA 02189

Contact Information: Email kidspartyproductions@gmail.com Phone 781-331-5274

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

(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: _____

Address: _____

Contact Information: Email _____ Phone _____

TOWN OF WEYMOUTH
PLANNING DEPARTMENT
2017 JAN 32 A 9:50

January 30, 2017

Christine Kenney

34 Lakeside Ave.

Weymouth, MA 02189

To the Zoning Appeals Board:

My name is Christine Kenney. My husband Matt and I moved into our first home at the end of Lakeside Avenue fifteen years ago, about 6 months after getting married. The house needed some work, but we fell in love with it and with the beautiful views of Whitman's Pond and the Herring Run. Since we moved in, we have done a lot of work to make it our own.

In these past fifteen years in Weymouth, we have also grown to love the town. We now have three boys ages 13, 12, and 10 who participate in town sports and Boy Scouts and have made many good friends here. We have great neighbors, many of whom have lived in this neighborhood from birth. My business Kids Party Productions has participated in many town events, including the tree lighting, farmers markets, various road races and fundraisers, and events at Union Point. I also sponsor a Weymouth Youth Soccer team every year. My family volunteers at the Weymouth Food Pantry and Sacred Heart Church. This is truly our happy place.

We recently found out that we're expecting our fourth child. This news came as quite a shock because we thought we were long done with this phase of our lives. Shock gave way to denial, which gave way to acceptance, then joy. But one reality recently sank in: as a family of six, we will no longer be able to fit in our home. Reluctantly, we began to search for a new house that will provide enough living space for us. Unfortunately, everything in our price range that meets our needs is either a total mess, on a busy street, or in another town. This process and the thought of leaving my beloved home and possibly uproot my family to another town has been extremely depressing.

Then, I recently had a conversation with my nephew Luke who is a contractor (LS Winston Construction, Walpole). I asked him if it might be possible to put an addition on our existing house. Part of the

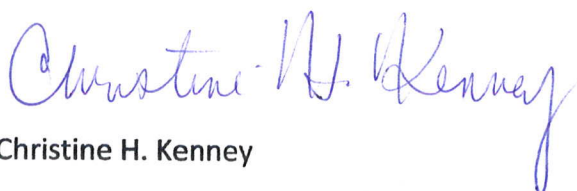
house is only one floor, which would make it easy to add a room above to match the other half. We also have some space in the back where our deck is that would allow us to add some breathing room to the current first floor living space. Luke happens to have an opening coming up and would give us a good deal on the work because it's the off-season. When I asked our mortgage broker about refinancing, I found out we could fund this project and barely increase our monthly mortgage payments. It seemed as though all the planets had aligned.

Then, two weeks ago I spoke with Richard Ziegler about the zoning. He said that anything we add on would have to be at least 18 feet back from the road, even though the existing house was built on the road in 1898 and then rebuilt and expanded on the road in 1983. Expanding on the back side could be an issue because we're on the herring run which is conservation land, even though the new footprint would not extend past the existing one and would be well-within ten feet from the property line. To put it mildly, I was crushed.

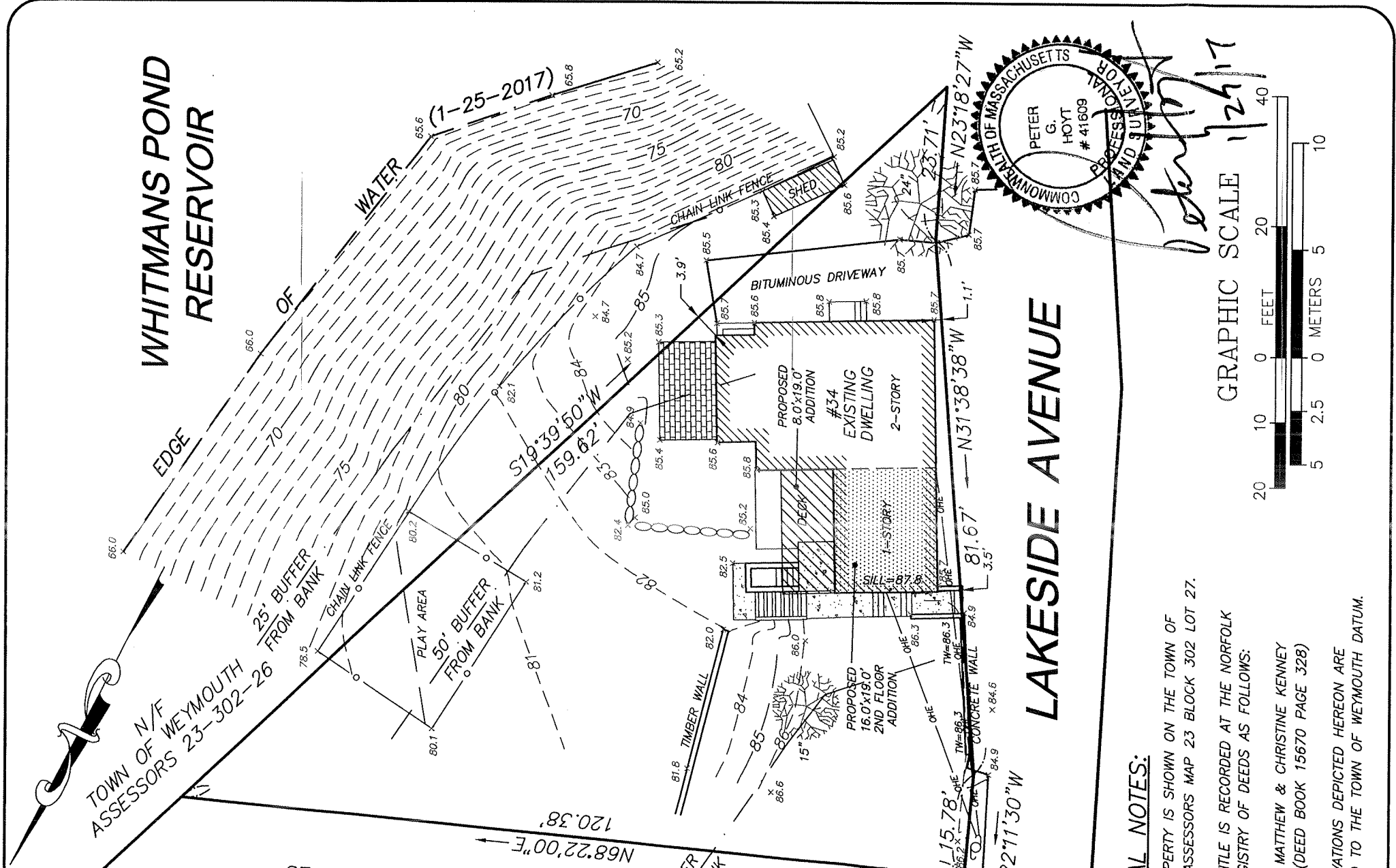
Richard, as well as Eric in the planning department, were very empathetic and explained that we could go to the Zoning Board of Appeals, which will not meet again until March 1st. We then spoke with Mary Ellen at the Conservation Commission, which will also have to review our plans because we are less than 100 feet from the herring run (even though the new expansion will not extend past the current footprint.) That meeting is not until March 8th. She then explained to me that if all goes well at that meeting and we get approved, there would be a 20-day appeals period before we can begin construction. If the neighbors protest, it's not happening.

With a baby due in early June and construction, best case scenario, starting in early April, we are more than a little bit anxious to get the ball rolling. We appreciate your time and consideration and hope our plans meet your requirements.

Sincerely,



Christine H. Kenney



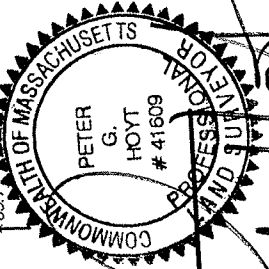
NOTES:

PROPERTY IS SHOWN ON THE TOWN OF WEYMOUTH MAP 23 BLOCK 302 LOT 27.

TITLE IS RECORDED AT THE NORFOLK COUNTY DEEDS OFFICE AS FOLLOWS:

MATTHEW & CHRISTINE KENNEY
(DEED BOOK 15670 PAGE 328)

NOTATIONS DEPICTED HEREON ARE
TO THE TOWN OF WEYMOUTH DATUM.



Christine Kenney
1/27/17

GRAPHIC SCALE



PLOT PLAN OF LAND

34 LAKESIDE AVENUE WEYMOUTH, MASSACHUSETTS NORFOLK COUNTY	Prepared for CHRISTINE KENNEY	Fig. No. 1
HOYT LAND SURVEYING 1287 WASHINGTON STREET WEYMOUTH, MASSACHUSETTS TEL: 781-682-9192	Scale 1"=20'	Date JAN. 27, 2017
		Project No. File No.