

CASE # 3300
DATE 7/15
INITIAL C.S.



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2016 JUL 15 AM 11:11
RECEIVED
TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE

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):

TABLE 1 SETBACK

PROJECT / PROPERTY STREET ADDRESS: 78 Regatta Rd

Assessor's Map Sheet, Block, & Lot: 05012042

Zoning District: R1 Overlay District: _____

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

Applicant's Address: 78 Regatta Rd, Weymouth

Contact Information: Email cbragdon@partners.org Phone 617-967-0274

OWNER OF RECORD (S) (print & sign): Charles R Bragdon Charles R Bragdon

(Leave blank if same as Applicant)

Address of owner of record: _____

Norfolk County Registry of Deeds Book and Page No. Book 27417 page 390

Or registered in Land Registration Office under Certificate No. _____

NAME & AFFILIATION OF REPRESENTATIVE: _____

Address: _____

Contact Information: Email _____ Phone _____

To: Town of Weymouth

Re: Variance request Charles Bragdon 78 Regatta Rd

Letter of Intent

7/07/2016

My property at 78 Regatta Road abuts Bailey Road. At this level there is a flat, graveled area roughly 36' deep from the edge of the Baily Road pavement and roughly 36' long. A recent survey that I had done on the property indicates that my property line is actually 12.7' from the edge of Baily road, giving me a property depth of 20.7' back to a retaining wall which drops a total of 8' down to a second level of my yard. I am requesting a variance to allow a 5' setback from this property line for the purpose of placing a garage structure that will be 15' deep, leaving 5.7' of setback. I believe this area is well suited for such a structure as there no homes across Bailey Road, being part of the Great Hill Reserve. The structure will not adversely affect my neighbors who are in support of this request. Bailey Road is a lightly traveled road which is marked as a dead end, though the gate at the top of great hill is generally left open. My use of the structure will not increase my use of Bailey Road for access beyond what I currently use.

I am specifically seeking a variance from the Schedule of District Regulations (Table 1) of the Weymouth Zoning Ordinance. My property is considered to have double frontage with and 18 foot setback required from both Regatta and Bailey Road. I have included a photo of the area at Bailey Rd below.

The variance is needed primarily due to the topography of the property. The back yard steps up to Bailey Road from Regatta Road in a series of terraces. There is a stepped retaining wall down from Bailey road of roughly 8' in height which lies on another flat area which is roughly 4' higher than the level of the house. Accommodating the required setback, regardless of the expense needed to remove the retaining wall, will bring the building too close to the house and if permitted, would be esthetically unappealing. Therefore the hardship of accommodating the 18' setback is the lack of feasibility, cost, and practical considerations.



Sincerely,

Charles Bragdon

Charles Bragdon

78 Regatta Rd

617-967-0274

cbragdon@partners.org

To: Town of Weymouth

Re: Variance request Charles Bragdon 78 Regatta Rd

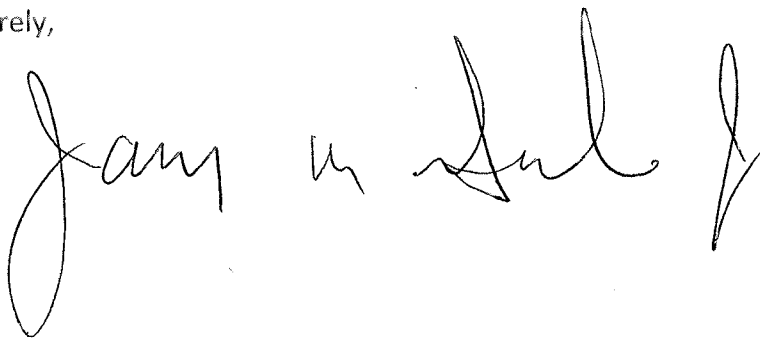
Letter of Support

7/14/2016

My name is JAMES GALVIN and I live in the house that I own at 66 REGATTA RD. Charles Bragdon of 78 Regatta Road has explained to me his intention to request a variance to the requirement of having an 18' setback on his back property line that abuts Bailey Road. His request would allow him to build within 5' of his property line for the purpose of placing a small garage in this area. I understand that he requires this variance because this back property line is considered a second front yard.

I am writing in support of his variance request and have no objection to the placement of a building in the area that he has described on his certified plot plan dated 6/16/2016.

Sincerely,

A handwritten signature in cursive script, appearing to read "James Galvin". The signature is written in black ink on a white background.

To: Town of Weymouth

Re: Variance request Charles Bragdon 78 Regatta Rd

Letter of Support

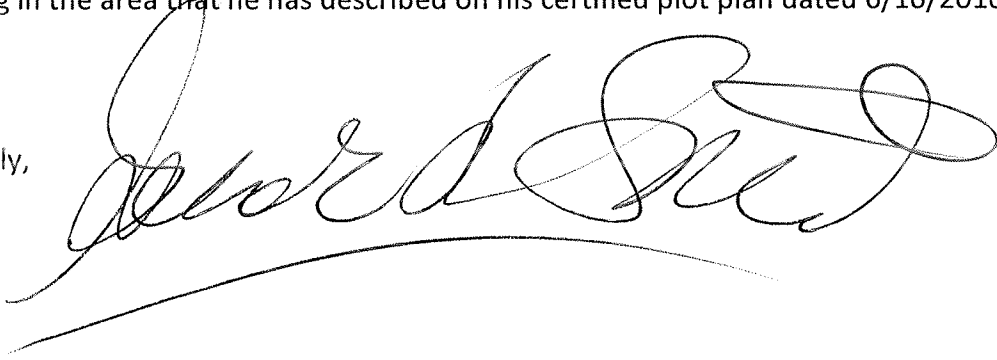
7/14/2016

My name is Garland and I live in the house that I own at

90 Regatta Charles Bragdon of 78 Regatta Road has explained to me his intention to request a variance to the requirement of having an 18' setback on his back property line that abuts Bailey Road. His request would allow him to build within 5' of his property line for the purpose of placing a small garage in this area. I understand that he requires this variance because this back property line is considered a second front yard.

I am writing in support of his variance request and have no objection to the placement of a building in the area that he has described on his certified plot plan dated 6/16/2016.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read "David M. [unclear]". The signature is written over a horizontal line.

To: Town of Weymouth

Re: Variance request Charles Bragdon 78 Regatta Rd

Letter of Support

7/14/2016

My name is MICHAEL YAVORSKY and I live in the house that I own at 84 REGATTA ROAD. Charles Bragdon of 78 Regatta Road has explained to me his intention to request a variance to the requirement of having an 18' setback on his back property line that abuts Bailey Road. His request would allow him to build within 5' of his property line for the purpose of placing a small garage in this area. I understand that he requires this variance because this back property line is considered a second front yard.

I am writing in support of his variance request and have no objection to the placement of a building in the area that he has described on his certified plot plan dated 6/16/2016.

Sincerely,

M. Yavorsky

To: Town of Weymouth

Re: Variance request Charles Bragdon 78 Regatta Rd

Letter of Support

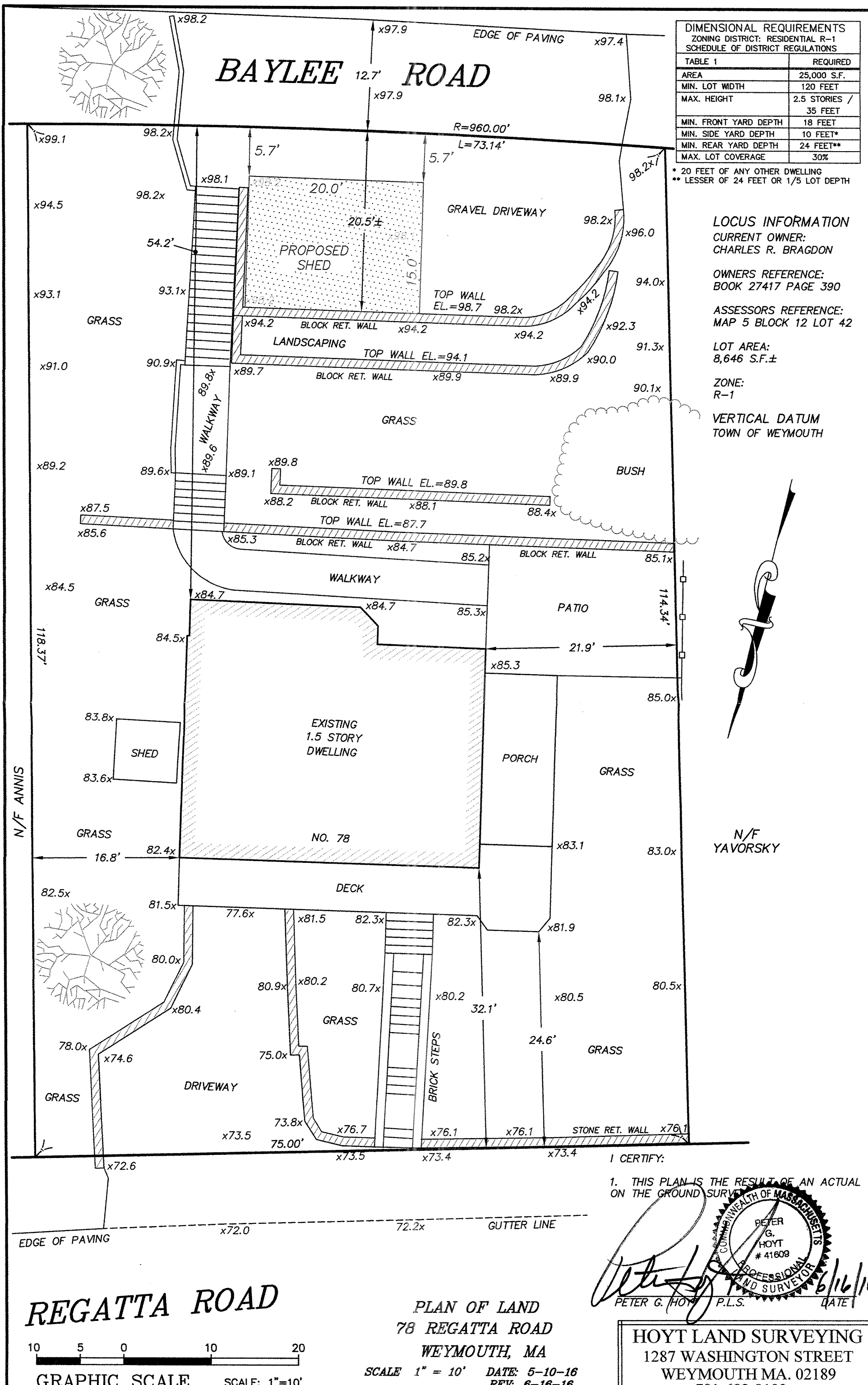
7/14/2016

My name is Evelyn Amis and I live in the house that I own at 72 Regatta Rd. Charles Bragdon of 78 Regatta Road has explained to me his intention to request a variance to the requirement of having an 18' setback on his back property line that abuts Bailey Road. His request would allow him to build within 5' of his property line for the purpose of placing a small garage in this area. I understand that he requires this variance because this back property line is considered a second front yard.

I am writing in support of his variance request and have no objection to the placement of a building in the area that he has described on his certified plot plan dated 6/16/2016.

Sincerely,





DIMENSIONAL REQUIREMENTS	
ZONING DISTRICT: RESIDENTIAL R-1	
SCHEDULE OF DISTRICT REGULATIONS	
TABLE 1	REQUIRED
AREA	25,000 S.F.
MIN. LOT WIDTH	120 FEET
MAX. HEIGHT	2.5 STORIES / 35 FEET
MIN. FRONT YARD DEPTH	18 FEET
MIN. SIDE YARD DEPTH	10 FEET*
MIN. REAR YARD DEPTH	24 FEET**
MAX. LOT COVERAGE	30%

* 20 FEET OF ANY OTHER DWELLING
** LESSER OF 24 FEET OR 1/5 LOT DEPTH

LOCUS INFORMATION
CURRENT OWNER:
CHARLES R. BRAGDON

OWNERS REFERENCE:
BOOK 27417 PAGE 390

ASSESSORS REFERENCE:
MAP 5 BLOCK 12 LOT 42

LOT AREA:
8,646 S.F.±

ZONE:
R-1

VERTICAL DATUM
TOWN OF WEYMOUTH

I CERTIFY:
1. THIS PLAN IS THE RESULT OF AN ACTUAL
ON THE GROUND SURVEY
PETER G. HOYT
P.L.S.
DATE 6/16/16

HOYT LAND SURVEYING
1287 WASHINGTON STREET
WEYMOUTH MA. 02189
781-682-9192

REGATTA ROAD

PLAN OF LAND
78 REGATTA ROAD
WEYMOUTH, MA

SCALE 1" = 10' DATE: 5-10-16
REV: 6-16-16

GRAPHIC SCALE SCALE: 1"=10'