

CASE # 3315  
DATE 11/20  
INITIAL CS.



Stamp

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 DISTRICT REGULATIONS LOT SIZE

PROJECT / PROPERTY STREET ADDRESS: 29 WELLAND CIRCLE / 32 WELLAND CIRCLE

Assessor's Map Sheet, Block, & Lot: 24-320-65

Zoning District: R-1 Overlay District: \_\_\_\_\_

NAME OF APPLICANT (S) (print & sign): MICHAEL V HOWARD Michael V Howard

Applicant's Address: 29 WELLAND CIRCLE

Contact Information: Email PADRAIC2@COMCAST.NET Phone 617-733-2198

OWNER OF RECORD (S) (print & sign): ANN LOUISE GORMAN / FRANCINE TOBIN  
Ann Louise Gorman / Francine Tobin

(Leave blank if same as Applicant)

Address of owner of record: 32 WELLAND CIRCLE WEYMOUTH / 32 MILES DRIVE QUINCY, MA

Norfolk County Registry of Deeds Book and Page No. \_\_\_\_\_

Or registered in Land Registration Office under Certificate No. 161793

NAME & AFFILIATION OF REPRESENTATIVE:

Address: \_\_\_\_\_

Contact Information: Email \_\_\_\_\_ Phone \_\_\_\_\_

November 25, 2016

Weymouth Zoning Board of Appeals  
75 Middle St.  
Weymouth, MA 02189

Re: *Application for Variance*

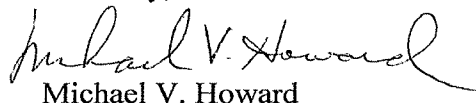
To Members of the Zoning Board of Appeals:

I have been a homeowner at 29 Welland Circle for 32 years. I am writing to request relief from district regulations regarding lot size in an R-1 zoning district. The enclosed application for a minor project involves taking approximately 500 square feet of land from 32 Welland Circle and incorporating it into my property at 29 Welland Circle. The land is a small triangle that protrudes into the northeast corner of my property. I have been tending to the land for 32 years, including mowing the grass, and removing yard debris and snow.

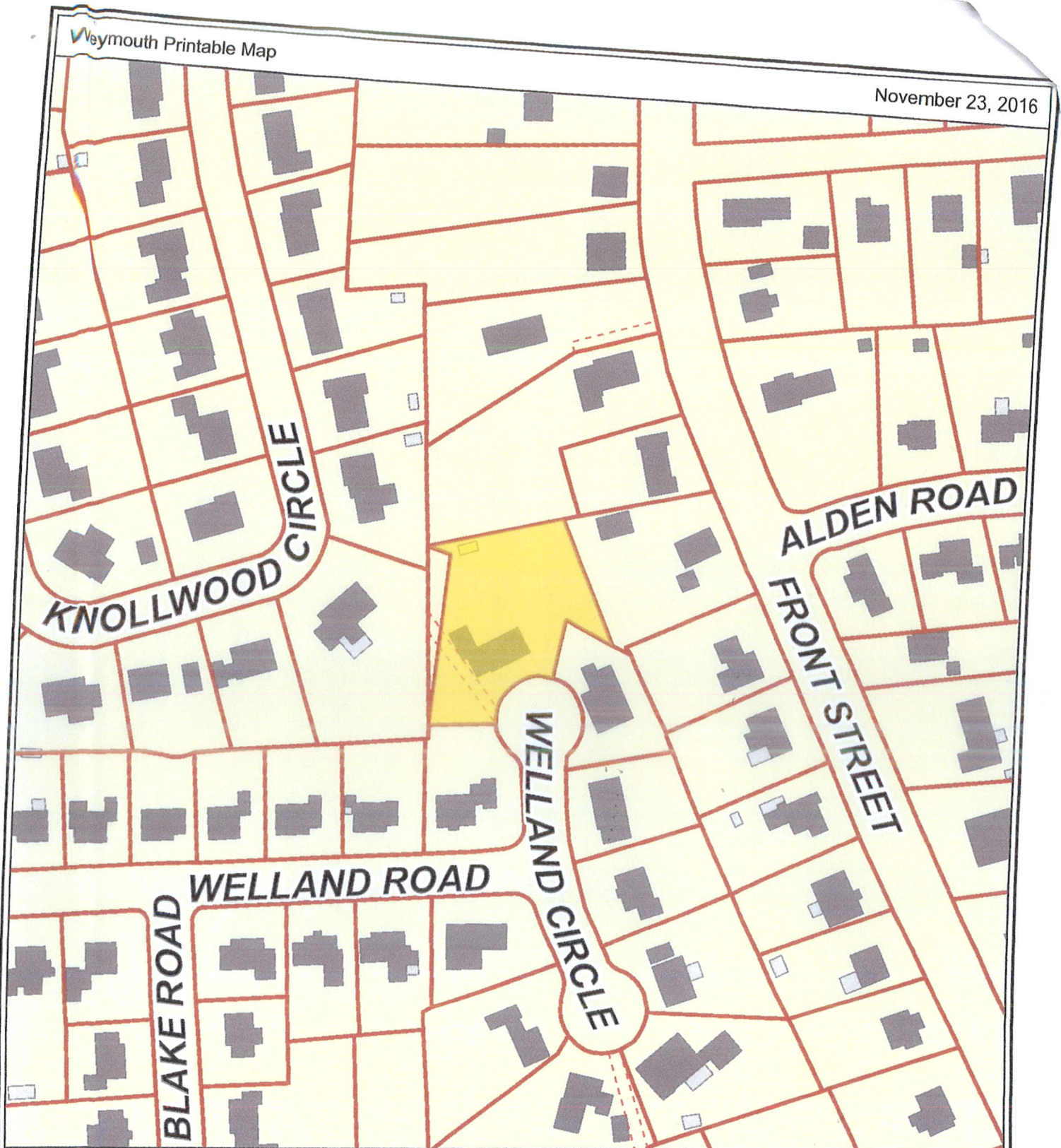
Incorporating the land into my property would be appropriate because the ownership status of the land has been a prolonged hardship. The shape of the land relative to my property has created problems. In the past when contractors perform work on my property, I have had to be extra vigilant to ensure that they do not encroach on that slice of land or disturb it in any fashion. The relief that I am requesting would simply square off that corner of my property, alleviating the existing hardship and any potential financial adversity.

The relief can be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the ordinance. The lot that would be created as part of my property would not be a buildable lot.

Sincerely,

A handwritten signature in cursive script that reads "Michael V. Howard". The signature is written in dark ink and is positioned above the printed name.

Michael V. Howard



1" = 120 ft



DISCLAIMER: ALL DATA IS PROVIDED "AS IS" WITH ALL FEATURES, IF ANY, THE TOWN OF WEYMOUTH EXPRESSLY DISCLAIMS ALL WARRANTIES OF ANY TYPE, EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY WARRANTY AS TO THE ACCURACY OF THE DATA, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.















LEGEND:  
SBDISK = STONE BOUND WITH BRASS DISK  
SBDH = STONE BOUND WITH DRILLHOLE  
CBDH = CONCRETE BOUND WITH DRILLHOLE  
CBLP = CONCRETE BOUND LEAD PLUG  
SWCSP = SOUTHWEST CORNER STONE POST  
SECSP = SOUTHEAST CORNER STONE POST  
NWCSP = NORTHWEST CORNER STONE POST  
DH = DRILLHOLE  
MAG = MAG NAIL  
SN = STAKE AND NAIL  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF CLOSURE  
LCC = LAND COURT CASE  
N.T.S. = NOT TO SCALE  
EDM = ELECTRONIC DISTANCE METER  
TRAVERSE LINE =

OWNER  
FRANCISW. AND  
MARIE R. COMEAU  
ASSESSORS REF:  
24-320-63  
LEGAL REF:  
LCC 161793

ORIGINAL LOT AREA:  
19,642.62 S.F. (LOTS 29, 31 AND 33)

APPLICANT  
MICHAEL V. HOWARD  
29 WELLAND CIRCLE  
WEYMOUTH, MA

ORIGINAL LOT CLOSURE

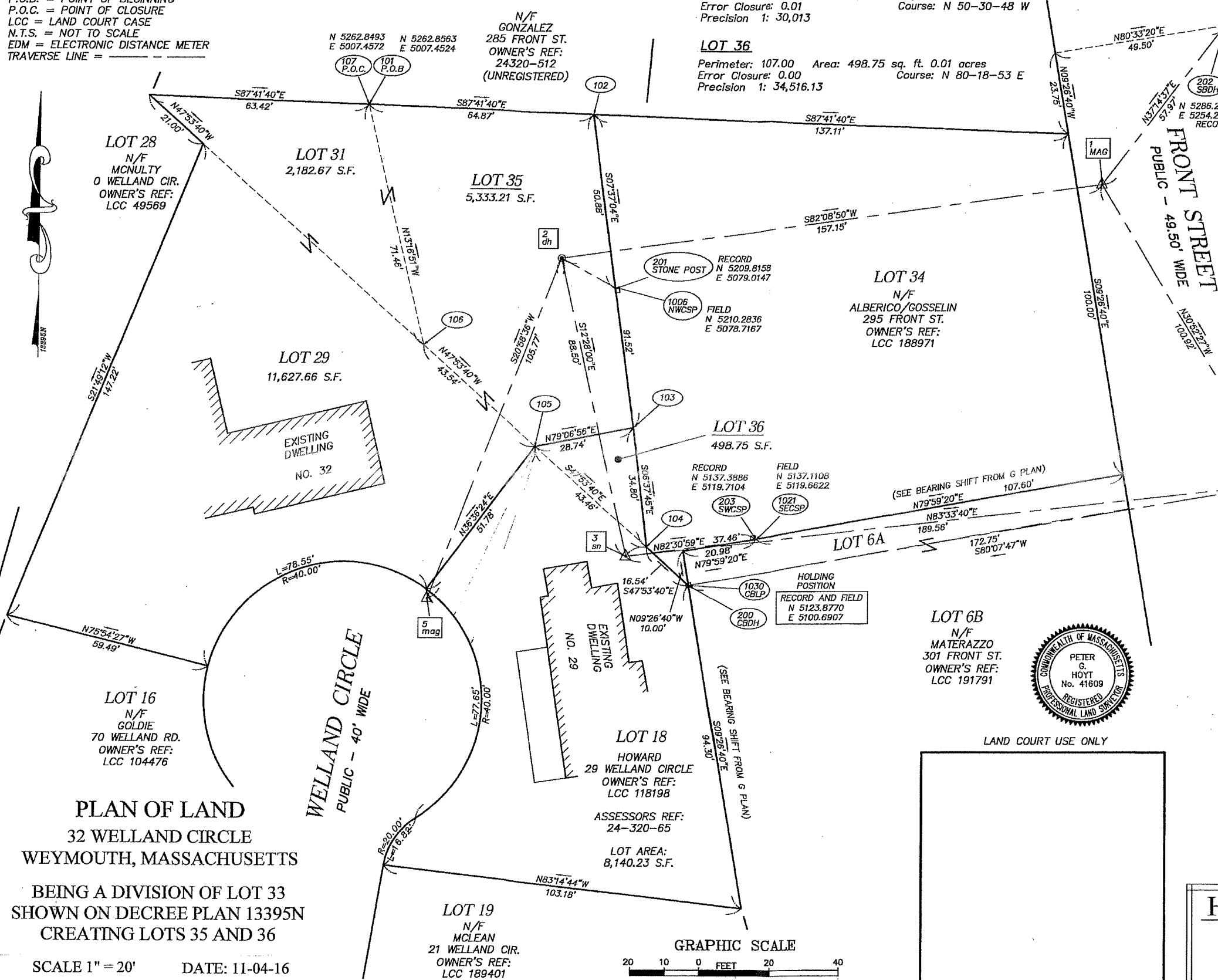
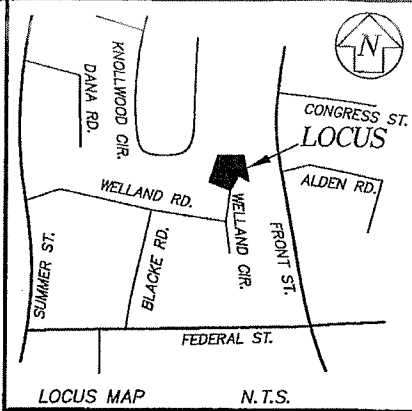
Lot 33  
Perimeter: 349.65' Area: 5832.29 sq. ft. 0.13 acres  
Error Closure: 0.01' Course: N 34-27-40 W  
Precision 1: 34,965

NEW LOT CLOSURES

LOT 35  
Perimeter: 300.13 Area: 5,333.21 sq. ft. 0.12 acres  
Error Closure: 0.01 Course: N 50-30-48 W  
Precision 1: 30,013

LOT 36  
Perimeter: 107.00 Area: 498.75 sq. ft. 0.01 acres  
Error Closure: 0.00 Course: N 80-18-53 E  
Precision 1: 34,516.13

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	



TOWN OF WEYMOUTH PLANNING BOARD  
APPROVAL UNDER THE SUBDIVISION  
CONTROL LAW NOT REQUIRED  
WEYMOUTH PLANNING BOARD  
DATE  
PLANNING BOARD ENDORSEMENT  
DOES NOT IMPLY CONFORMANCE WITH  
THE WEYMOUTH ZONING BY-LAW.

NOTES:  
THE PURPOSE OF THIS PLAN IS TO SHOW THE RE-DIVISION  
OF LOT 33 AS SHOWN ON LAND COURT DECREE PLAN 13395N,  
DATED NOVEMBER, 28 1977 INTO LOTS 35 AND 36.  
LOT 36 ITSELF IS NOT A BUILDABLE LOT.  
LOT 36 IS TO BE HELD IN COMMON OWNERSHIP AND BECOME  
PART AND PARCEL WITH THE ADJUTING REGISTERED LOT 18 AS  
SHOWN ON LC PLAN 13395N, ALSO KNOWN AS 29 WELLAND  
CIRCLE (ASSESSORS REF: 24-320-65) HAVING A COMBINED  
AREA OF 8,638.98 S.F.  
LOTS 29, 31 AND 35 ARE TO REMAIN IN COMMON OWNERSHIP  
AND SHALL HAVE AN OVERALL LOT AREA OF 19,143.54 S.F.  
SURVEY POINTS 1 THROUGH 4 FORM A CLOSED LOOP WITH  
PRECISION: 1:67087.0338, LINEAR ERROR OF CLOSURE:  
0.0056', DIRECTION OF ERROR OF CLOSURE: S 65-59-06 E  
ALL DISTANCES ARE BY ELECTRONIC DISTANCE METER WITH A  
STANDARD ERROR RATIO OF  $\pm 3\text{mm} + 2\text{PPM}$ .  
I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL  
SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE  
LAND COURT INSTRUCTIONS OF 2006 ON NOVEMBER 11, 2016.



Peter G. Hoyt  
PETER G. HOYT P.L.S. #41609

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

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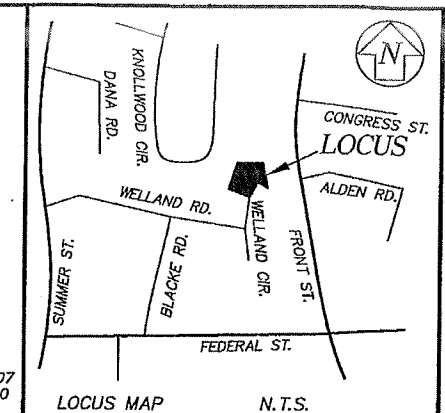
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*Peter G. Hoyt*  
PETER G. HOYT P.L.E. #1609

**HOYT LAND SURVEYING**  
1287 WASHINGTON STREET  
WEYMOUTH MA. 02189  
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**PLAN OF LAND**  
32 WELLAND CIRCLE  
WEYMOUTH, MASSACHUSETTS

BEING A DIVISION OF LOT 33  
SHOWN ON DECREE PLAN 13395N  
CREATING LOTS 35 AND 36

SCALE 1" = 20' DATE: 11-04-16

GRAPHIC SCALE  
20 10 0 FEET 20 40



LAND COURT USE ONLY