

CASE # 3308  
DATE 9/28  
INITIAL E.S.



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):

120-40 EXTENSION OF NON CONFORMITY

PROJECT / PROPERTY STREET ADDRESS: 70 HILLCREST ROAD

Assessor's Map Sheet, Block, & Lot: 22-300-8

Zoning District: R-1 Overlay District: NA

NAME OF APPLICANT (S) (print & sign): MICHAEL GOODMAN *[Signature]*

Applicant's Address: 70 HILLCREST ROAD, WEYMOUTH, MA 02189

Contact Information: Email mishagman@gmail.com Phone 413 896 6554

OWNER OF RECORD (S) (print & sign): MICHAEL GOODMAN, EMILY GILMORE

(Leave blank if same as Applicant)

Address of owner of record: \_\_\_\_\_

Norfolk County Registry of Deeds Book and Page No. 32204-147

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

NAME & AFFILIATION OF REPRESENTATIVE: \_\_\_\_\_

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

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

September 27, 2016


Town of Weymouth  
Board of Zoning Appeals  
75 Middle Street  
Weymouth, MA 02189

RE: Letter of Intent – Special Permit Application, Minor Project, 70 Hillcrest Road

Dear Zoning Board Members,

We, the owners of 70 Hillcrest Road, are submitting the attached Special Permit application to construct an open front porch on our existing single family home. It is our understanding that our home is non-conforming to current zoning regulations. Our Victorian home reportedly predates 1900 and has a historical charm that we believe would be enhanced further by a cohesive front porch and entrance. Currently there are two sides entrances without a formal front entrance. Prior renovations relocated the original front door and we would like to restore a front door feature. Our neighbor's homes of similar ages have porches or front formal features. The proposed wood porch would have a roof covering and step down to adjacent grades. Our application includes a stamped existing condition plan, a sketch of the limits of the proposed porch and pictures of our home and neighboring homes. We appreciate your consideration.

Sincerely,

The block contains two handwritten signatures in black ink. The signature on the left is 'Emily Gilmore' and the signature on the right is 'Michael Goodman'. Both are written in a cursive, flowing style.

Emily Gilmore and Michael Goodman

Town of Weymouth  
Board of Zoning Appeals  
75 Middle Street  
Weymouth, MA 02189

RE: Letter of Intent – Special Permit Application, Minor Project, 70 Hillcrest Road

I, Andrew Rice of 66 Hillcrest Road, am in support of the Special Permit application to construct a front porch at 70 Hillcrest Road. I have reviewed the application brought forth by owners Emily Gilmore and Michael Goodman.

Sincerely,

 9-26-16

Andrew Rice

Town of Weymouth  
Board of Zoning Appeals  
75 Middle Street  
Weymouth, MA 02189

RE: Letter of Intent – Special Permit Application, Minor Project, 70 Hillcrest Road

We, Michael and Margaret Travers of 74 Hillcrest Road, are in support of the Special Permit application to construct a front porch at 70 Hillcrest Road. We have reviewed the application brought forth by owners Emily Gilmore and Michael Goodman.

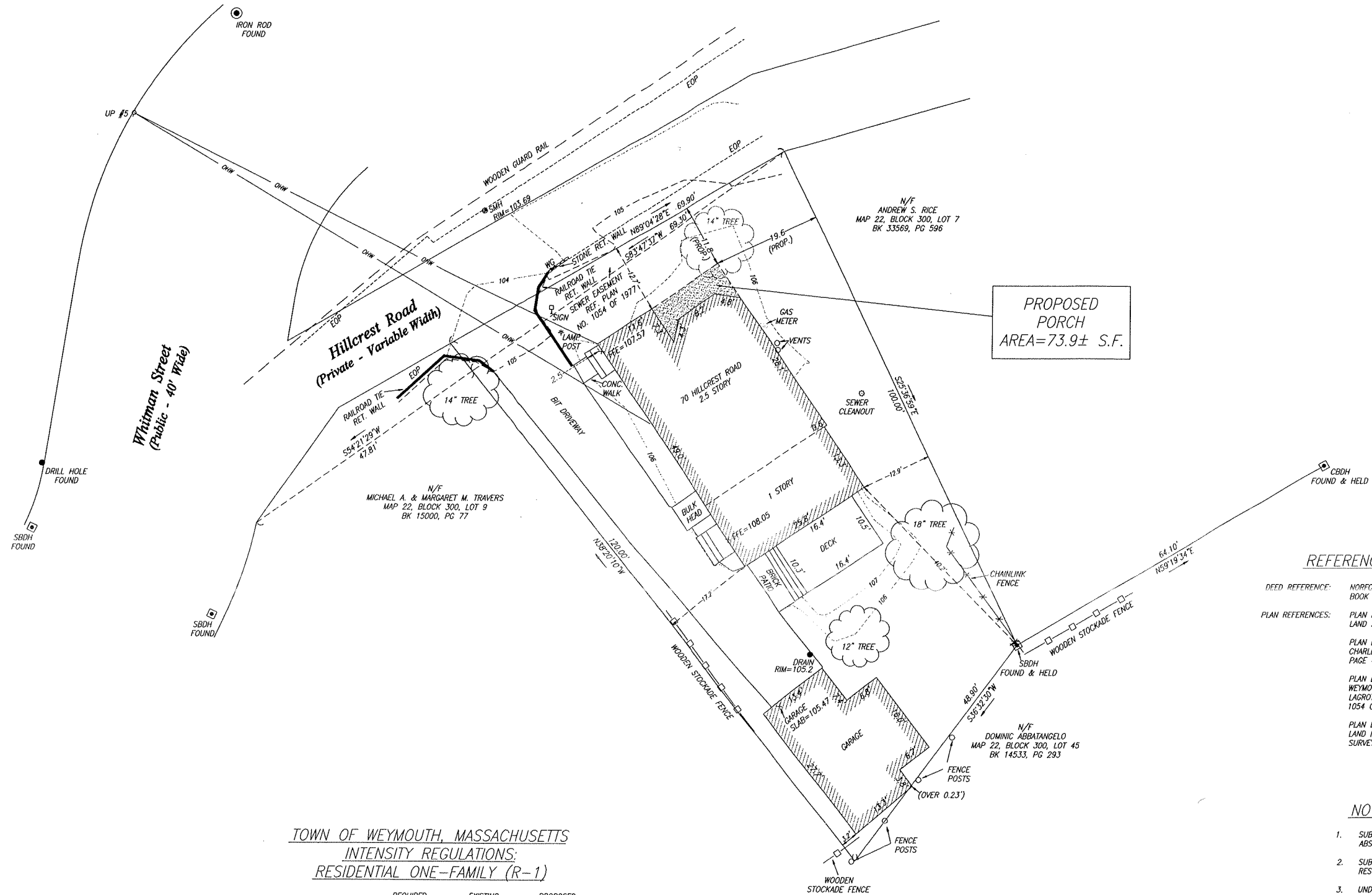
Sincerely,

A handwritten signature in black ink, appearing to read "Michael Travers", with a long horizontal flourish extending to the right.

Michael and Margaret Travers

A handwritten signature in black ink, appearing to read "Margaret Travers", written in a cursive style.

ASE



# LEGEND

- SBDH STONE BOUND DRILL HOLE
- CBDH CONCRETE BOUND
- EOP EDGE OF PAVEMENT
- SMH SEWER MANHOLE
- WG WATER GATE
- UP UTILITY POLE
- OW OVERHEAD WIRES

## REFERENCES

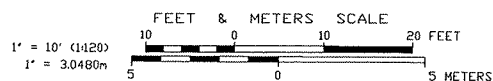
- DEED REFERENCE: NORFOLK COUNTY REGISTRY OF DEEDS  
BOOK 32204, PAGE 147
- PLAN REFERENCES:
- PLAN ENTITLED "PLAN OF LAND IN WEYMOUTH MA," PREPARED BY HOYT LAND SURVEYING, DATED DECEMBER 20, 2002, PLAN NO. 13 OF 2003
  - PLAN ENTITLED "PLAN OF LAND IN WEYMOUTH, MASS.," PREPARED BY CHARLES F. ARNOLD & ASSOCIATES, DATED APRIL 20, 1988, BOOK 367, PAGE 444
  - PLAN ENTITLED "PLAN OF SEWER EASEMENTS HILLCREST ROAD WEYMOUTH, NORFOLK COUNTY, MASS.," PREPARED BY FRANK S. LAGROTTERIA - TOWN ENGINEER, DATED OCTOBER 21, 1977, PLAN NO. 1054 OF 1977
  - PLAN ENTITLED "TITLE SHOWING PLOTS 'A,' 'B,' 'C,' SUBDIVISION OF LAND IN WEYMOUTH, MASS.," PREPARED BY ARTHUR CAVANAGH SURVEYOR, DATED MARCH 1955, BOOK D3353, PAGE 429

## NOTES

- SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
- UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES, IF ANY, HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND MEASUREMENTS OBTAINED FROM A FIELD SURVEY AND RECORD LOCATIONS. THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES WHICH THE EXISTENCE OF ARE NOT KNOWN. SIZE, TYPE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED BY PROPER AUTHORITIES PRIOR TO ANY AND ALL CONSTRUCTION. CALL, TOLL FREE, DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION.
- ELEVATIONS SHOWN ON THIS PLAN REFERENCE AN ASSUMED DATUM.

## TOWN OF WEYMOUTH, MASSACHUSETTS INTENSITY REGULATIONS: RESIDENTIAL ONE-FAMILY (R-1)

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	25,000 S.F.	6,315 S.F.	---
MINIMUM LOT AREA	25,000 S.F.	6,315 S.F.	---
MINIMUM LOT WIDTH	120'	47'	---
MINIMUM FRONT YARD DEPTH	18'	13'	11.8'
MINIMUM SIDE YARD DEPTH	10'	13'	19.6'
MINIMUM REAR YARD DEPTH	22'	40'	---
MAXIMUM LOT COVERAGE	30%	27%	27.7%
MAXIMUM BUILDING HEIGHT	2.5 STORIES/35'	2.5 STORIES/30'	---



ZONING DESIGNATION:  
TOWN OF WEYMOUTH ZONING DISTRICT  
RESIDENTIAL ONE-FAMILY (R-1)

ASSESSORS REFERENCE:  
MAP 22, BLOCK 300, LOT 8

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND ON JULY 7, 2016, AND THE LATEST PLANS AND DEEDS OF RECORD.

I CERTIFY THAT THE SUBJECT DWELLING SHOWN LIES IN A FLOOD ZONE "X" SHOWN ON PANEL 233 OF 430, MAP NUMBER 25021C0233E, HAVING AN EFFECTIVE DATE OF JULY 17, 2012.

### REVISIONS

DATE	DESCRIPTION
9/23/16	LABELS
9/27/16	PROP. ADD.

FIELD: MI/BD  
CALCS: EJP/SMI  
DRAWN BY: SMI  
FIELD EDIT: N/A  
CHECKED: EJP  
APPROVED:  
JOB #:161447

PROFESSIONAL LAND SURVEYOR DATE

**A.S. Elliott & Associates**  
Professional Land Surveyors  
P.O. BOX 85 ~ HOPEDALE, MA 01747  
(508) 634-0256

**Existing Conditions Plan  
Showing Proposed Addition**  
70 HILLCREST ROAD  
WEYMOUTH, MASSACHUSETTS  
PREPARED FOR: MICHAEL GOODMAN  
SCALE: 1"= 10' DATE: JULY 7, 2016