

***Town of Weymouth
Massachusetts***

**Kathleen A. Deree
Town Clerk**

**Town Clerk's Department
781-340-5017
781-682-6129 (FAX)**



**Robert L. Hedlund
Mayor**

**75 Middle Street
Weymouth, MA 02189**

May 18, 2020

To Whom It May Concern:

I, Kathleen A. Deree, Town Clerk of the Town of Weymouth do hereby certify this to be the action taken by the Board of Zoning Appeals at their meeting held on February 26, 2020 on APPLICATION OF: Tucker & Lauren Wood, Case # 3408.

No appeal was filed within the twenty (20) day appeal period.

Signed: Kathleen A. Deree

A True Copy. ATTEST:

Kathleen A. Deree

Kathleen A. Deree
Town Clerk

**TOWN OF WEYMOUTH, MASSACHUSETTS
BOARD OF ZONING APPEALS
NOTICE OF DECISION
56 RANDALL AVENUE**

(To be mailed forthwith to the owner and applicant, if not the owner.)

Owner:	Tucker & Lauren Wood	Date:	April 28, 2020
Address:	56 Randall Ave. Weymouth, MA 02189		
Applicant:	Tucker & Lauren Wood	Case #:	3408
Address:	56 Randall Ave. Weymouth, MA 02189		
Representative:		Site Address:	56 RANDALL AVENUE
		Sheet:	23
		Block:	301
		Lot:	8
Filing Date:	01/29/2020		
Hearing Date:	02/26/2020		
Advertised:	02/12/2020 & 02/19/2020		

**RECEIVED
TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE
2020 APR 28 AM 10:46**

Zoning District: R-1

At a public hearing on 02/26/2020 the Board of Zoning Appeals;

VOTED UNANIMOUSLY TO GRANT A SPECIAL PERMIT under *Weymouth Zoning Ordinance Section 120-40 Extension or change by special permit* to construct a 10' x 27' addition with a 26'x12' deck.

FINDINGS:

The Board found that the proposal met the requirements for a Special Permit under Section 120-122 (D) as follows:

1. The specific site is an appropriate location for such a use. *This is an existing residential neighborhood. The addition is consistent with the scale and style of the wider neighborhood.*
2. The proposed use or structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. The purpose of the project is to make the this portion of the home fully ADA accessible as is needed by the owner.
3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians. *There will be no change to off street parking availability.*
4. There are adequate and appropriate facilities, utilities and other public services provided for the proper operation of the proposed use. *The project will be subject to all applicable building and ADA codes.*

5. That the public convenience and welfare will be substantially served with the proposal. *The ADA addition will allow the owner to remain in his home and in Weymouth. The abutting property owner spoke in support of the proposal.*

CONDITIONS:

1. The applicant will provide staff with fully dimensioned drawings of the proposed addition.
2. The addition will leave a minimum of a 5.5 foot setback from the side property line.

Under MGL Chapter 40A, Section 11, the approval of the Board of Zoning Appeals will NOT take effect until it has been recorded in the Norfolk Registry of Deeds.

After the twenty (20) day appeal period has passed, the Town Clerk will send to the petitioner: (1) the certificate that no appeal was filed, (2) the certificate of granting of variance and/or special permit. The petitioner shall record these documents with the Norfolk Registry of Deeds, Dedham, MA, with the appropriate filing fee.

When a receipt from the Registry of Deeds is presented to the Building Inspector (to show that the decision has been recorded), the proper permit will be issued.

Decision filed with the Town Clerk on April 28, 2020

IMPORTANT: Notice is further given that any person aggrieved by this decision may appeal, according to MGL Chapter 40A, Section 17, and said appeal, if any, must be filed with the Town Clerk within twenty (20) days after the filing of the decision with the Town Clerk.

Robert Luongo

Robert J. Luongo, Director of Planning and Community Development

THE COMMONWEALTH OF MASSACHUSETTS

WEYMOUTH

BOARD OF APPEALS


April 28, 2020

Certificate of Granting of Variance or Special Permit
(General Laws Chapter 40A, Section 11)

The Board of Appeals of the Town of Weymouth hereby certifies that a Variance or Special Permit has been granted to Tucker and Lauren Wood, 56 Randall Ave, Weymouth, MA 02189, affecting the rights of the owner with respect to land or buildings at 56 RANDALL AVENUE also shown on the Weymouth Town Atlas Sheet 23, Block 301, Lots 8, and the said Board of Appeals further certifies that the decision attached hereto is a true and correct copy of its decision granting said variance – special permit, and that copies of said decision, have been filed with the Planning Board and the Town Clerk.

The Board of Appeals also calls to the attention of the owner or applicant that General Laws, Chapter 40A, Section 11 (last paragraph) provides that no variance or special permit, or any extension, modification or renewal thereof, shall take effect until a copy of the decision bearing the certification of the Town Clerk that twenty days have elapsed after the decision has been filed in the office of the Town Clerk and no appeal has been filed or that, if such appeal has been filed, that it has been dismissed or denied, is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The fee for such recording or registering shall be paid by the owner or applicant.


Robert J. Luongo, Planning Director


Kathleen Deree, Town Clerk

Case # 3408

Date of Hearing: 02/26/2020

BZA Decision – 56 RANDALL AVENUE
(Case 3408)