

**TOWN OF WEYMOUTH, MASSACHUSETTS  
BOARD OF ZONING APPEALS  
NOTICE OF DECISION  
127 BIRCHBROW AVENUE**

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

<b>Owner:</b>	Mary Christofi-Peer	<b>Date:</b>	May 10, 2018
<b>Address:</b>	127 Birchbrow Avenue Weymouth, MA 02191		

<b>Applicant:</b>	Mary Christofi-Peer	<b>Case #:</b>	3352
<b>Address:</b>	127 Birchbrow Avenue Weymouth, MA 02191		

<b>Representative:</b>	N/A	<b>Site Address:</b>	127 Birchbrow Ave
		<b>Sheet:</b>	4
		<b>Block:</b>	54
		<b>Lot:</b>	22

**Zoning District: R-1**

Board of Zoning Appeals application filed on March 15, 2018.

After a public hearing on April 11, 2018, advertised in the Weymouth News on March 28, and April 4, 2018, the Board of Zoning Appeals at its meeting of April 11, 2018

**VOTED TO GRANT THE VARIANCE** under *Weymouth Zoning Ordinance 120-52, Lot Less than 5,000 square feet*; to grant relief for the petitioner to demolish an existing ~7'x16' single-story addition at the rear of an existing single-family dwelling, and construct a two-story addition on the same footprint.

**FINDINGS:**

The lot is a legal pre-existing lot of less than 5,000 square feet that was created prior to current zoning regulations regulating size of lots. There would be no feasible way for the property owner to increase the size of the lot.

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.

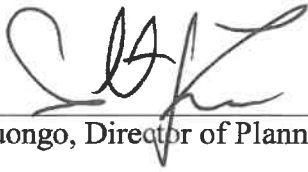
**After the twenty (20) day appeal period has passed, the Town Clerk will send to the petitioner: (1) the certificate that no appeal was filed, (2) the certificate of granting of variance and/or special permit. The petitioner shall record these documents with the Norfolk Registry of Deeds, Dedham, MA,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

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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 May 10, 2018

**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.

A handwritten signature in black ink, appearing to read 'R. Luongo', is written over a horizontal line.

Robert J. Luongo, Director of Planning and Community Development

**THE COMMONWEALTH OF MASSACHUSETTS**

**WEYMOUTH**

**BOARD OF APPEALS**

May 10, 2018

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 Mary Christofi-Peer, 127 Birchbrow Avenue, Weymouth, MA 02191, affecting the rights of the owner with respect to land or buildings at 127 Birchbrow Avenue, Weymouth, MA 02191, also shown on the Weymouth Town Atlas Sheet 4, Block 54, Lot 22, 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 # 3352

Date of Hearing: 4/11/2018

BZA Decision – 127 Birchbrow Avenue  
(Case 3352)