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TOWN OF WEYMOUTH
PLANNING DEPT.
2022 OCT -5 AM 10:14

**TOWN OF WEYMOUTH
BOARD OF ZONING APPEALS APPLICATION**

TO BE COMPLETED BY STAFF

Case Number: # 3490

Town Clerk Stamp

Submittal Accepted: [Signature] Date 10/5
Signature of Planning Dept. Staff for minimal requirements

Determined to be complete and may now be filed with Town Clerk:

[Signature]
Signature of Principal Planner or Director

PROPERTY INFORMATION - TO BE COMPLETED BY APPLICANT

PROJECT / PROPERTY STREET ADDRESS: 194 Broad Street, Weymouth MA 02188

Assessor's Map Sheet, Block, & Lot: 20-219-12

Zoning District: R1 Overlay District: _____

OWNER OF RECORD (S) (print & sign): Jon Willis & Jeannine Fabian

(The owner of record is the person or entity who owns title to the property as of today's date)

Address of owner of record: 194 Broad Street, Weymouth, MA 02188

Norfolk County Registry of Deeds Book and Page No. 29064-568

Or registered in Land Registration Office under Certificate No. _____

NAME OF APPLICANT (S) (print & sign): Jon Willis & Jeannine Fabian

Applicant's Address: 194 Broad Street, Weymouth, MA 02188

Contact Information: Email ninahomesales@gmail.com Phone (617) 365-5588

Check if you are an: owner(s) ☒ lessee(s) ☐ optionee (s) ☐

NAME & AFFILIATION OF REPRESENTATIVE: Nima Yadollahpour - ONY architecture

Address: 49 Keith Street, Weymouth MA 02188

Contact Information: Email nima@onyarchitecture.com Phone (617) 807-0669

NAME OF ENGINEER AND / OR ARCHITECT: Nima Yadollahpour - ONY architecture

Prior to submitting your application you must review this entire package and the Board Rules and Regulations outlining the Board's policies and procedures. Your signature signifies that you have read the required material and you will be expected to adhere to them.

I (we) hereby certify that I (we) have read the Board of Zoning Appeals Rules and Regulations and that the statements within my (our) application are true and accurate to the best of my (our) knowledge.

Applicant / Petitioner - Date (sign & print)

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

The above relief and Ordinance sections will be further reviewed after a complete package is submitted. This may be amended by the Planning or Building staff during the application review process after having the benefit of plan to accurately advertise the application before the Board.

PETITIONER'S DESCRIPTION AND NARRATIVE:

To be completed by all Board of Appeals Applicants. Attach additional sheets as necessary.

1. Describe what is presently located on the property (use as much detail as possible including all uses and square footage of each use):

The 9,760+/- square foot lot currently has a single family house which is located on the front corner of the property. Based on the assessors info the total building square footage is 1,496. In addition there is also an existing garage set back from the front of the property, as well as a stone retaining wall which wraps around the front and right side of the existing house and terminates near the existing garage. The existing driveway is located to the right of the house.

2. The applicant seeks to (describe what you want to do on the property in as much detail as possible):

We seek to add approximately 592 gross square feet of living space (379 sq. ft. of which will be on the ground floor). The addition would include a new family room on the ground floor as well as a new entry foyer. On the second floor, the expansion will relocate and enlarge an existing bedroom and add a bathroom to function as a master bedroom suite. Since the existing house is grand-fathered and is within the current set backs, and since the challenging site conditions limit ground floor expansion, the proposed design is the only practical and cost effective way to expand. The symmetrical location of the new addition also best compliments the existing architecture of the house.

3. Such a use is permitted by the Town of Weymouth Zoning Ordinance under Article (insert Article, Section of the Zoning Ordinance which permits the proposed use of the property).

As per Section 120-8, we consulted the Town of Weymouth Zoning Map, which highlights our area as a R-1.

4. Are you aware if this property has been previously granted approvals from any Town Board or Commission? If so, please list (provide dates of previous approvals, book and page numbers or any recorded decisions and copies of past decisions).

No

5. Any other additional information as relevant to the Variance or Special Permit:

ZONING COMPUTATION WORKSHEET

(To be attached with all Board of Zoning Appeals Applications)

The Zoning Computation Worksheet must be completed by the Applicant / Petitioner. All information should be measured and calculated in accordance with the Weymouth Zoning Ordinance (Section 120-51 Table 1 "Schedule District Regulations" and other applicable sections of the Zoning Ordinance). The information should be based on engineer/surveyor/architectural prepared plans and or calculations. Further guidance can also be provided by the Board's step-by-step application instructions and by contacting the Planning or Building Department while completing this section.

Data	Required	Existing	Proposed
Use		single family residential	single family residential
Lot Area / Size (Sq. Ft.)	25,000 square feet	9,760 +/- square feet	9,760 +/- square feet
Dwelling Units	single	single	single
Frontage (ft.)			
Lot Width (ft.)	120 feet	61.38 feet	61.38 feet
Front Yard Setback (ft.)	18 feet	17.1 feet	17.1 feet
Front Yard Setback (ft.) – corner lots			
Side Yard Setback (ft.)	10 feet	3.4 feet	3.4 feet
Side Yard Setback (ft.)			
Rear Yard Setback (ft.)	24 feet	75 feet	41.7 feet
Height (ft.) & # of Stories	2 1/2 stories or 35 feet	2 stories - less than 35'	2 stories - less than 35'
Lot Coverage	30%	13.7%	17.6%
Off-Street Parking Spaces	1.5	2	2
Off-Street Loading Spaces			
Parking Setback			
Accessory Structure Setback			
Landscaping			
Floor Area Ratio			
Signage			
Other:			

SPECIAL PERMIT APPLICATION

To be completed for Special Permit Applications only.

SPECIAL PERMIT FINDINGS OF FACT

In the spaces below explain how the adverse effects of the proposal will not outweigh its beneficial impacts to the Town with respect to each of the following considerations per Article XXV, Section 120-122 of the Zoning Ordinance. The Special Permit Granting Authority may approve any such application for a special permit **only** if it finds that, in its judgment, all of the following conditions are met. (Attach additional supporting documentation as necessary).

1. Is the specific site an appropriate location for such a use? Please explain.

The existing site is already in the R-1 district, and the existing structure is being utilized as a primary residence. The expansion to the existing structure is within appropriate alterations for such a structure in this district.

2. Will the proposed use / structure be detrimental or adversely affect the character of the neighborhood or town? Please explain.

No. The modest addition to the rear of the existing house is designed to be aesthetically and functionally respectful and contextual to not only the existing house, but to the neighborhood.

3. Is there potential for nuisance or serious hazard to vehicles or pedestrians? Please explain.

No.

4. Will adequate and appropriate facilities, utilities and other public services be provided for the proper operation of the proposed use? Please explain.

Yes.

5. Will the public convenience and welfare be substantially serviced with this proposal? Please explain.

Not applicable.

SUPPLEMENTARY QUESTIONS - SECTION 120-40 SPECIAL PERMITS

Extension, Alteration or Change of a Privileged Pre-existing, Nonconforming Structure or Use

(Article XIII "Nonconforming Uses" Section 120-40 "Extension or Change")

To be completed by Applicants applying for a Special Permit under Section 120-40 Only.

EXTENSION OR CHANGE FINDINGS OF FACT:

Any lawful structure or use in existences at the time the Zoning Ordinance was adopted or amended may be extended or altered, provided that no such extension or alteration shall be permitted unless there is a finding by the Board of Zoning Appeals that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use or structure to the neighborhood.

1. Describe what is currently nonconforming about this structure (list specific dimensional nonconformities):

The existing house is already nonconforming regarding side and front yard setbacks. The new expansion will not encroach further into these setback requirements.

2. Indicate how long the nonconforming aspects of the structure have been in existence:

Based on the Town of Weymouth Property Card, the existing structure was built in 1900.

3. At the time the nonconformity was created (the structure or use initiated) was it compliant with the current zoning requirements? Past zoning ordinances are available for research at the Town Clerk's office and Planning Department. Past zoning maps are available at the Planning Department.

4. Explain how the extension, alteration, or change itself complies with the current Zoning Ordinance requirements:

The new addition to the existing structure is designed to be a symmetrical extension to the rear of the building. Architecturally and functionally we believe this to be the most logical approach. The new expansion also has a lesser width than the existing house, therefore it does not extend further into the already non-conforming side yard setback requirements. As for the rear yard setback, the new addition does not come near encroaching these requirements.

5. Indicate the number of off-street parking spaces currently provided and to be provided for the proposed structure as extended, altered or changed:

The existing garage and driveway provide ample off street parking that would be required by the zoning guidelines.

6. Explain how the use or structure as extended, altered or changed will not be substantially more detrimental to the neighborhood than the existing structure:

The modest addition to the existing house, has been designed to not only compliment the existing house in terms of scale, functionality and aesthetics, but it also takes into consideration the context within the neighborhood. The addition will not be very visible from the street, and will maintain a substantially open rear yard.

VARIANCE APPLICATION

To be completed for Variance applications only.

VARIANCE FINDINGS OF FACT:

Criteria for approval. The Board may approve any such application for a Variance **only** if it finds that, in its judgment, all of the following conditions are met.

Complete the following questions. Your responses should provide justifications as to why the requested Variance(s) should be granted. Attach additional documentation as necessary.

1. Describe how a literal enforcement of the provision of the Town of Weymouth Zoning Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner.

2. Describe how the hardship is owing to circumstances relating to the soil conditions, shape, and/or topography of the land or structures and how the hardship especially affects said land or structures, but does not affect generally the zoning district in which it is located.

3. Describe how desirable relief may be granted without detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Town of Weymouth Zoning Ordinance.

4. Describe how the dimensional variance as it relates to floor space, bulk, number of occupants or other relevant measures, if granted, shall be no greater than the minimum necessary to provide relief from the statutory hardship.

NOTE THAT THE LAW DOES NOT PERMIT THE BOARD TO GRANT A VARIANCE UNLESS ALL OF THE REQUIREMENTS SET FORTH IN CHAPTER 40A SECTION 10 OF THE GENERAL LAWS AND IN ARTICLE XXIV SECTION 120-119 OF THE WEYMOUTH ZONING ORDINANCE ARE SATISFIED. EACH OF THE ABOVE FINDINGS MUST BE ANSWERED IN DETAIL. ATTACH ADDITIONAL SHEETS IF NECESSARY.