

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

TO BE COMPLETED BY STAFF

Case Number: 3265

Town Clerk Stamp

Submittal Accepted: _____ Date _____
Signature of Planning Dept. Staff for minimal requirements

Determined to be complete and may now be filed with Town Clerk: _____
Signature of Principal Planner or Director

PROPERTY INFORMATION - TO BE COMPLETED BY APPLICANT

PROJECT / PROPERTY STREET ADDRESS: 73 Cain Ave

Assessor's Map Sheet, Block, & Lot: _____

Zoning District: R1 Overlay District: _____

OWNER OF RECORD (S) (print & sign): Jennifer Porter
(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: 73 Cain Ave Weymouth MA 02189

Norfolk County Registry of Deeds Book and Page No. 923, Page 85

Or registered in Land Registration Office under Certificate No. _____

NAME OF APPLICANT (S) (print & sign): Jennifer Porter

Applicant's Address: 73 Cain Ave Weymouth MA 02189

Contact Information: Email JAN4CU2@hotmail.com Phone 9176484337

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

NAME & AFFILIATION OF REPRESENTATIVE: _____

Address: _____

Contact Information: Email _____ Phone _____

NAME OF ENGINEER AND / OR ARCHITECT: Jack Resendes

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.

[Signature] 9/28/15
Applicant / Petitioner - Date (sign & print)

NATURE OF REQUEST

Application is for: X Special Permit _____ Variance _____ Other: _____

Applicable Section of Zoning Ordinance (specify Section (s) of the Zoning Ordinance from which relief is sought):

Section 120-13 A

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):

Single family home and large detached garage

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

Add an addition as an attached in-law ~~at~~ home for my elderly Parents.

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).

Section 120-13 A

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:

Two front entrances are needed as one may become a ramp in the future.

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			
Lot Area / Size (Sq. Ft.)			
Dwelling Units		1	2
Frontage (ft.)			
Lot Width (ft.)			
Front Yard Setback (ft.)			
Front Yard Setback (ft.) - corner lots			
Side Yard Setback (ft.)			
Side Yard Setback (ft.)			
Rear Yard Setback (ft.)			
Height (ft.) & # of Stories			
Lot Coverage			
Off-Street Parking Spaces		0	0
Off-Street Loading Spaces		0	0
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.

Yes, the garage will be demolished. The Addition falls within the set backs on my Survey

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

No, Cain Ave is Predominately 2 family homes as is.

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

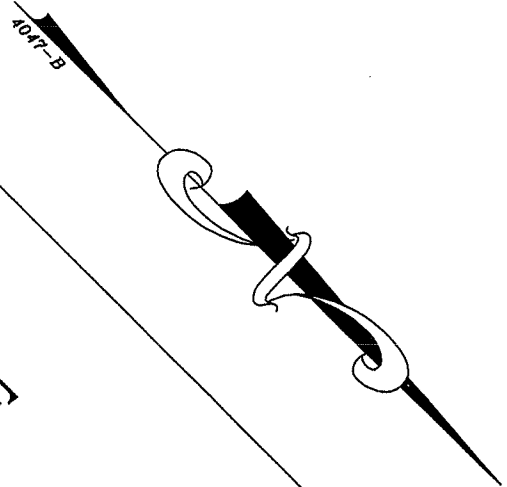
No, the addition is for my elderly Parents.

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

Yes, the addition is a home and will have a kitchen and bathrooms.

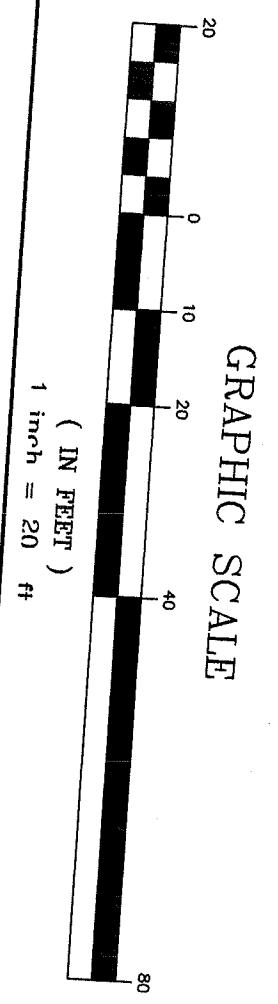
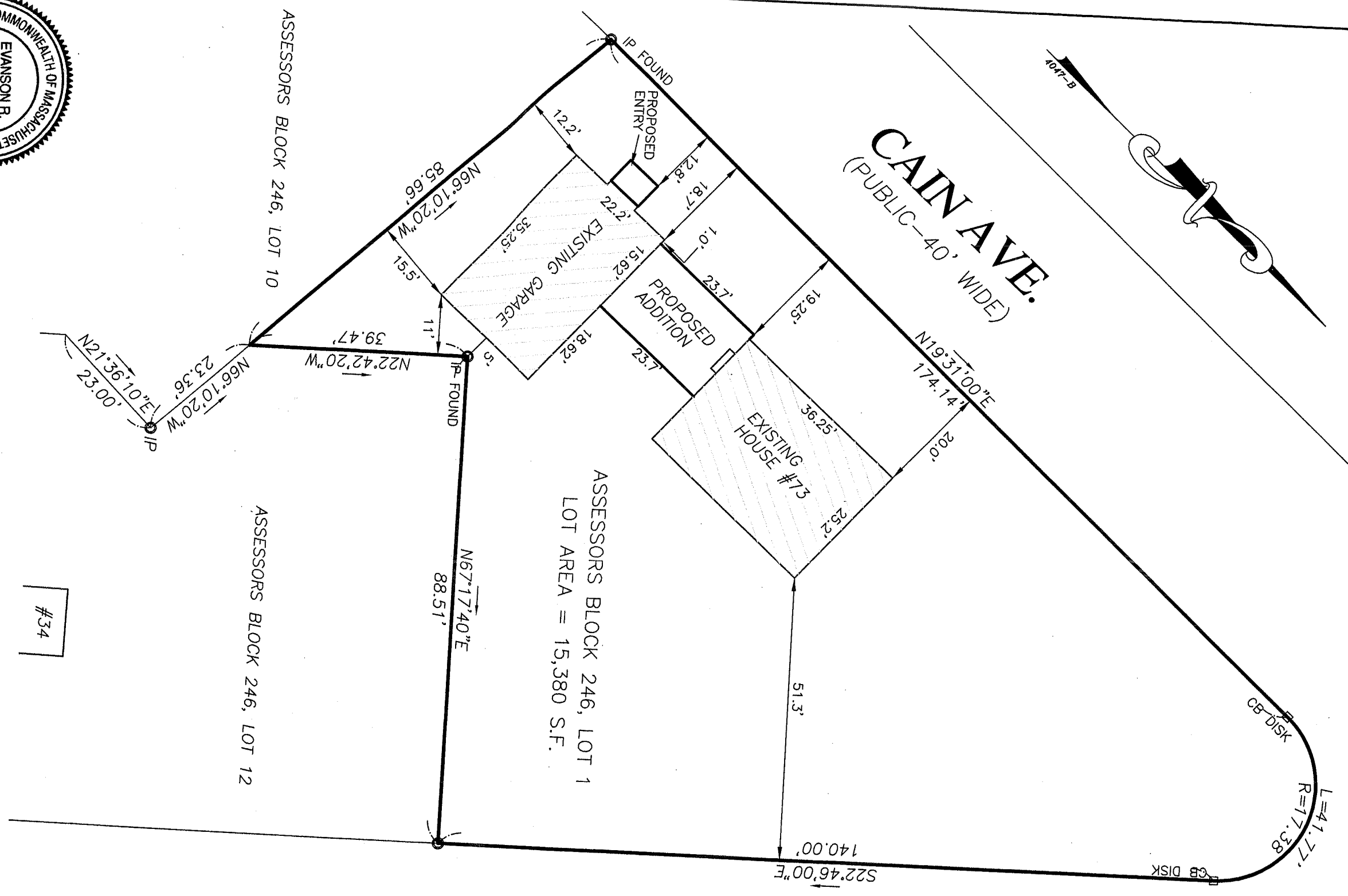
5. Will the public convenience and welfare be substantially serviced with this proposal? Please explain.

No, this is a small addition to my large lot of land. For Private use. I have the support of my neighbors, whose names and addresses I would be happy to provide.



CAIN AVE.
(PUBLIC-40' WIDE)

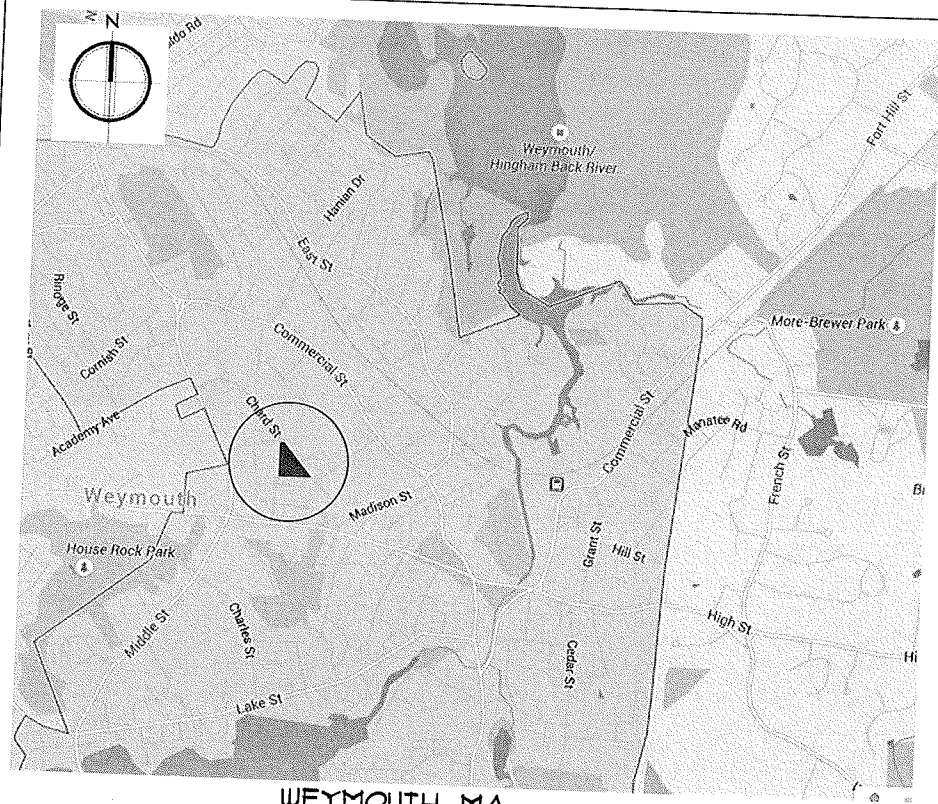
CHARD STREET
(PUBLIC-50' WIDE)



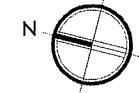
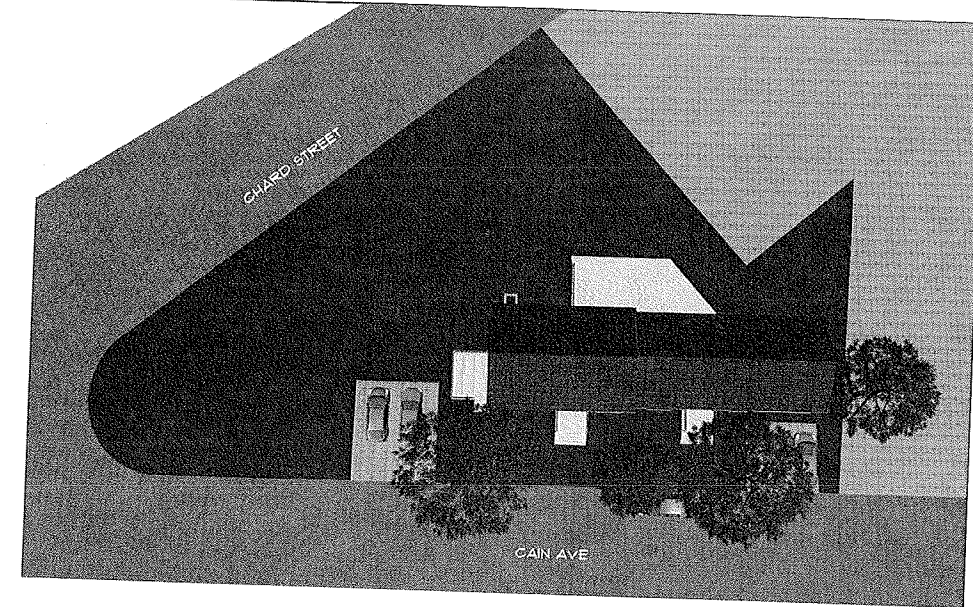
#34

PLOT PLAN
#73 CAIN AVE
WEYMOUTH, MA

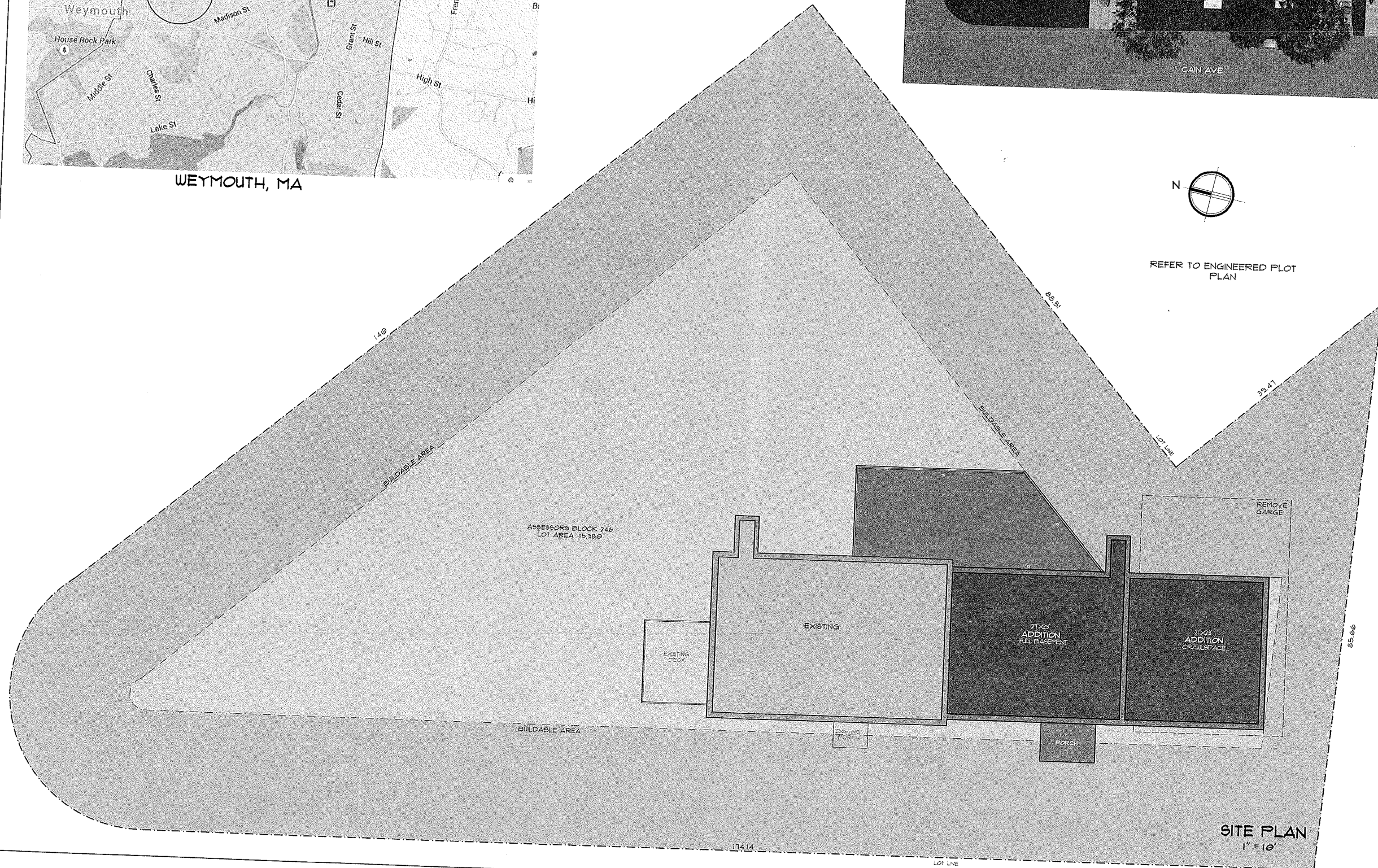
PREPARED FOR: JENNIFER PORTER
DEED REF: CERTIFICATE 184485
LAND COURT PLAN 12964F & G
ASSESSORS: BLOCK 246, LOT 1
ZONING: RESIDENCE 1



WEYMOUTH, MA



REFER TO ENGINEERED PLOT PLAN

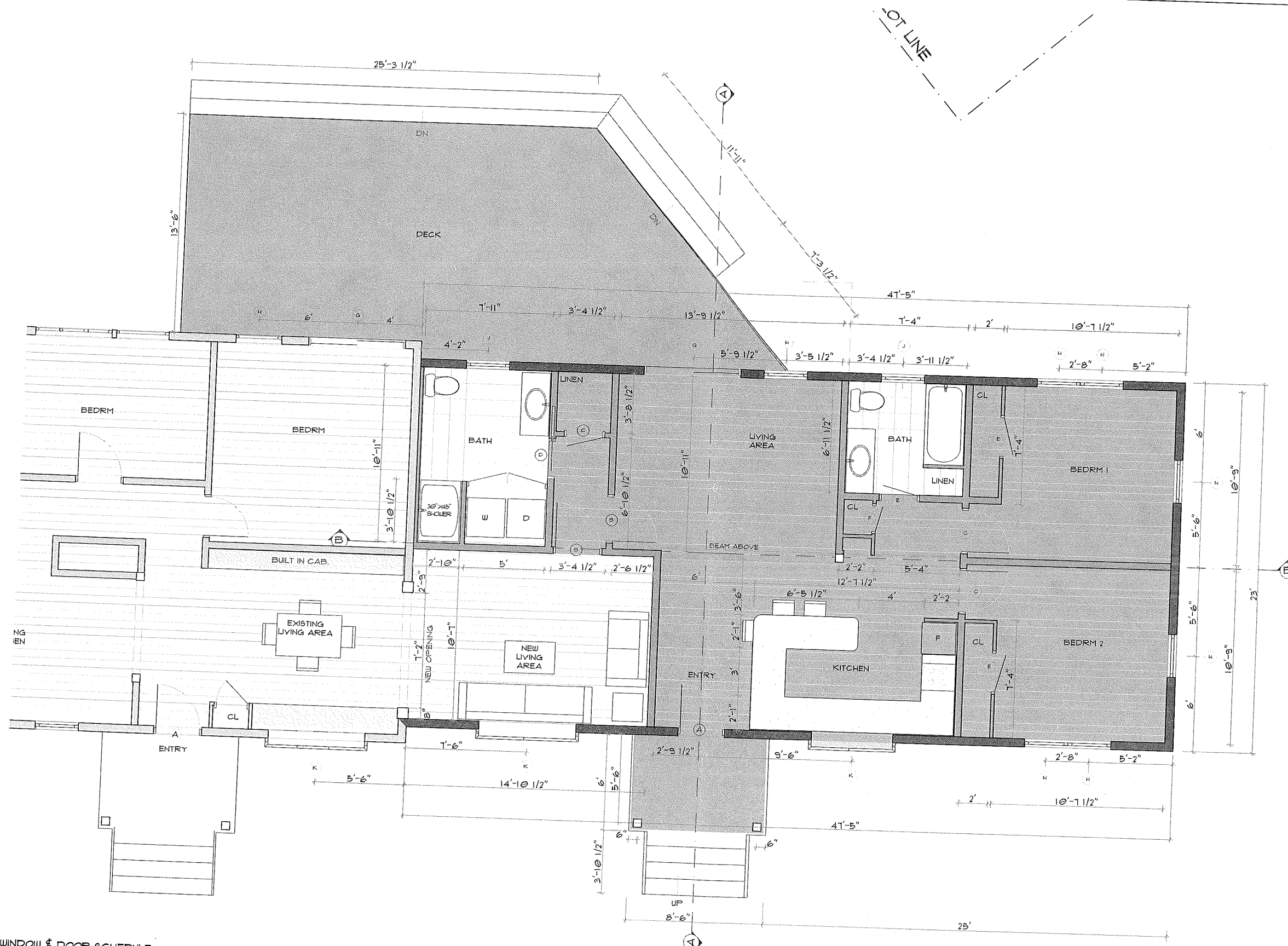


PROPOSAL FOR
REMODEL & ADDITION
PORTER FAMILY
13 CAIN AVE
E. WEYMOUTH, MA 02189

DATE
SEPTEMBER 6, 2015
SCALE
1" = 10'
DRAWING

A1

SITE PLAN



WINDOW & DOOR SCHEDULE

- A 3' X 6'-8" EXTERIOR DOOR
- B 3' X 6'-8" SOLID CORE FIRE RATED DOOR
- C 2'-10" X 6'-8" SOLID CORE DOOR
- D 2'-8" X 6'-8" POCKET DOOR
- E 2'-8" X 6'-8" HOLLOW CORED DOOR
- F 2'-8" X 6'-8" HOLLOW CORE DOOR
- G 6' X 6'-8" SLIDING GLASS DOOR
- H 32" X 4'-2" DOUBLE HUNG WINDOW
- J 32" X 36" DOUBLE HUNG WINDOW
- K 5' X 4' BAY WINDOW

PROPOSAL FOR
REMODEL & ADDITION
PORTER FAMILY
13 CAN AVE
E WEYMOUTH, MA 02189

DATE

SEPTEMBER 6, 2015

SCALE

1/4" = 1'-0"

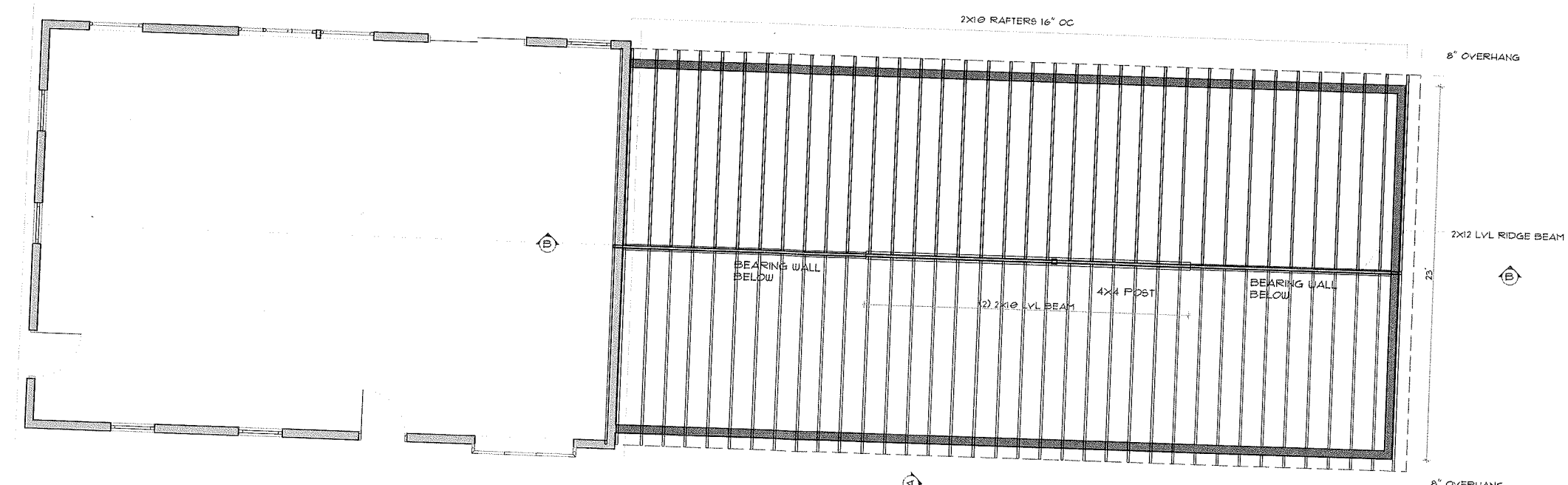
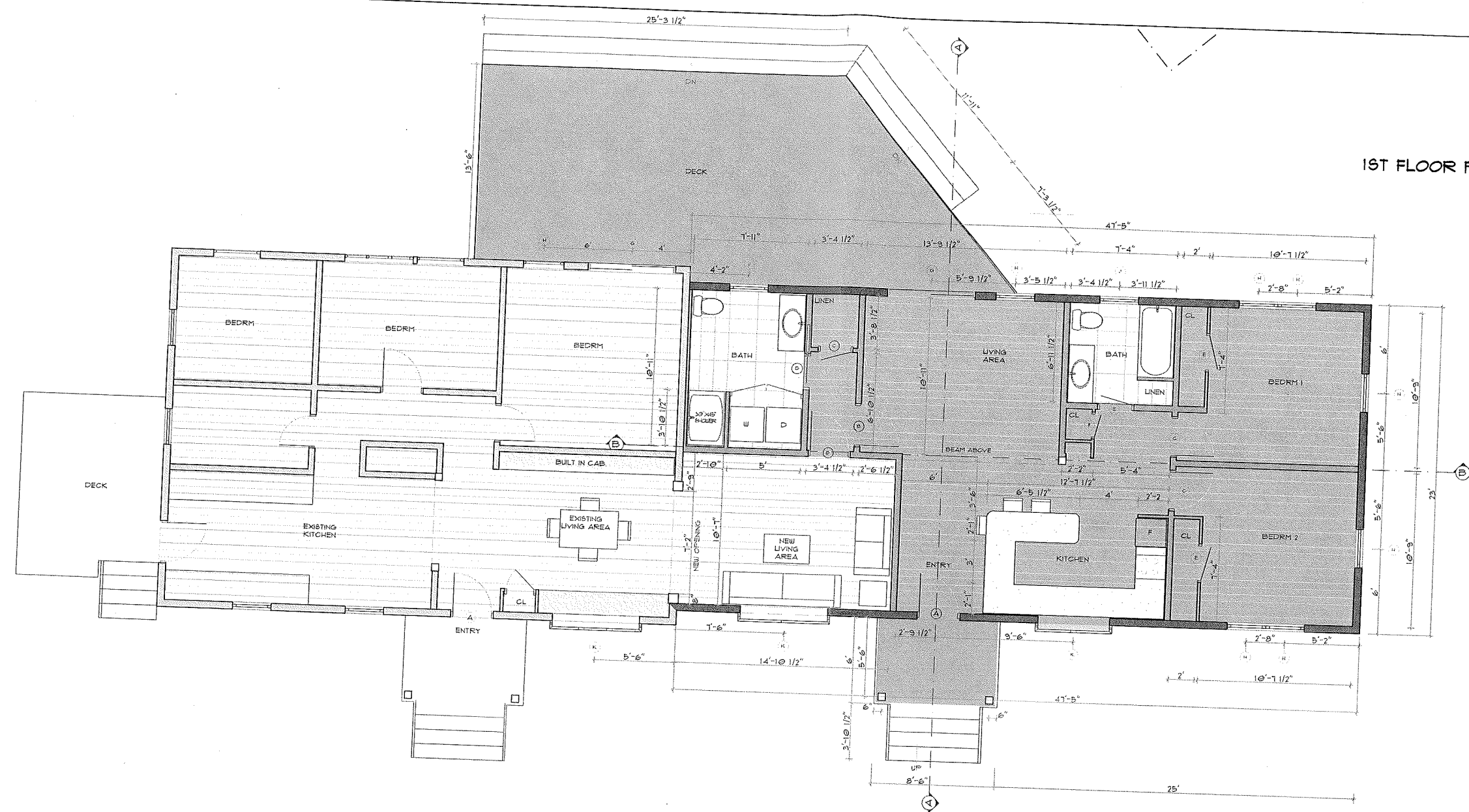
DRAWING

A3

FLOOR PLAN



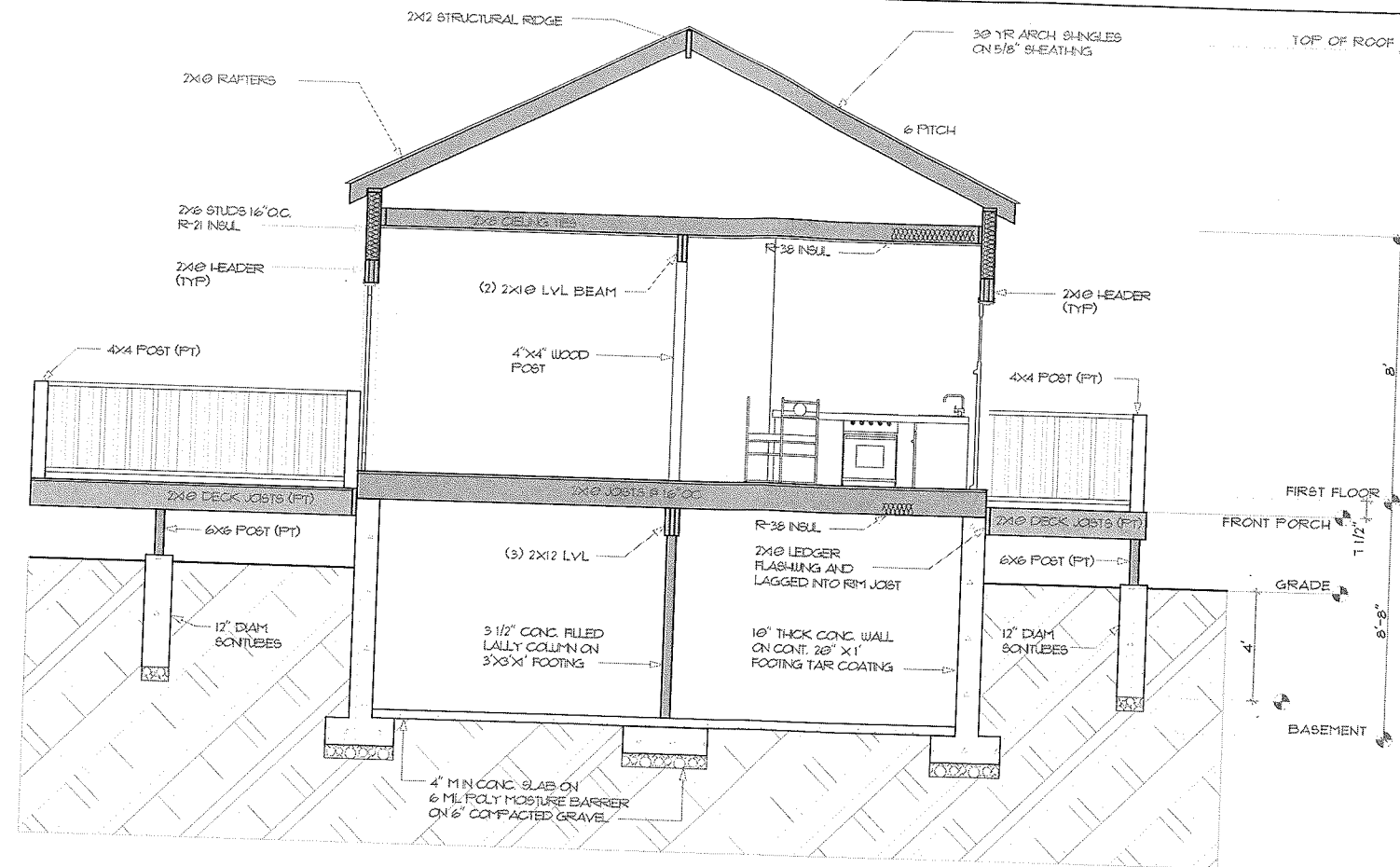
1ST FLOOR PLAN



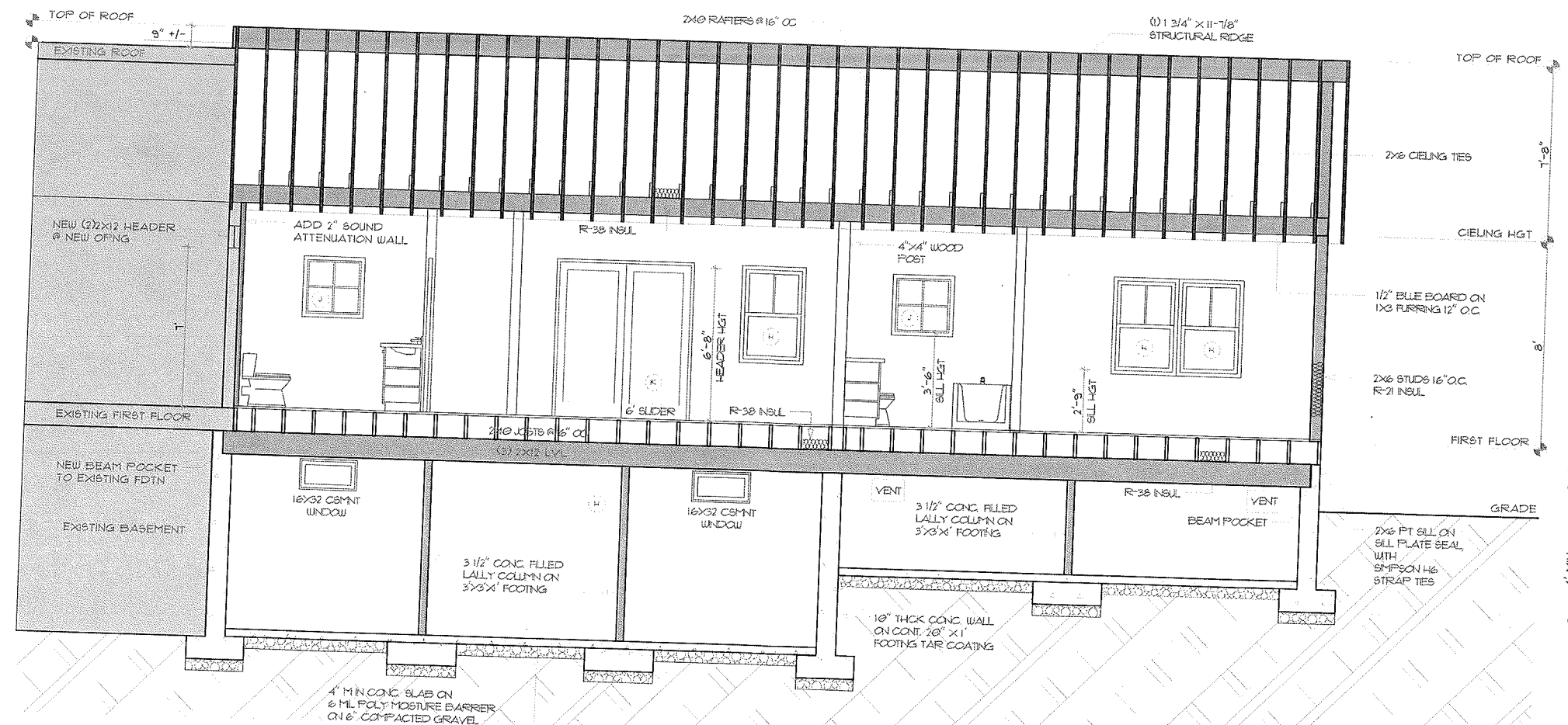
ROOF FRAMING PLAN

PROPOSAL FOR
REMODEL & ADDITION
PORTER FAMILY
73 CAN AVE
E WETMOUTH, MA 02183

DATE:	SEPTEMBER 6, 2016
SCALE:	3/16" = 1'-0"
DRAWING:	
A4	ROOF FRAMING PLAN



SECTION A



SECTION B

PROPOSAL FOR
REMODEL & ADDITION
PORTER FAMILY
73 CAN AVE
E. WENMOUTH, MA 0289

DATE

SEPTEMBER 6, 2015

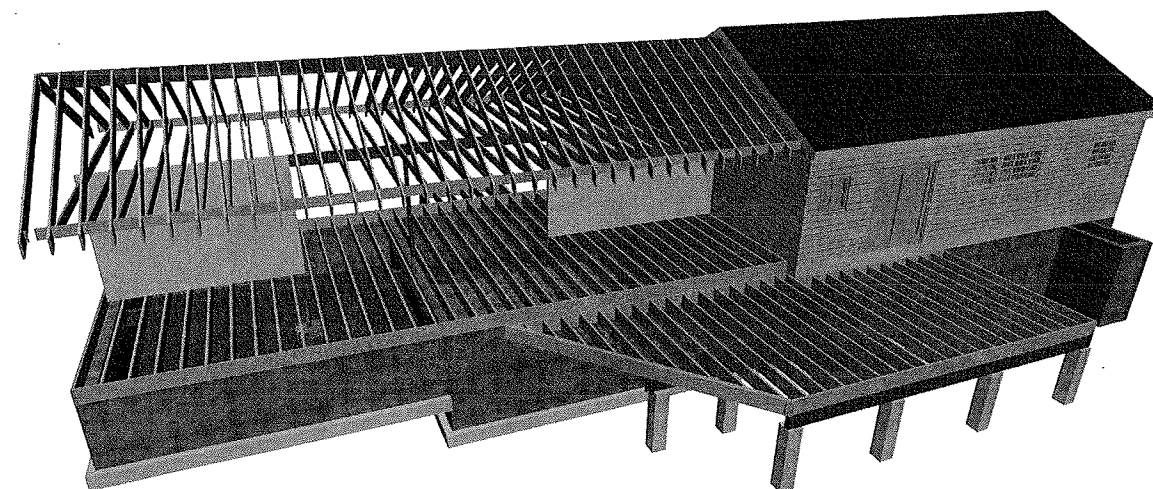
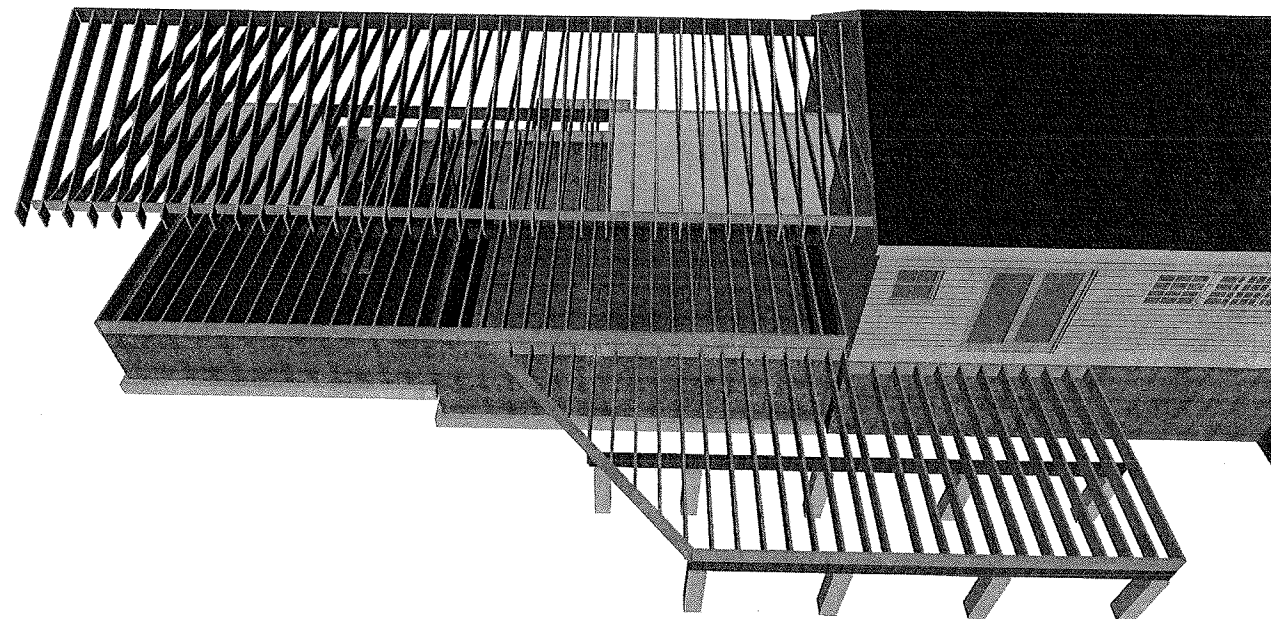
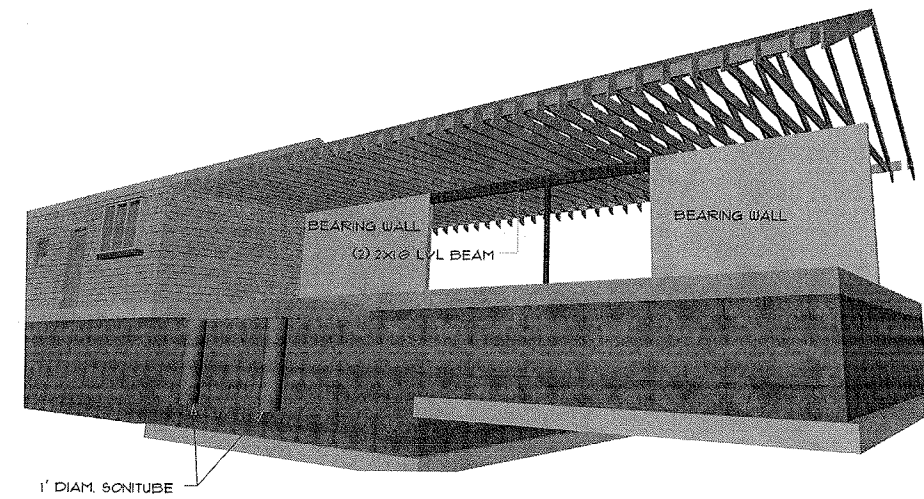
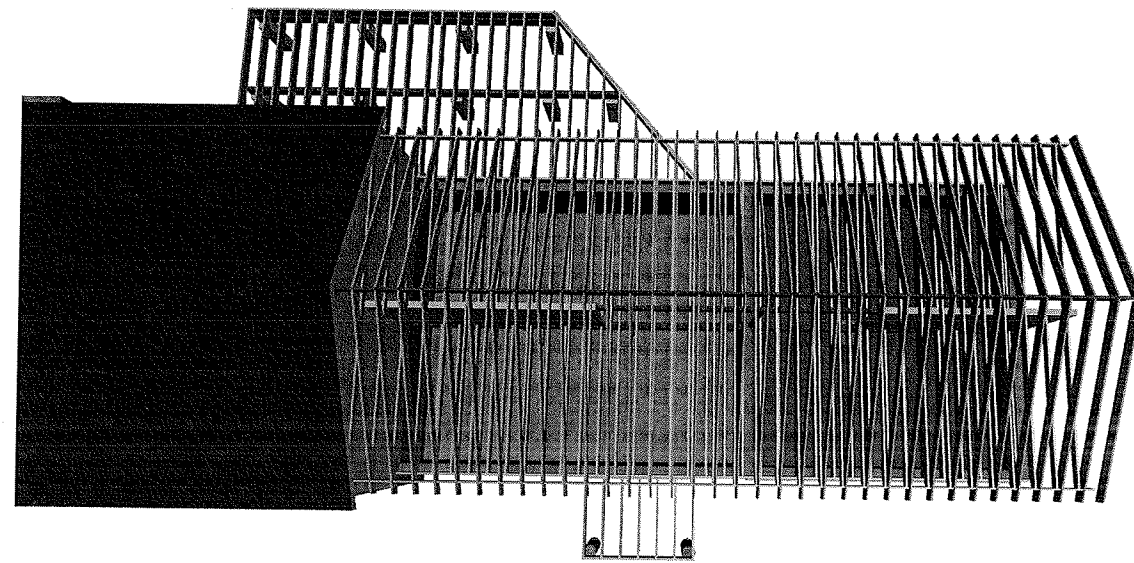
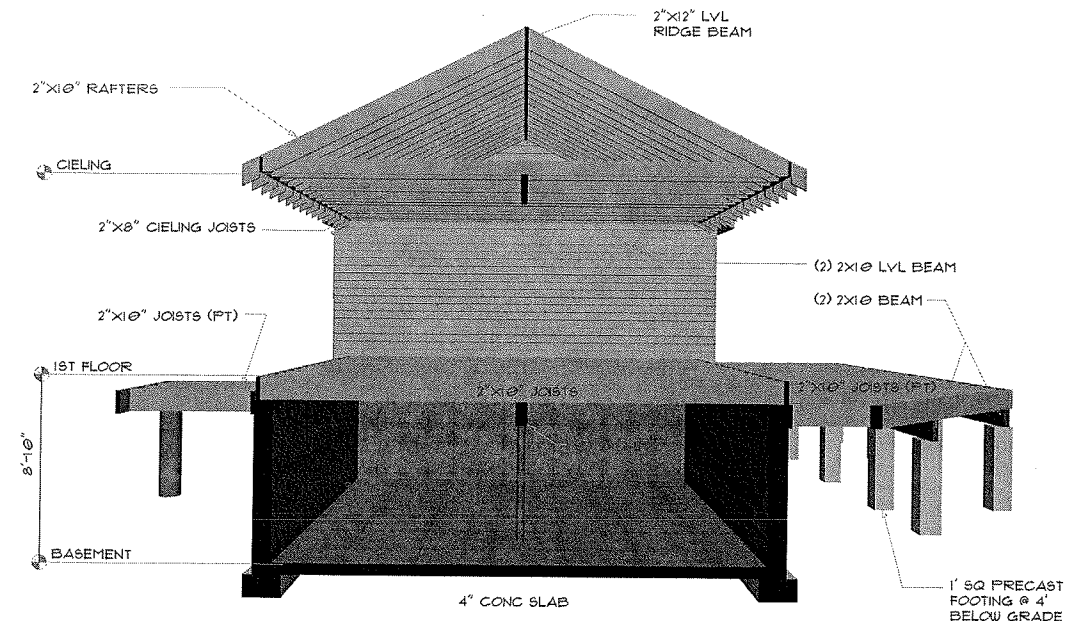
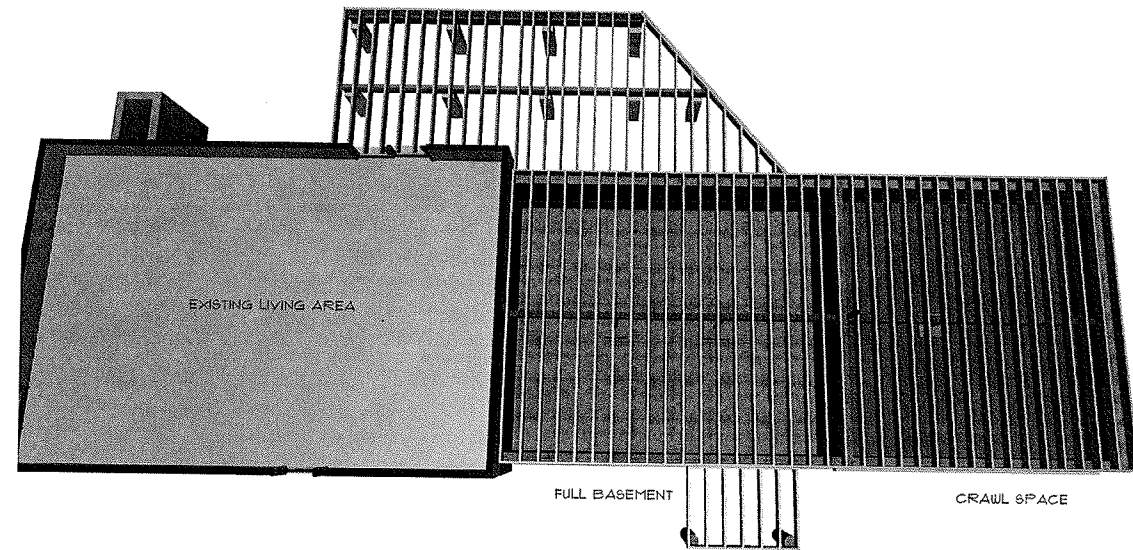
SCALE

1/4" = 1'-0"

DRAWING

A5

SECTION



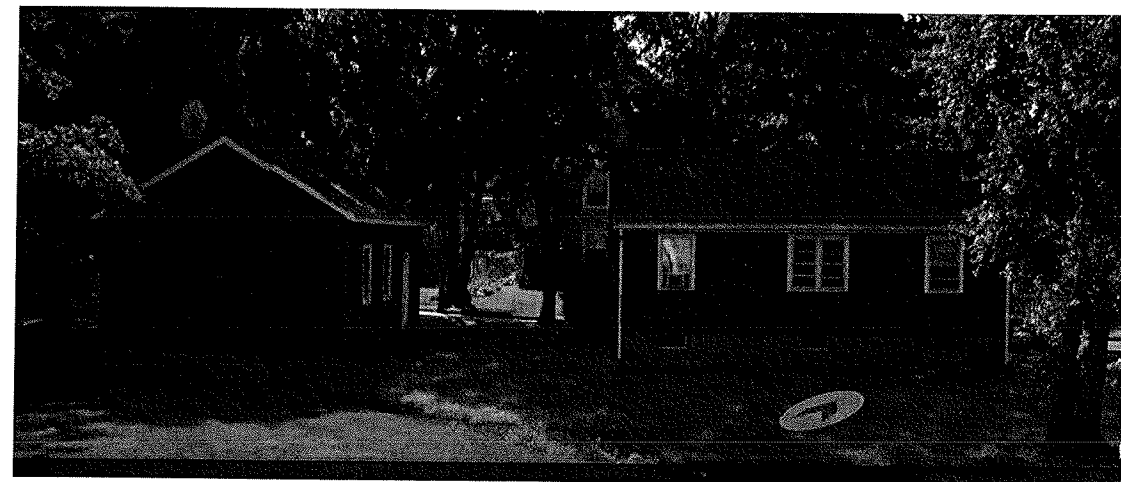
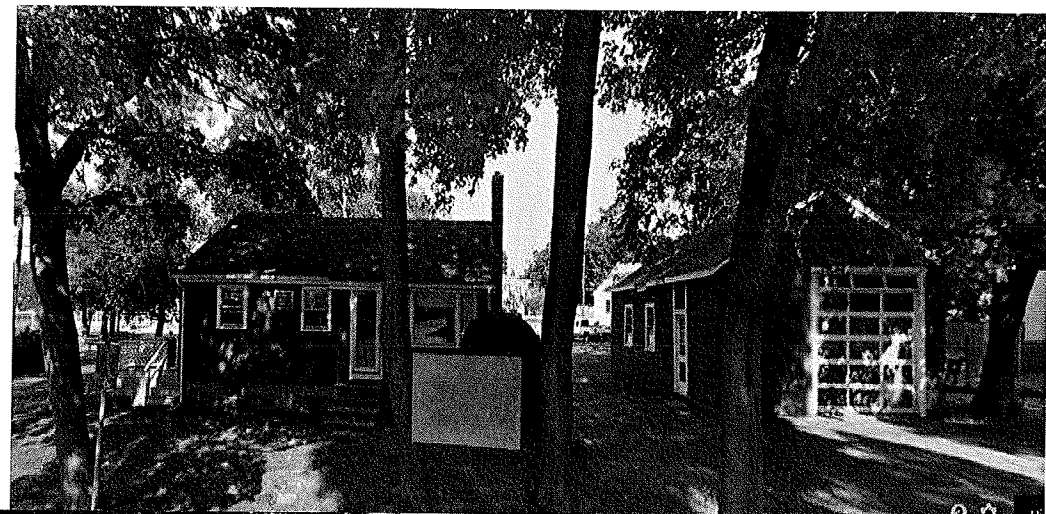
PROPOSAL FOR
REMODEL & ADDITION
PORTER FAMILY
 19 CAN AVE
 E. WETMOUTH, MA 01893

DATE:
 SEPTEMBER 8, 2015

SCALE:
 NO SCALE

DRAWING

A6
 3D FRAMING
 PERSPECTIVES



EXISTING CONDITIONS



FRONT VIEW



SIDE VIEW



REAR VIEW



PROPOSED ADDITION

PROPOSAL FOR
REMODEL & ADDITION
PORTER FAMILY
13 CAN AVE
E. WETMOUTH, MA 02189

DATE:

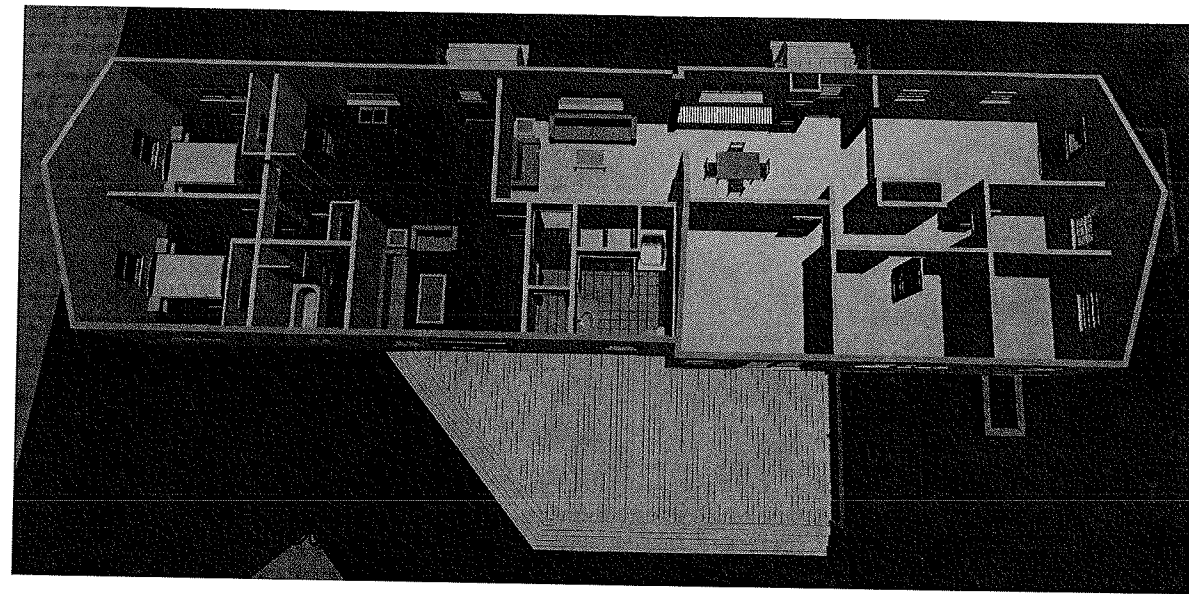
SEPTEMBER 6, 2015

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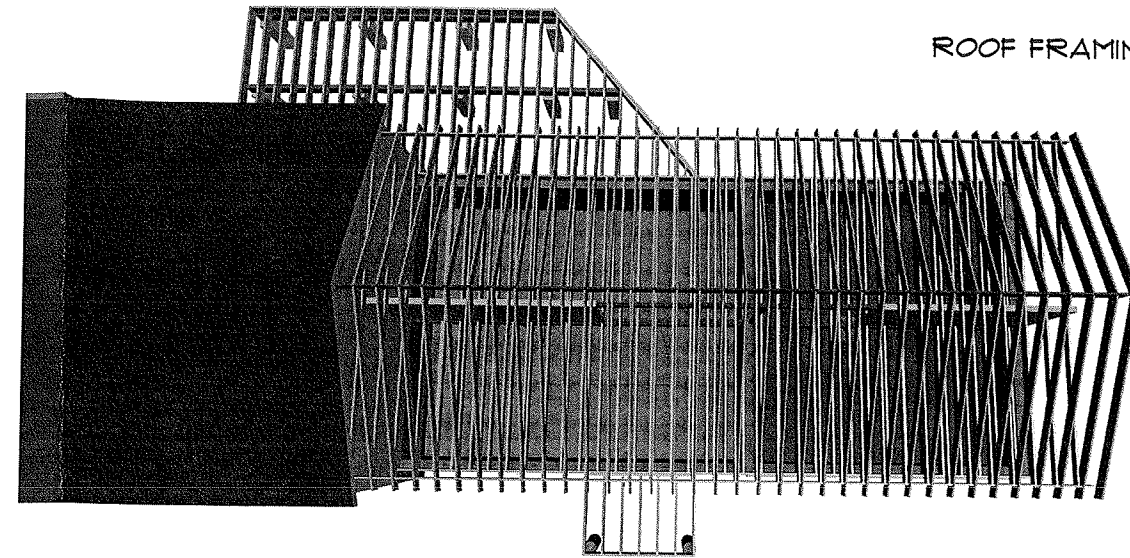
DRAWING

A1

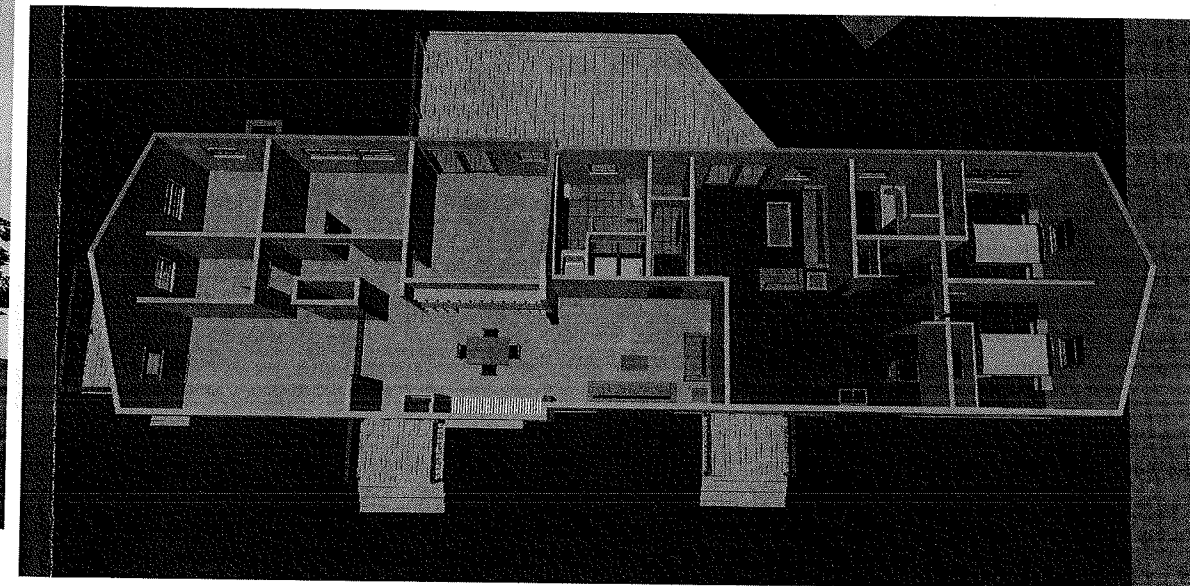
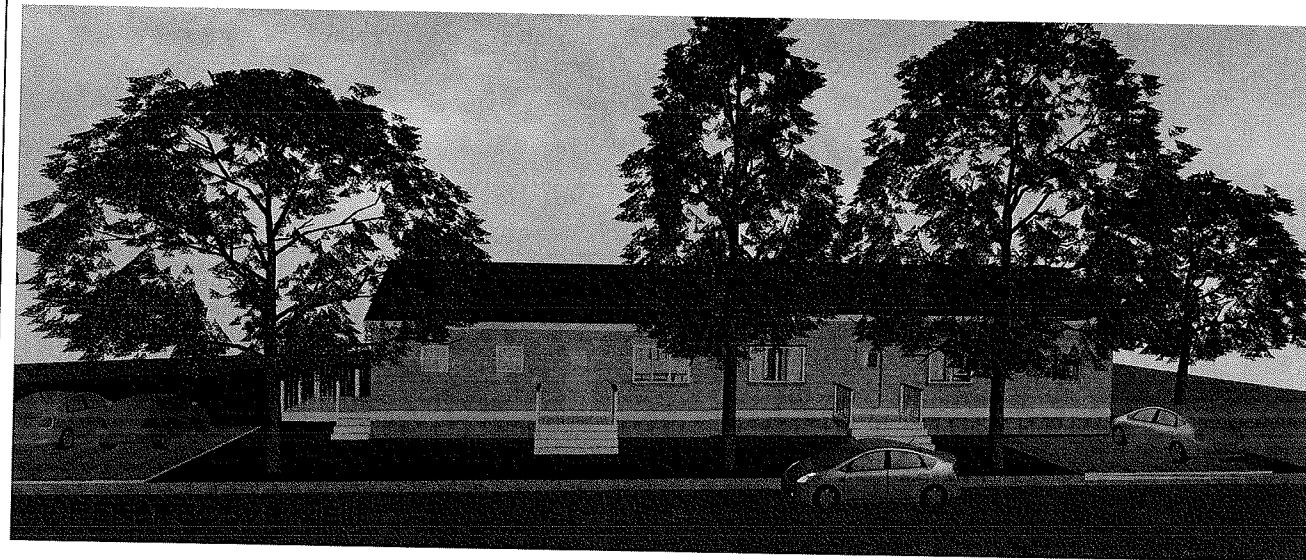
3D PERSPECTIVES



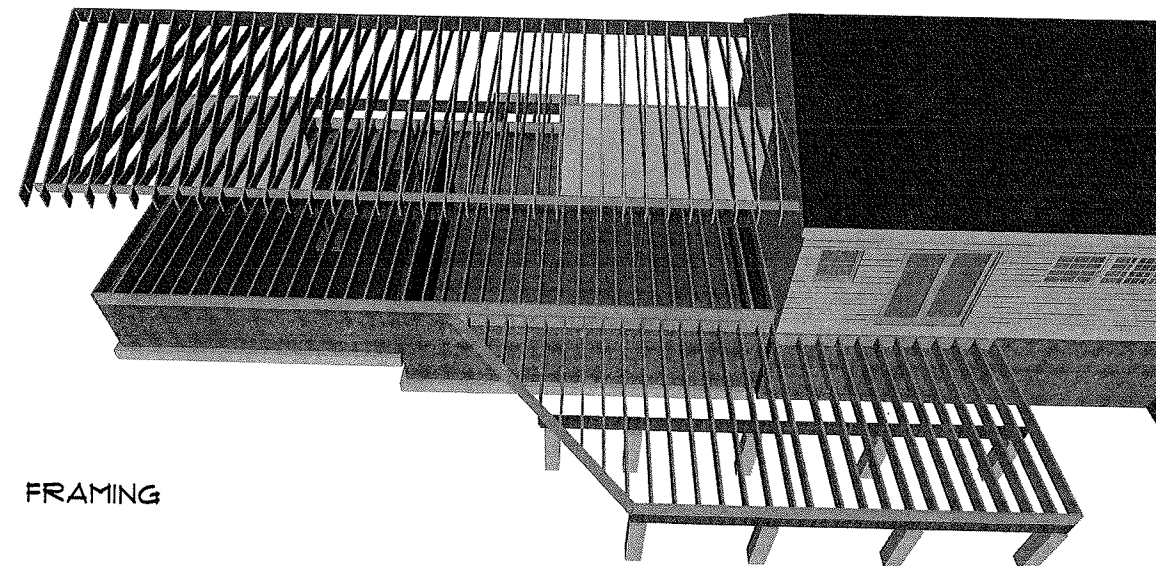
ROOF FRAMING



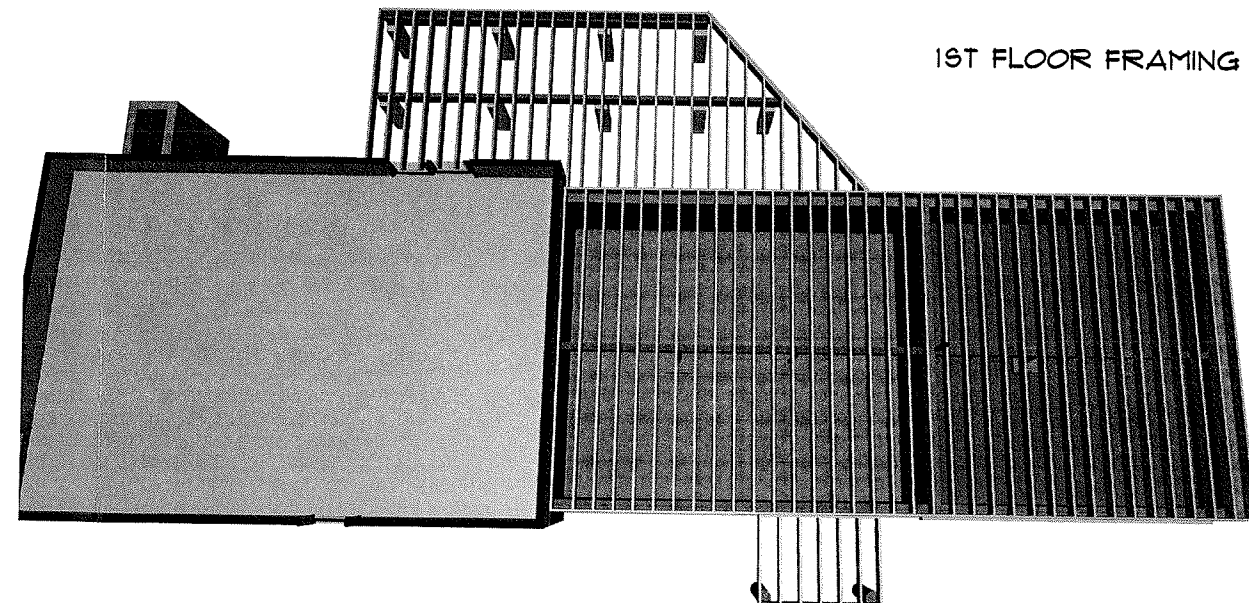
FLOOR PLAN LAYOUT



1ST FLOOR FRAMING



FRAMING



PROPOSAL FOR
REMODEL & ADDITION
PORTER FAMILY
 19 CAN AVE
 E WEYMOUTH, MA 02189

DATE:

SEPTEMBER 6, 2015

SCALE:

DRAWING