CASE #	3303
DATE	8/1
INITIAL	E.S.

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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

120-52

PROJECT / PROPERTY STREET ADDRESS: 24 CALDWELL ST, NORTH WEYMOUTH

Assessor's Map Sheet, Block, & Lot: 2-5-10

Zoning District: R1 Overlay District: —

NAME OF APPLICANT (S) (print & sign): Jane C Cleary Jane C. Cleary

Applicant's Address: 24 Caldwell Street North Weymouth

Contact Information: Email Coryphausj@comcast.net Phone 781-331-2680

OWNER OF RECORD (S) (print & sign): _____

(Leave blank if same as Applicant)

Address of owner of record: _____

Norfolk County Registry of Deeds Book and Page No. _____

Or registered in Land Registration Office under Certificate No. _____

NAME & AFFILIATION OF REPRESENTATIVE: _____

Address: _____

Contact Information: Email _____ Phone _____

Jane C. Cleary
24 Caldwell Street
North Weymouth MA 02191
July 25, 2016

Board of Zoning Appeals
Town of Weymouth
Weymouth MA

Dear Members of the Board,

The proposed project at **24 Caldwell Street** is a deck above the roof of the first floor extension of the home. The deck will cover approximately 40% of the first floor roof, wrapping around the northwest corner of the house. The deck will extend 29' along Mayflower Ave. (the north side of the house) and then 15' along Caldwell Street. Access to the deck will be provided by converting one of the master bedroom windows into a door. The deck will be approximately 7' deep along the full length. The addition of the deck will not materially change the current percentage of lot coverage of 28% (783 sq. ft. of house vs. 2800 sq. ft. of house lot).

The deck will be built on a set of seven PT 4x4s, resting on 12" concrete footings, set 4' deep. The frame of the deck will be constructed of 2"x 8" PT lumber, covered with light grey Trex decking. All of the support pillars and the framing will be clad in white composite. The railing system will be white newels, balusters, and banisters, all PVC, with 1" balusters set 3" apart. All construction techniques will be according to code.

The deck will be consistent with the architecture of the house, and with improvements made to several other homes in the area (1 Caldwell, 7 Caldwell, 155 Fort Point, 161 Fort Point, 28 Parnell, 72 Parnell). I have presented this description and the attached drawings to abutting and facing neighbors, and they have all enthusiastically approved the project.

Because the lot is undersized and the project will extend the non-conformity within the front and side setbacks, I respectfully request both a variance from provision 120-52 (lot<5,000 sq. ft.) and a special permit under provision 120-40 to allow extension of the non-conforming status as construction proceeds.

By way of further background, I began this project in March of 2016, hiring a contractor who had completed three prior projects for me. That builder took a substantial deposit check and failed to complete any work on the project and has so far failed to repay the deposit (I am pursuing that contractor through legal proceedings). I have since hired a second contractor who also requested roughly the same deposit check to purchase the materials to build the deck. Most of those materials have been purchased and are now being stored in my garage. Not being able to proceed with this project would mean I would be out a second deposit check. The monies to complete this specific project were left to me by my father upon his death in 2014.

Respectfully submitted,

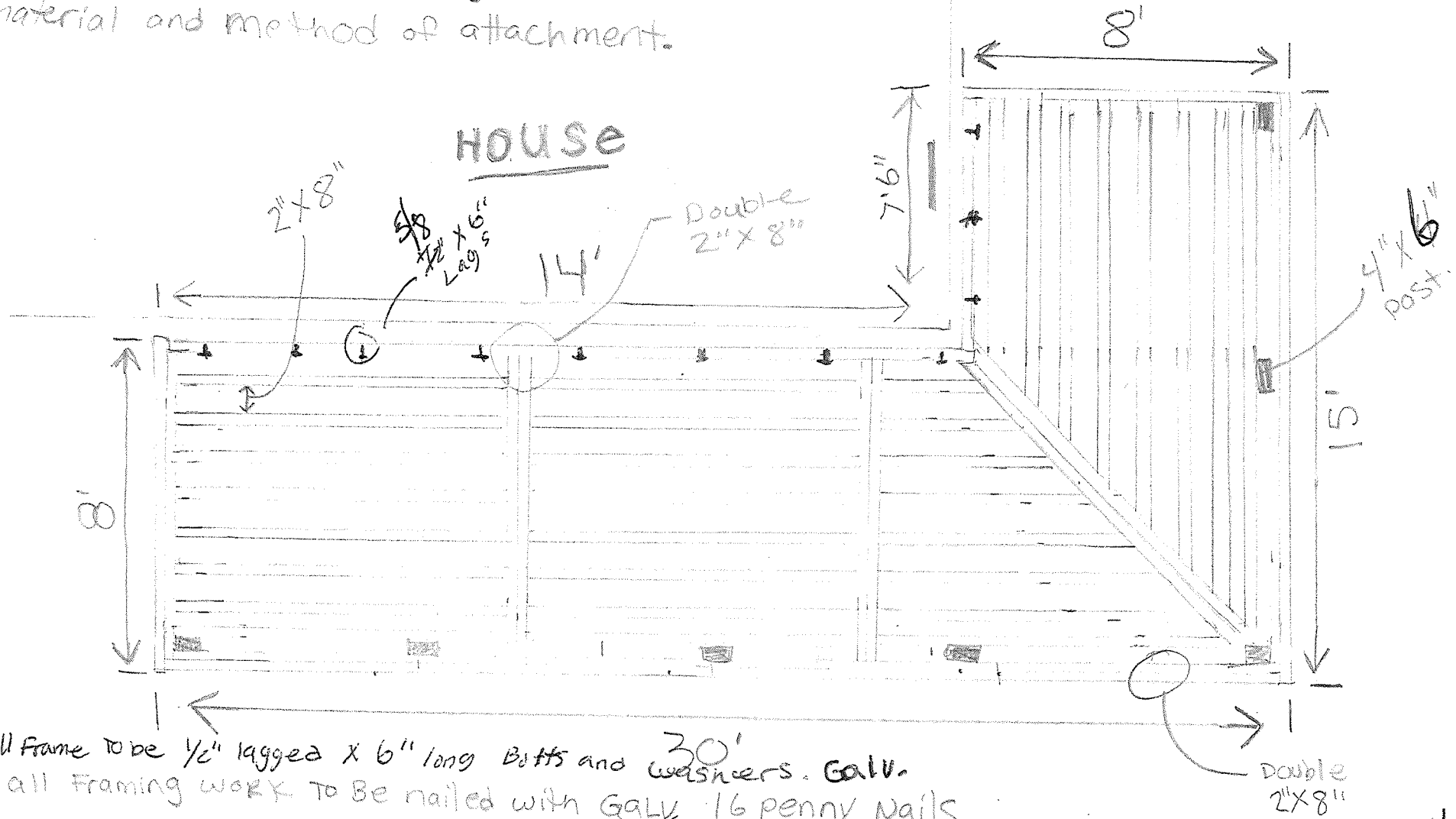
Jane C. Cleary

Jane C. Cleary

Framing Plan

Indicating size, Spacing of material and method of attachment.

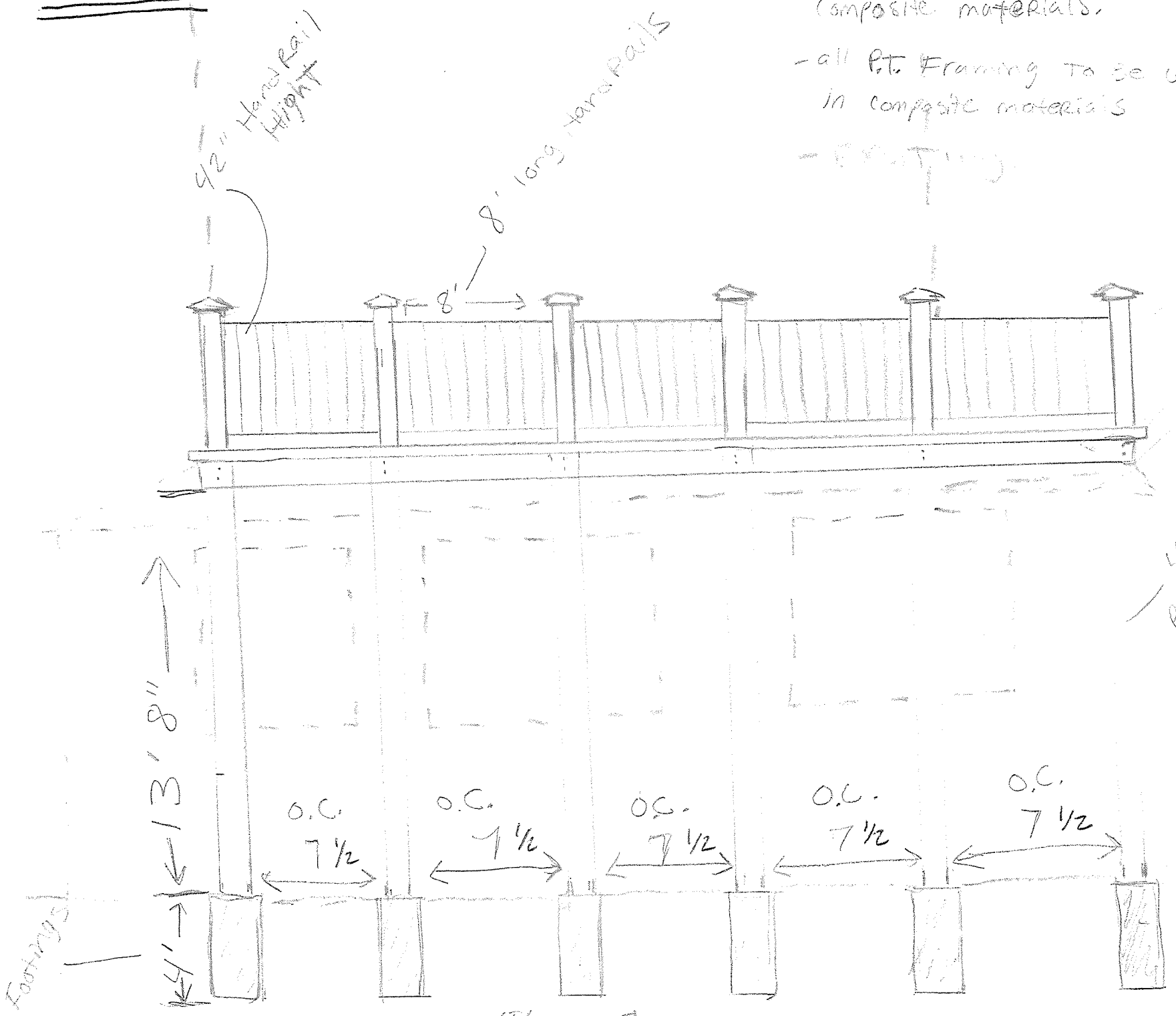
NOT TO SCALE



- all Frame to be 1/2" lagged x 6" long Bolts and washers. Galv.
- all Framing work to be nailed with GALV. 16 penny Nails.
- all Framing Joist to be supported with GALV. Joist Hangers.
- all Framing Joist will be Framed at 16" on center
- Framing to be supported with 4x4 Post at 7½' on center.
- All Framing with Be installed with Pressure Treated lumber

Jim & Jane Kirk
24 Caldwell St
N. Weymouth MA 02188

NOT TO SCALE

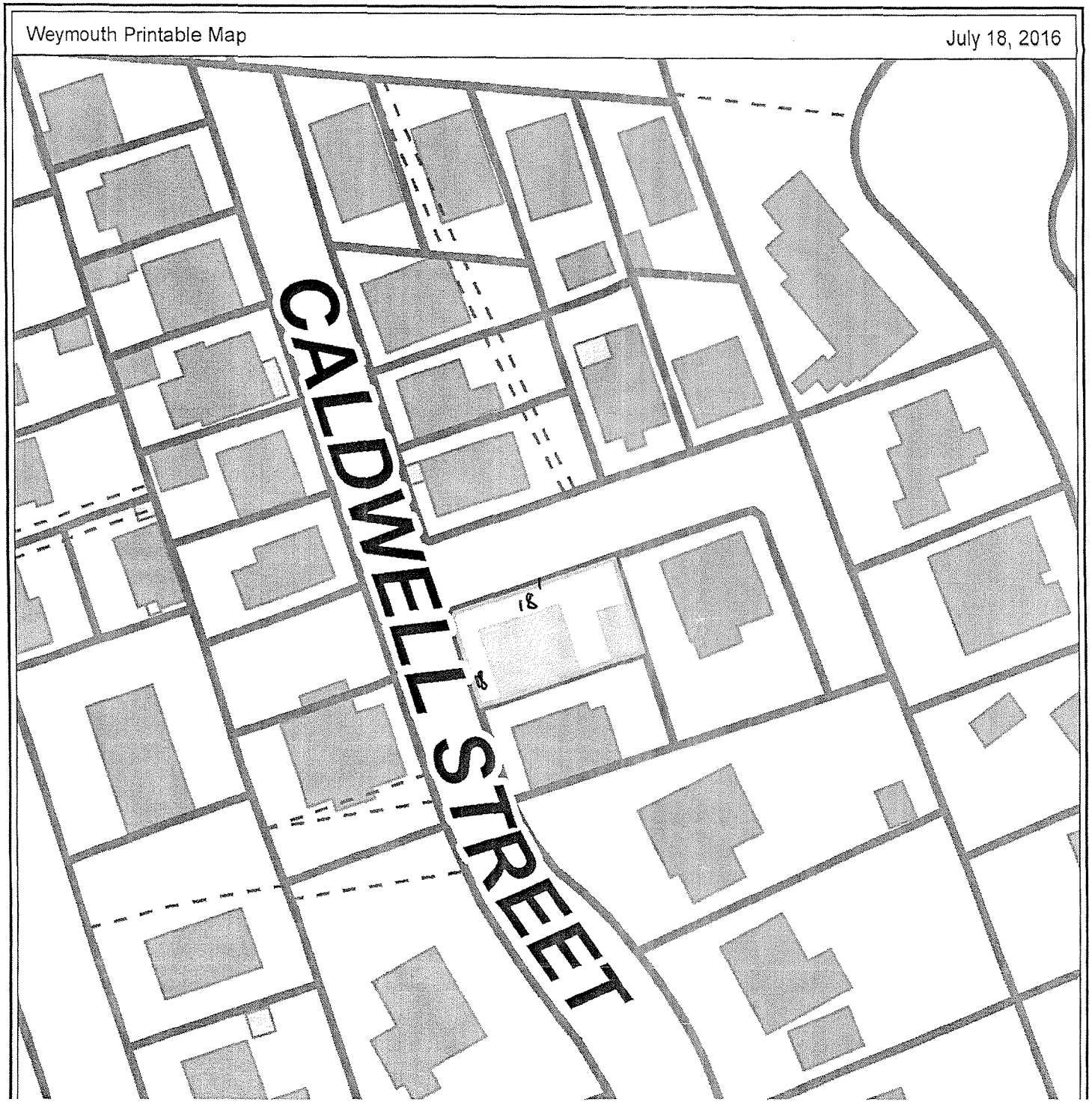


- all [illegible] made of Composite materials.
- all Pt. Framing To be wrapped in composite materials
- [illegible]

Jim & Jane Kirk
24 Caldwell st
N. Weymouth MA. 02188

Mayflower

Weymouth Printable Map July 18, 2016



The proposed project at 24 Caldwell Street is a deck constructed above the roof of the first floor extension of the home. The deck will cover approximately 40% of the first floor roof, wrapping around the northwest corner of the house. The deck will extend 30 feet along Mayflower Avenue (the north side of the house) and then 15 feet along Caldwell Street. Access to the deck will be provided by converting one of the master bedroom windows into a door. The deck will be 7'6" deep along the full length.

The deck will be built on a set of seven PT 4x4s, resting on 12" concrete footings, set 4' deep. The frame of the deck will be constructed of 2"x8" PT lumber, covered with light grey Trex decking. All of the support pillars and the framing will be clad in white composite. The railing system will be white newels, balusters, and banisters, all PVC, with 1" balusters set 3" apart. All construction techniques will be according to code

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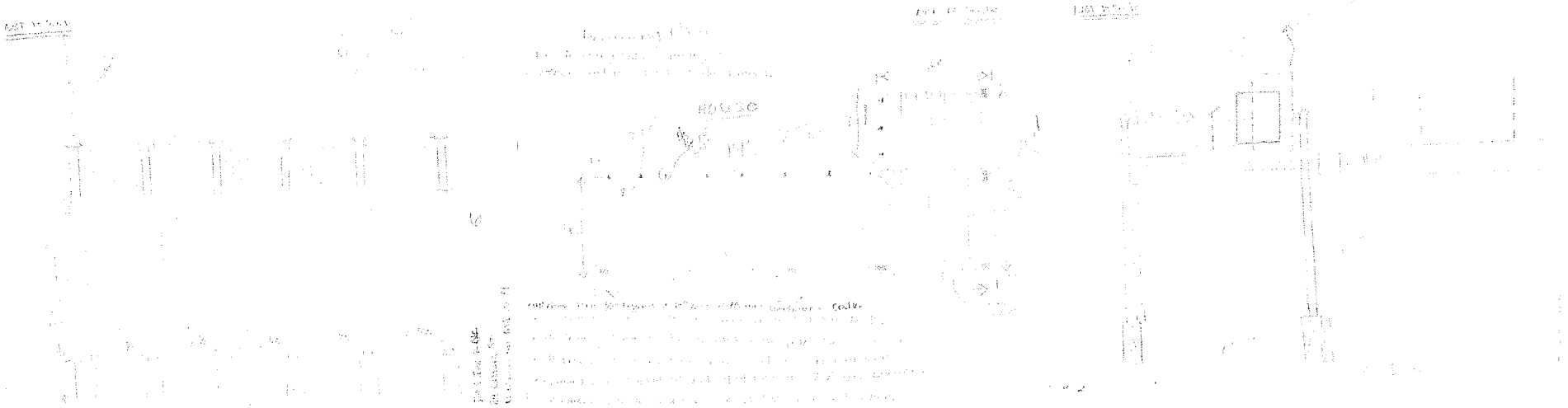

We, the undersigned approve of and have no objection to the proposal as described above.

Printed Name	Signature	Address	Date
Christine Mirabito	Christine Mirabito	9 Mayflower Ave. Weym Ma 02191	7-30-16
Constance Thornton	Constance Thornton	15 Caldwell st N. Weymouth 02191	7-30-16
Marydane Froehlich	Froehlich	8 Mayflower Ave. N. Weymouth 02191	7-30-16.
Edward J. Donato		26 Caldwell St. N. Weymouth 02191	7/30/16
Adam Barton	Adam Barton	7/31/16	12 Mayflower
Christina Roth		7/31/16	16 Caldwell

Plan No. 1264 of 1955

Lot 21

40.00'

Existing Garage

31.5'

70.00'

Lot 20
(2,800 Sq.Ft.)

Existing Deck

10.5'

3.1'

Lot 23

Existing Enclosed Porch
(1st Floor)

9.9'

6'

70.00'

Existing Enclosed Porch
(1st Floor)

Existing
Dwelling

29'

24

Proposed 2nd Floor Deck

Existing Enclosed Porch
(1st Floor)

6'

9.7'

3.3'

15'

9.5'

9.4'

9.7'

40.00'

Mayflower Avenue
(Sewer Easement)

Caldwell Street

COMMONWEALTH OF MASSACHUSETTS
REGISTERED
PATRICK
ROSEINGRAVE
NO. 35790
PROFESSIONAL
LAND SURVEYOR

Patrick Roseingrave

Notes:—
Assessors Ref.:— 2—5—10
Zone:— R1
Property is not in a Watershed Protection District
Property is not in a Groundwater Protection District.
Property is partly in a 100 year floor plain district.

Owner/Applicant:— Jane Cleary, 24 Caldwell Street.

Proposed 2nd Story Deck, 24 Caldwell Street, Weymouth, Ma.

CCR Associates
Civil Engineers & Land Surveyors
40 Mears Ave.,
Quincy, Ma. 02169
Phone 617—769—0111.

Scale 1" = 10'
Date:— July 27,2016