

***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**

June 14, 2023

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 April 5, 2023 on APPLICATION OF: Eric Denier, Case # 3498.

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  
20 CLIFF STREET**

**RECEIVED  
TOWN OF WEYMOUTH  
TOWN CLERK'S OFFICE  
2023 MAY 24 AM 11: 49**

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

<b>Owner:</b>	Eric Denier	<b>Date:</b>	May 24, 2023
<b>Address:</b>	20 Cliff St. Weymouth, MA 02191		
<b>Applicant:</b>	Eric Denier	<b>Case #:</b>	3498
<b>Address:</b>	20 Cliff St. Weymouth, MA 02191		
<b>Representative:</b>	Robert Wagner 90 High St. Weymouth, MA 02189	<b>Site Address:</b>	20 Cliff Street
		<b>Sheet:</b>	3
		<b>Block:</b>	2
		<b>Lot:</b>	29
<b>Hearing Date:</b>	4/5/2023		
<b>Filing Date:</b>	3/6/2023		
<b>Advertised:</b>	3/22/2023 & 3/29/2023		

**Zoning District:** R-1

At a public hearing on 4/5/2023 the Board of Zoning Appeals;

**VOTED UNANIMOUSLY TO GRANT A SPECIAL PERMIT** under *Weymouth Zoning Ordinance Sections 120-40 (Extension or Change by Special Permit)* to add a second-story dormer to the existing house. Approval is per a survey prepared by Hoyt Land Surveying Inc. and dated 10/5/2022 and *Home Renovations Diener Residence* prepared by Walter A. McKinnon Associates, Inc. and dated 10/26/2022.

**SPECIAL PERMIT 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 addition to an existing single-family home in an R-1 zoning district.*
2. The proposed use or structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. *The addition does not exceed the existing footprint of the home and creates no new nonconformities. The project is only required to receive BZA approval due to the lot being less than 5,000 sf.*

3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians. *The availability of off-street parking will not be impacted.*
4. There are adequate and appropriate facilities, utilities and other public services provided for the proper operation of the proposed use. *All work will be done in conformance with Town of Weymouth Building Code and under the supervision of the Department of Public Works.*
5. That the public convenience and welfare will be substantially served with the proposal.

**CONDITIONS:**

- None

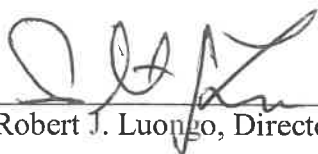
Under MGL Chapter 40A, Section 11, the approval of the Board of Zoning Appeals will NOT take effect until it has been recorded in the Norfolk Registry of Deeds.

**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 May 24, 2023

**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.



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Robert J. Luongo, Director of Planning and Community Development

**THE COMMONWEALTH OF MASSACHUSETTS**

**WEYMOUTH**

**BOARD OF APPEALS**


**May 24, 2023**

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 Eric Denier, 20 Cliff St., Weymouth, MA 02191, affecting the rights of the owner with respect to land or buildings at 20 Cliff Street also shown on the Weymouth Town Atlas Sheet 3, Block 2, Lot 29, 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 # 3498

Date of Hearing: 4/5/2023