

***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 23, 2021

To Whom It May Concern:

I, Lee A. Hultin, Assistant 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 May 5, 2021 on APPLICATION OF: Robert Weikel, Jr., Case # 3442.

No appeal was filed within the twenty (20) day appeal period.

Signed: Lee Hultin

A True Copy. ATTEST:

Lee Hultin

Lee A. Hultin
Assistant Town Clerk

**TOWN OF WEYMOUTH, MASSACHUSETTS
BOARD OF ZONING APPEALS
NOTICE OF DECISION
1224 COMMERCIAL ST**

**RECEIVED
TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE**

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

2021 JUN -3 PM 12:05

Owner: Robert Weikel Jr.
Address: 36 Pierce Road
Weymouth, MA 02188

Date: June 3, 2021

Applicant: Robert Weikel Jr.
Address: 36 Pierce Road
Weymouth, MA 02188

Case #: 3442

Representative:

Site Address: 1224 Commercial St

Sheet: 19
Block: 253
Lots: 2

Filing Date: 3/29/2021

Hearing Date: 5/5/2021

Advertised: 4/21/2021 & 4/28/2021

Zoning District: B-2

At a public hearing on 5/5/2021 the Board of Zoning Appeals;

VOTED UNANIMOUSLY TO GRANT A SPECIAL PERMIT under *Weymouth Zoning Ordinance 120.40 - Extension or change by special permit to permit the conversion of the existing basement into a second residential unit.*

The decision of the Board is based on a plot plan dated 8/16/16 and revised June 2, 2017 prepared by James Nabstedt PLS.

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. *The single-family home is in the B-2 zoning district which allows for multi-family at an FAR of .3.*
2. The proposed use or structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. *No exterior changes to the building are proposed.*
3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians. *The applicant demonstrated the ability to provide at least 4 parking spaces as required.*

4. There are adequate and appropriate facilities, utilities and other public services provided for the proper operation of the proposed use. *The addition will be constructed in accordance with all Town of Weymouth Building Codes and all DPW sewer requirements.*
5. That the public convenience and welfare will be substantially served with the proposal.

CONDITIONS:

None

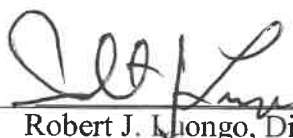
Under MGL Chapter 40A, Section 11, the approval of the Board of Zoning Appeals will NOT take effect until it has been recorded in the Norfolk Registry of Deeds.

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 **June 3, 2021**

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.



Robert J. Longo, Director of Planning and Community Development

THE COMMONWEALTH OF MASSACHUSETTS

WEYMOUTH

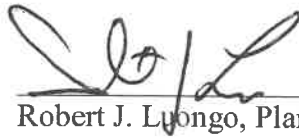
BOARD OF APPEALS

June 3, 2021

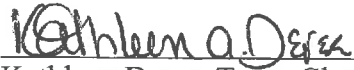
Certificate of Granting of Variance or Special Permit
(General Laws Chapter 40A, Section 11)

The Board of Appeals of the Town of Weymouth hereby certifies that a Variance or Special Permit has been granted to Robert Weikel Jr., 36 Pierce Road, Weymouth, MA 02188, affecting the rights of the owner with respect to land or buildings at 1224 Commercial St also shown on the Weymouth Town Atlas Sheet 19, Block 253, Lots 2, 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 # 3442

Date of Hearing: 5/5/2021