

CASE # 3296
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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 EXTENSION OF NON CONFORMING LOT
LOT UNDER 5,000 SQ. FT.

PROJECT / PROPERTY STREET ADDRESS: 39 GILMORE ST,

Assessor's Map Sheet, Block, & Lot: 10-80-13

Zoning District: R-1 Overlay District: NA

NAME OF APPLICANT (S) (print & sign): _____

Applicant's Address: _____

Contact Information: Email _____ Phone _____

OWNER OF RECORD (S) (print & sign): MARY WILKINS *Mary J. Wilkins*

(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 _____

Town of Weymouth, Massachusetts

BOARD OF ZONING APPEALS APPLICATION PACKAGE

Application Requirements for Minor Projects

(as determined by consultation with Planning Department staff)

These items must be included in your application submittal and are defined below.

- ☐ Application fees
- ☐ **16** copies of the following:
 1. Completed Application
 2. Letter of Intent
 3. Full sized Certified Plot Plan (typically 20x24 or 24x36)
 4. Additional Supporting Documents (optional)
- ☐ At least one (1) copy of the Certified Plot Plan reduced to 11x17

Please note that we request multiple copies so that they may be circulated to all Board members as well as all impacted municipal departments.

- **Completed Application Form:** The Board of Zoning Appeals Application is attached and provides general contact information for Applicant, Owner, and Representative as applicable.
- **Application Filing Fee:** All applications will require 2 separate checks.
 - ☐ A filing fee made out to *The Town of Weymouth* based on the schedule found attached to this application. **\$150**
 - ☐ A certified check made out to *Gatehouse Media MA* in the amount of \$47.05 to cover cost of publishing the Legal Notice in the local newspaper as required by Massachusetts General Law.
- **Letter of Intent:** The letter shall include the following as applicable and/or necessary:
 - ☐ A brief narrative statement generally describing the nature, location and extent of the proposed project as well as the appropriateness of the project for the area.
 - ☐ A brief statement describing the specific zoning ordinance from which you are seeking relief from the Board. This applies to both Special Permit and Variance requests.
 - ☐ A brief statement describing the specific circumstances which require this action. These circumstances may include but are not limited to:
 1. Undo financial hardship imposed by adherence the ordinance as written.

2. Undo hardship owing to circumstances relating to soil conditions, shape and/or topography of the land or structures.

- **Certified Plot Plan:** A certified plot plan prepared and stamped by a professional engineer or registered land surveyor of recent date is required for all Zoning Board of Appeals applications. The plot plan must be drawn to scale (at least 1 inch = 20 or 40 feet) and show the following:

- ☐ Address, square footage of the lot, block and lot number
- ☐ Name of applicant, property owner, and preparer, date and all revisions dates, if revised.
- ☐ North point with a bearing reference, scale, legend.
- ☐ Zoning district classification
- ☐ All existing structures on the lot with relevant setbacks from the lot lines.
- ☐ Dimensions of the proposed addition or structure and all relevant setbacks.
- ☐ Driveways and parking areas, name of abutting streets.
- ☐ Garages, sheds, and any accessory structures.
- ☐ All easements, streams, and wetland resource areas.
- ☐ Existing and proposed percentage of lot coverage (footprint of everything above grade except for steps). In square feet and percentage.
- ☐ Zoning Summary Table showing the required, existing and proposed zoning requirements.
- ☐ Plan should clearly show existing conditions and the proposed changes and proposed grading.

- **Additional Supporting Documents:** The applicant at his/her discretion (or by request of Planning Department staff) may submit additional documents deemed helpful for the deliberation and decision of the Board. These may include:
 - ☐ Elevations or renderings of proposed construction.
 - ☐ Landscape Plan
 - ☐ Letters from neighbors supporting your project.

