

TOWN OF WEYMOUTH
BOARD OF ZONING
APPEALS
75 Middle Street
Weymouth, MA 02189
Telephone: (781) 340-5015
FAX: (781) 335-3283



Case #: 3245
Fee: \$150.00 + 47.05
Ad

(This application must be submitted in person for review and approval, as to form and proper contents, to the Director of Planning and Community Development and then the Director will file with the Town Clerk Town Hall, 75 Middle Street, Weymouth, MA 02189.)

APPLICATION TO THE BOARD OF APPEALS

To the Board of Zoning Appeals, Weymouth, MA:

NATURE OF APPEAL / PETITION:
(Check all applicable areas.)

- ☐ Appeal from decision of Inspector of Buildings
☐ Application for Special Permit
☒ Application for Variance

PROPERTY LOCATION (street address):

41 Glen Road

Sheet(s):

30

Block(s):

389

Lot(s):

8

Zoning District:

R-1

PROVISIONS OF ZONING ORDINANCE:

120-51, Table 1

(List all applicable sections.)

Proposed construction of a deck to be 9'6" back from street line. 18' is required.

REASONS WHY SPECIAL APPLICATION SHOULD BE GRANTED, AND FOR VARIANCES ONLY, SPECIFIC MANNER IN THAT SUBJECT MATTER VARIES FROM ZONING ORDINANCE: (Use additional sheets as necessary.)

Owner wishes to replace a rotted deck which has already been removed. The deck will be within the 18' setback from Lake Shore Drive.

Has application been reviewed by Inspector of Buildings for standing with regard to the Zoning Ordinance?

- ☐ Yes (If yes, have Inspector of Buildings sign.)
☐ No

DATE:

SIGNED:

(Inspector of Buildings)

APPLICANT

Name: Tara + Shauna Egan
Address: 41 Glen Road, Weymouth MA 02189

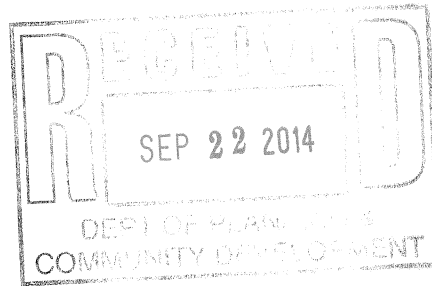
Signature: Tara + Shauna Egan
Interest: (tenant, prospective purchaser, etc.)

OWNER (include all owners, use additional sheets as necessary)

Name: Tara + Shauna Egan
Address: 41 Glen Road, Weymouth MA 02189

Signature: Tara + Shauna Egan

Tara M Egan
Shauna L Egan
41 Glen Road
Weymouth, MA 02189



September 19, 2014

Re: Application for a special permit and a variance

To whom it may concern;

We, Tara and Shauna Egan, are the owners of the property at 41 Glen Road. We purchased our home in April of 2013. At that time; the house was in need of some pretty desperate repairs. One of these repairs was the replacement of an existing 6' French door unit. This door did not open or close properly. The door was very drafty, leaked water into the house when it rained and was causing excessive rot damage to the wall, floor and sill.

Since the removal of the door the wall, floor and sill damage has been repaired. The door unit has been replaced. This door faces out to the Lake Shore Drive side of the house. Stepping out through this door will put you on what was once a 10' X 16' deck. This deck was not built properly. The lumber used to build this previously existing deck was K. D. Lumber which is not pressure treated. The deck was visibly very old and worn. It had visible rot damage, broken deck boards, loose and depleted railings. The deck was very unsafe. With a lot of children in the neighborhood we did not feel comfortable leaving this deck in place. Therefore, the decision was made to take this deck down due to the unsafe conditions, to avoid any and all injuries.

Due to the missing deck, stepping out through the new French door will leave you with as a significant drop to the ground below. The measurements for this drop are 3 ½ to 4 feet from the bottom of the door to the ground. This is also another cause for injury and it is very clear that a replacement deck is necessary.

Since we need to replace this deck we would like to make it slightly longer than the previous deck. We do not wish to build the deck any closer towards the street; therefore would be the same distance from the street as the previously existing deck. We would like to extend the new deck slightly longer, along the house.

There are several reasons for us wanting to extend the deck: appearance being a big factor. We would like to have this deck built with style, elegance and curb appeal. This new deck will look attractive in the neighborhood. In the future, we would like to add another door unit at the opposite end of the deck. This deck would also serve as a nice overhang above the basement door.

The last, and possibly most important, reason for wanting this new deck is the ground, or grade, which this deck will cover, is ugly. It is somewhat of an eyesore and is the most unfinished part of our property. Enclosing this area with a deck would be the most logical and cost effective solution to this particular area of our yard; causing it to look more pleasant.

We have gone to the building department at the Weymouth Town Hall and attempted to apply for a building permit for this deck. At the time the building inspector, Richard Zeigler, informed us that we would be encroaching upon the 18' setback line and that we may need to apply for a variance in order to get a building permit.

We had measurements taken on the house and from where the proposed deck would be in relation to the street. I realize that the edge of the street does not necessarily mean that our property line is at the edge of the street and is probably slightly set back off the street.

The measurements taken, show 30'6" from the house to the edge of the street. After the 10 foot deck that leaves 20'6". Then considering the 18 foot setback if the property line is less than 3'6" off the street, we should have plenty of room.

I was informed that we needed our property surveyed. We have a private contractor that has surveyed our property lines (\$600.00) and we have had the town of Weymouth survey the street.

As it turns out, the town line is only 19'6" off the house. After the 18 foot setback that doesn't leave much room for a deck (approximately 1 ½ foot deck). That also means that the town line is set back off of the street 11 feet in towards the house.



Taking into consideration that the proposed deck will be over 20 feet from the actual edge of the street, it does not appear that this deck will be detrimental to the established neighborhood and town or future of this neighborhood and town

Many years ago, this Lake Shore Drive neighborhood was a gated community and known as Lake Shore Park. Most the dwellings here were all small cottages. Since then, we are no longer a gated community and this neighborhood has grown to what it is today. As you travel through this neighborhood you will see that the 18' setbacks from these frontages are very few and far between.

In conclusion, this deck measuring less than 20 feet from the actual edge of the street and considering the terrain that it covers; there will be no dangers or hazards to vehicles or pedestrians. This proposed deck will add style and sophistication to the neighborhood.

Thank you for your consideration to this matter.

Sincerely,

Tara M. Egan

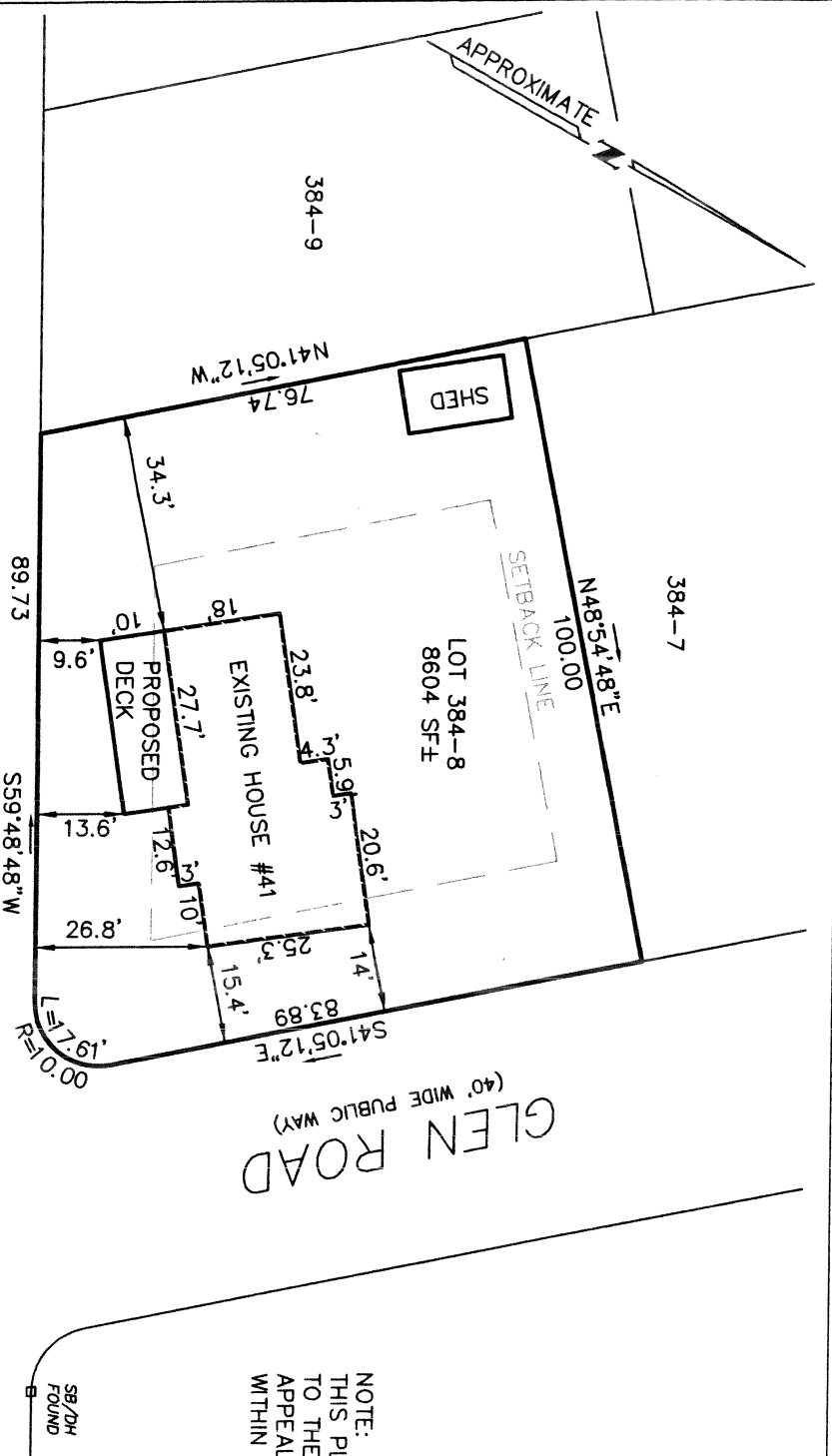
Shauna L. Egan

PREPARED FOR:
 SHAUNA CASEY & TARA EGAN
 41 GLEN ROAD
 WEYMOUTH, MA 02188
 DEED BOOK 31290, PG 310
 PLAN BK 82, PG 3977

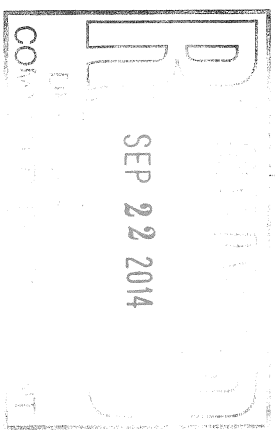
PREPARED BY:
 EVANSON R. BROWNE, PLS
 7 JAMES TIGHE ROAD
 RANDOLPH, MA 02368

ZONING DIST.: R-1
 WATERSHED PROTECTION DISTRICT

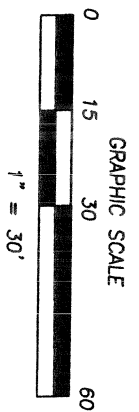
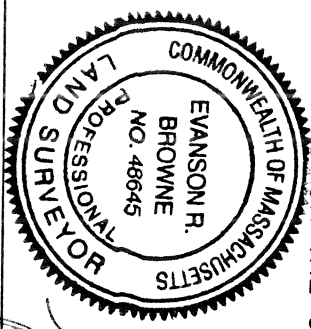
NOTE:
 THIS PLAN WAS PREPARED FOR SUBMITTAL
 TO THE WEYMOUTH ZONING BOARD OF
 APPEALS FOR THE CONSTRUCTION OF A DECK
 WITHIN A FRONT YARD SETBACK AREA.



LAKE SHORE DRIVE
 (40' WIDE PUBLIC WAY)



I HEREBY CERTIFY THAT THE EXISTING
 STRUCTURES SHOWN ON THIS PLAN WERE
 LOCATED BY AN INSTRUMENT SURVEY AND
 ARE LOCATED ON THE GROUND AS SHOWN HEREIN.

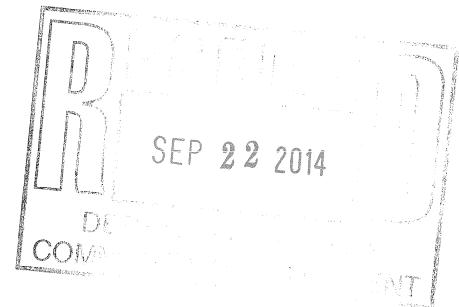


PLOT PLAN
 41 GLEN ROAD
 WEYMOUTH, MA
 SCALE: 1" = 30'
 DATE: AUGUST 14, 2014

Deck at 41 Glen Road, East Weymouth MA 02189

Deck is to be 2 ½ feet above grade at one end and about 7 feet on the other end. Due to inclid of grade it also is to be 27' X 10' with short set of stairs, coming down from the end of the deck. This would be 2 ½ feet from the ground. The deck is to be constructed from all pressure treated material. 2" X 8" frame; 6" X 6" Posts (5); 2" X 10" stair stringers; 5/4" X 6" decking; 1" X 8" stair risers. The railings are to be 36" off of the deck and to be constructed from 2" X 4"s, 2' X 6" top rail, with 2" X 2" balusters.

Secured with ledger lock legs 6", 16D galvanized 8D ring galvanized. 4 custom quad bean hangers, 56 2X8 joist hangers. All secured with galvanized hanger nails. Redi mix concrete poured in 10" joist tubes and 4" concrete pad to land stairs on.



HOUSE

HOUSE

10'

5/4x6 P.T.
Decking TYP.
THRU OUT

27'

6"x6" P.T.
POSTS TYP.
THRU OUT

2"x8" P.T.
JOISTS TYP.
THRU OUT

STAIRS
CONCRETE PAD

TYP. BEAM CONT.

DOUBLED 2"x8" PT.
w/ DOUBLED 2"x8" PT.
BLOCKING FOR
SPACING

1 CUSTOM QUAD HANGER
① BEAM & LEDGER

6"x6" P.T. POST NOTCHED TO
CARRY BEAM & OUTER BAND

DOUBLED 2"x8" PT.
LEDGER CONNECTED TO
HOUSE w/ LUGGER LOCK
LAGS

DOUBLED 2"x8" P.T.
BAND TYP. AROUND
OUTSIDE PERIMETER

2"x8" OUTER BAND

6"x6" PT.
POST

GRADE

10" SONITUBE
DIG IN 48" BELOW

