

**TOWN OF WEYMOUTH, MASSACHUSETTS
BOARD OF ZONING APPEALS
NOTICE OF DECISION
51 GRANITE STREET**

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

Owner:	Thomas Cleary	Date:	October 2, 2017
Address:	51 Granite Street Weymouth, MA 02188		
Applicant:	Thomas Cleary	Case #:	3341
Address:	51 Granite Street Weymouth, MA 02188		
Representative:	N/A	Site Address:	51 Granite Street
		Sheet:	16
		Block:	205
		Lot:	15

Zoning District: R-1

Board of Zoning Appeals application filed on July 31, 2017.

After a public hearing opened on September 6, 2017, advertised in the Weymouth News on August 23, and August 30, 2017, the Board of Zoning Appeals at its meeting of September 6, 2017.

VOTED TO GRANT A VARIANCE from the Weymouth Zoning Ordinance 120-40, Side yard setback, requiring a 10 foot side yard setback.

FINDINGS: The Board was able to identify several hardships unique to this property directly due to the shape, soil and topography of the lot. The side of the lot opposite from the deck is encumbered by a Town of Weymouth Sewer easement. The rear of the property is at a significant slope impeding the construction at that location.

The above relief will permit the petitioner to construct a ~12'x 24' replacement deck on the north side of a single family dwelling partially within the setback area. Per "Plan of Land in Weymouth, Mass." Prepared by Neponset Valley Survey Assoc., Inc., dated May 22, 2017.

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 **October 2, 2017**

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. Luongo, Director of Planning and Community Development

THE COMMONWEALTH OF MASSACHUSETTS

WEYMOUTH

BOARD OF APPEALS

October 2, 2017

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 Thomas Cleary, 51 Granite Street, Weymouth, MA 02188, affecting the rights of the owner with respect to land or buildings at 51 Granite Street, Weymouth, MA also shown on the Weymouth Town Atlas Sheet 16, Block 205, Lot 15, 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 # 3341

Date of Hearing: 9/6/2017