

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

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

Owner: Jessica Murray Sisson
Address: 73 Granite Street
Weymouth, MA 02188

Date: 4/5/2017

Applicant: Jessica Murray Sisson
Address: Bryan Sisson
73 Granite Street
Weymouth, MA 02188

Case #: 3324

Representative: N/A

Site Address: 79 Granite Street
Sheet: 16
Block: 205
Lot: 14

Zoning District: R-1

Board of Zoning Appeals application filed on January 30, 2017.

After a public hearing opened on March 22, 2017, advertised in the Weymouth News on February 15, and February 22, 2017, the Board of Zoning Appeals at its meeting of March 22, 2017

VOTED TO GRANT A VARIANCE from Table 1 of Weymouth Zoning Ordinance requiring a 10 foot side yard setback. The setback on the left side shall be 4.5 feet which is an increase from the setback of the current home and can be justified by the shape and topography of the lot.

The Board of Zoning Appeals also **VOTED TO GRANT A VARIANCE** from the 5,000 SF requirement of Section 120-52. The lot is a small and pre-existing creating a hardship for the current owners.

The above relief will permit the petitioner to demolish an existing dwelling in disrepair with a ~850 SF footprint and construct a new single family dwelling with a ~1176 SF footprint per "Proposed Foundation 79 Granite Street, Weymouth, MA" prepared by CCR Associates Inc., dated January 23, 2017, and revised March 14, 2017.

VOTED TO GRANT A SPECIAL PERMIT under Weymouth Zoning Ordinance Section 120-40; Continuation of a Nonconforming Structure with the following findings.

FINDINGS:

1. The specific site is an appropriate location for such a use. *There is currently a single family home on the lot which is in disrepair.*
2. The proposed use of structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. *The new home will be in keeping with the character of the neighborhood and will increase the setbacks from adjacent properties.*

3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians. *The new home will be setback farther from Granite Street improving pedestrian safety.*
4. There are adequate and appropriate facilities, utilizes and other public services provided for the proper operation of the proposed use. *The home will be built to Massachusetts Building Code and monitored by the Inspector of Buildings. The new home will have more off-street parking.*
5. That the public convenience and welfare will be substantially served with the proposal. *The new home will benefit the neighborhood and will increase the assessed value of the home.*

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 April 5, 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

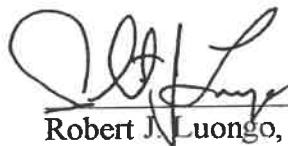
BOARD OF APPEALS

April 5, 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 Jessica Murray-Sisson & Bryan Sisson, 73 Granite Street, Weymouth, MA 02188, affecting the rights of the owner with respect to land or buildings at 79 Granite Street, Weymouth, MA also shown on the Weymouth Town Atlas Sheet 16, Block 205, Lot 14, 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 # 3324

Date of Hearing: 3/22/2017