

JAN 29 2015

TOWN OF WEYMOUTH 2015 JAN 29 PM 2: 54  
BOARD OF ZONING APPEALS APPLICATION

TO BE COMPLETED BY STAFF

Case Number: 3251 Town Clerk Stamp  
Submittal Accepted: C. G. M. Rabe Date 1/29/15  
Signature of Planning Dept. Staff for minimal requirements  
Determined to be complete and may now be filed with Town Clerk: C. G. M. Rabe  
Signature of Principal Planner or Director

PROPERTY INFORMATION - TO BE COMPLETED BY APPLICANT

PROJECT / PROPERTY STREET ADDRESS: 111 -113 Grant Street  
Assessor's Map Sheet, Block, & Lot: S-19 B - 261 L - 16  
Zoning District: R-1 Overlay District: \_\_\_\_\_  
OWNER OF RECORD (S) (print & sign): Thomas Gingras  
(The owner of record is the person or entity who owns title to the property as of today's date)  
Address of owner of record: 111-113 Grant St. Weymouth Ma.  
Norfolk County Registry of Deeds Book and Page No. Book 2621 page 62 26043 -85  
Or registered in Land Registration Office under Certificate No. 654-1946  
NAME OF APPLICANT (S) (print & sign): Thomas Gingras  
Applicant's Address: 111-113 Grant St. Weymouth Mass.  
Contact Information: Email gingrast@overseer.ma.gov Phone 508-414-4326  
Check if you are an: owner(s) ☒ lessee(s) ☐ optionee (s) ☐

NAME & AFFILIATION OF REPRESENTATIVE:

Address: \_\_\_\_\_  
Contact Information: Email \_\_\_\_\_ Phone \_\_\_\_\_

NAME OF ENGINEER AND / OR ARCHITECT:

Prior to submitting your application you must review this entire package and the Board Rules and Regulations outlining the Board's policies and procedures. Your signature signifies that you have read the required material and you will be expected to adhere to them.

I (we) hereby certify that I (we) have read the Board of Zoning Appeals Rules and Regulations and that the statements within my (our) application are true and accurate to the best of my (our) knowledge.

Thomas P. Gingras 25 JAN 2015  
Applicant / Petitioner - Date (sign & print)

## 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):

Sec. 120-40 (+ Table 17) - side yard setback  
2nd Floor expansion

*The above relief and Ordinance sections will be further reviewed after a complete package is submitted. This may be amended by the Planning or Building staff during the application review process after having the benefit of plan to accurately advertise the application before the Board.*

## PETITIONER'S DESCRIPTION AND NARRATIVE:

To be completed by all Board of Appeals Applicants. Attach additional sheets as necessary.

1. Describe what is presently located on the property (use as much detail as possible including all uses and square footage of each use):

Two family, two story wooden structure. Building area is 1768 Squ. Ft. this is a conventional type dwelling

2. The applicant seeks to (describe what you want to do on the property in as much detail as possible):

Expand existing bedrooms, in a dormer style. This expansion is within the existing foot print of the dwelling.

3. Such a use is permitted by the Town of Weymouth Zoning Ordinance under Article (insert Article, Section of the Zoning Ordinance which permits the proposed use of the property).

Preexisting two family

4. Are you aware if this property has been previously granted approvals from any Town Board or Commission? If so, please list (provide dates of previous approvals, book and page numbers or any recorded decisions and copies of past decisions).

None

5. Any other additional information as relevant to the Variance or Special Permit:

None

## ZONING COMPUTATION WORKSHEET

(To be attached with all Board of Zoning Appeals Applications)

The Zoning Computation Worksheet must be completed by the Applicant / Petitioner. All information should be measured and calculated in accordance with the Weymouth Zoning Ordinance (Section 120-51 Table 1 "Schedule District Regulations" and other applicable sections of the Zoning Ordinance). The information should be based on engineer/surveyor/architectural prepared plans and or calculations. Further guidance can also be provided by the Board's step-by-step application instructions and by contacting the Planning or Building Department while completing this section.

Data	Required	Existing	Proposed
Use			
Lot Area / Size (Sq. Ft.)		7952	
Dwelling Units		2	
Frontage (ft.)		58 x 34.65	
Lot Width (ft.)		41.93	
Front Yard Setback (ft.)		58 ft	
Front Yard Setback (ft.) – corner lots			
Side Yard Setback (ft.)		30 inches left side	
Side Yard Setback (ft.)		13 ft right side	
Rear Yard Setback (ft.)		80.6	
Height (ft.) & # of Stories		30 ft high 2 story	
Lot Coverage		7952	
Off-Street Parking Spaces		6	
Off-Street Loading Spaces		6	
Parking Setback		35ft	
Accessory Structure Setback			
Landscaping		N/A	
Floor Area Ratio			
Signage		N/A	
Other:			

## SPECIAL PERMIT APPLICATION

To be completed for Special Permit Applications only.

### SPECIAL PERMIT FINDINGS OF FACT

In the spaces below explain how the adverse effects of the proposal will not outweigh its beneficial impacts to the Town with respect to each of the following considerations per Article XXV, Section 120-122 of the Zoning Ordinance. The Special Permit Granting Authority may approve any such application for a special permit **only** if it finds that, in its judgment, all of the following conditions are met. (Attach additional supporting documentation as necessary).

1. Is the specific site an appropriate location for such a use? Please explain.

Yes, currently occupied

2. Will the proposed use / structure be detrimental or adversely affect the character of the neighborhood or town? Please explain.

No, is consistent with current neighborhood

3. Is there potential for nuisance or serious hazard to vehicles or pedestrians? Please explain.

No

4. Will adequate and appropriate facilities, utilities and other public services be provided for the proper operation of the proposed use? Please explain.

Yes

5. Will the public convenience and welfare be substantially serviced with this proposal? Please explain.

Yes. Will enhance property valuation and neighborhood quality of life.

**SUPPLEMENTARY QUESTIONS - SECTION 120-40 SPECIAL PERMITS**

**Extension, Alteration or Change of a Privileged Pre-existing, Nonconforming Structure or Use  
(Article XIII "Nonconforming Uses" Section 120-40 "Extension or Change")**

To be completed by Applicants applying for a Special Permit under Section 120-40 Only.

**EXTENSION OR CHANGE FINDINGS OF FACT:**

Any lawful structure or use in existences at the time the Zoning Ordinance was adopted or amended may be extended or altered, provided that no such extension or alteration shall be permitted unless there is a finding by the Board of Zoning Appeals that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use or structure to the neighborhood.

1. Describe what is currently nonconforming about this structure (list specific dimensional nonconformities):

Two family in a R-1 zone, also within side yard set back.

2. Indicate how long the nonconforming aspects of the structure have been in existence:

!902

3. At the time the nonconformity was created (the structure or use initiated) was it compliant with the current zoning requirements? Past zoning ordinances are available for research at the Town Clerk's office and Planning Department. Past zoning maps are available at the Planning Department.

No

4. Explain how the extension, alteration, or change itself complies with the current Zoning Ordinance requirements:

Does not comply, need building permit

5. Indicate the number of off-street parking spaces currently provided and to be provided for the proposed structure as extended, altered or changed:

parking for six full size vehicles

6. Explain how the use or structure as extended, altered or changed will not be substantially more detrimental to the neighborhood than the existing structure:

Only expanding on existing footprint.

## VARIANCE APPLICATION

To be completed for Variance applications only.

### VARIANCE FINDINGS OF FACT:

Criteria for approval. The Board may approve any such application for a Variance **only** if it finds that, in its judgment, all of the following conditions are met.

Complete the following questions. Your responses should provide justifications as to why the requested Variance(s) should be granted. Attach additional documentation as necessary.

1. Describe how a literal enforcement of the provision of the Town of Weymouth Zoning Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner.

The expansion of the bedrooms will change the existing flat roof to a pitched roof that will curewater problems and ice dam build ups.

2. Describe how the hardship is owing to circumstances relating to the soil conditions, shape, and/or topography of the land or structures and how the hardship especially affects said land or structures, but does not affect generally the zoning district in which it is located.

N / A

3. Describe how desirable relief may be granted without detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Town of Weymouth Zoning Ordinance.

Enhancing of the structures appearance and quality of life in the neighborhood.

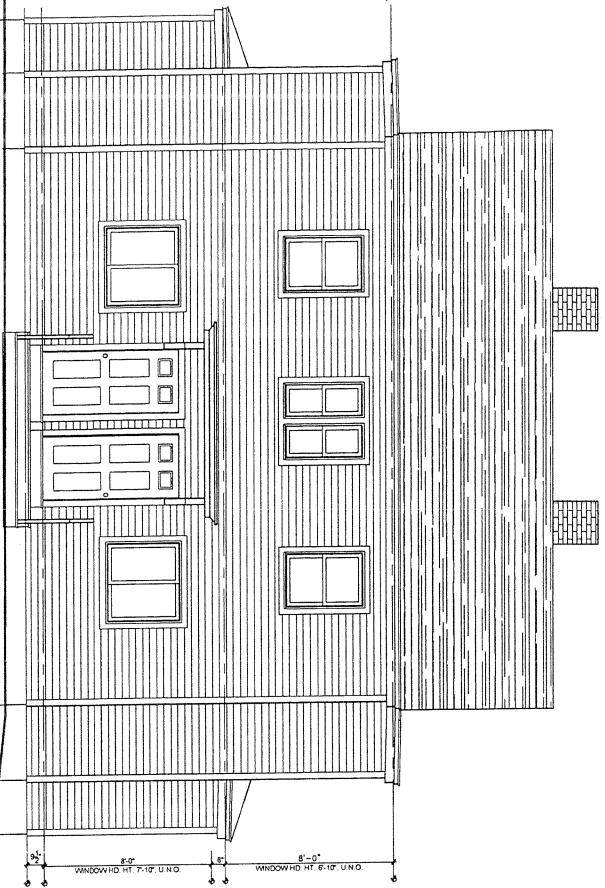
4. Describe how the dimensional variance as it relates to floor space, bulk, number of occupants or other relevant measures, if granted, shall be no greater than the minimum necessary to provide relief from the statutory hardship.

Number of occupants will not increase

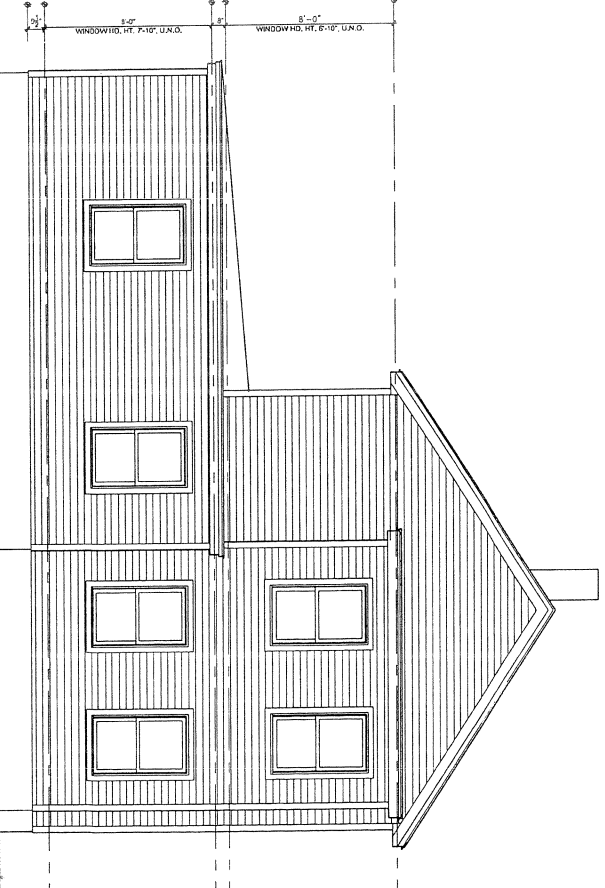
NOTE THAT THE LAW DOES NOT PERMIT THE BOARD TO GRANT A VARIANCE UNLESS ALL OF THE REQUIREMENTS SET FORTH IN CHAPTER 40A SECTION 10 OF THE GENERAL LAWS AND IN ARTICLE XXIV SECTION 120-119 OF THE WEYMOUTH ZONING ORDINANCE ARE SATISFIED. EACH OF THE ABOVE FINDINGS MUST BE ANSWERED IN DETAIL. ATTACH ADDITIONAL SHEETS IF NECESSARY.

206

1 FRONT ELEVATION  
1/4" = 1'-0"

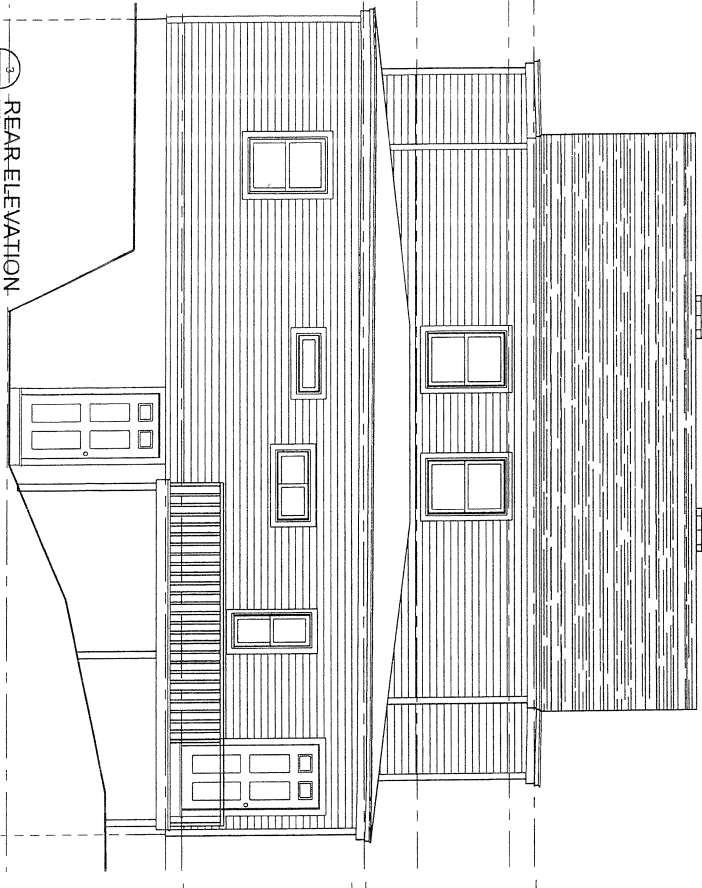


2 LEFT ELEVATION  
1/4" = 1'-0"

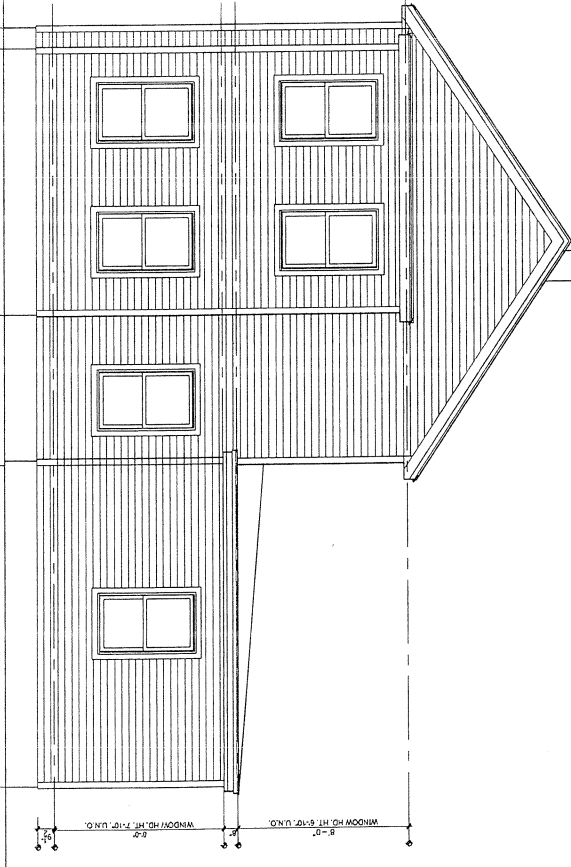


1641 Commercial  
Side

3 REAR ELEVATION  
1/4" = 1'-0"



3 RIGHT ELEVATION  
1/4" = 1'-0"



Current

ADDITION  
ALTERATION &  
CHANGE OF USE  
TO:  
111-113 GRANT ST  
WAYMOUTH, MA  
**ACROPOLIS**  
DESIGN CONSULTANTS

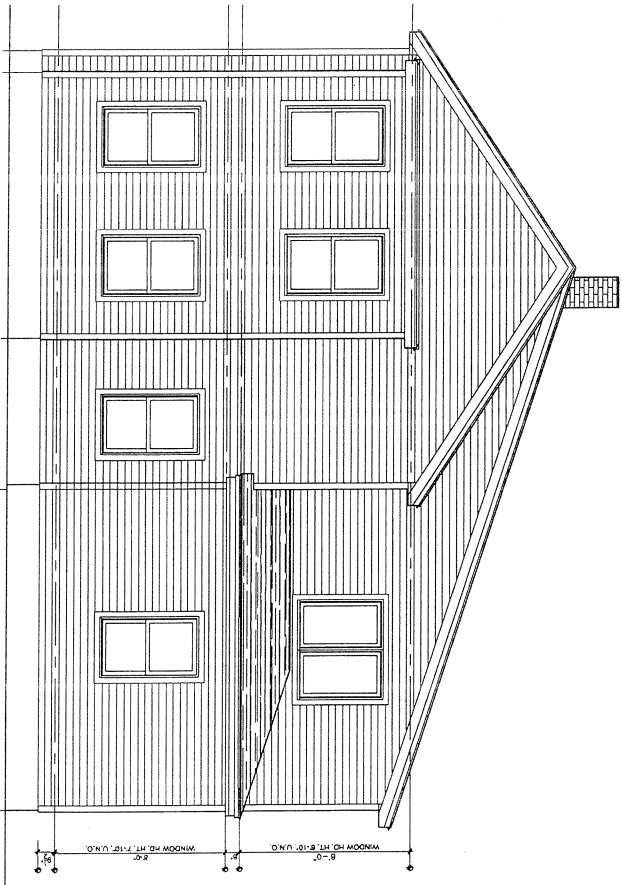
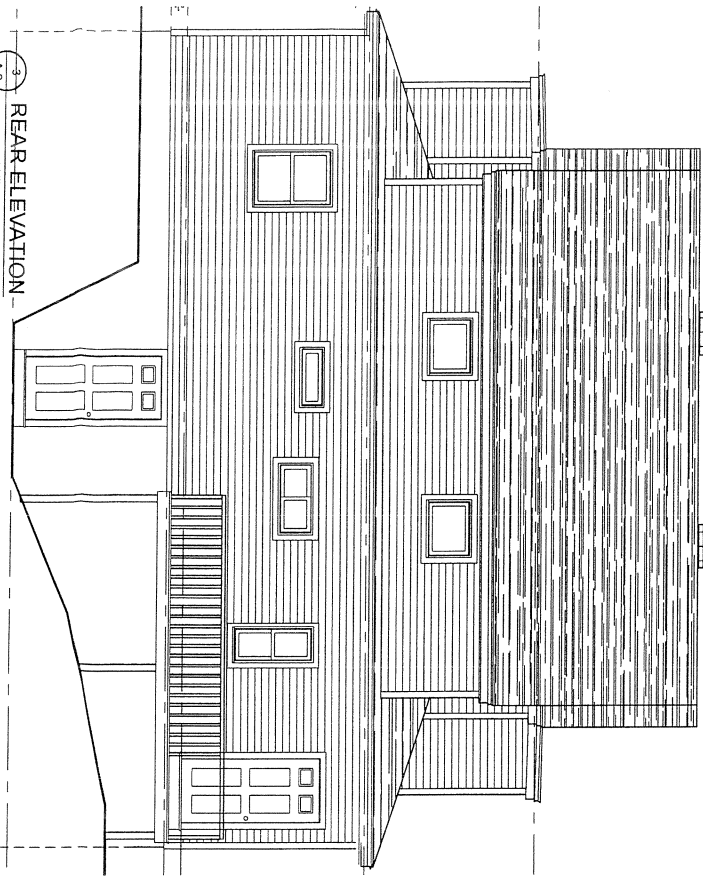
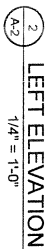
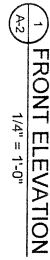
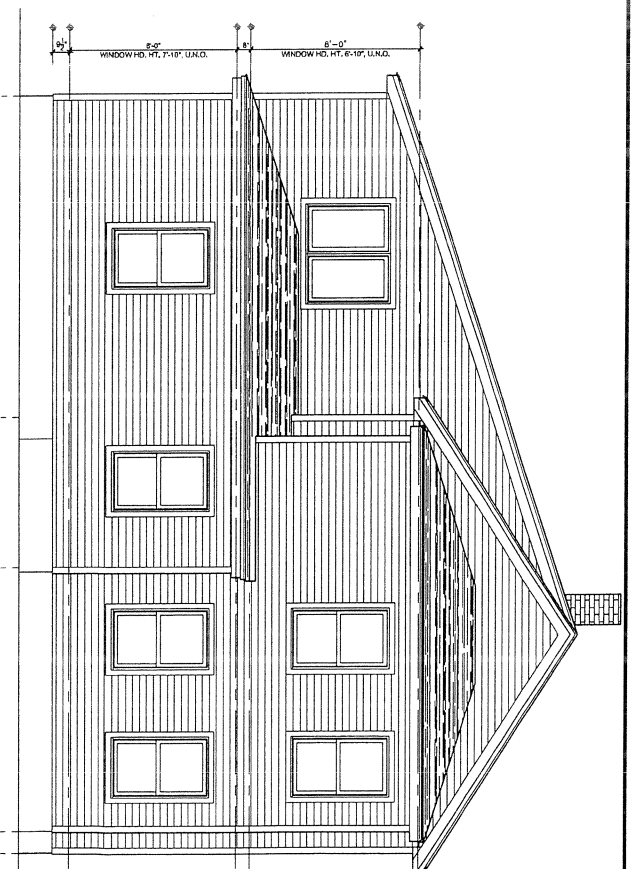
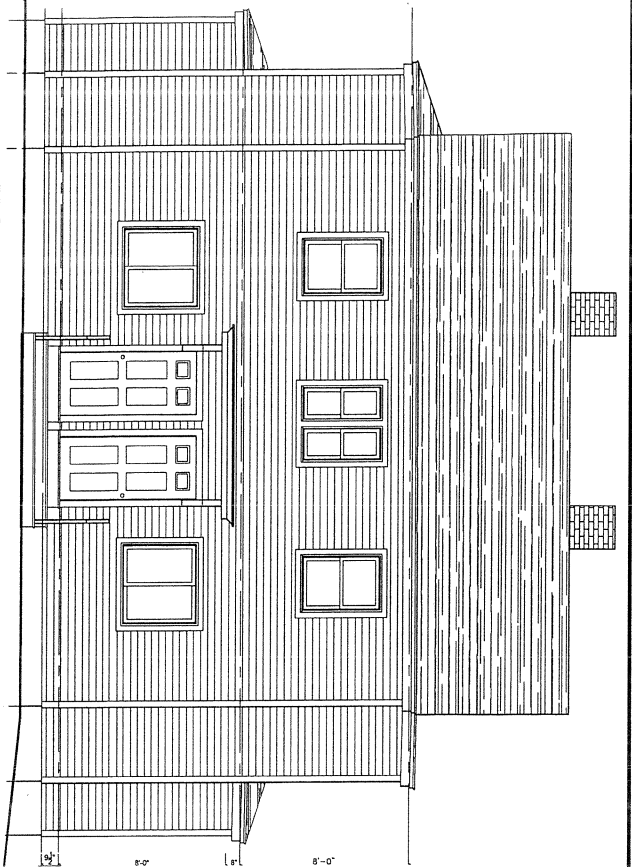
10 DABBY STREET, WILMINGTON, MA 01897  
TEL: (774) 302-3187 | [www.acropolisdesign.com](http://www.acropolisdesign.com)

NO.	DATE	REVISION



BUILDING ELEVATIONS	
DATE	14-4-8
BY	AS NOTED
11-11-14	

**X-2**



PRODUCT NAME:  
ADDITION  
ALTERATION &  
CHANGE OF USE  
TO:  
111-113 GRANT ST  
WAYMOUTH, MA.

**ACROPOLIS**  
DESIGN CONSULTANTS

18 DABBY STREET, WORCESTER MA 01605  
TEL: (774) 262-1187 [info@scopelodesign.org](mailto:info@scopelodesign.org)

TEL: (774) 262-3187 [info@propoladesign.org](mailto:info@propoladesign.org)

TEL: (774) 262-3187 [info@proplodesign.org](mailto:info@proplodesign.org)

NO.	DATE:	REVISION:
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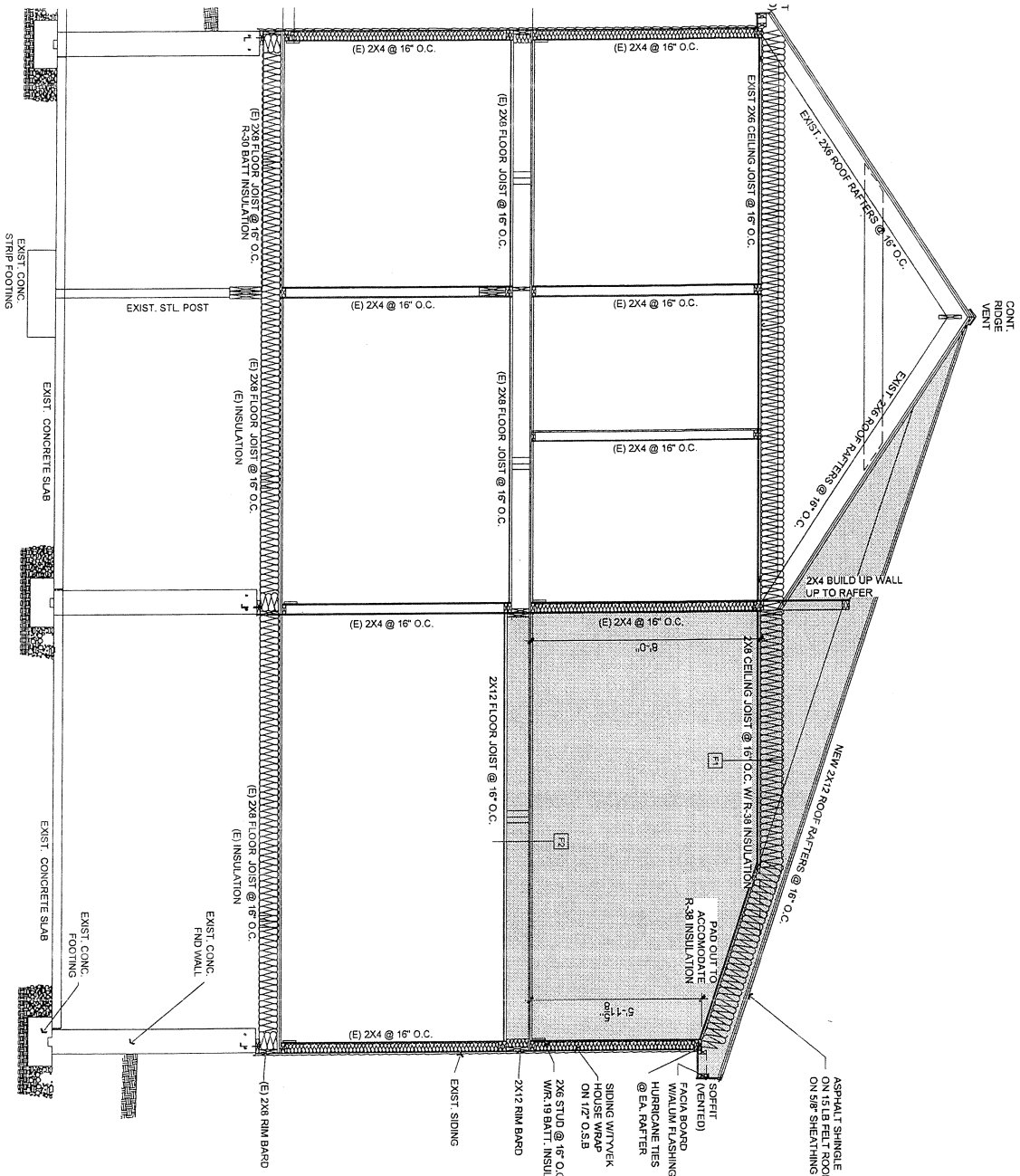
[illegible]

NOTED IN FILE	DATE
14-48	R.H.
SCALE	CMR
AS NOTED	11-11-14

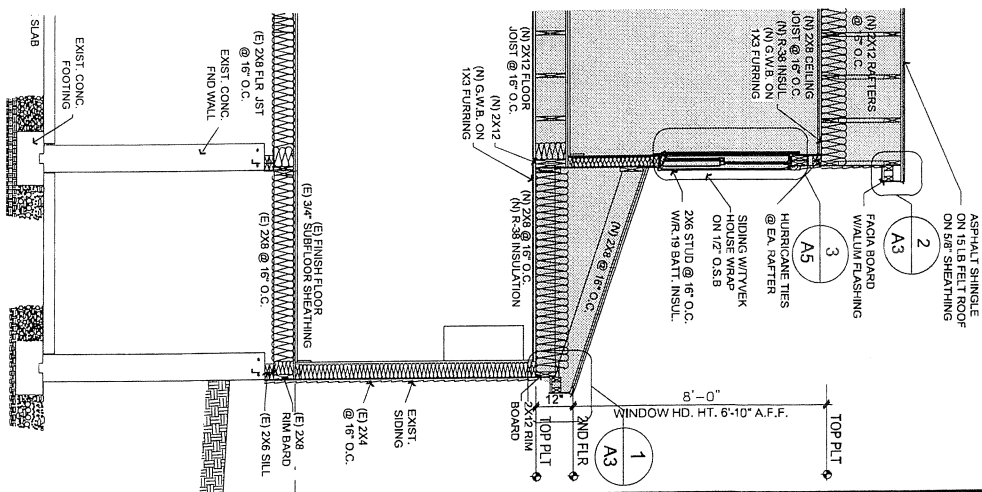
A-6



# **A** A-1 **CROSS SECTION** 3/8" = 1'-0"



# **B** A-1 **CROSS SECTION** 3/8" = 1'-0"



PROJECT NAME  
ADDITION  
ALTERATION &  
CHANGE OF USE  
TO:  
111-113 GRANT ST  
WAYMOUTH, MA.

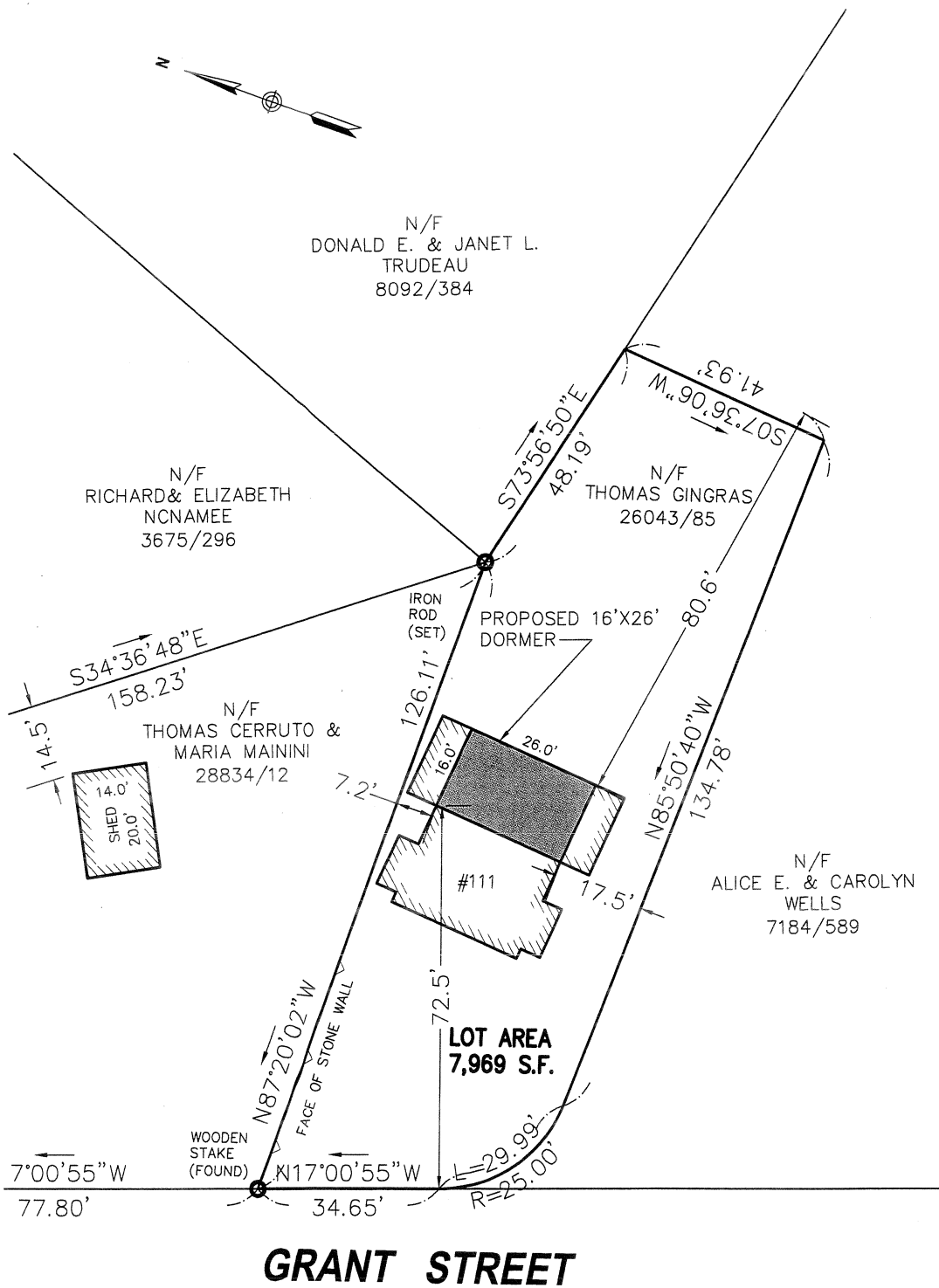
ACROPOLIS  
DESIGN CONSULTANTS

10 DAWY STREET, WINTERS, MA 01890  
TEL: (771) 362-3877 [info@acropolisdesign.com](mailto:info@acropolisdesign.com)

NO.	DATE	REVISION
1	9-28-13	FRAMING



BUILDING SECTIONS			
SECTION	SCALE	DATE	BY
14-48	3/8"	9-28-13	AS
AS NOTED	1/8"	10-11-14	AS
OWNER NAME			
A-4			



General Notes  
THE EXISTING CONDITIONS SHOWN ARE FROM AN ACTUAL  
GROUND SURVEY CONDUCTED IN JANUARY 2015.



**PLOT PLAN OF LAND**  
IN  
**WEYMOUTH, MASS.**

111 GRANT STREET

SURVEY BY:

PFS LAND SURVEYING

SCALE: 1"=20' DATE: 1/26/2015