

TOWN OF WEYMOUTH, MASSACHUSETTS
BOARD OF ZONING APPEALS
NOTICE OF DECISION ON SPECIAL PERMIT
111-113 GRANT STREET

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TOWN OF WEYMOUTH
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2015 MAR 11 PM 3:46

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

Owner:	Thomas Gingras	Date:	March 11, 2015
Address:	111-113 Grant Street Weymouth, MA 02189		
Applicant:	Thomas Ginras	Case #:	3251
Address:	111-113 Grant Street Weymouth, MA 02198		
Representative:	None	Site Address:	111-113 Grant Street
Address:		Sheet:	19
		Block:	261
		Lot:	16

Zoning District: R-1 (Residence, Low Density / Single-Family)

Zoning Board of Appeals application filed on January 29, 2015.

After a public hearing on March 4, 2015, advertised in the Weymouth News on February 18, 2015 and February 25, 2015, the Board of Zoning Appeals at its meeting of March 4, 2015:

VOTED 5-0 TO GRANT THE SPECIAL PERMIT under Weymouth Zoning Ordinance Article XIII, Section 120-39 and 120-40 "Continuation of Nonconforming Uses or Structures" with respect to Article XV, Section 120-51 "Schedule of District Regulations" Table 1, for construction of a 16 ft. x 26 ft. dormer on the second floor of an existing two-family residence within the same building footprint in the minimum required side yard setback (10 ft. required, 1-2.5 ft. provided). The Board approved the plan entitled "Plot Plan of Land in Weymouth, Mass. 111 Grant Street"; prepared by PFS Land Surveying; dated January 26, 2015" based on the following findings.

SPECIAL PERMIT FINDINGS:

The Board found that:

1. The specific site is an appropriate location for such a use:
The two-family within the side yard setback has existed as far back as town planning and building department records indicate. The residence was constructed in 1902 / 1903.
2. The use involved will not be detrimental to the established or future character of the neighborhood or town:
The earliest documentation in the building files show the property listed as a two-family in September 1973 in its present location.
3. There will be no nuisance or serious hazard to vehicles or pedestrians:
The proposed 2 floor addition is to expand the existing two bedrooms and will not increase the number of occupants or bedrooms.

4. Adequate and appropriate facilities will be provided for the proper operation of the proposed use:

Six parking spaces are provided on the property.

5. The public convenience and welfare will be substantially served:

The addition will enhance the property value by providing for two larger bedrooms. The abutters at 1641 Commercial Street and 105 Grant Street were present for the hearing and expressed support for the application.

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, and (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 March 11, 2015

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.



James Clarke, Director of Planning and Community Development

THE COMMONWEALTH OF MASSACHUSETTS

WEYMOUTH

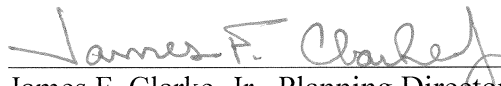
BOARD OF APPEALS

March 11, 2015

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 Gingras, 111-113 Grant Street, Weymouth, MA 02189, affecting the rights of the owner with respect to land or buildings at 111-113 Grant Street, also shown on the Weymouth Town Atlas Sheet 19, Block 261, Lot 16, 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.


James F. Clarke, Jr., Planning Director

Kathleen Deree, Town Clerk

Case # 3251
Date of Hearing: 3/4/2015