

CASE # 3294
DATE 6/17
INITIAL E.S.



TOWN OF WEYMOUTH
BOARD OF ZONING APPEALS APPLICATION

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):

REQUEST RELIEF ON REAR SETBACK
- WEYMOUTH ZONING ORDINANCE ARTICLE XV,
SECTION 120-51 "DIMENSIONAL REQUIREMENTS"

PROJECT / PROPERTY STREET ADDRESS: _____

Assessor's Map Sheet, Block, & Lot: SHEET 61 / BLOCK 639 / LOT 40

Zoning District: R-1 Overlay District: NA

NAME OF APPLICANT (S) (print & sign): KENNETH E. FITZGERALD

Applicant's Address: 41 JESSICA LANE, SOUTH WEYMOUTH, MA 02190

Contact Information: Email KE. FITZGERALD Phone 617-750-5415

OWNER OF RECORD (S) (print & sign): KENNETH E. FITZGERALD

(Leave blank if same as Applicant)

LYNNE A. FITZGERALD

Address of owner of record: 41 JESSICA LANE, SOUTH WEYMOUTH, MA 02190

Norfolk County Registry of Deeds Book and Page No. _____

Or registered in Land Registration Office under Certificate No. _____

NAME & AFFILIATION OF REPRESENTATIVE:

Address: _____

Contact Information: Email _____ Phone _____

Town of Weymouth
Board of Zoning Appeals

June 17, 2016

Subject: Letter of Intent – Proposed Sun Room Addition
41 Jessica Lane, South Weymouth, Massachusetts

We, the undersigned, wish to extend our existing deck to create a 12.5-ft x 20-ft platform on which a 12.5-ft x 20-ft Sun Room will be installed at our home, 41 Jessica Lane, South Weymouth. The width of the proposed structure will encroach on the Rear Yard Setback requirements. We, therefore, request relief from Weymouth Zoning Ordinance Article XV, Section 120-51, "*Dimensional Requirements*". The Sun Room will be aesthetically consistent with existing structure and appropriate for neighborhood.

The proposed structure can only be sited in the proposed location, along the north wall of the existing structure. Siting along the west wall is impractical due to an existing 500-ft artesian well, as well existing HVAC equipment. Siting along the east or south walls is architecturally impractical based on the intended use of the Sun Room.

The undersigned believe that the proposed structure will not be detrimental to the public good as the proposed structure will not extend any further into the rear yard setback than the current deck.

Please also note that prior, similar variance requests for a larger structure were twice approved by the Board of Zoning Appeals with no comments or opposition from the public. [Reference BZA Cases #2697 and #3244.]

Thank you for the consideration.

Sincerely,



Kenneth E. Fitzgerald



Lynne A. Fitzgerald

Zoning District : - R-1

Zoning Table: - R-1(For Additions)

	Required	Provided
Min.Lot Area 1	15,000(in 2002)	15,612 Sq.Ft.
Min.Lot Area 2	25,000(in 2014)	15,612 Sq.Ft.
Side Setback	10'	48.1'
Rear Setback	24' or 1/5 Depth 1/5 Depth = 23.12'	18.5'
Building Height	35'	

Proposed Sun Room Addition,
41 Jessica Lane,
Weymouth, Ma.

Plan Prepared By:



CCR Associates
Civil Engineers & Land Surveyors
40 Mears Avenue,
Quincy, Mass.
Phone 781-706-1335

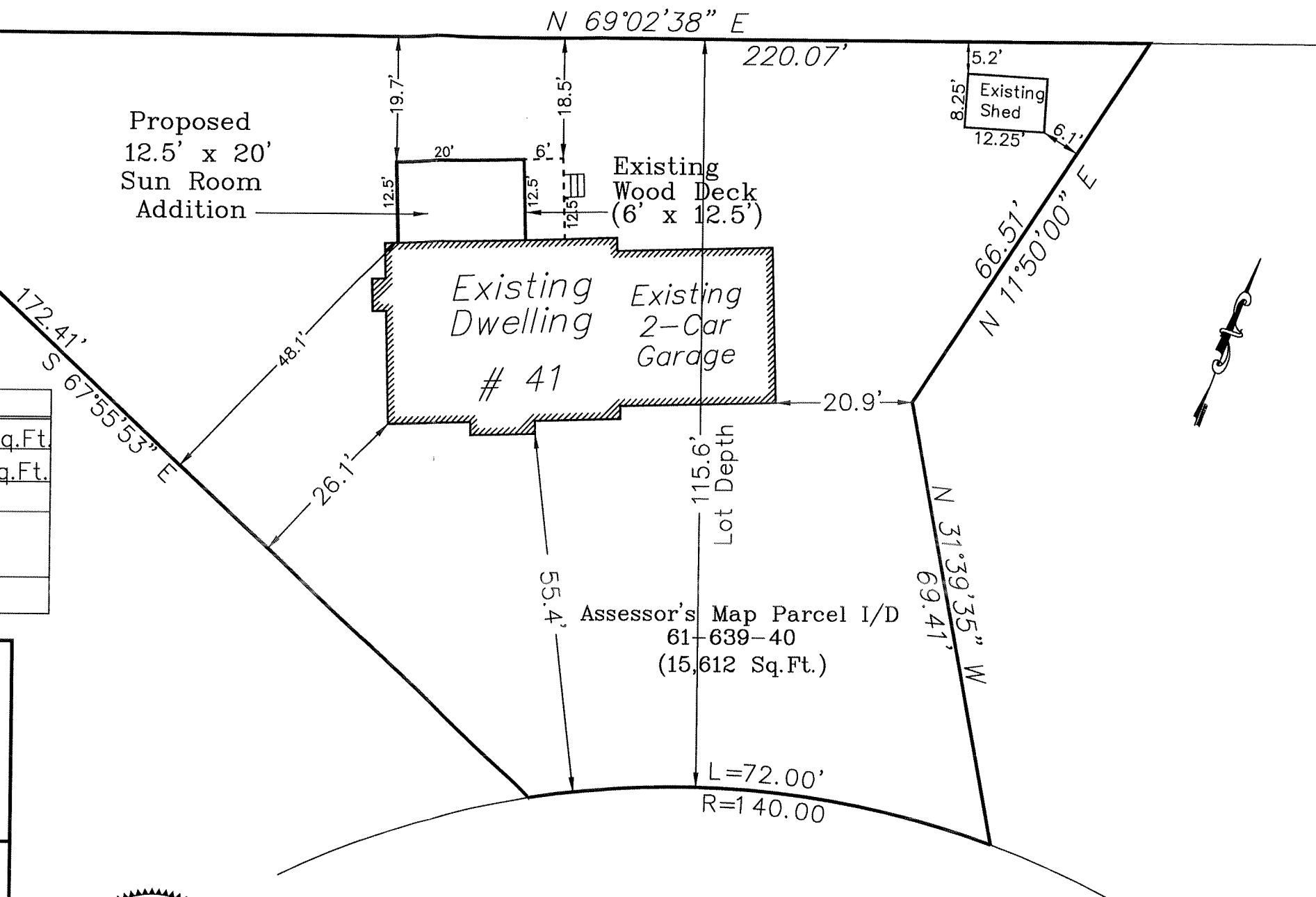
Scale: 1" = 20'
Date: - September 6, 2002
Revised: - October 6, 2014
Revised: - June 16, 2016

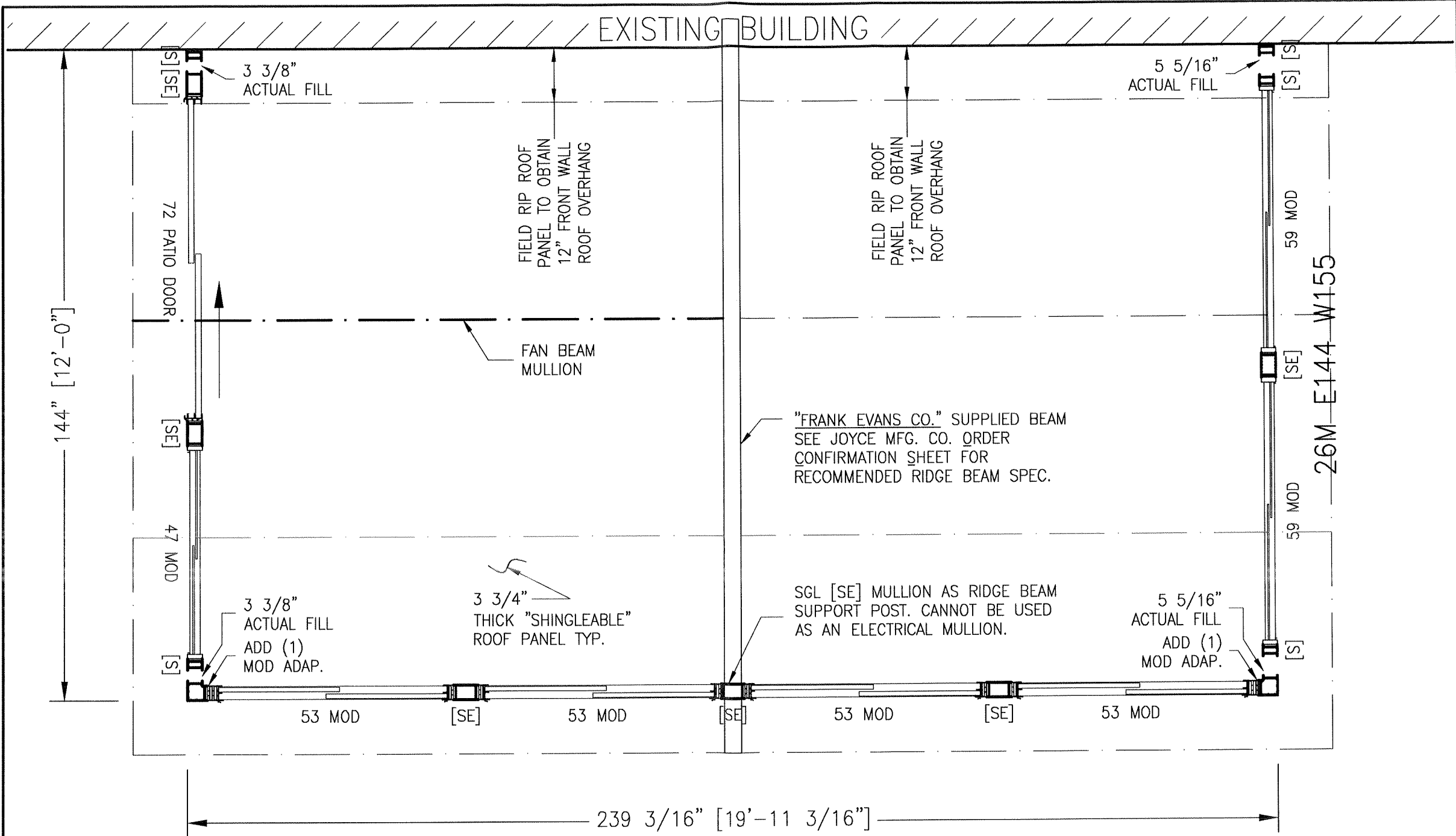


Patrick Roseingrave


Jessica Lane

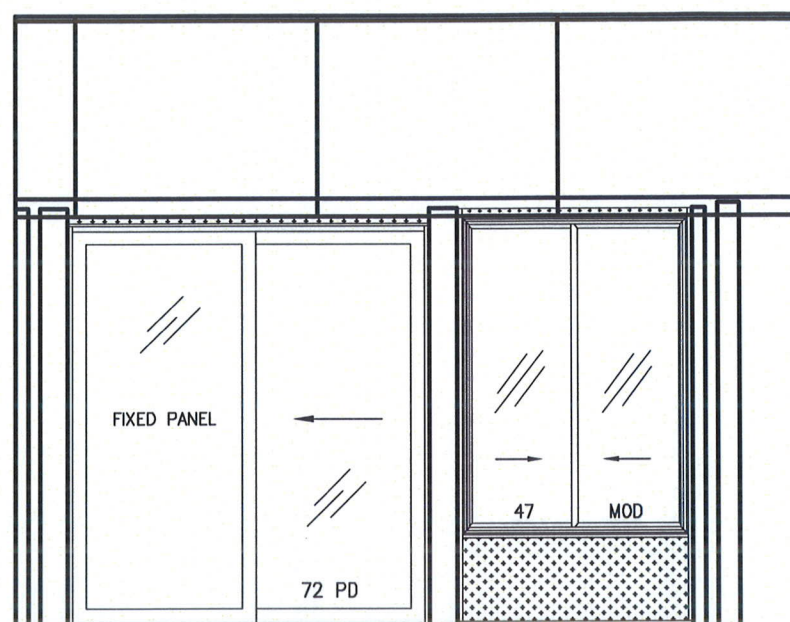
Owner/Applicant: - Kenneth & Lynne Fitzgerald





NOTE: ROOF PANELS AS SHOWN REFLECT A NON-PITCH
ADJUSTED ROOF O.H. OF 12" PLUS GUTTER TYP.

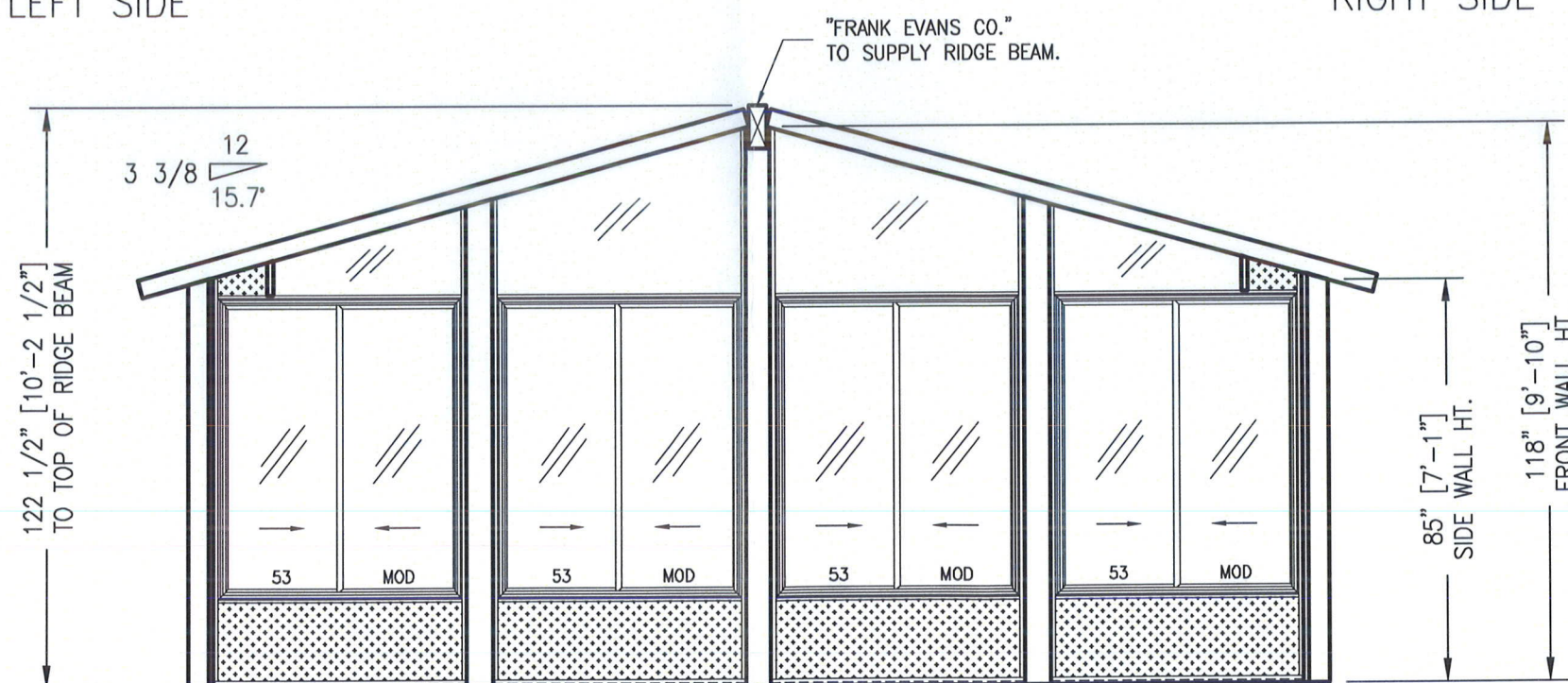
	1125 BERE A IND. PKWY. BEREA, OH 44017 PH: (440) 239-9100 FAX: (440) 239-1812 TOLL FREE: (800) 824-7988 E-MAIL: jmc@joycemfg.com	DEALER NAME: FRANK EVANS COMPANY		LSR 2600 MODULAR ROOM FLOOR PLAN				SHEET:	
		CUSTOMER NAME: FITZGERALD						REV. DATE BY COMMENT	
		JOYCE ORDER #: 10160327		1 OF 2					
		DRAWN BY: DN	CHECKED BY:						
		SCALE: 3/8" = 1' - 0	DATE: 06/13/16						



LEFT SIDE



RIGHT SIDE



FRONT

NOTES: DIMENSIONS ARE FROM FINISHED FLOOR LINE.
ROOM VIEWED FROM OUTSIDE LOOKING IN.



1125 BERE A IND. PKWY.
BEREA, OH 44017
PH: (440) 239-9100
FAX: (440) 239-1812
TOLL FREE: (800) 824-7988
E-MAIL: jmc@joycemfg.com

DEALER NAME: FRANK EVANS COMPANY
CUSTOMER NAME: FITZGERALD
JOYCE ORDER #: 10160327
DRAWN BY: DN
SCALE: 1/4" = 1' - 0
CHECKED BY:
DATE: 06/13/16

LSR 2600 MODULAR ROOM ELEVATION

REV.	DATE	BY	COMMENT

SHEET:

A - 2

2 OF 2