

CASE # 3287
DATE 4/15
INITIAL E.S.



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TOWN OF WEYMOUTH
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2016 APR 22 AM 10:00

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):

120-40

PROJECT / PROPERTY STREET ADDRESS: 49 KEITH STREET, WEYMOUTH

Assessor's Map Sheet, Block, & Lot: 20-204-8

Zoning District: R1 Overlay District: _____

NAME OF APPLICANT (S) (print & sign): NIMA E SHIREEN YADOLLAHPOUR

Applicant's Address: 49 KEITH STREET, WEYMOUTH

Contact Information: Email NIMA@ONYARCHITECTURE.COM Phone 617 680 5186

OWNER OF RECORD (S) (print & sign): NIMA E SHIREEN YADOLLAHPOUR

(Leave blank if same as Applicant)

Address of owner of record: _____

Norfolk County Registry of Deeds Book and Page No. _____

Or registered in Land Registration Office under Certificate No. _____

NAME & AFFILIATION OF REPRESENTATIVE: NIMA YADOLLAHPOUR - ONY ARCHITECTURE

Address: 118 SOUTH ST. SUITE 3B BOSTON MA 02111

Contact Information: Email NIMA@ONYARCHITECTURE.COM Phone 617 680 5186

April 15, 2016

Town of Weymouth
Board of Zoning Appeals
75 Middle Street
Weymouth, MA 02189

Re: **Special Permit Application**
49 Keith Street, Weymouth, MA 02188

To whom it may concern,

We're applying to the Town of Weymouth Planning and Zoning board for approval of a Special Permit application for a minor project at 49 Keith Street near Weymouth Landing.

Please see the attached Letter of Intent as well as Certified Plot Plan, and additional supporting documents, including proposed floor plans, elevations, and renderings for your information and review.

We hope you find our proposal to be satisfactory and acceptable for approval. Thank you!

Regards,
ONLY architecture, LLC.



Nima Yadollahpour - principal

April 15, 2016

Town of Weymouth
Board of Zoning Appeals
75 Middle Street
Weymouth, MA 02189

Re: **Letter of Intent**
49 Keith Street, Weymouth, MA 02188

To whom it may concern,

We're applying to the Town of Weymouth Planning and Zoning board for approval of a Special Permit application for a minor addition project at 49 Keith Street near Weymouth Landing. Based on Section 120-40 of the Town of Weymouth Zoning Ordinance, our property qualifies for a Special Permit application due to the following reasons:

- Per the Assessors and Town of Weymouth Property Card, the house at 49 Keith Street was built in 1868. (Probably even older than that)
- The lot that the house was built on has a total of 6,819 square feet.
- The existing house is located 3.6 feet to 5 feet of the side property line.
- As per section 120-40, this structure was lawful at the time it was built; and the proposed addition to this existing nonconforming structure shall not be substantially more detrimental than the existing nonconforming use.

As you'll see in our attached supporting documents we've taken every step to design a sensible, thoughtful and aesthetically pleasing addition to the existing house. The addition extends the existing footprint of the house in line towards the rear of the property, and starts at 5 feet away from the side property line and ends at just over 6 feet away from the side property line. The total height of the addition is just over 24 feet in line with the peak of the existing roof. The total foot print coverage of existing structures on the lot equals 14%, and the new additions adds only 7%, totally 21%.

Our family has lived in this house for 14 years, and we've decided to further invest in our house and our neighborhood by expanding this house, which we love, to accommodate our growing young family. Our goal is to build a beautiful addition; one which not only improves our house but adds to the neighborhood. With two young daughters aged 3 and 5 1/2, we think this would be a great place to stay and raise them long term, and building this addition would greatly benefit this goal.

We thank you for your time and review of our project and hope you find our proposal to be acceptable. Thank you!

Regards,



Nima Yadollahpour – home owner at 49 Keith Street



N/F
STROZEWSKI

N/F
KAUMEHEIWA

LOCUS INFORMATION

CURRENT OWNER:
NIMA AND SHIREEN
YADOLLAHPOUR

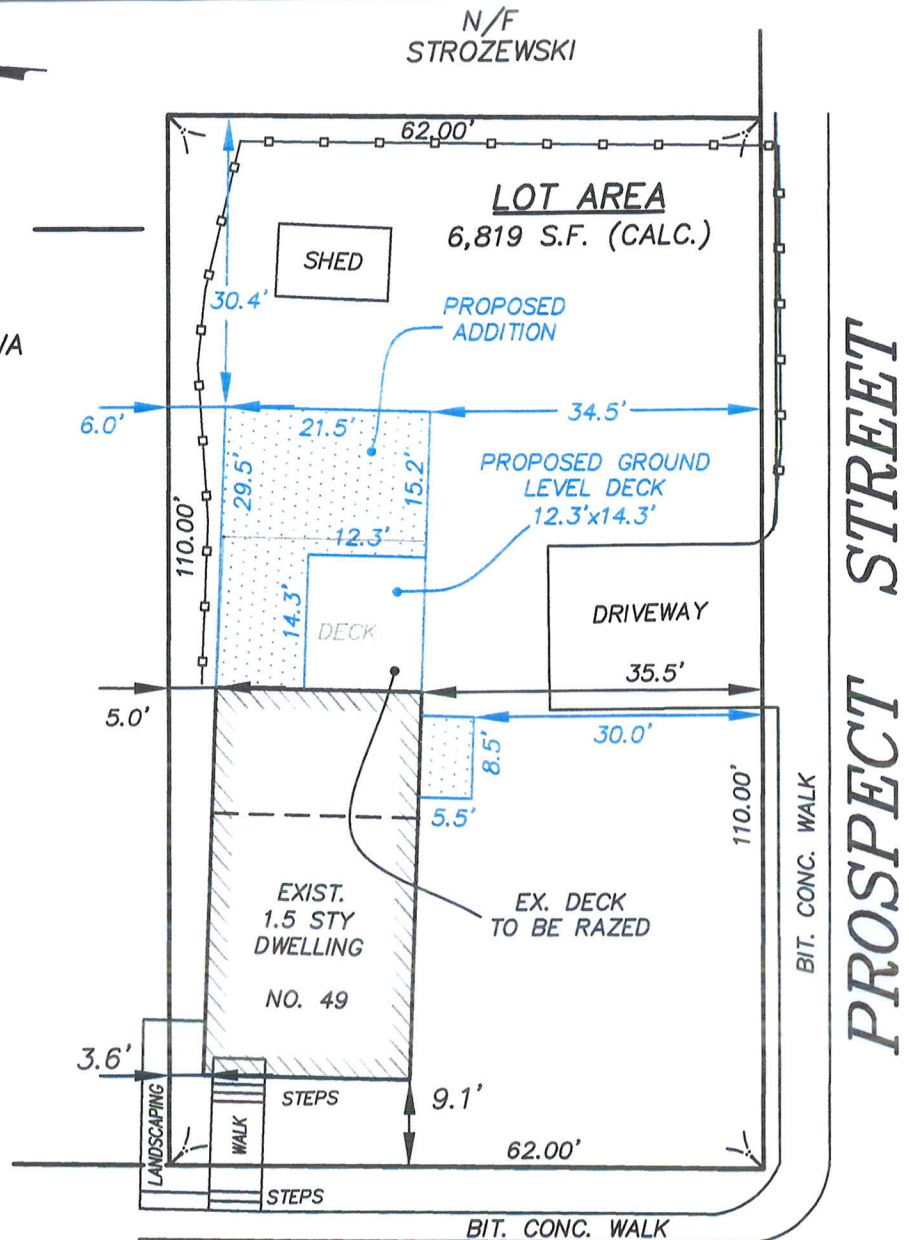
OWNERS REFERENCE:
BOOK 21219 PAGE 527

ASSESSORS REFERENCE:
MAP 20 BLOCK 204 LOT 8

ZONE:
R1

DIMENSIONAL REQUIREMENTS	
ZONING DISTRICT: RESIDENTIAL R-1	
SCHEDULE OF DISTRICT REGULATIONS	
TABLE 1	REQUIRED
AREA	25,000 S.F.
MIN. LOT WIDTH	120 FEET
MAX. HEIGHT	2.5 STORIES / 35 FEET
MIN. FRONT YARD DEPTH	18 FEET
MIN. SIDE YARD DEPTH	10 FEET*
MIN. REAR YARD DEPTH	24 FEET**
MAX. LOT COVERAGE	30%***

* 20 FEET OF ANY OTHER DWELLING
** LESSER OF 24 FEET OR 1/5 LOT DEPTH
*** 14.2% EXISTING *** 22 % PROPOSED



KEITH STREET

PLAN OF LAND
49 KEITH STREET
WEYMOUTH, MA

I CERTIFY:

THIS PLAN IS THE RESULT OF AN ACTUAL ON
THE GROUND SURVEY.

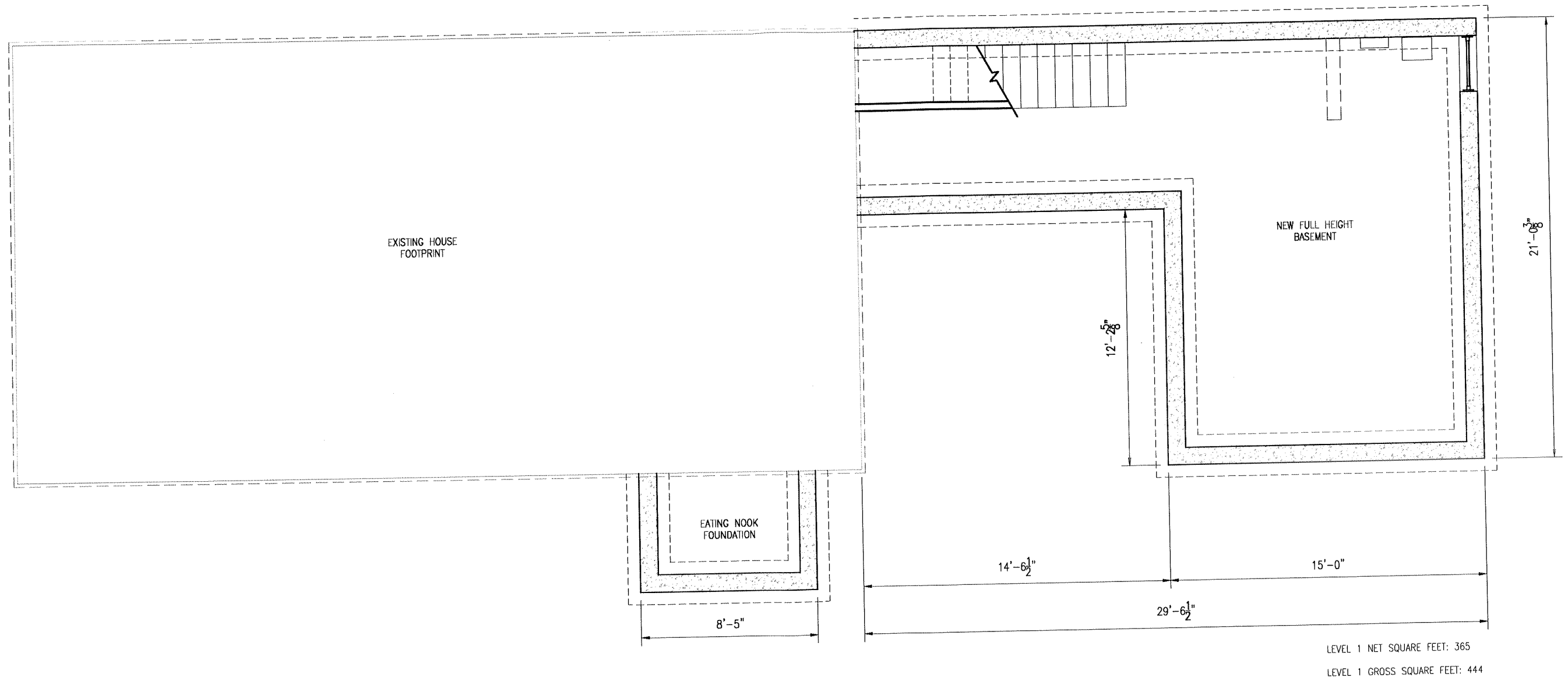
SCALE 1" = 20' DATE: 4-08-16

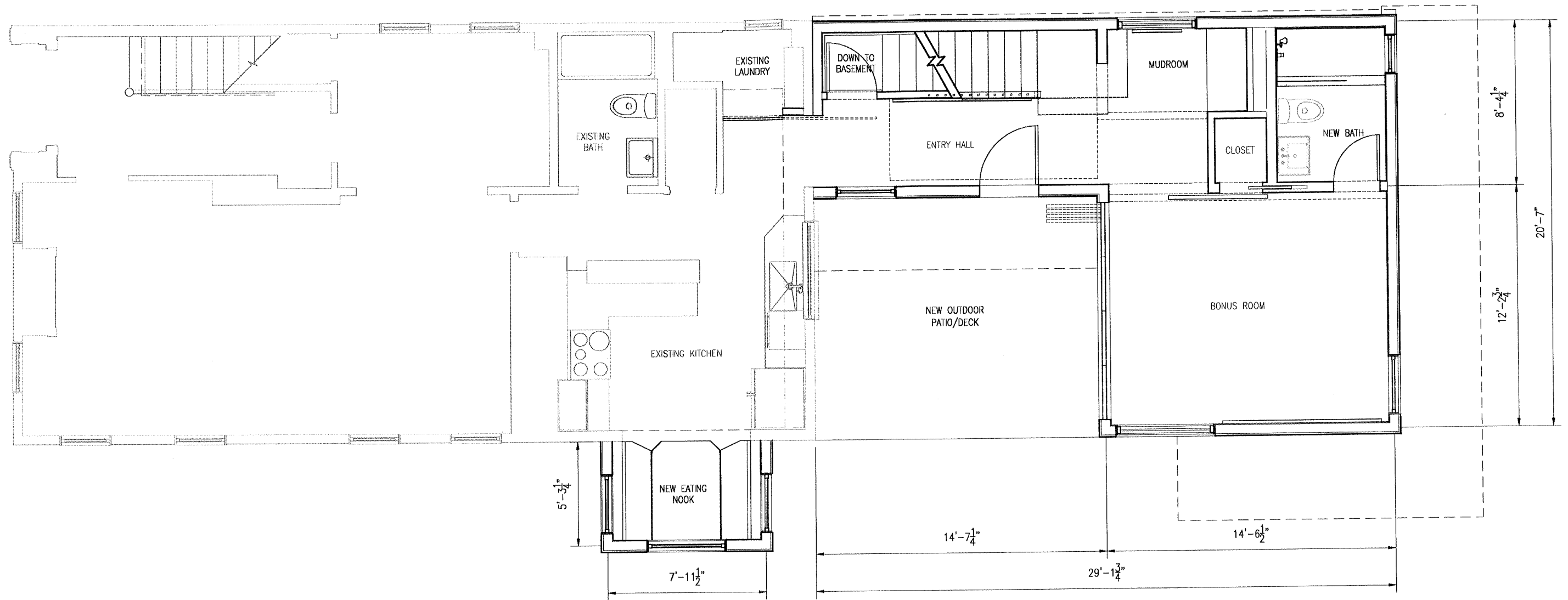


GRAPHIC SCALE

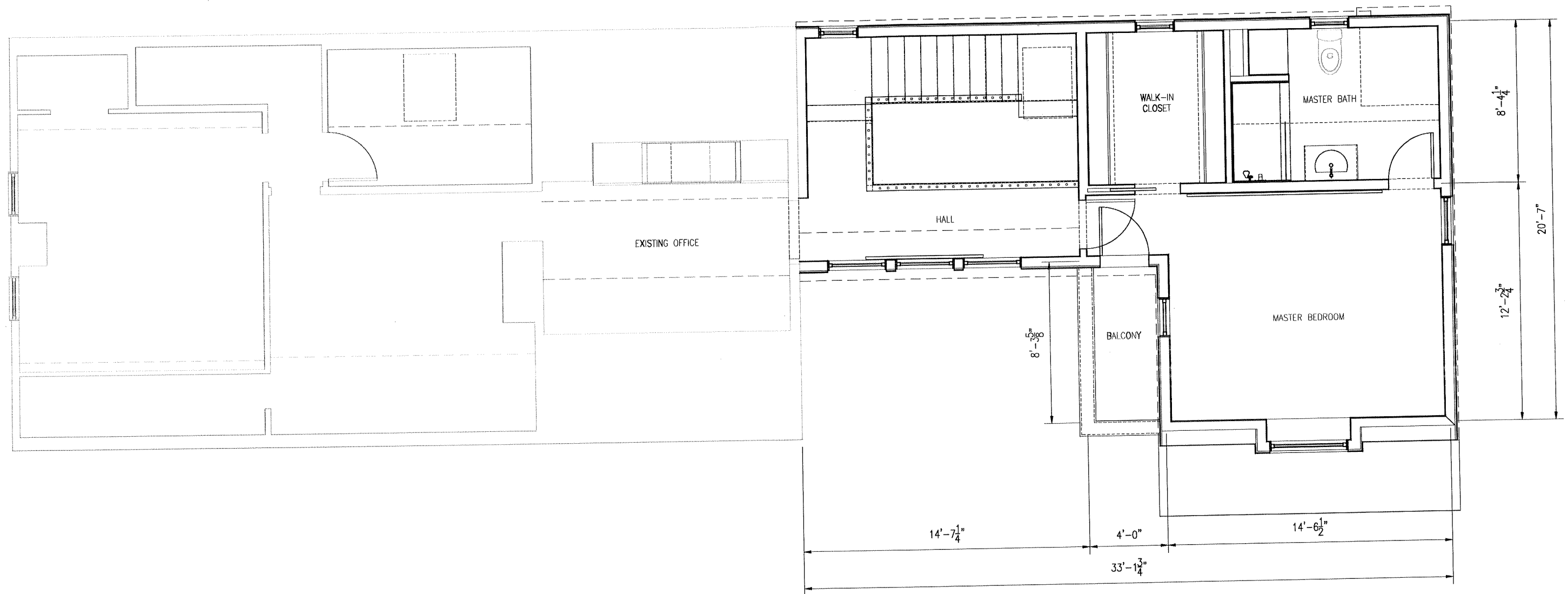
HOYT LAND SURVEYING
1287 WASHINGTON STREET
WEYMOUTH MA. 02189
781-682-9192

PETER G. HOYT
P.L.S. 4/8/16
DATE

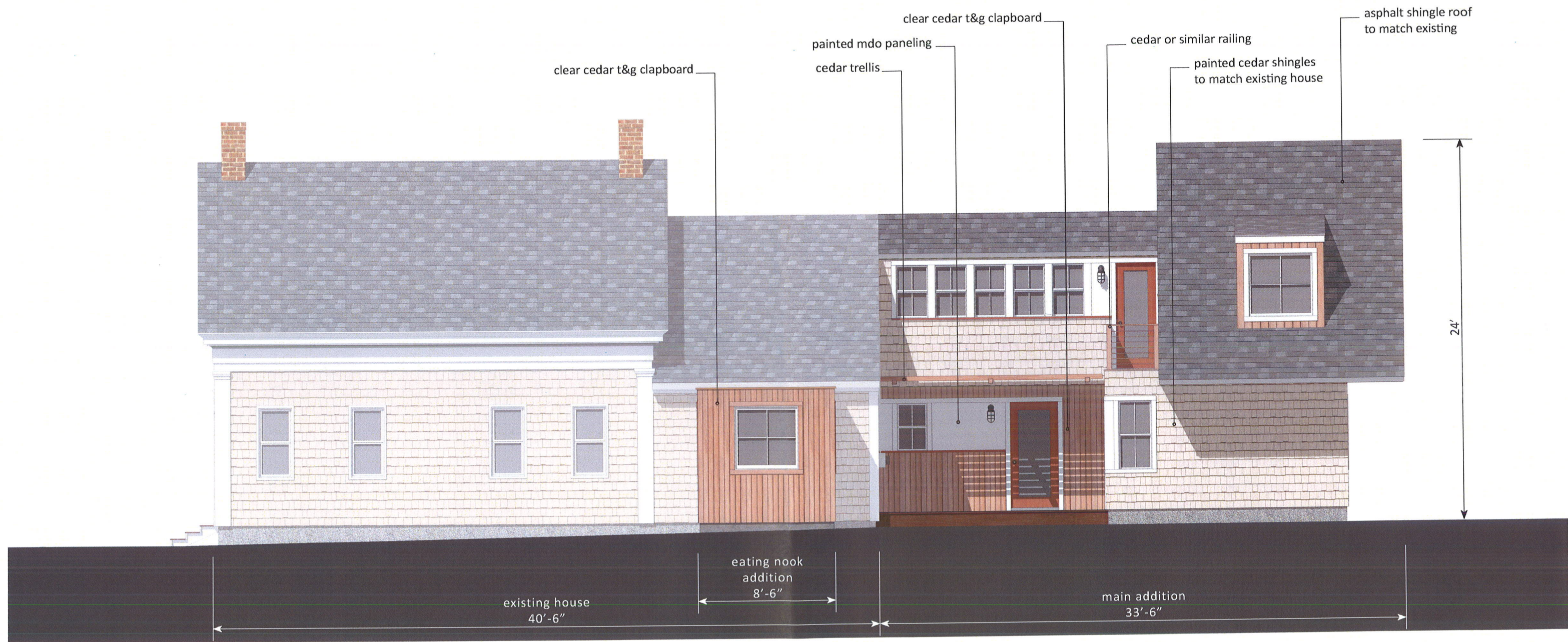




LEVEL 1 NET SQUARE FEET: 395
 LEVEL 1 GROSS SQUARE FEET: 452



LEVEL 2 NET SQUARE FEET: 450
LEVEL 2 GROSS SQUARE FEET: 567



clear cedar t&g clapboard

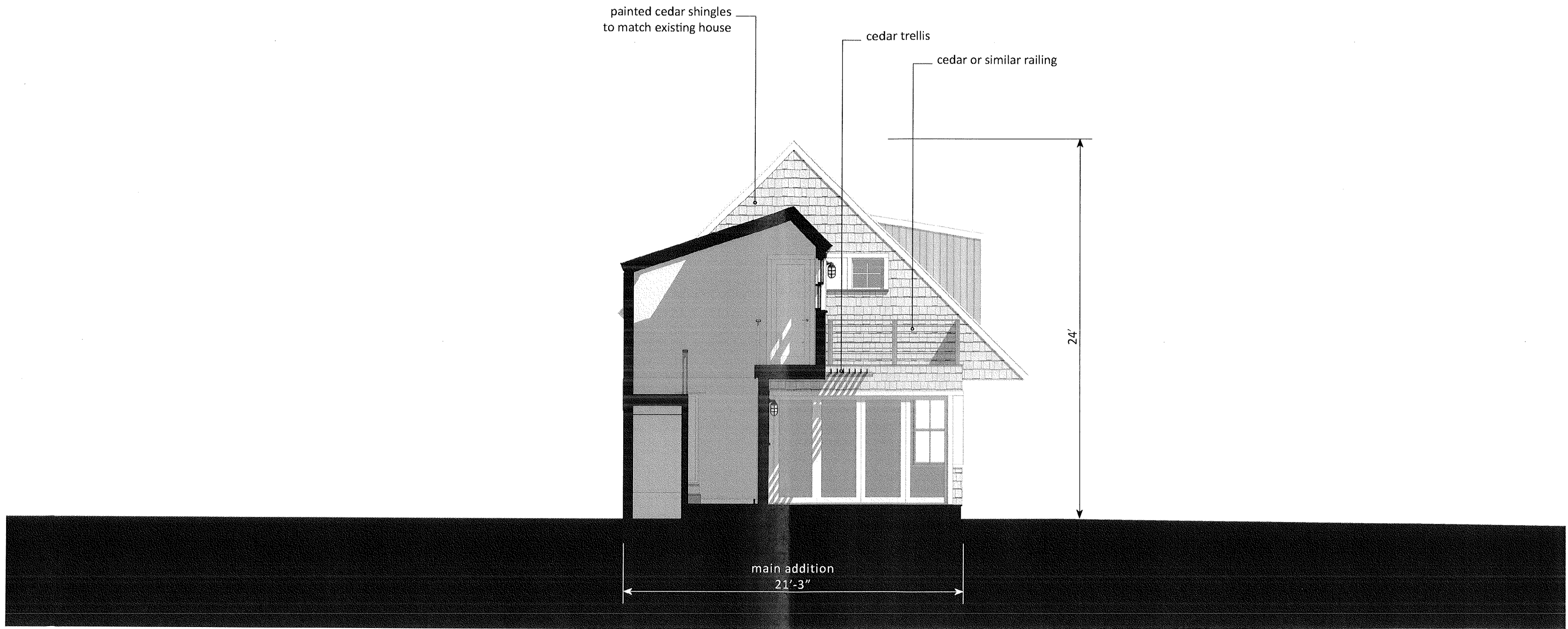
painted cedar shingles
to match existing house

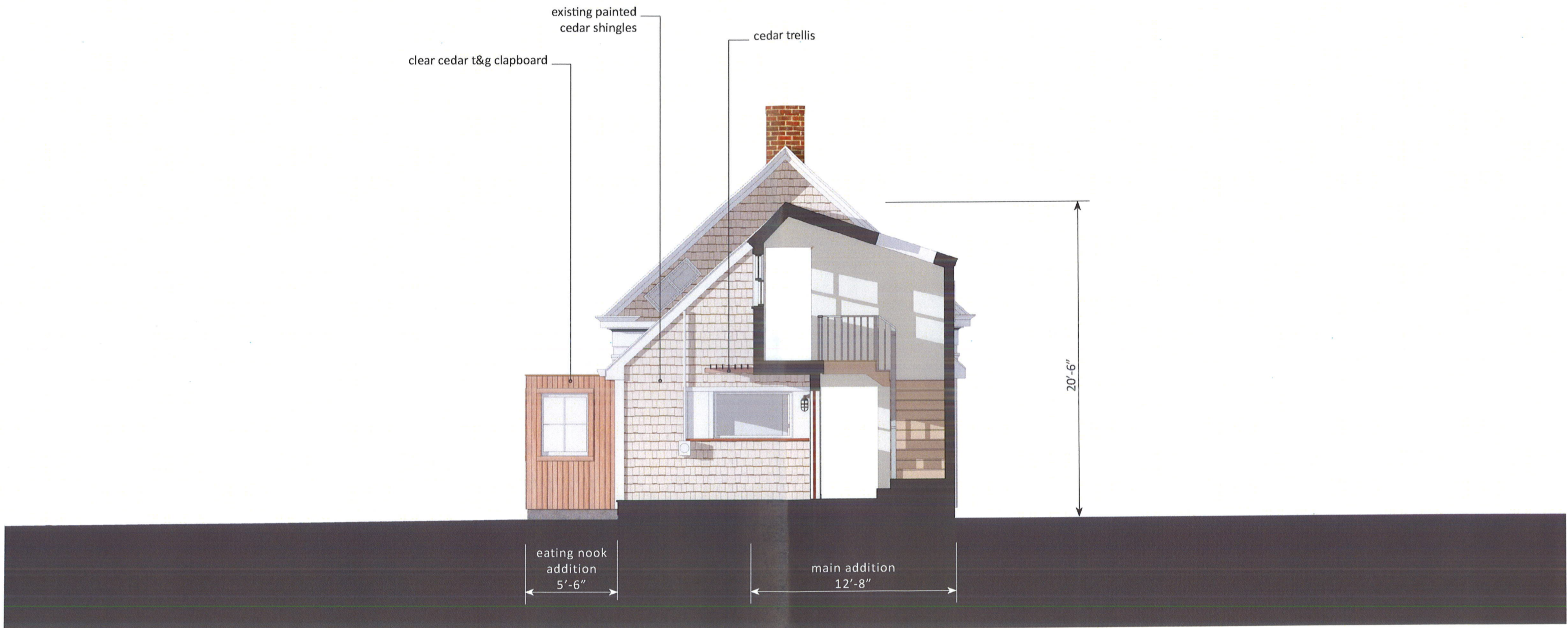


24'

eating nook
addition
5'-6"

main addition
21'-3"







t&g 4"
cedar clapboard

painting mdo
paneling

1x6 mahogany
decking

anderson folding
patio door

ONLY^{arc}

118 south street boston ma 02111
www.onyarchitecture.com 617 807 0669

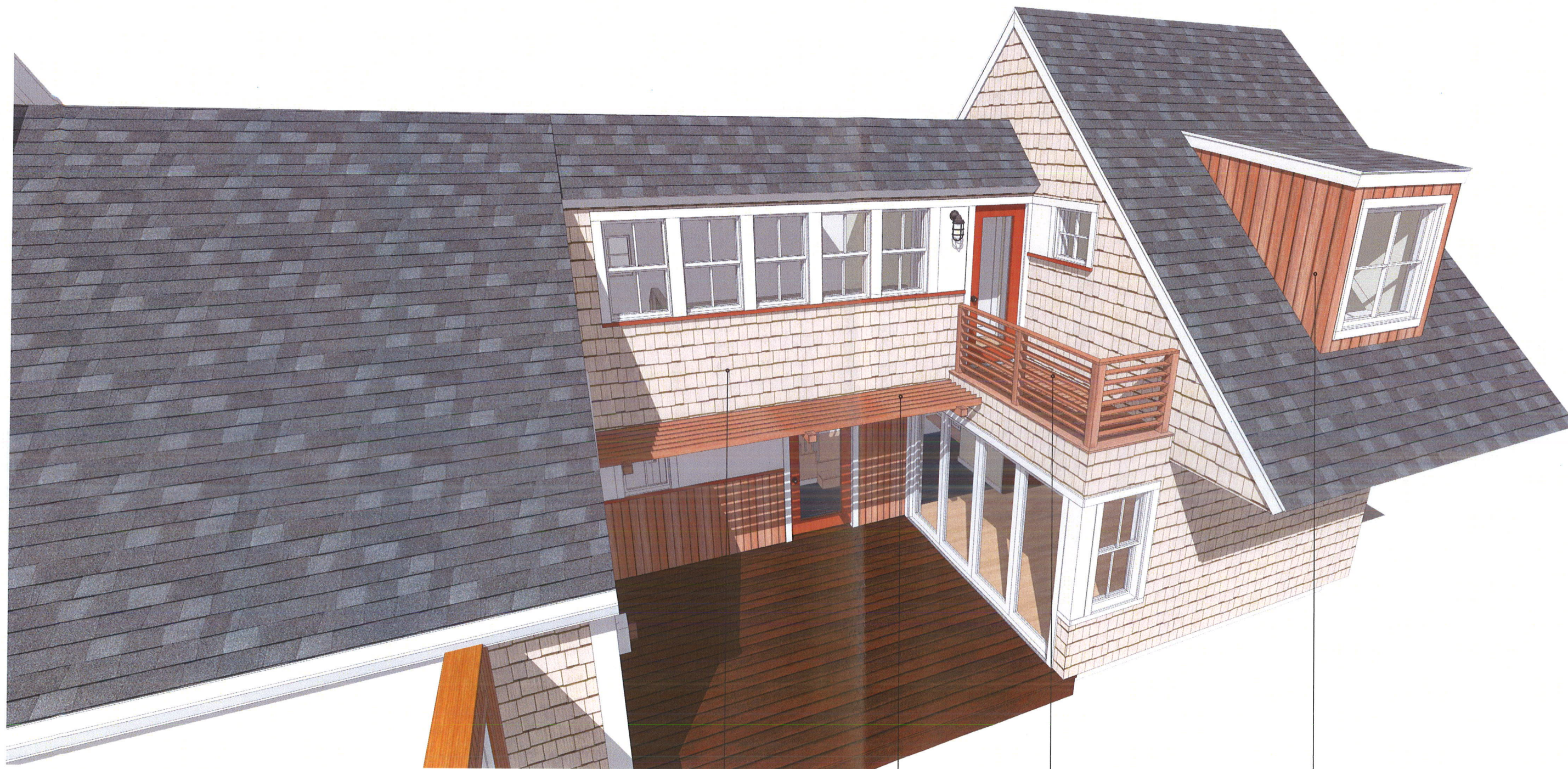
04.15.2016
date

not to scale
scale

49 Keith Street
project

View 1
drawing title

A1.08
drawing no.

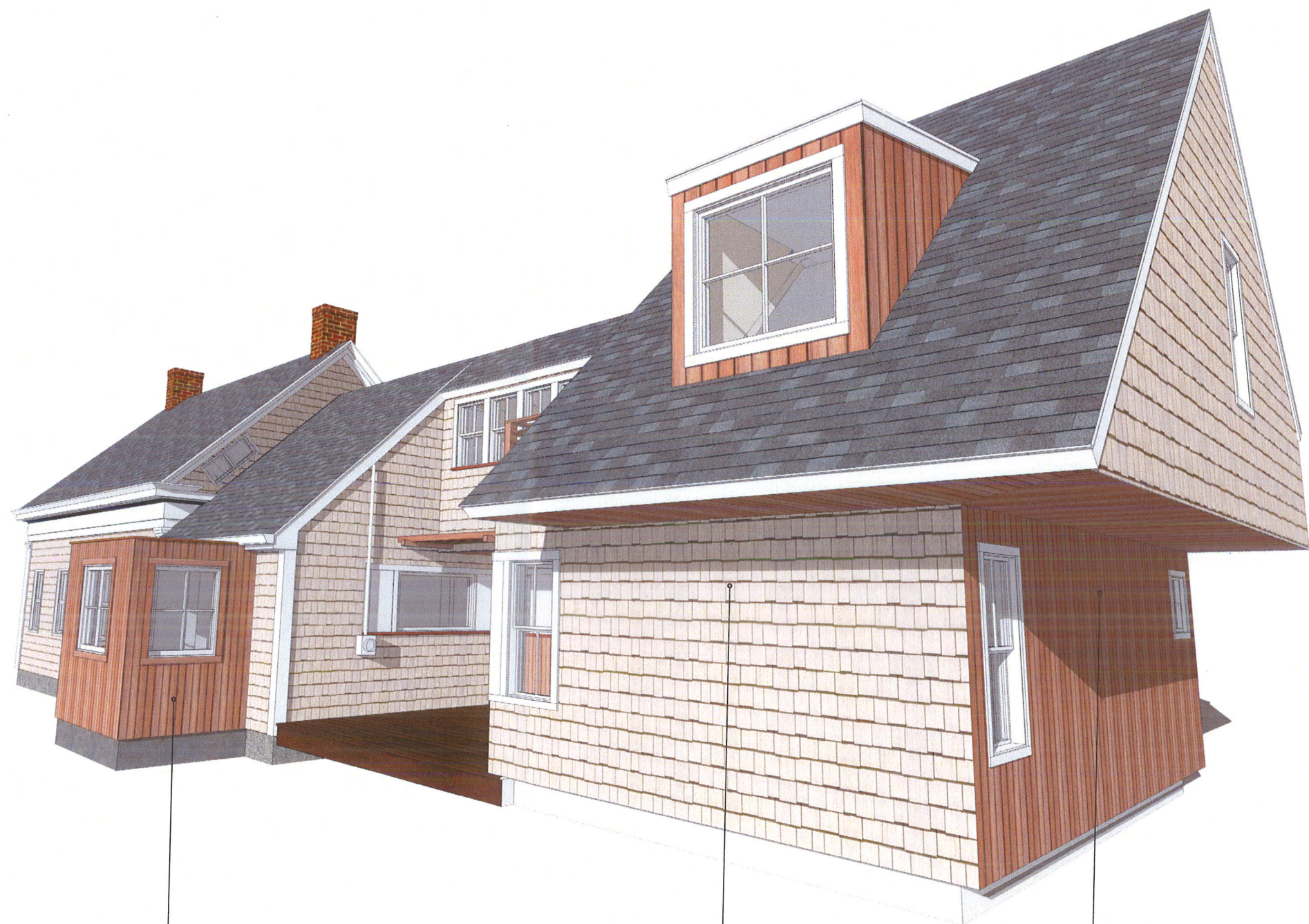


painted cedar shingles
 to match existing

1x4 cedar
 trellis

cedar or similar
 balcony railing

t&g 4"
 cedar clapboard



t&g 4"
cedar clapboard

painted cedar shingles
to match existing

t&g 4"
cedar clapboard





before



after



before



after