

## Request for Special Permit

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TOWN OF WEYMOUTH  
TOWN CLERK'S OFFICE  
2015 SEP 22 PM 2:21

Submitted by Homeowner: Steven Rigo  
Property Address: 93 Kings Cove Beach Road  
Date Submitted: September 22, 2015

CASE # 3264  
DATE 9-22-15  
INITIAL \_\_\_\_\_



Stamp

**TOWN OF WEYMOUTH  
BOARD OF ZONING APPEALS APPLICATION**

2015 SEP 22 PM 2:21

RECEIVED  
TOWN OF WEYMOUTH  
TOWN CLERKS OFFICE

**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):

NON - CONFORMING LOT

**PROJECT / PROPERTY STREET ADDRESS:** 93 KINGS COVE BEACH RD

Assessor's Map Sheet, Block, & Lot: 6, 55, 28

Zoning District: R-1 Overlay District: \_\_\_\_\_

**NAME OF APPLICANT (S)** (print & sign): STEVEN RIGO 

Applicant's Address: 93 KINGS COVE BEACH RD

Contact Information: Email SRIGO7@gmail.com Phone 508-322-0795

**OWNER OF RECORD (S)** (print & sign): \_\_\_\_\_

(Leave blank if same as Applicant)

Address of owner of record: \_\_\_\_\_

Norfolk County Registry of Deeds Book and Page No. 32709, 358

Or registered in Land Registration Office under Certificate No. \_\_\_\_\_

**NAME & AFFILIATION OF REPRESENTATIVE:** \_\_\_\_\_

Address: \_\_\_\_\_

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

September 19, 2015

### Letter of Intent

#### **Owner of Record**

Steven Rigo  
93 Kings Cove Beach Rd  
North Weymouth, MA 02191

#### **Subject Property**

Same

I am renovating this single family home and would like to extend the roofline to encompass the entire 1<sup>st</sup> floor dimensions. Currently the roof is 2 levels.(See Photos).

I am seeking relief from the board for a permit because the lot is a nonconforming lot.

This process will add approximately 250 square feet of living space to the 2<sup>nd</sup> floor . This modification will in no way change the current footprint of the house. The foundation and 1<sup>st</sup> floor wall dimensions will not be altered in this process. The purpose is to make this small home more comfortable with a larger bedroom upstairs.

In addition I will install new windows, siding and roof which will enhance the overall appeal of this small neighborhood.

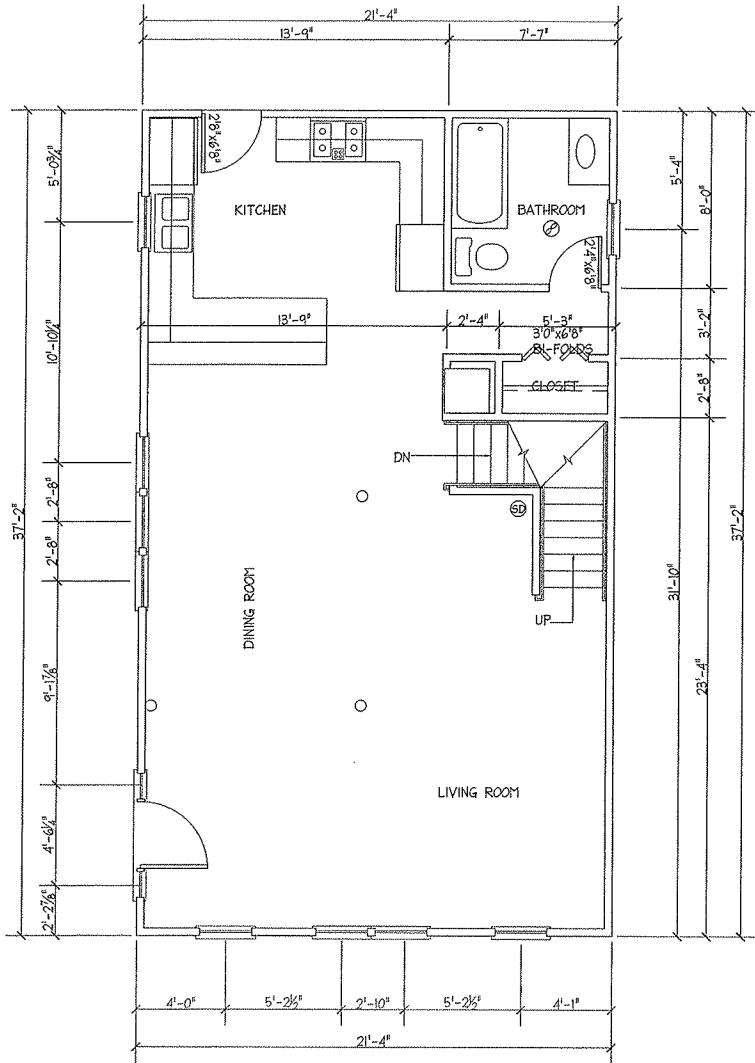
I have hired **Walter A. McKinnon Associates, Inc.** of Weymouth to provide architectural and engineering support to ensure all work is performed according to safety and structural regulations. (Elevation plans attached).

**Neponset Valley Survey Associates, Inc.** of Quincy has performed a site survey. (Attached).

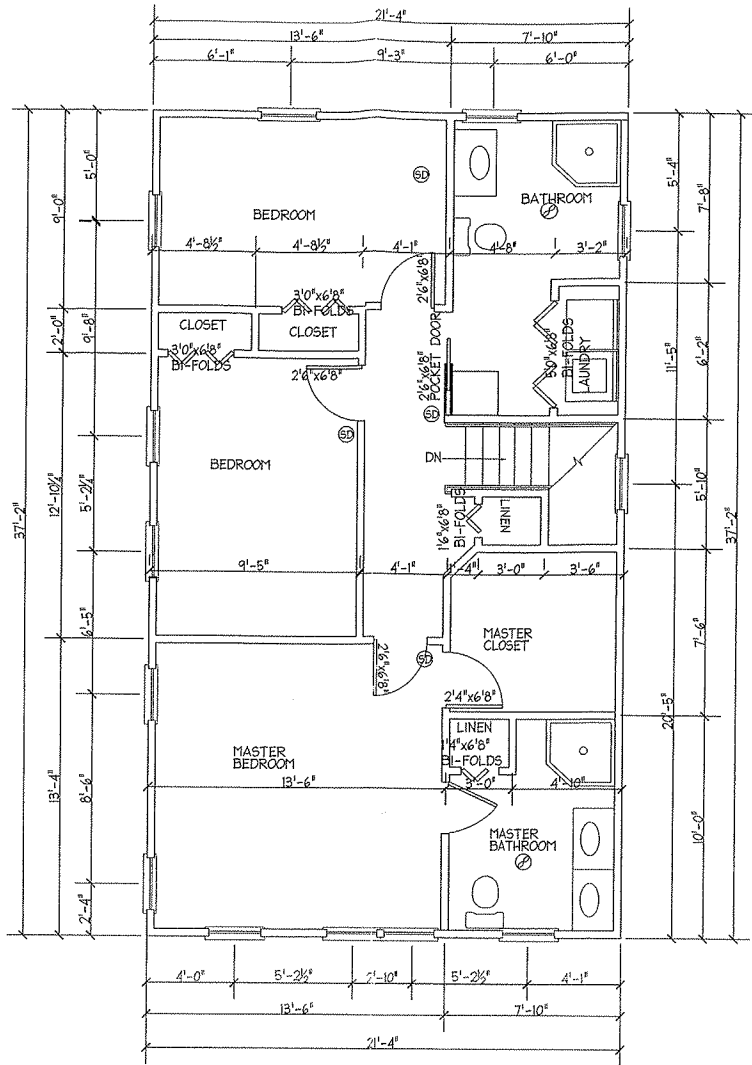
I have spoken many times with neighbors in this area and they are thrilled at the improvements and this proposed change to the house. In particular the abutting property owners. (See attached letter)

Sincerely,

  
Steven Rigo  
508-322-0795  
srigo1@gmail.com



FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



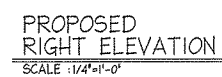
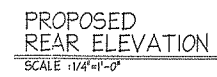
SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



PROPOSED FLOOR PLANS  
NEW HOUSE RENOVATIONS  
93 KINGS COVE BEACH RD  
WEYMOUTH, MA

OWN BY:	B.J.J.
CHKD BY:	
DATE:	09/14/2015
JOB NO.:	2015-150
SCALE:	1/4" = 1'-0"

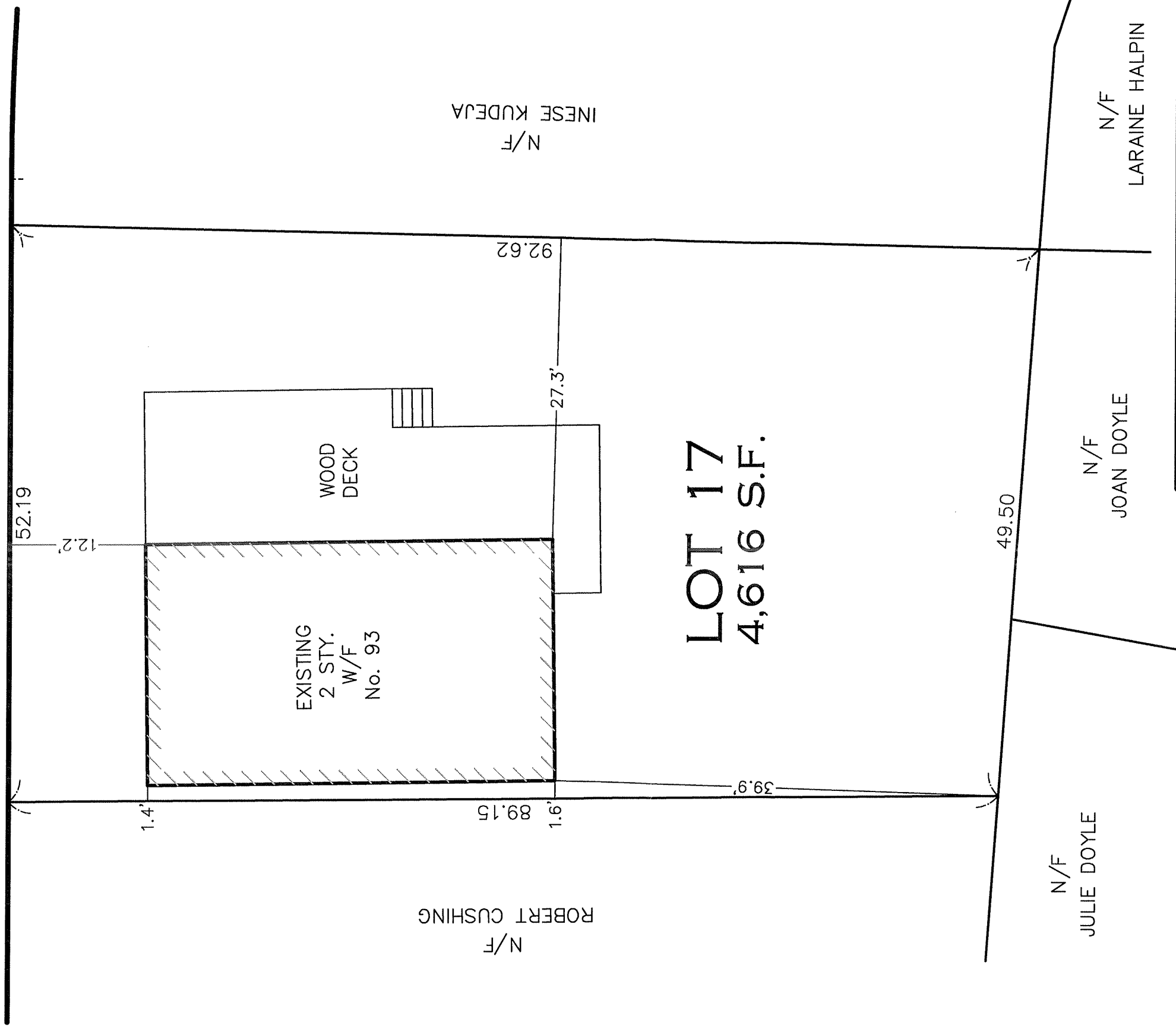
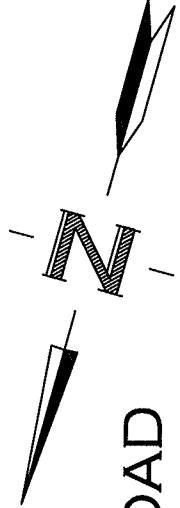
REV#	DESCRIPTION	DATE



PROPOSED FLOOR PLANS  
NEW HOUSE RENOVATIONS  
93 KINGS COVE BEACH RD  
WEYMOUTH, MA

[illegible]

KING'S COVE BEACH (30.00 WIDE) ROAD



PLOT PLAN  
SHOWING  
EXISTING CONDITIONS  
AT  
93 KINGS COVE ROAD  
WEYMOUTH, MASS.

STEPHEN P. DESROCHE PLS No. 27699

PREPARED BY:  
NEPONSET VALLEY SURVEY ASSOC., INC.  
95 WHITE STREET  
QUINCY, MA 02169



SCALE:

DATE:

1"=10'

SEPTEMBER 2, 2015



