

***Town of Weymouth
Massachusetts***

**Kathleen A. Deree
Town Clerk**

**Town Clerk's Department
781-340-5017
781-682-6129 (FAX)**



**Robert L. Hedlund
Mayor**

**75 Middle Street
Weymouth, MA 02189**

May 25, 2022

To Whom It May Concern:

I, Kathleen A. Deree, Town Clerk of the Town of Weymouth do hereby certify this to be the action taken by the Board of Zoning Appeals at their meeting held on March 16, 2022 on APPLICATION OF: Lucy Weyer, Case # 3474.

No appeal was filed within the twenty (20) day appeal period.

Signed: Kathleen A. Deree

A True Copy. ATTEST:

Kathleen A. Deree

Kathleen A. Deree
Town Clerk

**TOWN OF WEYMOUTH, MASSACHUSETTS
BOARD OF ZONING APPEALS
NOTICE OF DECISION
86 LAKE SHORE DRIVE**

RECEIVED
TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE

2022 MAY -4 PM 1: 47

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

Owner:	Lucy Weyer	Date:	May 4, 2022
Address:	86 Lake Shore Dr. Weymouth, MA 02189		
Applicant:	Lucy Weyer	Case #:	3474
Address:	86 Lake Shore Dr. Weymouth, MA 02189		
Representative:	Donald Holzworth 26 Charles Diersch St East Weymouth, MA 02189	Site Address:	86 Lake Shore Drive
		Sheet:	26
		Block:	342
		Lot:	22
Filing Date:	2/23/2022		
Hearing Date:	3/16/2021		
Advertised:	3/2/2022 & 3/9/2022		

Zoning District: R-1, WPD

At a public hearing on 3/16/2021 the Board of Zoning Appeals;

VOTED UNANIMOUSLY TO GRANT A SPECIAL PERMIT under *Weymouth Zoning Ordinance Sections 120-40 (Extension or Change by Special Permit)* and a **VARIANCE** from the front setback requirement (Table 1) to construct an addition including a garage and additional living space above. Approval is per a survey prepared by CS Kelley Land Surveyors and dated 2/4/2022 and renderings supplied by the applicant.

VOTED UNANIMOUSLY TO GRANT A VARIANCE from the 18-foot front setback required by Table 1 of the Weymouth Zoning Ordinance. The Board found that, due to the slope of the property and the existence of Whitman's Pond in the rear, a variance of 6 feet could be granted allowing the addition to maintain a final front setback of 12 feet.

SPECIAL PERMIT FINDINGS:

The Board found that the proposal met the requirements for a Special Permit under Section 120-122 (D) as follows:

1. The specific site is an appropriate location for such a use. *This lot is in an R-1 residential district. The addition is in keeping with the character and scale of the neighborhood.*
2. The proposed use or structure will not be detrimental or adversely affect the character or future character of the neighborhood or town.
3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians. *One garage space will be created. Applicant must demonstrate the ability to provide one additional off-street space.*
4. There are adequate and appropriate facilities, utilities and other public services provided for the proper operation of the proposed use. *All work will be done in conformance with Town of Weymouth Building Code and under the supervision of the Department of Public Works.*
5. That the public convenience and welfare will be substantially served with the proposal. *The existing house is relatively small. The addition will provide needed additional living space.*

CONDITIONS:

1. Prior to being issued a building permit, the applicant will demonstrate the ability to provide off-street parking for at least 2 vehicles.

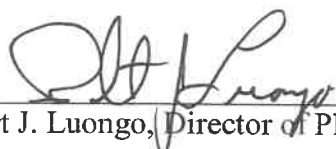
Under MGL Chapter 40A, Section 11, the approval of the Board of Zoning Appeals will NOT take effect until it has been recorded in the Norfolk Registry of Deeds.

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, (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 May 4, 2022

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.



Robert J. Luongo, Director of Planning and Community Development

THE COMMONWEALTH OF MASSACHUSETTS

WEYMOUTH

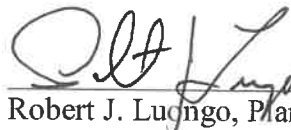
BOARD OF APPEALS

May 4, 2022

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 Lucy Weyer, 86 Lake Shore Dr., Weymouth, MA 02189, affecting the rights of the owner with respect to land or buildings at 86 Lake Shore Drive also shown on the Weymouth Town Atlas Sheet 26, Block 342, Lots 22, 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.



Robert J. Lugano, Planning Director



Kathleen Deree, Town Clerk

Case # 3474

Date of Hearing: 3/16/2021