

**TOWN OF WEYMOUTH, MASSACHUSETTS
BOARD OF ZONING APPEALS
NOTICE OF DECISION
54 LAKEWOOD ROAD**

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

Owner: Leonard O'Toole
Address: 54 Lakewood Road
Weymouth, MA 02190

Date: May 16, 2018

Applicant: Leonard O'Toole
Address: 54 Lakewood Road
Weymouth, MA 02190

Case #: 3355

Representative:

Site Address: 54 Lakewood Road
Sheet: 53
Block: 586
Lot: 4

Zoning District: R-1

Board of Zoning Appeals application filed on April 4, 2018.

After a public hearing on May 9, 2018, advertised in the Weymouth News on April 25, and May 2, 2018, the Board of Zoning Appeals at its meeting of May 9, 2018

VOTED TO GRANT THE SPECIAL PERMIT under *Weymouth Zoning Ordinance 120-40, Extension or Change of non-conforming structure*, to grant relief for the petitioner to construct a ~18' x 18' first floor addition and a second floor dormer, both located at the rear of the existing dwelling.

FINDINGS:

1. The specific site is an appropriate location for such a use. *This is an existing residential home within an R-1 District.*
2. The proposed use of structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. *The addition is off of the back of the house and not visible from the street. The applicant provided letters of support from two abutters.*
3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians. *The addition will not generate additional vehicle traffic.*
4. There are adequate and appropriate facilities, utilizes and other public services provided for the proper operation of the proposed use. *All construction and utility work will be done in accordance with State Building Codes.*
5. That the public convenience and welfare will be substantially served with the proposal. *The addition will increase the assessed value of the home and generate increased tax revenue for the Town.*

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CONDITIONS:

1. The dimension of the rear setback will be added to the provided survey to ensure that it conforms to zoning regulations. (The applicant has subsequently provided this information confirming that the final rear setback will be 68 feet after the addition is completed. This far exceeds the required setback of 24 feet.

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 16, 2018

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

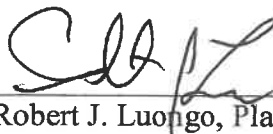
BOARD OF APPEALS

May 16, 2018

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 Leonard O'Toole, 54 Lakewood Road, Weymouth, MA 02190, affecting the rights of the owner with respect to land or buildings at 54 Lakewood Road, Weymouth, MA 02190, also shown on the Weymouth Town Atlas Sheet 53, Block 586, Lot 4, 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. Luongo, Planning Director

Kathleen Deree, Town Clerk

Case # 3355

Date of Hearing: 5/9/2018