

***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**

July 29, 2021

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 June 16, 2021 on APPLICATION OF: Laura Bergemann, Case # 3453.

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  
58 OLD COUNTRY WAY**

**RECEIVED  
TOWN OF WEYMOUTH  
TOWN CLERK'S OFFICE**

**2021 JUL -8 AM 11:34**

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

**Owner:** Laura Bergemann  
**Address:** 58 Old Country Way  
Weymouth, MA 02189

**Date:** July 8, 2021

**Applicant:** Laura Bergemann  
**Address:** 58 Old Country Way  
Weymouth, MA 02189

**Case #:** 3453

**Representative:**

**Site Address:** 58 Old Country Way

**Sheet:** 17  
**Block:** 226  
**Lots:** 31

**Filing Date:** 6/1/2021

**Hearing Date:** 6/16/2021

**Advertised:** 6/2/2021 & 6/9/2021

**Zoning District: R-1**

At a public hearing on 6/16/2021 the Board of Zoning Appeals;

**VOTED UNANIMOUSLY TO GRANT A VARIANCE** under *Weymouth Zoning Ordinance-120-54 Confinement of Accessory Uses to rear yard*

The applicant sought to replace a deteriorating and unpermitted shed in the side yard of the property. The current applicant did not install the original shed which had been in its current location for many years. The applicant appropriately requested a permit for the replacement shed and was asked that time to seek this relief from the Board.

**FINDINGS:**

The Board found a unique hardship based on the shape of the applicant's lot. It is a corner lot with a very shallow rear yard and large side yard. No abutters voiced objections or concerns. The shed will be placed in the same location as the pre-existing shed which has caused no known nuisance.

**CONDITIONS:**

None

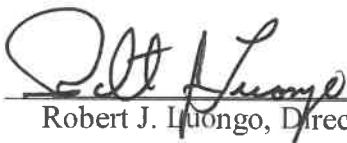
Under MGL Chapter 40A, Section 11, the approval of the Board of Zoning Appeals will NOT take effect until it has been recorded in the Norfolk Registry of Deeds.

**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 July 8, 2021

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.



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Robert J. Luongo, Director of Planning and Community Development

THE COMMONWEALTH OF MASSACHUSETTS

WEYMOUTH

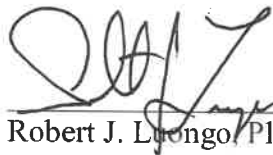
BOARD OF APPEALS

July 8, 2021

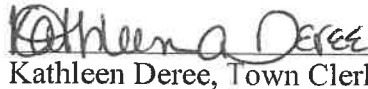
Certificate of Granting of Variance or Special Permit  
(General Laws Chapter 40A, Section 11)

The Board of Appeals of the Town of Weymouth hereby certifies that a Variance or Special Permit has been granted to Laura Bergemann, 58 Old Country Way, Weymouth, MA 02189, affecting the rights of the owner with respect to land or buildings at 58 Old Country Way also shown on the Weymouth Town Atlas Sheet 17, Block 226, Lots 31, 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 # 3453

Date of Hearing: 6/16/2021