

***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**

June 1, 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 April 14, 2021 on APPLICATION OF: John Larmey, Case # 3441.

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
69 OLD COUNTRY WAY**

**RECEIVED
TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE
2021 MAY 10 PM 3:46**

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

Owner: John Larmey
Address: 69 Old Country Way
Weymouth, MA 02189

Date: May 10, 2021

Applicant: John Larmey
Address: 69 Old Country Way
Weymouth, MA 02189

Case #: 3441

Representative:

Site Address: 69 Old Country Way

Sheet: 61
Block: 639
Lots: 3

Filing Date: 3/26/2021

Hearing Date: 4/14/2021

Advertised: 3/31/2021 & 4/7/2021

Zoning District: R-1

At a public hearing on 4/14/2021 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 decision of the Board is based on a sketch submitted by the applicant showing an 18-foot diameter above ground pool with deck. units and two commercial units facing Pleasant St. This sketch shows that the pool and deck will be installed within the setback requirements of the Town of Weymouth ordinances.

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 applicant also provided a letter of support signed by six of the abutters.

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 May 10, 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.



Robert J. Luongo, Director of Planning and Community Development

THE COMMONWEALTH OF MASSACHUSETTS

WEYMOUTH

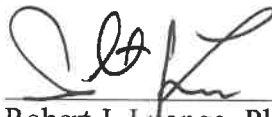
BOARD OF APPEALS

May 10, 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 88 Pleasant St. LLC, 613 Main St. Hingham, MA 02043, affecting the rights of the owner with respect to land or buildings at 69 Old Country Way also shown on the Weymouth Town Atlas Sheet 61, Block 639, Lots 3, 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. Longo, Planning Director



Kathleen Deree, Town Clerk

Case # 3441

Date of Hearing: 4/14/2021