

CASE #

3290
5/4/16
ES.

DATE

INITIAL



Stamp

TOWN OF WEYMOUTH
BOARD OF ZONING APPEALS APPLICATION

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):

SECTION 120-40 EXTENSION OR CHANGE BY SPECIAL PERMIT

PROJECT / PROPERTY STREET ADDRESS: 9 OLIVER ROAD

Assessor's Map Sheet, Block, & Lot: 30-386-15

Zoning District: R-1 Overlay District: _____

NAME OF APPLICANT (S) (print & sign): JOHN + KATHLEEN CONWAY

Applicant's Address: _____

Contact Information: Email Kconway12@comcast.net Phone 774-269-9345

OWNER OF RECORD (S) (print & sign): _____

(Leave blank if same as Applicant)

Address of owner of record: _____

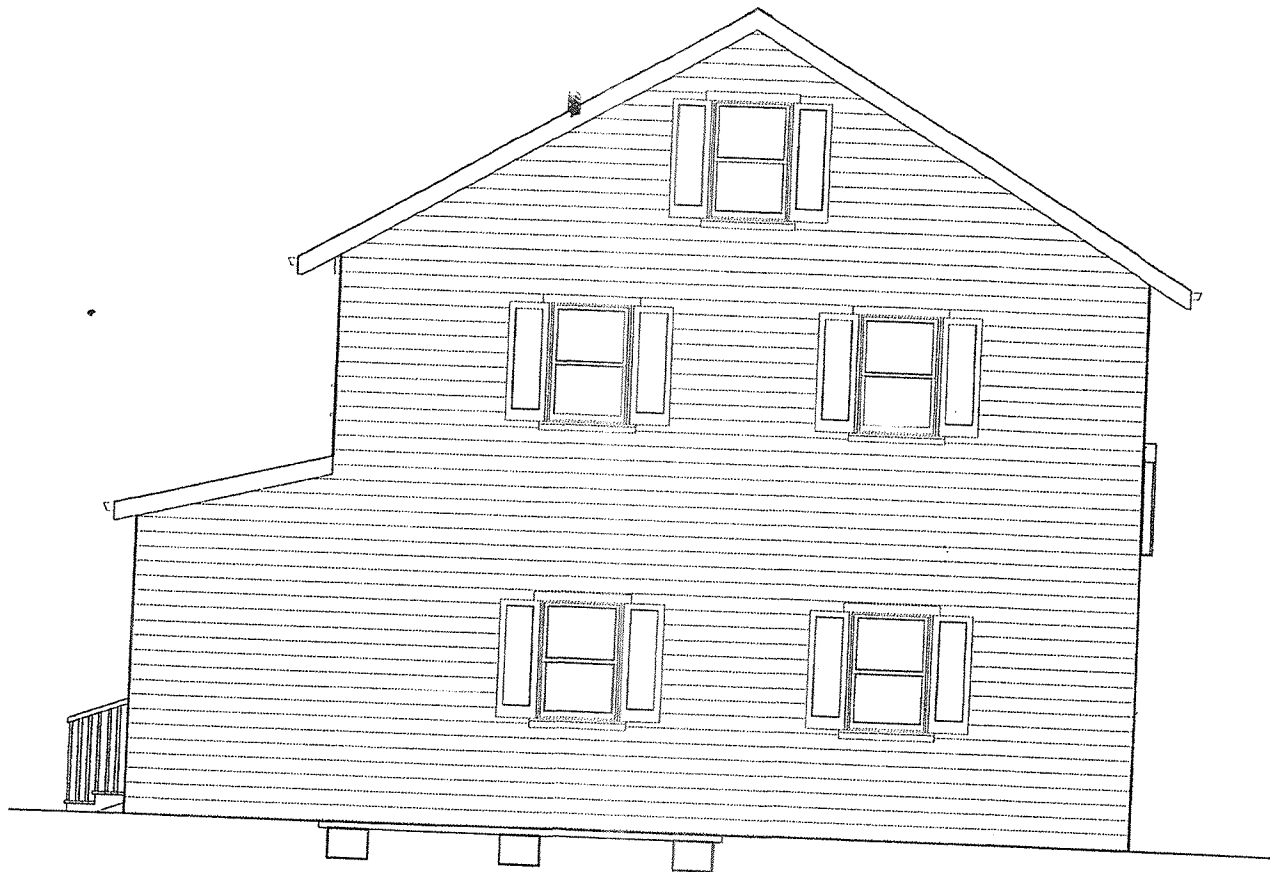
Norfolk County Registry of Deeds Book and Page No. BK 32931 PG 271

Or registered in Land Registration Office under Certificate No. _____

NAME & AFFILIATION OF REPRESENTATIVE: _____

Address: STENBECK + TAYLOR, INC.

Contact Information: Email admin@stenbeckandtaylor.com Phone 781-834-8591



Exterior Elevation Front

JACK AND KATHY CONWAY
9 OLIVER ROAD
WEYMOUTH, MA

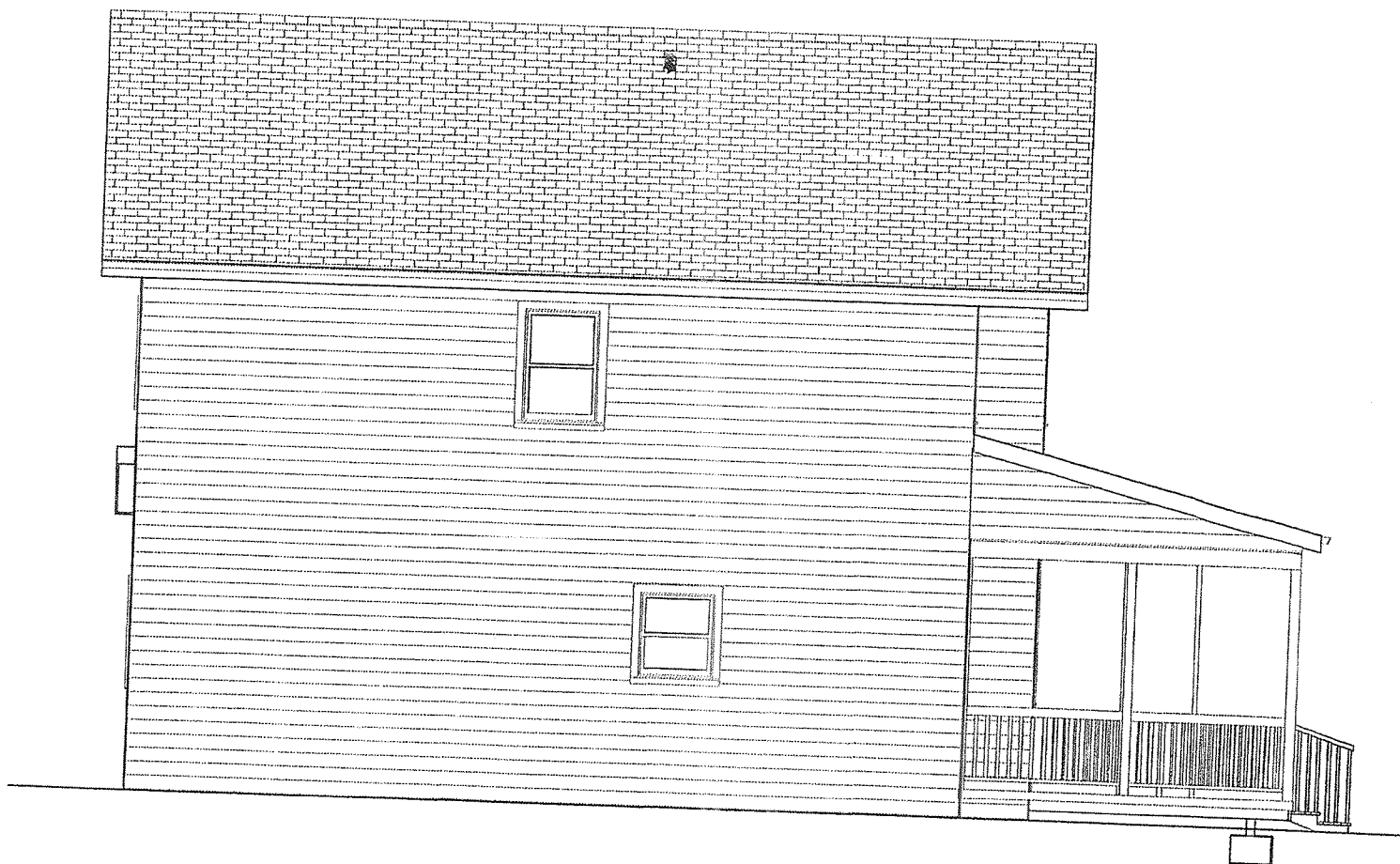
Drawings Provided by:
Avalon Building Systems
3 Porter Street, Suite 201
Stoughton, MA 02072
781-344-4875

REVISED:

DATE:
4/5/2016

SCALE:

SHEET:



RIGHT ELEVATION

JACK AND KATHY CONWAY
9 OLIVER ROAD
WEYMOUTH, MA

Drawings Provided by:
Avalon Building Systems
3 Porter Street, Sult 201
Stoughton, MA 02072
781-344-4875

REVISED:

DATE:
4/5/2016

SCALE:

SHEET:



LEFT ELEVATION

JACK AND KATHY CONWAY
9 OLIVER ROAD
WEYMOUTH, MA

Drawings Provided by:
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3 Porter Street, Suite 201
Stoughton, MA 02072
781-344-4875

REVISED:

DATE:
4/5/2016

SCALE:

SHEET:



REAR ELEVATION

JACK AND KATHY CONWAY
9 OLIVER ROAD
WEYMOUTH, MA

Drawings Provided by:
Avalon Building Systems
3 Porter Street, Suite 201
Stoughton, MA 02072
781-344-4875

REVISED:

DATE:
4/5/2016

SCALE:

SHEET:

May 4, 2016

RECEIVED
TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE

2016 MAY -4 PM 3: 21

To Whom it May Concern,

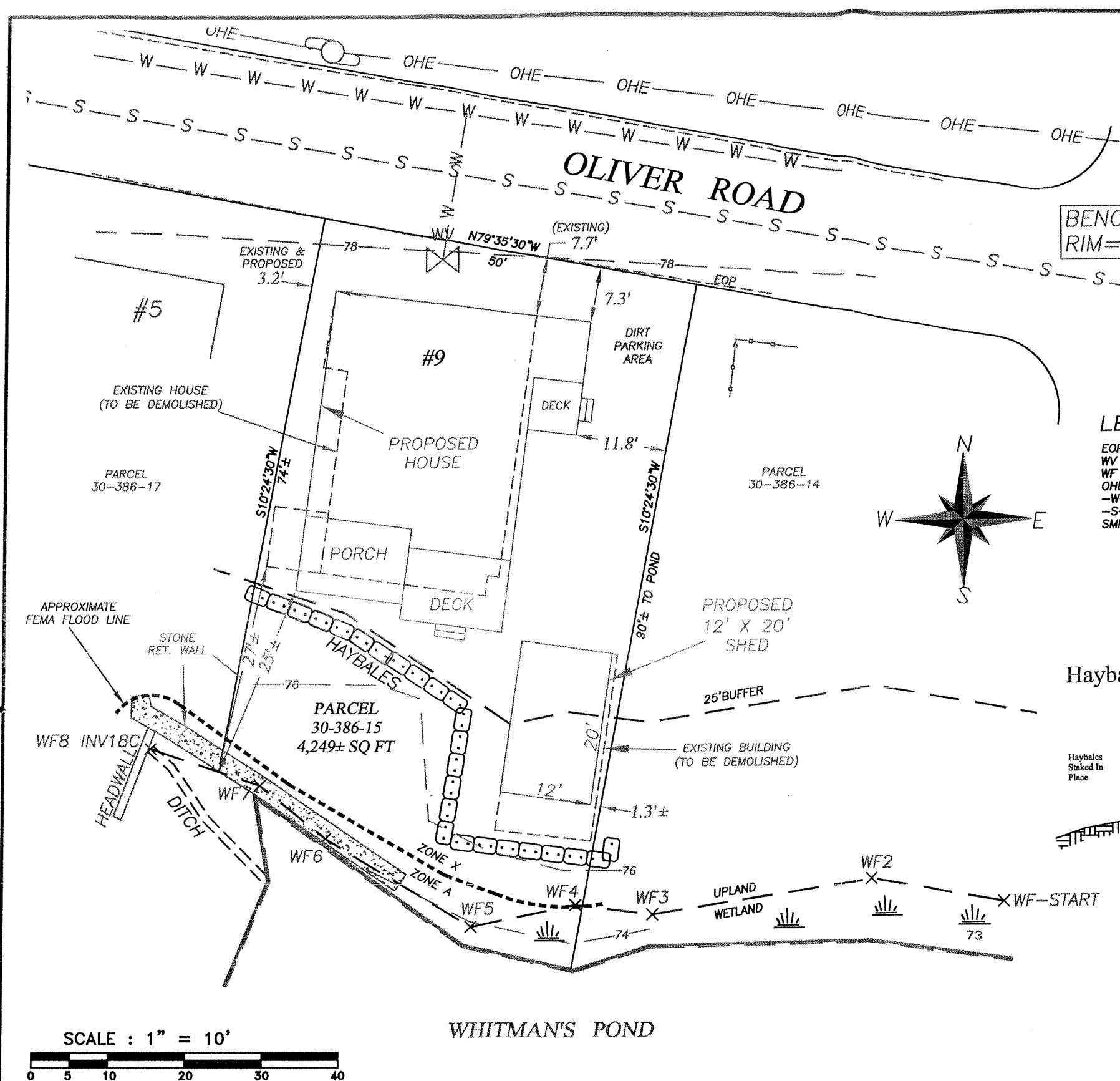
I am writing to explain why we are asking for a variance for the property at 9 Oliver Road, Weymouth, Ma. We purchased this property through auction a year ago and we are excited to move to our new home at 9 Oliver Road. My family grew up there and we still have family on both sides of Whitman's Pond and can't wait to fix up the property. We are selling our home on Cape Cod and can't wait to move to Weymouth for our retirement years with family.

The property now is falling down and has been abandoned for years. We are looking to build a small home, staying within the limits that we were told at the auction. We have spoken to the neighbors and they are very excited about someone fixing up the property, it has been an eye sore and a hangout for kids. We are looking to build a 2 story home and staying with the same foundation that is currently there. There are slight changes due to the small size of the lot, but we are hoping that you will see the positive changes we are making to the neighborhood.

Please let me know if you have any other questions.

Thank you,

Kathy & Jack Conway
Future home owners at 9 Oliver Road, Weymouth

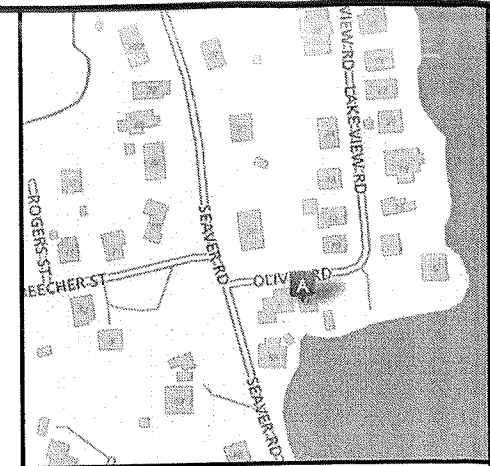


OWNER & APPLICANT:
JOHN & KATHLEEN CONWAY

DEED REFERENCE
NORFOLK COUNTY
DEED BOOK 32931 PAGE 271

PLAN REFERENCE
NORFOLK COUNTY
PLAN BK.89 NO.4339

BENCHMARK SMH
RIM=77.57



LOCUS MAP

ZONING

ZONE: R-1

	MINIMUM REQUIRED	EXISTING	PROPOSED
FRONT	18'	7.7'	7.3'
SIDE	10'	3.2'	3.2'
REAR	24'	27'	25'

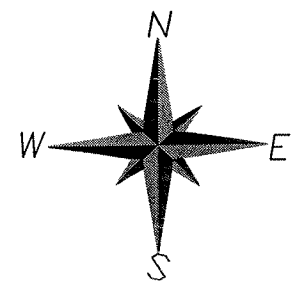
MINIMUM LOT COVERAGE REQUIRED: 30%

LOT AREA: 4,249± SQFT
EXISTING COVERAGE: 1,228 SQFT (28.9%)
PROPOSED COVERAGE: 1,467 SQFT (34.5%)

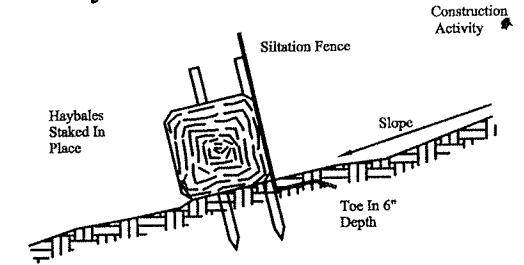
THE LOCUS IS LOCATED IN FLOOD ZONE X
AS SHOWN ON FIRM MAP 25021C0229E
DATED 07/17/2012

LEGEND

- EOP = EDGE OF PAVEMENT
- WV = WATER SHUTOFF
- WF = WETLAND FLAG
- OHE = OVERHEAD WIRES
- W- = UNDERGROUND WATERLINE
- S- = UNDERGROUND SEWERLINE
- SMH = SEWER MANHOLE



Haybale Detail N.T.S.

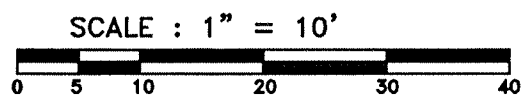


NOTES:

1. EXISTING WATER AND SEWER CONNECTIONS TO BE REUTILIZED.
2. HAYBALE DAM/SILT FENCE TO BE IN PLACE PRIOR TO DEMOLITION/CLEARING.
3. NO ALTERATION TO EXISTING GRADE IS PROPOSED.
4. DATUM IS TOWN OF WEYMOUTH SEWER

THE BUILDING LOCATION SHOWN IS BASED ON AN INSTRUMENT SURVEY.

PROFESSIONAL LAND SURVEYOR



WHITMAN'S POND

Drawn For : John & Kathleen Conway	Revisions			Drawn By : LT	STENBECK & TAYLOR, INC. Registered Professional Engineers and Land Surveyors Since 1951 844 Webster Street Suite 3 Marshfield, Ma. 02050 781-834-8591 Fax: 781-837-8238 www.stenbeckandtaylor.com
				Checked By : RVS/BJT	
Scale : 1"=10'					
Date : 5/4/2016					
Job No. : 8288					
Plan No. : 8288_SITE					
CERTIFIED LOCATION PLAN SHOWING PROPOSED DEMOLITION AND NEW HOUSE CONSTRUCTION 9 Oliver Road Weymouth, MA PARCEL 30-386-15					