

**TOWN OF WEYMOUTH
BOARD OF ZONING APPEALS APPLICATION**

TO BE COMPLETED BY STAFF

Case Number: _____ BZA Case # 3395

Town Clerk Stamp

Submittal Accepted: _____ Received 7/5/19

late _____
nts _____

Determined to be con _____ Accepted by: ES

Signature of Principal Planner or Director

PROPERTY INFORMATION - TO BE COMPLETED BY APPLICANT

PROJECT / PROPERTY STREET ADDRESS: 142 Pierce Road

Assessor's Map Sheet, Block, & Lot: _____

Zoning District: R-1

Overlay District: No

OWNER OF RECORD (S) (print & sign): Laura Hoyle *Laura Hoyle*
(The owner of record is the person or entity who owns title to the property as of today's date)

Address of owner of record: 142 Pierce Road

Norfolk County Registry of Deeds Book and Page No. 21210/401

Or registered in Land Registration Office under Certificate No. _____

NAME OF APPLICANT (S) (print & sign): Laura and Randy Hoyle *Randy Hoyle*

Applicant's Address: 142 Pierce Road

Contact Information: Email bigd1234@comcast.net Phone 774 719 1116

Check if you are an: owner(s) ☒ lessee(s) ☐ optionee (s) ☐

NAME & AFFILIATION OF REPRESENTATIVE: _____

Address: _____

Contact Information: Email _____ Phone _____

NAME OF ENGINEER AND / OR ARCHITECT: Patricia J Fisher, Fisher Associates, INC

Prior to submitting your application you must review this entire package and the Board Rules and Regulations outlining the Board's policies and procedures. Your signature signifies that you have read the required material and you will be expected to adhere to them.

I (we) hereby certify that I (we) have read the Board of Zoning Appeals Rules and Regulations and that the statements within my (our) application are true and accurate to the best of my (our) knowledge.

X *Laura Hoyle* *Randy Hoyle*
Applicant / Petitioner - Date (sign & print)

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):

(Article XIII "Nonconforming Uses" Section 120-40 "Extension or Change"

The above relief and Ordinance sections will be further reviewed after a complete package is submitted. This may be amended by the Planning or Building staff during the application review process after having the benefit of plan to accurately advertise the application before the Board.

PETITIONER'S DESCRIPTION AND NARRATIVE

To be completed by all Board of Appeals Applicants. Attach additional sheets as necessary.

1. Describe what is presently located on the property (use as much detail as possible including all uses and square footage of each use):

Existing two story wood frame single family home of approximately 1,380 SF built in 1939, with an attached single car garage. Home also has a deck at the rear of the home and there is a swimming pool and a shed in the rear yard. Home is currently existing non-conforming as the side yard setback is only 6.4'.

2. The applicant seeks to (describe what you want to do on the property in as much detail as possible):

Applicant would like to remove the attached one car garage and rebuild a two story attached addition in this location. The front setback of 34' for this addition will remain the same as existing. The side yard setback of 6.4' will remain the same as existing. The addition will grow longer towards the rear of the house. The existing garage is 17' long and will become 28' long. The second floor of the addition will be 22' long. The rear yard setback is not marked on the site engineers plan but is approximately 128'.

3. Such a use is permitted by the Town of Weymouth Zoning Ordinance under Article (insert Article, Section of the Zoning Ordinance which permits the proposed use of the property).

Single family homes allowed in Residential Districts

4. Are you aware if this property has been previously granted approvals from any Town Board or Commission? If so, please list (provide dates of previous approvals, book and page numbers or any recorded decisions and copies of past decisions).

Not aware

5. Any other additional information as relevant to the Variance or Special Permit:

ZONING COMPUTATION WORKSHEET

(To be attached with all Board of Zoning Appeals Applications)

The Zoning Computation Worksheet must be completed by the Applicant / Petitioner. All information should be measured and calculated in accordance with the Weymouth Zoning Ordinance (Section 120-51 Table 1 "Schedule District Regulations" and other applicable sections of the Zoning Ordinance). The information should be based on engineer/surveyor/architectural prepared plans and or calculations. Further guidance can also be provided by the Board's step-by-step application instructions and by contacting the Planning or Building Department while completing this section.

Data	Required	Existing	Proposed
Use		Residential	Residential
Lot Area / Size (Sq. Ft.)	25,000	13,392	13,392
Dwelling Units	1	1	1
Frontage (ft.)		63.2'	63.2'
Lot Width (ft.)	120'	92.53	92.53
Front Yard Setback (ft.)	18'	34'	34'
Front Yard Setback (ft.) – corner lots			
Side Yard Setback (ft.)	10'	6.4'	6.4'
Side Yard Setback (ft.)			
Rear Yard Setback (ft.)	24'	+/-128'	+/-128'
Height (ft.) & # of Stories	35'2 1/2 stories	24'2 stories	24'2 stories
Lot Coverage	30%	9%	10%
Off-Street Parking Spaces		4	4
Off-Street Loading Spaces			
Parking Setback			
Accessory Structure Setback			
Landscaping			
Floor Area Ratio			
Signage			
Other:			

SPECIAL PERMIT APPLICATION

To be completed for Special Permit Applications only.

SPECIAL PERMIT FINDINGS OF FACT

In the spaces below explain how the adverse effects of the proposal will not outweigh its beneficial impacts to the Town with respect to each of the following considerations per Article XXV, Section 120-122 of the Zoning Ordinance. The Special Permit Granting Authority may approve any such application for a special permit **only** if it finds that, in its judgment, all of the following conditions are met. (Attach additional supporting documentation as necessary).

1. Is the specific site an appropriate location for such a use? Please explain.

Yes, we will be replacing a single car garage with a single car garage. The second story on this addition will match other indential homes in the neighborhood that have done this same two story addition.

2. Will the proposed use / structure be detrimental or adversely affect the character of the neighborhood or town? Please explain.

This addition will have no detrimental affect on the neighborhood. This neighborhood has large lots and similar style and size houses. This addition is replacing existing square footage and the addition will grow towards the rear where it cannot be seen from the street.

3. Is there potential for nuisance or serious hazard to vehicles or pedestrians? Please explain.

None

4. Will adequate and appropriate facilities, utilities and other public services be provided for the proper operation of the proposed use? Please explain.

Yes, The home will be serviced by town and local utilities

5. Will the public convenience and welfare be substantially serviced with this proposal? Please explain.

The current owners of the home, The Hoyles, have lived at this address for 15 years and raised their son in this home. They wish to remain living in Weymouth. They are now raising their two grandchildren in the home and require two larger bedrooms on the second floor to accomodate this growing family !

SUPPLEMENTARY QUESTIONS - SECTION 120-40 SPECIAL PERMITS

Extension, Alteration or Change of a Privileged Pre-existing, Nonconforming Structure or Use (Article XIII "Nonconforming Uses" Section 120-40 "Extension or Change")

To be completed by Applicants applying for a Special Permit under Section 120-40 Only.

EXTENSION OR CHANGE FINDINGS OF FACT:

Any lawful structure or use in existences at the time the Zoning Ordinance was adopted or amended may be extended or altered, provided that no such extension or alteration shall be permitted unless there is a finding by the Board of Zoning Appeals that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use or structure to the neighborhood.

1. Describe what is currently nonconforming about this structure (list specific dimensional nonconformities):

Left side yard setback is currently 6.4'

2. Indicate how long the nonconforming aspects of the structure have been in existence:

House was built in 1939. It is unknown if the garage was built at that same time.

3. At the time the nonconformity was created (the structure or use initiated) was it compliant with the current zoning requirements? Past zoning ordinances are available for research at the Town Clerk's office and Planning Department. Past zoning maps are available at the Planning Department.

4. Explain how the extension, alteration, or change itself complies with the current Zoning Ordinance requirements:

The altered structure will not be built closer to the existing front or side yard setbacks than currently exists.

5. Indicate the number of off-street parking spaces currently provided and to be provided for the proposed structure as extended, altered or changed:

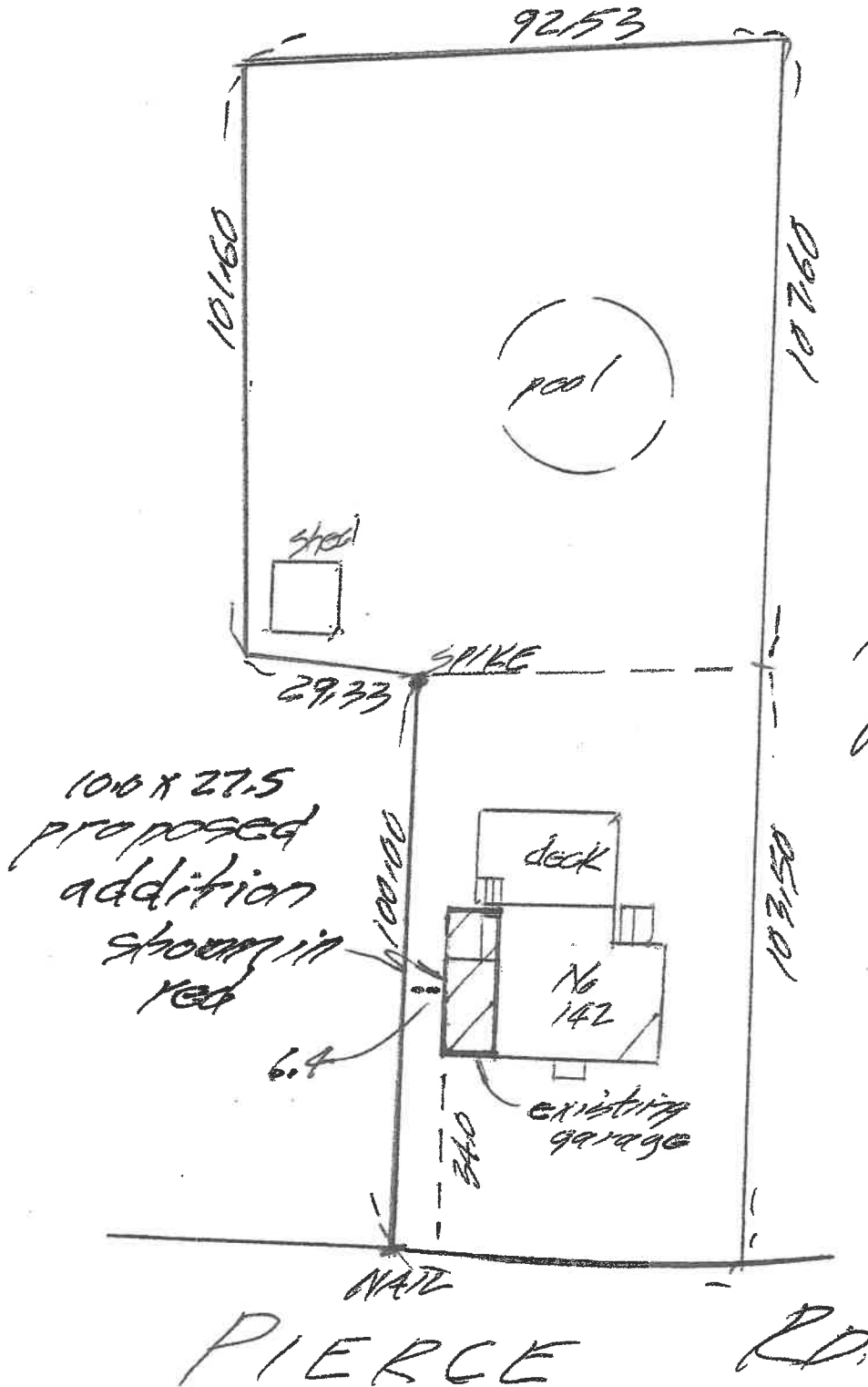
4

6. Explain how the use or structure as extended, altered or changed will not be substantially more detrimental to the neighborhood than the existing structure:

There are identical homes in the neighborhood that have this same two story addition. Garage on the first floor with bedrooms on the second floor.

ANTONINO LAND SURVEYORS, INC.

31 LEDGEBROOK AVE.
STOUGHTON, MASSACHUSETTS 02072
PHONE/FAX: (781) 344-4550



ADDITION PLAN

No. 142 PIERCE RD.
WETMOUTH, MASS.
Scale: 1" = 30'
JUNE 17, 2019

(REG. BK. 2237
Pg. 245
BL. 3220
Pg. 560)

