

*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 8, 2019

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 5, 2019 on APPLICATION OF: Ryder Properties Company, Case # 3387.

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
345, 351 RALPH TALBOT ST**

RECEIVED
TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE

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

2019 JUN 17 PM 3: 05

Owner:	Ryder Properties Company, LLC	Date:	June 17, 2019
Address:	341 & 351 Ralph Talbot St.		
Applicant:	Ryder Properties Company, LLC	Case #:	3387
Address:	741 Broad Street Weymouth, MA 02189		
Representative:	Attorney Gregory Galvin 775 Pleasant Street Weymouth, MA 02189	Site Address:	345, 351 Ralph Talbot St
		Sheet:	43
		Block:	500
		Lot:	11 & 82
Filing Date:	4/18/2019		
Hearing Date:	06/05/2019		
Advertised:	05/22/2019 & 05/29/2019		

Zoning District: R-1

At a public hearing on 06/05/2019 the Board of Zoning Appeals;

VOTED UNANIMOUSLY TO GRANT A VARIANCE from the dimensional requirements of Table 1 of the Weymouth Zoning Ordinance. Specifically, the petitioner was granted relief from the required 120 foot width at the building line in order to reconfigure the property lines between the subject properties as shown on a Plan of Land prepared by Hoyt Land Surveying and dated 04/05/2019.

FINDINGS:

The Board found that two (2) conforming residential lots were already in existence and could be built on. The requested relief would not result in an increase in the number of buildable lots but only the configuration of the two (2) lots. The Board found that a literal interpretation of the Weymouth Zoning Ordinance would result in a public safety concern given the location of existing curb cuts and an existing Town of Weymouth fire hydrant. Further, given the shape of the lot, the Board determined that denying the request would result in a unnecessarily burdensome and confusing configuration.

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 June 17, 2019

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

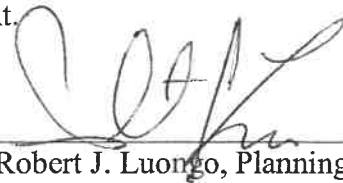
BOARD OF APPEALS

June 17, 2019

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 Ryder Properties Company, LLC, Weymouth, MA 02189, affecting the rights of the owner with respect to land or buildings at 345, 351 Ralph Talbot St also shown on the Weymouth Town Atlas Sheet 43, Block 500, Lots 11 & 82, 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 Board of Zoning Appeals 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 # 3387

Date of Hearing: 06/05/2019