

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

2023 OCT 30 AM 11:24

TO BE COMPLETED BY STAFF

Case Number: 3514

Town Clerk Stamp

Submittal Accepted: Monim Kung

Date 10/30/23

Signature of Planning Dept. Staff for minimal requirements

Determined to be complete and may now be filed with Town Clerk:

Signature of Principal Planner or Director

PROPERTY INFORMATION - TO BE COMPLETED BY APPLICANT

PROJECT / PROPERTY STREET ADDRESS: 59-61 Sagamore Road

Assessor's Map Sheet, Block, & Lot: 7-25-58-0

Zoning District: R-1

Overlay District: _____

OWNER OF RECORD (S) (print & sign): Michael Monichie llo Michael Monichie llo
(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: 319 Columbia St Weymouth MA 02190

Norfolk County Registry of Deeds Book and Page No. Book 41400 Page 425

Or registered in Land Registration Office under Certificate No. _____

NAME OF APPLICANT (S) (print & sign): Michael Monichie llo

Applicant's Address: 319 Columbia St. Weymouth

Contact Information: Email mmunichie llo89@gmail.com Phone 617-271-3531

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: WAM Engineering Thomas Newell

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.

Michael Monichie llo 9/30/23 Michael Monichie llo
Applicant / Petitioner - Date (sign & print)

NATURE OF REQUEST

Application is for: X 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 of 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):

The property is currently a 2 family house with 2 roughly 900 sq. foot units 2 bedrooms 1 bathroom, kitchen, living room

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

I would like to add a 16x32' addition single story to the back of the house which would provide an additional bedroom and bathroom to each unit.

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).

Section 120-40

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).

No

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		2 family	2 family
Lot Area / Size (Sq. Ft.)		10,106	10,106
Dwelling Units		2	2
Frontage (ft.)		24'4"½	24'4"½
Lot Width (ft.)		67'	67'
Front Yard Setback (ft.)		18'	18'
Front Yard Setback (ft.) - corner lots			
Side Yard Setback (ft.)		15'	15'
Side Yard Setback (ft.)		22'6	22'6
Rear Yard Setback (ft.)		90'	74'
Height (ft.) & # of Stories		22'	22'
Lot Coverage		8.8%	13.9%
Off-Street Parking Spaces		5	5
Off-Street Loading Spaces		1	1
Parking Setback		24.4	24.4
Accessory Structure Setback		none	none
Landscaping		91.2%	86.1%
Floor Area Ratio		17.7%	22.7%
Signage		none	none
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, the property has sufficient space on either side and in back. Multiple houses on the street have similar additions it will not be out of place

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

No. I think it will positively affect the neighborhood. The current units are small for a family adding a bedroom to each makes it better suited for families

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

No. Proposed addition is behind the house off the street

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

Yes each bedroom will have it's own bathroom and sufficient utilities.

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

Yes with an additional bedroom the units will be more suitable to a family or someone to rent long term.

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):

The current house is non-conforming because it is a multi-family. What is no a zone R-1 neighborhood

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

1943 House was built prior to zoning

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.

Yes

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

The width of the structure will not exceed current width of the house. The height and rear yard setback are well under current zoning ordinance

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

5

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:

I am not looking to add units only 1 bedroom to a existing unit so it is more suitable to a family.