

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

2020 NOV 17 PM 4:04

TO BE COMPLETED BY STAFF

Case Number: 3428 Town Clerk Stamp
Submittal Accepted: (e.s.) Date 11/17
Signature of Planning Dept. Staff for minimal requirements
Determined to be complete and may now be filed with Town Clerk: [Signature]
Signature of Principal Planner or Director

PROPERTY INFORMATION - TO BE COMPLETED BY APPLICANT

PROJECT / PROPERTY STREET ADDRESS: 50 Squanto Rd. Weymouth

Assessor's Map Sheet, Block, & Lot: 4-31-24

Zoning District: Residential R-1 Overlay District: _____

OWNER OF RECORD (S) (print & sign): Super Serv Inc. [Signature]
(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: 1 Boston Place ste 2600 Boston 02108

Norfolk County Registry of Deeds Book and Page No. _____

Or registered in Land Registration Office under Certificate No. _____

NAME OF APPLICANT (S) (print & sign): George Catalunia

Applicant's Address: 1 Boston Pl. Ste 2600 Boston MA 02108

Contact Information: Email Gcatalunia@superserv.com Phone 857 888 5829

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: Michael Branelly

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.

[Signature] 10/23/20
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):

120-40 Extension or change of a nonconforming lot. (Side Setback)

Vertical addition on top of existing kitchen

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):

Two storey single family house with one kitchen. One has no second floor directly above.

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

Add a 15'10" by 12'6" room directly above the kitchen to be able to have a third bedroom on existing second floor.

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).

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).

not known

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

Strictly vertical addition, no change to existing home foot print.

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			
Lot Area / Size (Sq. Ft.)		3,690	Proposed addition is vertical only.
Dwelling Units			
Frontage (ft.)		45'	Will not impact existing footprint of structure.
Lot Width (ft.)		45'	
Front Yard Setback (ft.)		10'	
Front Yard Setback (ft.) - corner lots		N/A	
Side Yard Setback (ft.)		11' left	
Side Yard Setback (ft.)		1' right	
Rear Yard Setback (ft.)		40'	
Height (ft.) & # of Stories		2 storeys 20' to top of roof	
Lot Coverage		3,690	
Off-Street Parking Spaces		2	
Off-Street Loading Spaces		N/A	
Parking Setback		41'	
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, addition is located directly above existing kitchen and adjoins existing 2nd floor structure.

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

Absolutely not. It's a strictly vertical addition to expand foot print of 2nd floor that is already existing.

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

No.

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

Yes, all by the Weymouth town codes and regulations.

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

North Weymouth is comprised of smaller square footage single family homes, this addition will benefit the neighborhood by providing the occupants of the home with better housing conditions.

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):

Not applicable of now, addition is yet to be approved.

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

Not existing.

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.

No non-conforming structure currently exists.

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

Vertical addition will be built by code regulations.

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

Existing 2 parking spaces.

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:

Addition is directly above existing kitchen. will not be detrimental to neighborhood. In fact it will help home values in vicinity.