

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

**TO BE COMPLETED BY STAFF**

Case Number: 3260

Town Clerk Stamp

Submittal Accepted: \_\_\_\_\_ Date \_\_\_\_\_  
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

2015 JUL 24 PM 8:00

RECEIVED  
TOWN OF WEYMOUTH  
TOWN CLERK'S OFFICE

**PROPERTY INFORMATION - TO BE COMPLETED BY APPLICANT**

**PROJECT / PROPERTY STREET ADDRESS:** 65 Summer St

Assessor's Map Sheet, Block, & Lot: 24-317-21

Zoning District: R1 Overlay District: \_\_\_\_\_

**OWNER OF RECORD (S)** (print & sign): Stephan M Roberts, Kerry A Roberts

(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: 65 Summer St

Norfolk County Registry of Deeds Book and Page No. 23898-341

Or registered in Land Registration Office under Certificate No. \_\_\_\_\_

**NAME OF APPLICANT (S)** (print & sign): Stephan Roberts

Applicant's Address: 65 Summer St

Contact Information: Email steve@rob3rts.com Phone 7818032153

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:** Christopher S Kelley - Surveyor/Engineer

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.

July 23, 2015

*Stephan M Roberts*

Stephan M. Roberts

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):

Seeking relief from the frontage setback requirement

*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):

There is presently a single family home with an in-law apartment with a shared entrance. I live in the main home with my family and my uncle lives in the in-law apartment.

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

I want to add a covered farmer's porch to the left and front of the building.

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).

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:

The porch design will be consistent with the farmhouse style of the building and will generally fit in with the local architecture.

## 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		Single Family Dwelling	Single Family Dwelling
Lot Area / Size (Sq. Ft.)		69,500	69,500
Dwelling Units		1	1
Frontage (ft.)		98.29	98.29
Lot Width (ft.)		varies	unchanged
Front Yard Setback (ft.)		22	12.6
Front Yard Setback (ft.) – corner lots			
Side Yard Setback (ft.)		33.5	33.5
Side Yard Setback (ft.)		16.3	16.3
Rear Yard Setback (ft.)		over 335	over 335
Height (ft.) & # of Stories			
Lot Coverage		4.56%	5.18%
Off-Street Parking Spaces		3	3
Off-Street Loading Spaces		0	0
Parking Setback			
Accessory Structure Setback			
Landscaping			
Floor Area Ratio			
Signage			
Other:			

## VARIANCE APPLICATION

To be completed for Variance applications only.

### VARIANCE FINDINGS OF FACT:

Criteria for approval. The Board may approve any such application for a Variance **only** if it finds that, in its judgment, all of the following conditions are met.

Complete the following questions. Your responses should provide justifications as to why the requested Variance(s) should be granted. Attach additional documentation as necessary.

1. Describe how a literal enforcement of the provision of the Town of Weymouth Zoning Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner.

The proposed porch will include shallow stairs and provide easier access to my elderly uncle and family.

2. Describe how the hardship is owing to circumstances relating to the soil conditions, shape, and/or topography of the land or structures and how the hardship especially affects said land or structures, but does not affect generally the zoning district in which it is located.

It happens that my old house was built fairly close to the road, such that the addition of a porch with space for sitting would encroach on the setback requirement.

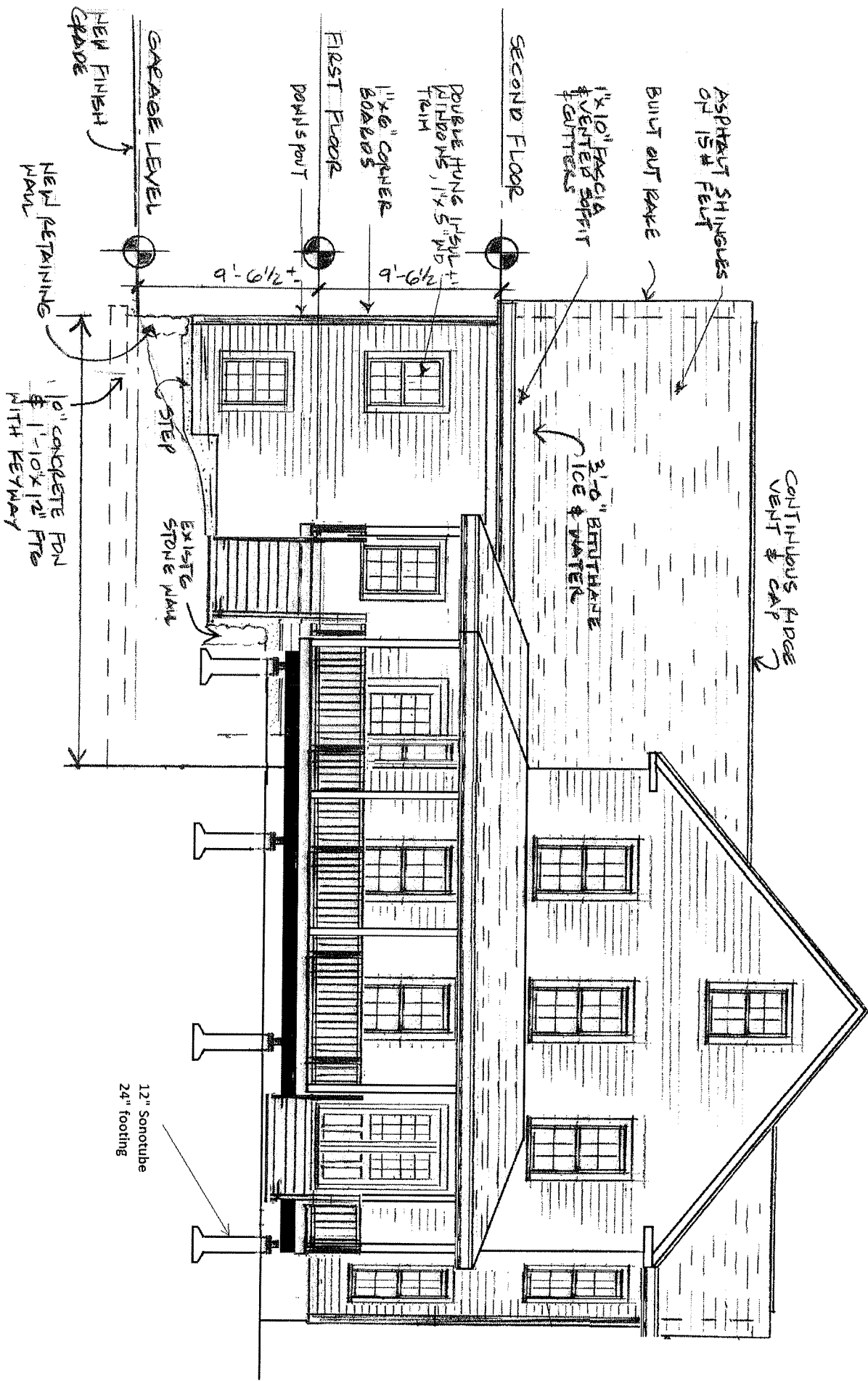
3. Describe how desirable relief may be granted without detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Town of Weymouth Zoning Ordinance.

Many of my neighbors have houses much closer to the street than this proposed porch. It is an old house and this was much the style for the day. The porch will still be over 12' from the street at the closest point.

4. Describe how the dimensional variance as it relates to floor space, bulk, number of occupants or other relevant measures, if granted, shall be no greater than the minimum necessary to provide relief from the statutory hardship.

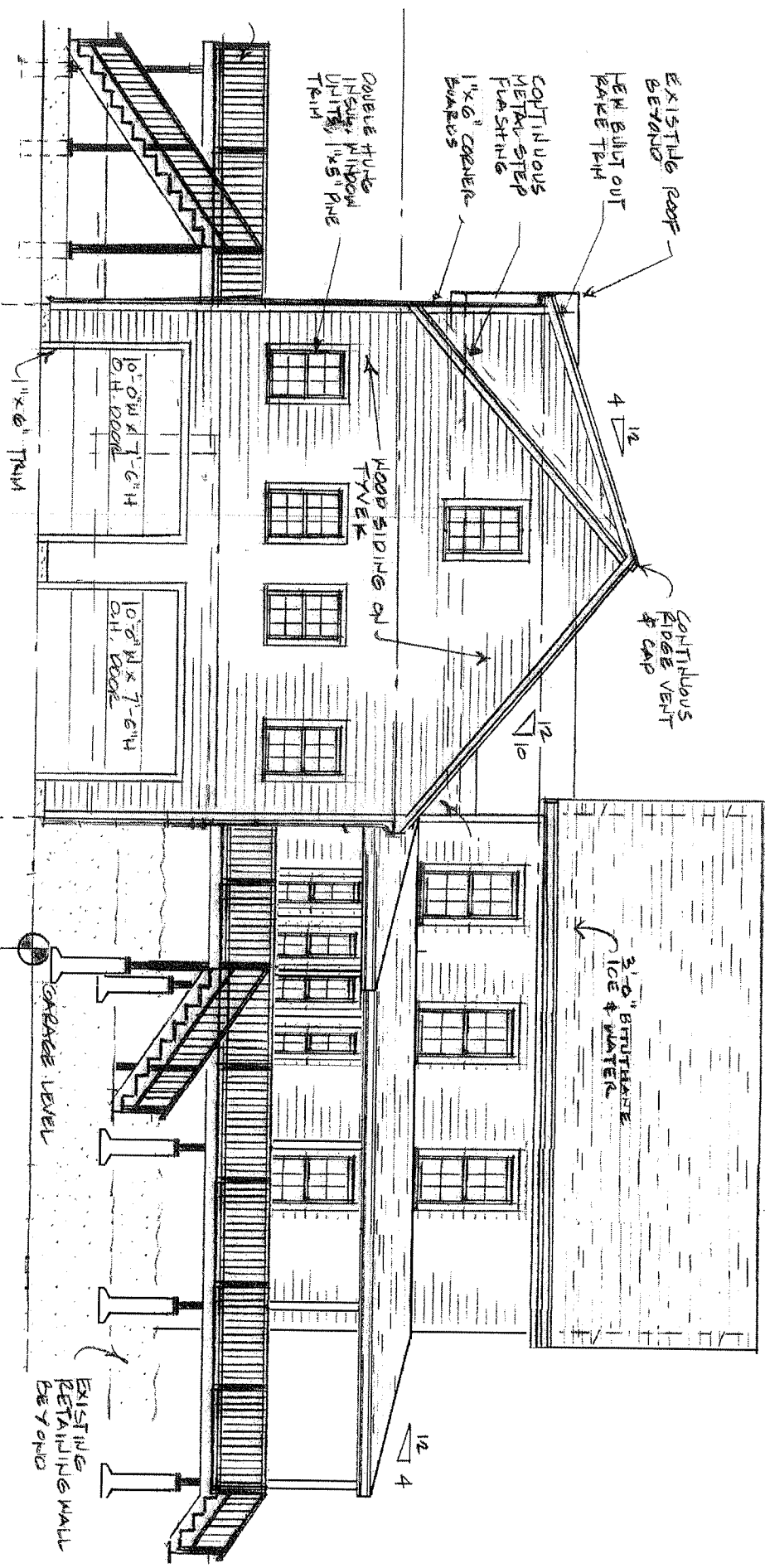
The depth of the porch is designed to provide the sitting space and it would be difficult to do so and stay within the frontage setback.

NOTE THAT THE LAW DOES NOT PERMIT THE BOARD TO GRANT A VARIANCE UNLESS ALL OF THE REQUIREMENTS SET FORTH IN CHAPTER 40A SECTION 10 OF THE GENERAL LAWS AND IN ARTICLE XXIV SECTION 120-119 OF THE WEYMOUTH ZONING ORDINANCE ARE SATISFIED. EACH OF THE ABOVE FINDINGS MUST BE ANSWERED IN DETAIL. ATTACH ADDITIONAL SHEETS IF NECESSARY.



FRONT ELEVATION  
1/8" = 1'-0"

ROBERTS RESIDENCE  
SUMMER ST. WENMOUTH, MA.



LEFT SIDE ELEVATION

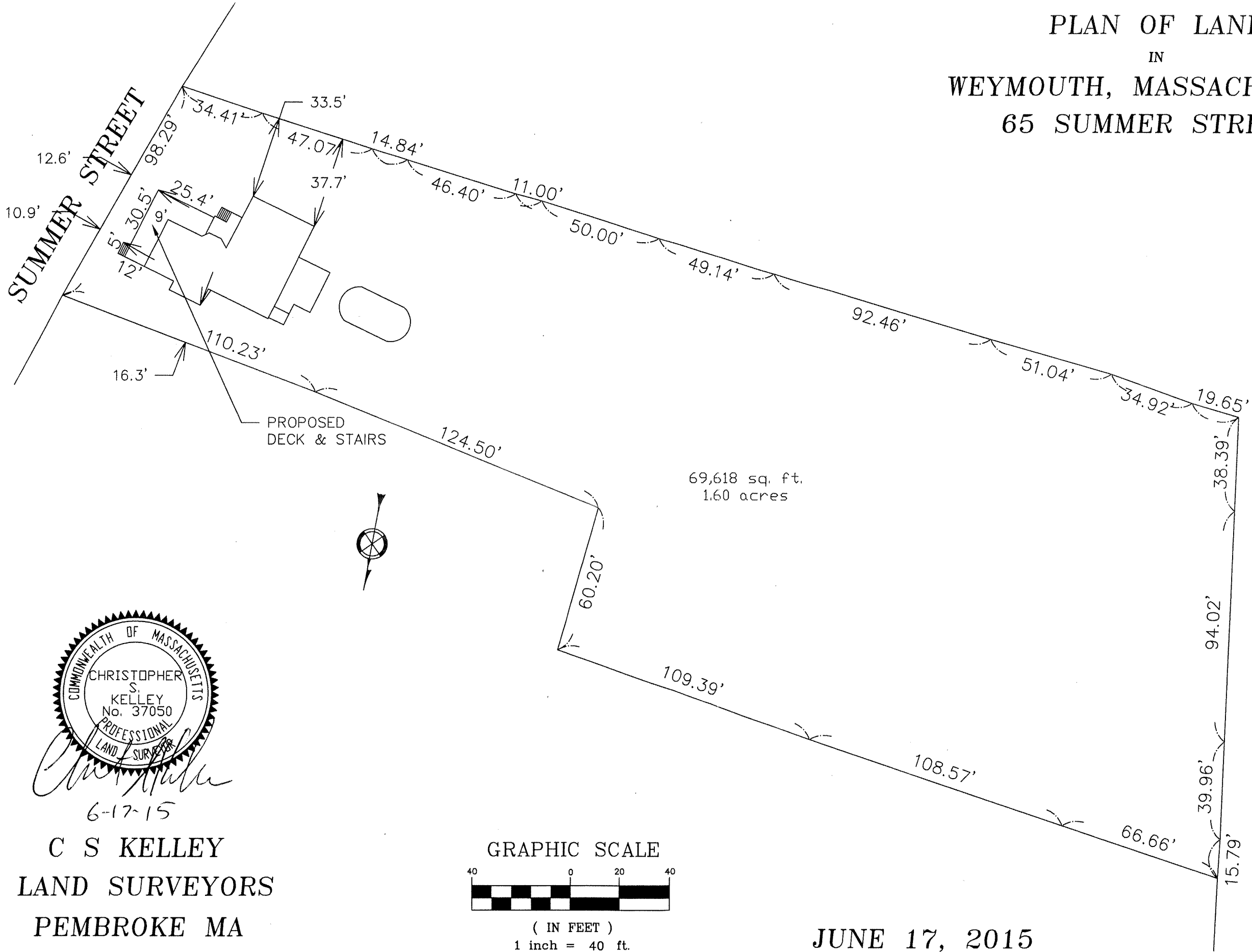
1/8" = 1'-0"

CONCRETE FOR  
FIRE WALKWAY

GRADE LEVEL

EXISTING  
RETAINING WALL  
BEYOND

PLAN OF LAND  
IN  
WEYMOUTH, MASSACHUSETTS  
65 SUMMER STREET



JUNE 17, 2015