

RECEIVED  
TOWN OF WEYMOUTH  
TOWN CLERK'S OFFICE

2021 JAN 29 AM 11:44

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

**TO BE COMPLETED BY STAFF**

Case Number: 3435

Town Clerk Stamp

Submittal Accepted: Marian Kennedy Date 1/29/21  
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:** 26 Weybosett St. Weymouth, MA

Assessor's Map Sheet, Block, & Lot: 6-56-4

Zoning District: R-1 Overlay District: \_\_\_\_\_

**OWNER OF RECORD (S)** (print & sign): Qiang LU (Jon)

(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: 26 Weybosett St. Weymouth, MA

Norfolk County Registry of Deeds Book and Page No. Book 38389; pg 534

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

**NAME OF APPLICANT (S)** (print & sign): Qiang LU (Jon)

Applicant's Address: 26 Weybosett St. Weymouth, MA

Contact Information: Email jon98lu@yahoo.com Phone 5089919916 (cell)

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:** Building Plan (attached) by Mr. WENG, Ruifeng (Contractor)

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.

B. Kennedy  
Applicant / Petitioner - Date (sign & print)

1/28/21

## 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 Lot less than 5000 sq ft

*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):

Currently, there is a two-story single family colonial house. On the first floor, there is a bedroom, a full bath, a kitchen, a dining area and a living room. The second floor has additional bedrooms and two full bathrooms. Outside in the back, there is a deck (12 x 8ft). Because of the renovation that the seller did, the house now has more bedroom space but limited space for other activities/purposes on the first floor.

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

To convert the current deck (12ft x 8ft) into a one-story sun room (21ft x 13.10ft), with four conventional windows and a door.

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).

Yes, by Art. 1 of Weymouth Town Zoning Ordinance, which allows this kind of addition to an existing single family home. I, the applicant, am seeking zoning relief and a special permit because the lot is less than 5000 sq ft.

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, I am not aware of any previously granted approval.

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

I am applying for a special permit to convert the deck into a sunroom/exercise room. Such addition or alteration will do NO harm to the environment nor the established and the future character of the neighborhood and it is within what the town zoning ordinance allows.

## 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.)			no change
Dwelling Units			no change
Frontage (ft.)			no change
Lot Width (ft.)			no change
Front Yard Setback (ft.)			no change
Front Yard Setback (ft.) – corner lots			no change
Side Yard Setback (ft.)			no change
Side Yard Setback (ft.)			no change
Rear Yard Setback (ft.)		30.3 ft	16 ft
Height (ft.) & # of Stories			no change
Lot Coverage			no change
Off-Street Parking Spaces			no change
Off-Street Loading Spaces			no change
Parking Setback			no change
Accessory Structure Setback			no change
Landscaping			less grass coverage
Floor Area Ratio			??
Signage			no change
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, it is since the addition/alteration is still compatible with the established single family neighborhood. It will not bring any change of use, nor any fundamental change to the established character of the neighborhood and the environment.

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

No, since the addition/alteration is done in the rear side of the house. It is almost not visible from the street. It has no adverse impact on the established character of the neighborhood nor the town of Weymouth.

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

No, the addition/alteration is done at the back side of the house, it has no potential nuisance nor serious hazard to vehicles or pedestrians in front of the house.

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 addition/alteration will be done according the building code of the town of Weymouth. It will be subject to the inspection and approval of the building inspector of the building dept. of the town of Weymouth.

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

Yes. The addition/alteration and the added space will make my family very happy, particularly when the grand kids are visiting. They will have more room to run around in the house. They can also use the added space for games and other wholesome and healthy activities. A happy family will contribute positively to the neighborhood and to the town of Weymouth in the years to come.

Thank you very much for your time and consideration.

**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 lot is less than 5,000 sf. and the front setback is nonconforming at 9.7 feet.  
The rear setback, where the addition is being built remains conforming at 16'

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

The existing home on the lot was built circa 1928.

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. The home was constructed prior to modern zoning.

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

No additional nonconformities are being created. The rear setback will still be conforming after the addition.

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

No change.

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:

The addition is in the rear where a deck already exists. Closing in that

## 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.

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.

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.

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.

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.