

***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**

August 8, 2022

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 15, 2022 on APPLICATION OF: Hao Luong, Case # 3476.

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
39 WEYBOSSETT STREET**

RECEIVED
TOWN OF WEYMOUTH
TOWN ENGINEERING OFFICE
2022 JUL 18 PM 3:49

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

Owner: Hao Luong
Address: 39 Weybossett St.
Weymouth, MA 02189

Date: July 18, 2022

Applicant: Hao Luong
Address: 39 Weybossett St.
Weymouth, MA 02189

Case #: 3476

Representative:

Site Address: 39 Weybossett Street

Sheet: 6
Block: 53
Lot: 28

Filing Date: 4/22/2022

Hearing Date: 6/15/2021

Advertised: 5/4/2022 & 5/11/2022

Zoning District: R-1

At a public hearing on 6/15/2021 the Board of Zoning Appeals;

VOTED UNANIMOUSLY TO GRANT A SPECIAL PERMIT under *Weymouth Zoning Ordinance Sections 120-40 (Extension or Change by Special Permit)* to convert a half bath into a full bath adding a stand-up shower on a lot less than 5000 sf. Approval is per plan set *Stand Up Shower Addition* prepared by T DESIGN, LLC and dated 11/17/21.

SPECIAL PERMIT FINDINGS:

The Board found that the proposal met the requirements for a Special Permit under Section 120-122 (D) as follows:

1. The specific site is an appropriate location for such a use. *This lot is in an R-1 residential district. The proposed addition is small bump-out intended to accommodate a stand-up shower in a n existing bathroom. Special Permit requirement is triggered by the lot being less than 5,000 sf.*
2. The proposed use or structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. *The addition cannot be seen from the street.*

3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians. *There is no impact to parking, bedrooms, or living space.*
4. There are adequate and appropriate facilities, utilities and other public services provided for the proper operation of the proposed use. *All work will be done in conformance with Town of Weymouth Building Code and under the supervision of the Department of Public Works.*
5. That the public convenience and welfare will be substantially served with the proposal. *The addition of a stand-up shower is needed due to the physical limitation of a family member.*

CONDITIONS:

1. None

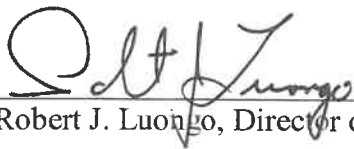
Under MGL Chapter 40A, Section 11, the approval of the Board of Zoning Appeals will NOT take effect until it has been recorded in the Norfolk Registry of Deeds.

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 **July 18, 2022**

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

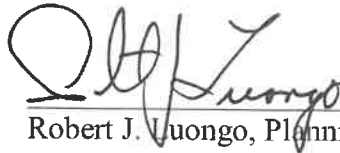
BOARD OF APPEALS

July 18, 2022

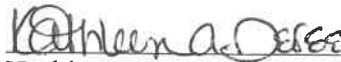
Certificate of Granting of Variance or Special Permit
(General Laws Chapter 40A, Section 11)

The Board of Appeals of the Town of Weymouth hereby certifies that a Variance or Special Permit has been granted to Lucy Weyer, 86 Lake Shore Dr., Weymouth, MA 02189, affecting the rights of the owner with respect to land or buildings at 39 Weybossett Street also shown on the Weymouth Town Atlas Sheet 6, Block 53, Lots 28, 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 Planning Board 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 # 3476

Date of Hearing: 6/15/2021