

RECEIVED  
TOWN OF WEYMOUTH  
TOWN CLERK'S OFFICE

TOWN OF WEYMOUTH  
BOARD OF ZONING APPEALS APPLICATION 2019 APR 18 AM 10:13

TO BE COMPLETED BY STAFF

Case Number: 3387

Town Clerk Stamp

Submittal Accepted: AS 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

PROPERTY INFORMATION - TO BE COMPLETED BY APPLICANT

PROJECT / PROPERTY STREET ADDRESS: 341 & 351 Ralph Talbot

Assessor's Map Sheet, Block, & Lot: 43-500-11 & 43-500-82

Zoning District: Residence R1 Overlay District: N/A

OWNER OF RECORD (S) (print & sign): Ryder Properties Company LLC

(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: 741 Broad Street, Weymouth, MA 02189

Norfolk County Registry of Deeds Book and Page No. Book 35414, Page 326

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

NAME OF APPLICANT (S) (print & sign): Ryder Development Corp.

Applicant's Address: 741 Broad Street, Weymouth, MA 02189

Contact Information: Email \_\_\_\_\_ Phone \_\_\_\_\_

Check if you are an: owner(s) ☒ lessee(s) ☐ optionee (s) ☐

NAME & AFFILIATION OF REPRESENTATIVE:

Address: Gregory F. Galvin, 775 Pleasant St., #16, Weymouth, MA 02189

Contact Information: Email ggalvin@gregorygalvin.com Phone 781-340-5335

NAME OF ENGINEER AND / OR ARCHITECT: \_\_\_\_\_

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.

Kenneth C. Ryder by his attorney Gregory F. Galvin 4/17/2019  
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):

S120-51 Schedule of District Regulations - Table ; Minimum Lot Width;

*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 a single family dwelling under construction on each lot

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

Realign the internal lot line so as to make the dividing line as straight as possible and move the line so it doesn't cross directly in front of one of the houses.

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).

Article IV S. 120-11

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).

Form A approved 9/27/2018, recorded Norfolk Deeds Plan Bk 645, Page 42.  
Zoning case number 3359, dated 6-27-2018.

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

The contracted buyers of these houses, are concerned that if fences are erected, they would pass directly in front of a portion of #351, and directly behind a portion of #341.

## 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		R1	R1
Lot Area / Size (Sq. Ft.)	25,000sf	25,004sf and 25,000sf	25,002sf & 25,002sf
Dwelling Units	1	1	1
Frontage (ft.)	40'	40' & 160'	100' & 100'
Lot Width (ft.)	120' at building line	120' at building line	100' & 100"
Front Yard Setback (ft.)	18'	>18' both	>18' both
Front Yard Setback (ft.) – corner lots	N/A	N/A	N/A
Side Yard Setback (ft.)	10'	>10' both	>10' both
Side Yard Setback (ft.)	N/A		
Rear Yard Setback (ft.)	24'	>24' both	>24' both
Height (ft.) & # of Stories	2-1/2 <35'	2-1/2 35' both	2-1/2 35' both
Lot Coverage	30%	<30%	<30%
Off-Street Parking Spaces	N/A	N/A	N/A
Off-Street Loading Spaces	N/A	N/A	N/A
Parking Setback	N/A	N/A	N/A
Accessory Structure Setback	N/A	N/A	N/A
Landscaping			
Floor Area Ratio	N/A	N/A	N/A
Signage	N/A	N/A	N/A
Other:	N/A	N/A	N/A

## 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.

N/A

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

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

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

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

**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):

N/A

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

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.

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

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

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:

## 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 property meets the Town of Weymouth minimum requirements for lot size and shape factor however, the lot layout creates an aesthetic anomaly. The house that sit closer to the rear of the property could have a fence erected by the next door neighbor that will create an obstructed view to the street, of one owner.

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.

The original parcel is large enough to subdivide and create 2 buildable lots with adequate setbacks and shape factor. On one lot however the lot line could create an obstructed view to the street and potentially create a caged in look for one owner.

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.

The proposed new lots will conform to all zoning dimensional requirements (including the side line setback) except the distance at the building line and the straighter lot line provides a more traditional lot shape factor.

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.

N/A

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.