

TOWN OF WESTWOOD
LEGAL NOTICE OF PUBLIC HEARING
WESTWOOD BOARD OF APPEALS

REVISED

4:54 pm, Feb 23, 2022

Revised public Hearing notice: Original posting 2/22/22 @ 12:12PM

Pursuant to Chapter 40A, §9, the Board of Appeals will hold a public hearing on **Wednesday, March 16, 2022, at 7:00 PM**. The public hearing will be a remote meeting through Zoom due to the COVID-19 state of emergency and in compliance with the Governor's March 12, 2020, Executive Order suspending certain provisions of the Open Meeting Law MGL C. 30A, §18 and extended on June 16, 2021 to April 1, 2022, and further extended on February 15, 2022 to July 15, 2022. Those wishing to participate are encouraged to use Zoom.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84560159201?pwd=VWVRK2NRd3VhcnI6cFRHZmQ2Q2hFZz09>

Passcode: 554100

Or Telephone: 877 853 5257 (Toll Free) or 888 475 4499

Webinar ID: 845 6015 9201

The Board shall hear an application filed by Stefanie Giuliano Abhar and Zabiul Abhar, for a Special Permit pursuant to Westwood Zoning Bylaw Section §4.5.3.2.3 [Construction of an overhang, porch, portico] **and for a Variance pursuant to Sections §4.5.3.3 [Variance Required for New or Expansion of Nonconformity] and §10.4 [Variances]**. The Petitioners are proposing to construct a new covered front porch. The existing house has a nonconforming front setback of approximately 24' where 25' is required. The proposed construction of a 3.5' covered front porch will further encroach into the front setback. **The Petitioners are also proposing to construct an addition to the existing structure, including a garage with upper story living area, which will have a north side setback of 14.7' where 15' is required and where the existing structure's north side setback is compliant at 15.2'.** The lot is nonconforming due to a lack of frontage, width, and area. The property is located in the Single Residential A (SRA) zoning district.

Land affected: 55 Webster Street
Map 16, Lot 390

Any zoning relief that may be required in adherence to the Westwood Zoning Bylaw shall be considered by the Board.

Should any person or party desire for any written material, including legal arguments or positions, to be considered by the Zoning Board of Appeals in connection with any petition before the Board, such material shall be submitted to the clerk of the Board no later than five (5) calendar days before the public hearing on the petition, or such material shall not be considered.

The application is available for inspection during stated business hours at the office of the Board of Appeals and on the Zoning Board's webpage under "Current Application Links" at

www.westwoodpermit.org

Interested persons are encouraged to attend the public hearing and make their views known to the Board of Appeals.

John Lally, Chairman
Michael McCusker
Linda Walsh