

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

Pursuant to Chapter 40A, §9, the Board of Appeals will hold a public hearing on **Wednesday, July 20, 2022, at 7:00 PM** in the Champagne Meeting Room, Carby Municipal Building, 50 Carby Street, Westwood, Massachusetts 02090. Should the Governor or State Legislature extending the Executive Order suspending certain provisions of the Open Meeting Law MGL C. 30A, §18 allowing for remote meeting participation which is set to expire July 15, 2022, the hearing will then be held remotely through Zoom. The Town website will be updated to notify those wishing to participate and a Zoom link will be provided.

The Board shall hear an application filed by Michael Stallings for a variance pursuant to the Westwood Zoning Bylaw Sections §4.5.3.3 [Variance Required for New or Expansion of Nonconformity] and 10.4 [Variances]. The Petitioner was issued a building permit for a detached shed, upon building inspection it was noted a sunroom had been built attached to the existing single-family home. The sunroom is attached by siding, roof flashing and interior trim. The attached structure is considered an addition rather than an accessory structure, and therefore subject to setback requirements for a building. The addition is located 20'3" from the rear setback where 30' is required, creating a new nonconformity. The existing single-family residence is non-conforming due to a front setback of 12'4" where 40' is required and an east side setback that is 12'4" where 20' is required. The lot is nonconforming due to insufficient lot area. The Petitioner was granted a Special Permit in 2013 for a front porch and shed entrance to a bulkhead that violated the front setback. The property is located in the SRC (Single Residential C) zoning district.

Land affected: 129 Dover Road
Map 09, Lot 001

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.

Westwood Zoning Board of Appeals