

**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, June 21, 2023, at 7:00 PM. The public hearing will be a remote meeting through Zoom. On March 29, 2023 Governor Maura Healey signed into law, the Acts of 2023, which includes an extension to pandemic related authorizations related to public meetings. The extension allows a remote meeting option for public bodies through March 31, 2025. Those wishing to participate are encouraged to use Zoom.

**Please click the link below to join the webinar:**

**<https://us02web.zoom.us/j/84634882551?pwd=R1ZhMmFHZVpSK0xxMWFUM2JVRWIPdz09>**

**Passcode: 423908**

**Or Telephone:**

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**Webinar ID: 846 3488 2551**

The Board shall hear an application filed by George Katsilieris for a Special Permit pursuant to the Westwood Zoning Bylaw Sections §4.5.3.3 [Special Permit required for New or Expansion of Nonconformity]. The Petitioner proposes to remove the existing attached single story one car garage and mudroom to construct a two-story addition consisting of a front porch, family room, bedroom and bath. The addition will raise the height within the rear setback and construct in the front setback. The addition violates the rear setback at 0.8' where 30' is required. This is the same distance as the existing garage to be removed. The main structure is at approximately 5.6' from the rear setback. An addition to the existing enclosed front porch will reduce the front setback from 19' to 15' where 25' is required. The lot is nonconforming due to a lack of area at 4,959 Sq. Ft. Where 12,000 sq. ft is required. The property is located in the Single Residence D (SRD) zoning.

Land affected: 38 Bonney Street  
Map 21, Lot 265

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](http://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