

**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, December 20, 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/84988868379?pwd=Z0QraEdYSktHdk9VeFA2aG9CZTc0dz09>

Passcode: 919023

Or Telephone:

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Webinar ID: 849 8886 837

The Board shall hear an application filed by Harry Davis for a Special Permit pursuant to the Westwood Zoning Bylaw Sections §4.5.3.2.2 [Alterations of Nonconforming Structures-Vertical Extension] and §4.5.3.2.3 [Portico]. The Petitioner proposes to construct a second story addition to the right side of an existing single-family residence and a portico over the front entry. The addition will vertically extend the existing first floor walls, which violate the side setback at 10.8' where 20' is required. The existing house also violates the front setback at 36' where 40' is required. The proposed portico will be located 32.7' from the front lot line. The lot is nonconforming due to a lack of frontage, lot width, and lot area. The property is located in the Single Residence C (SRC) zoning district.

Land affected: 48 Birch Tree Drive
Map 14, Lot 060

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