

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, January 24, 2024, 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/89296252521?pwd=UVl5am1LdUIVWWlXNkNIL2d3N091dz09>

Passcode: 545265

Or Telephone:

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Webinar ID: 892 9625 2521

The Board shall hear an application filed by Sara and Edward Gill 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 demolish an existing breezeway and a 1 car garage attached to a single-family residence and construct an addition consisting of a mudroom, 1 car garage with loft space above. The project will also include a portico at the front entry. The existing structure violates the front and both side setbacks, with the front of the structure being 38' from the lot line where 40' is required, the north side is located 16' from the lot line where 20' is required, and the south side is 9.2' from that lot line. The proposed addition at the south side of the property will not extend any further into the setback, but it will extend vertically. The proposed portico at the front of the house will extend 4' further into the setback than the existing house. The lot is nonconforming due to a lack of area, frontage, and lot width. The property is located in the Single Residence C (SRC) zoning district.

Land affected: 64 Chamberlain Avenue
Map 27 Lot 165

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