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**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 17, 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/86470171745?pwd=a3dtUWw0ZWxsbGE2VFFOOGFONnQxQT09>

Passcode: 386998

Or Telephone:

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Webinar ID: 864 7017 1745

The Board shall hear an application filed by Arthur McGuire for a Special Permit pursuant to the Westwood Zoning Bylaw Sections Section §4.5.3.2.1 [Alterations of Nonconforming Structures-Horizontal Extension], §4.5.3.2.2 [Alterations of Nonconforming Structures-Vertical Extension], and §4.5.3.3 [Special Permit - Expansion of Nonconformity]. The Petitioner proposes to construct a two-car garage and second story addition to an existing single-family structure. The proposed alteration to the front wall of the house would require Special Permits as it is both a horizontal and vertical extension. The newly constructed south wall of the house would also be extended to accommodate a second story where the is currently only a single story. This would result in an increased nonconformity of a higher structure in the side setback. The existing house is nonconforming as it violates the front setback at 33.1' with 40' required and the south side setback at 11.5' where 15'. The subject lot is nonconforming due to a lack of area. The property is located in the Single Residence C (SRC) zoning.

Land affected: 122 Edgewood Road
Map 35, Lot 127

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