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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, September 18, 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/86787920239?pwd=aUhzZTgwUEpOd1FRMzJEdkJyTHNzZz09>

Passcode: 888690

Or Telephone: +1 929 205 6099 US (New York) +1 301 715 8592 US (Washington DC) +1 305 224 1968 US +1 309 205 3325 US +1 312 626 6799 US (Chicago)+1 646 931 3860 US +1 346 248 7799 US (Houston) +1 360 209 5623 US +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US +1 669 444 9171 US +1 669 900 6833 US (San Jose) +1 689 278 1000 US +1 719 359 4580 US +1 253 205 0468 US +1 253 215 8782 US (Tacoma) **Webinar ID: 867 8792 0239**

The Board shall hear an application filed by Michael Whalen for Special Permits pursuant to the Westwood Zoning Bylaw Section §4.5.3.3 [Special Permit required for New or Expansion of Nonconformity]. The Petitioner proposes to construct an addition/expansion to the west side of the house and garage and to add a deck to the rear of the home. The existing non-conforming structure is located 20.4' from the front lot line at its closest, where 40' is required. The existing garage portion of the structure is located at 34.4' from the front lot line. The proposed addition would result in the garage addition to be 26.6' from the front lot line. The existing home violates the rear setback at 25' where 30' is required. The proposed deck would result in a rear setback of 16'. The property is located in the Single Residence C (SRC) zoning district.

Land affected: 7 Youngs Road
Map 27, Lot 047

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