



**WESTWOOD BOARD OF APPEALS**  
**APPLICATION FOR HEARING**

1. Name of Applicant: Christie & David Bluhm
2. Applicant is (check one): Owner  Tenant  Abutter  Purchaser  Other
3. Mailing address of Applicant: 140 Edgewood Road
4. Telephone - Home: cell Business: \_\_\_\_\_
5. E-Mail Address of Applicant: \_\_\_\_\_
6. Address of Property subject to Hearing: 140 Edgewood Road
7. Owner of Property: Christie & David Bluhm
8. Mailing Address of Property Owner: 140 Edgewood Road
9. Telephone - Home: cell Business: \_\_\_\_\_
10. Deed recorded in: Norfolk County Registry of Deeds: Book # 6630 Page # 364  
or Land Court Registry: Certificate # \_\_\_\_\_ Book # \_\_\_\_\_ Page # \_\_\_\_\_
11. Property MAP # 35 LOT # 131 DISTRICT C
12. Has an appeal/application ever been filed with the ZBA on this property? (Y/N) N If yes, when: \_\_\_\_\_
13. NATURE of Application (check one):  
 Appeal in accordance with MA G.L.Ch. 40A, Sec. 8 as amended  
 Special Permit in accordance with MA G.L.Ch.40A, Sec. 9 as amended  
 Variance in accordance with MA G.L. Ch. 40A, Sec. 10 as amended

**When applying for a Special Permit under Section 9.3 of the Westwood Zoning Bylaw, please make sure that you and/or your attorney refer to the specific bylaw regarding this section.**

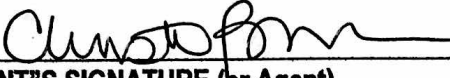
**STATE the EXACT NATURE of this application including the applicable section number(s) of the Westwood Zoning Bylaw:**


Special permit required per section 4.5.6. Need relief under section 4.5.5.5.

**I hereby request a hearing before the Westwood Board of Appeals with reference to the subject property.**

I am aware that the **cost of legal advertising** will be billed to me directly as the Applicant, by the newspaper at a later date. I am also aware of the provisions in the Zoning Bylaw with regard to **Reimbursement for Consultants**, and I agree to reimburse the Board of Appeals and the Town of Westwood for all costs incurred by the Town or its' Boards for all fees, expenses and costs in connection with the review and evaluation of the Application for Special Permit and/or Variance.

I have reviewed the Zoning Board of Appeals Instructions and Information and understand the time requirements.

Signed:  Date: 5/29/2017  
APPLICANT'S SIGNATURE (or Agent)

Signed:  Date: 5/29/2017  
PROPERTY OWNER (if different from applicant)

**SCHEDULE OF FILING FEES FOR THE BOARD OF APPEALS**

**Residential Properties - \$165.00**

**Business Properties - \$330.00**

**Comprehensive Permits - \$2530.00**

**CHECKLIST:**

- 6 copies of the Application
- 6 copies of the OPTIONAL Appendices (if completed)
- 6 copies of a Certified Plot Plan – size 11" x 17"
- 6 copies of the Building Plans (interior and/or exterior as applicable) – size 11" x 17"
- 6 copies of the Building Commissioner's denial of a building permit or equivalent

**File the six (6) packets in the Town Clerk's office located at 580 High Street making sure to include a check for the filing fee in the correct amount.**

**Deliver one (1) electronic copy of the Application with attachments to the Office of the Board of Appeals at 50 Carby Street.**

OPTIONAL

APPENDIX B - Special Permit Considerations

- The structure is in harmony with the general purpose and intent of the bylaw.

Yes. Although we are already a nonconforming structure we have worked with an architect to stay within our existing footprint and in the spirit of the neighborhood.

- The structure is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district.

The location is not changing and ~~we~~ our proposed addition is a second story over the existing footprint. This is consistent with additions to many houses in the neighborhood.

- Adequate and appropriate facilities will be provided for the proper operation of the proposed structure.

Yes

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- The proposed structure will not be detrimental or offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse material, visual or other nuisances.

~~We~~ We took our time working with an architect to come up with a design and floor plan that worked best for us and fit with our neighborhood.

- The proposed structure will not cause undue traffic congestion in the immediate area.

No it will not. It will remain a single family home.

DATE ISSUED: 5/4/17 FEE PAID: \$150 NO: DENIED (SEE NEXT PAGE)

**APPLICATION FOR PERMIT TO BUILD**

To the Building Commissioner: \_\_\_\_\_ Date: \_\_\_\_\_  
 The undersigned hereby applies for a permit to Build - Alter - Remodel, etc., according to information indicated in this application and plans and specifications submitted herewith.

PLEASE PRINT CLEARLY		
IMPORTANT - Applicant to complete all items in sections I, II, III, IV, AND V		
<b>I. LOCATION OF BUILDING</b>		
STREET ADDRESS <u>140 Edgewood Road</u> <small>(NO.) (STREET)</small>	R. SIDE YARD SETBACK <u>10.47'</u>	L. SIDE YARD SETBACK <u>19.21'</u>
ZONING DISTRICT <u>C</u> LOT FRONTAGE <u>87.01'</u>	REAR YARD SETBACK <u>83.00'</u>	
ASSESSORS MAP # <u>35</u> LOT# <u>131</u> LOT SIZE <u>15,751 sq. ft.</u>	FRONT YARD SETBACK <u>29.76'</u>	
<b>II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D.</b>		
<b>A. TYPE OF IMPROVEMENT</b> 1 New Building <input checked="" type="radio"/> 2 Addition 3 Alteration 4 Repair, replacement 5 Wrecking 6 Moving (relocation) 7 Foundation only 8 Pools, Fences, Towers Tennis Courts, etc.	<b>D. PROPOSED USE - For "Wrecking" most recent use</b> <b>RESIDENTIAL</b> <input checked="" type="radio"/> 13 One Family 14 Two or more family - Enter number of units 15 Transient hotel, motel, or dormitory - Enter number of units 16 Garage 17 Carport 18 Other - Specify _____ _____ _____	<b>NONRESIDENTIAL</b> 19 Amusement, recreational 20 Church, other religious 21 Industrial 22 Parking garage 23 Service station, repair garage 24 Hospital, institutional 25 Office, bank, professional 26 Public Utility 27 School, library, other educational 28 Stores, mercantile 29 Tanks, towers 30 Other - Specify _____
<b>B. OWNERSHIP</b> <input checked="" type="radio"/> 9 Private (Individual, Corporation, nonprofit institution, ect.) 10 Public (Federal, State or Local Government)	<b>RECEIVED</b> <b>MAY 02 2017</b> TOWN OF WESTWOOD COMMISSIONER OF BUILDING	
<b>C. COST</b> 11 Cost of Basic Construction <u>\$ 145,000</u> <small>(Omit cents)</small> To be installed but not included in the above cost a. Electrical <u>\$ 30,000</u> b. Plumbing <u>32,000</u> c. Heating, air conditioning <u>14,000</u> d. Other (elevator, etc.) _____ 12 TOTAL COST OF IMPROVEMENT <u>\$ 221,000</u>	<b>E. TYPE OF OCCUPANCY OR USE; NEW HOME, ETC.</b> Briefly outline scope and nature of work to be done. <u>Residential home - currently the house is a ranch. We will be adding a second floor within the existing footprint of the house.</u>	
<b>III. SELECTED CHARACTERISTICS OF BUILDING</b> <small>For new buildings and additions, complete Parts E-L; for wrecking, complete only Part J, for all others skip to IV.</small>		
<b>F. PRINCIPAL TYPE OF FRAME</b> <input checked="" type="radio"/> 31 Masonry <input checked="" type="radio"/> 32 Wood frame 33 Structural steel 34 Reinforced concrete 35 Other - Specify _____	<b>H. TYPE OF SEWAGE DISPOSAL</b> <input checked="" type="radio"/> 41 Public Sewer 42 Private (septic tank, etc.) <b>I. TYPE OF WATER SUPPLY</b> <input checked="" type="radio"/> 43 Public or Private Company 44 Private (well)	<b>K. DIMENSIONS</b> 49 Number of stories <u>2</u> 50 Total sq.ft. of floor area, all floors, based on exterior dimensions <u>3018</u> 51 Total land area, sq.ft. <u>15,751</u>
<b>G. PRINCIPAL TYPE OF HEATING FUEL</b> <input checked="" type="radio"/> 36 Gas    38 Electricity    40 Other - Specify _____ 37 Oil    39 Coal	<b>J. TYPE OF MECHANICAL</b> Will there be air conditioning? <input checked="" type="radio"/> 45 Yes    46 No Will there be an elevator? 47 Yes <input checked="" type="radio"/> 48 No	<b>L. NUMBER OF OFF - STREET PARKING SPACES</b> 52 Enclosed <u>1</u> 53 Outdoors <u>4</u> <b>M. RESIDENTIAL BUILDINGS ONLY</b> 54 No. of bedrooms <u>5</u> 55 No. of baths: Full <u>3</u> Partial <u>1</u>

**IV. TO BE COMPLETED BY ALL APPLICANTS**

USE N/A IF NOT APPLICABLE

1. Will building be erected on solid or filled land Solid if filled land how long ago filled \_\_\_\_\_
2. Will foundation be laid on earth, rock, timber, piles Foundation is existing
3. Foundation material Concrete
4. Roof (flat, pitched) pitched
5. Roof covering shingles
6. Will all construction to be performed conform to State and Local Building Codes yes
7. Has the applicant complied with the Architectural Access Code yes
8. Does this Building or Structure conform to the Zoning Bylaw no
9. Has the applicant complied with the Energy Code yes
10. Is this property in the FLOOD PLAIN AREA no

**THIS IS A TRUE STATEMENT SIGNED UNDER PENALTIES OF PERJURY**

**V. IDENTIFICATION - To be completed by all applicants - Complete street and mailing addresses**

	NAME	COMPLETE ADDRESS	HOME & BUS. PHONE
Owner/ Lessee	David & Christie Bluhm	140 Edgewood Road Westwood MA 02090	
Builder/ Contractor	Elite Construction & Design	431 Westminster St. Fitchburg MA 01420	978-597-5071
Architect/ Engineer	Brian Bayer Architect Inc.	90 Willow St. Westwood MA 02090	617-823-1554

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent.

Signature of Applicant: [Signature] Address: 140 Edgewood Road Application Date: 5/2/2017

This permit is approved subject to the provisions of all Federal and State Laws, Rules & Regulations and Con. Com. approval.

- Sewer Permit No.
- Sanitary Permit No. (Title V)
- Highway Dept. Permit
- Fire Dept. Permit
- Water District Permit
- CONTRACTOR LICENSING INFORMATION**
- Construction Supervisor License No.
- Date of Expiration
- Home Improvement Contractor No.
- Date of Expiration

**COMMENTS - DEPARTMENT USE ONLY**

**BUILDING INSPECTOR'S DENIAL**  
 SPECIAL PERMIT REQ'D PER SECTION 4.5.6.  
 NEED RELIEF UNDER SECTION 4.5.5.5  
 OR ANY OTHER APPLICABLE ZONING SECTION  
 I have reviewed the applicant's request for a Building Permit and determined that it be forwarded to the Zoning Board of Appeals  
[Signature]  
 BUILDING INSPECTOR

A. I hereby certify under penalty of perjury that I carry Workers' Compensation Insurance Coverage.

Signature: [Signature]  
 Name of Insurance Company: ARBELLA PROTECTION INSURANCE COMPANY  
 Policy Number: 422005026201 Expiration Date: 10.20.17

B. I do not carry Workers' Compensation Coverage as I am an unincorporated sole proprietorship with no employees, using other self-employed sub-contractors for all work.

Signature: \_\_\_\_\_



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01

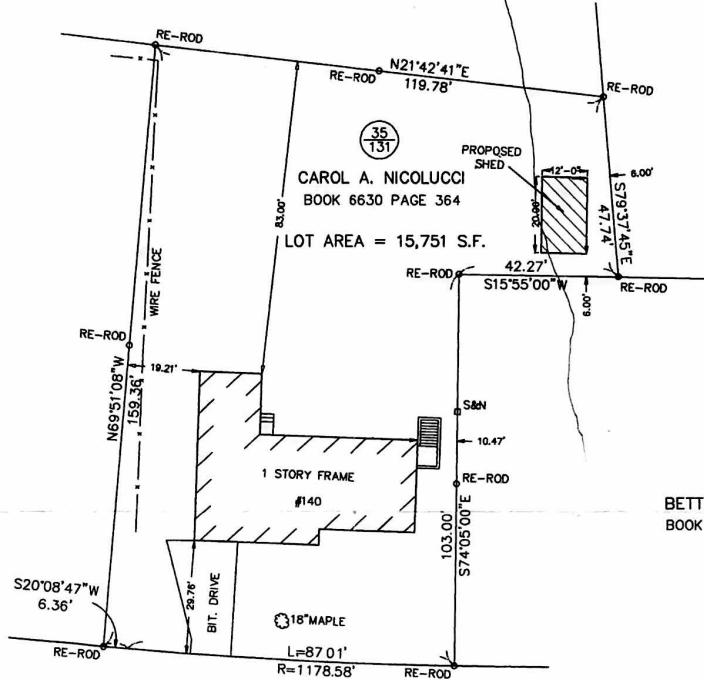
N/F  
PETER J. KEVORKIAN  
&  
PATRICIA A. GIULIANO  
BOOK 16873 PAGE 227

28  
323

N/F  
ARCHANA PRASHER  
&  
SANIL P. SHARMA  
BOOK 16227 PAGE 329

35  
130

N/F  
LISA A. SAVINI  
&  
FRANKLYN A. TURBAK  
BOOK 16716 PAGE 235

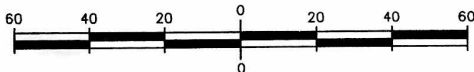


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322

N/F  
BETTY L. CONNORS  
BOOK 3833 PAGE 489

EDGEWOOD ROAD

REFERENCE:  
PLAN BOOK 152 PLAN #478 OF 1950  
JAN. 10, 1953 EDGEWOOD ROAD LAYOUT PLAN  
ASSESSORS MAP & LOT NO. 35  
131



PLOT PLAN OF LAND  
IN  
WESTWOOD, MASS.

SCALE : 1"=20'      AUGUST 14, 2002

JOSEPH W. McCARTHY Jr. P.L.S.  
WALPOLE, MASSACHUSETTS

PREPARED FOR	CAROL A. NICOLUCCI
Computed by:	<i>[Signature]</i>
Drawn by:	<i>[Signature]</i>
Checked by:	<i>[Signature]</i>
Job No.:	03-034

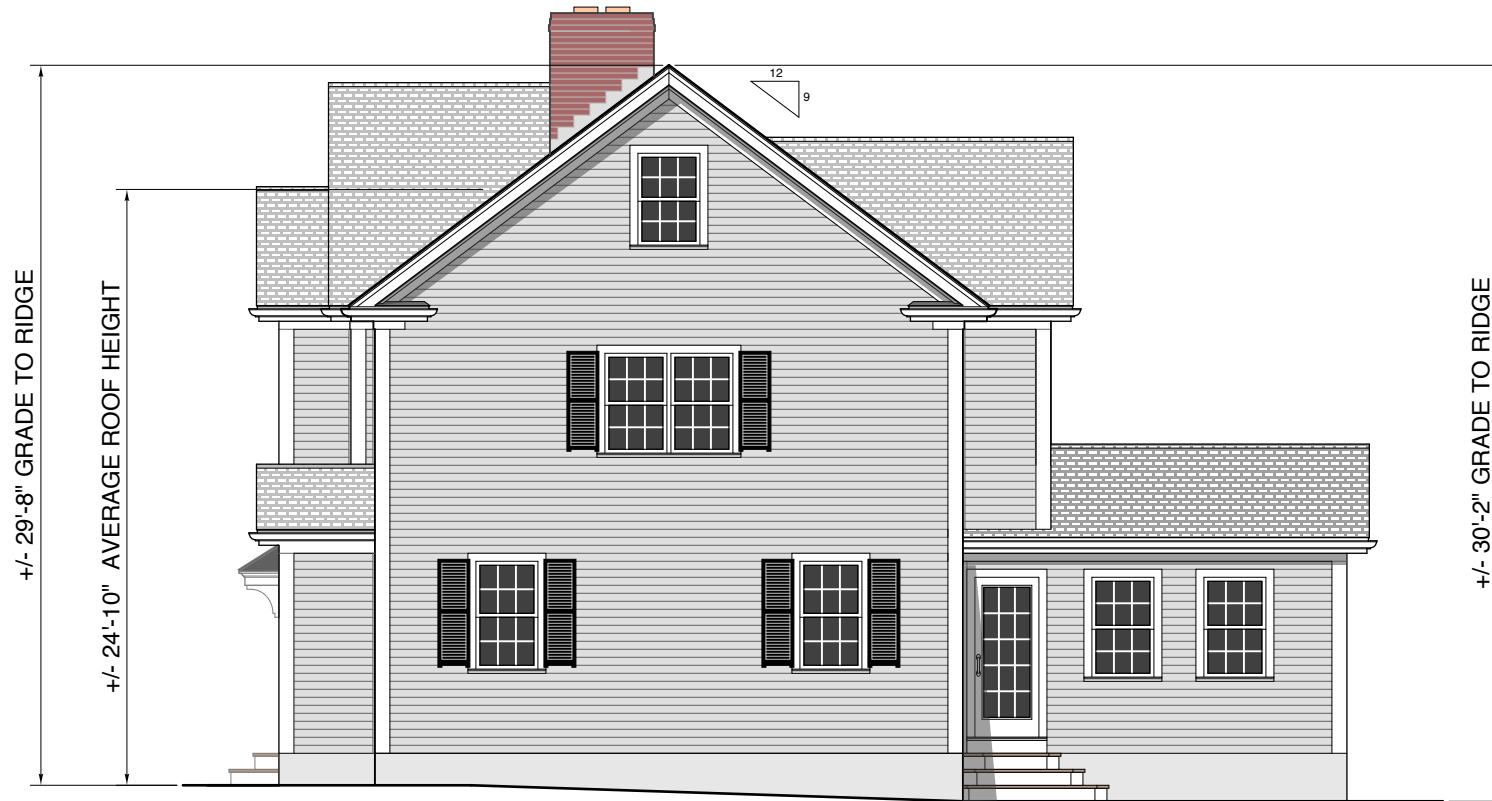
I CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE EXISTING BUILDING LOCATED AND OFFSETS TO THE PROPOSED ADDITION ARE ACCURATELY SHOWN.

BY *[Signature]*  
JOSEPH W. McCARTHY JR.



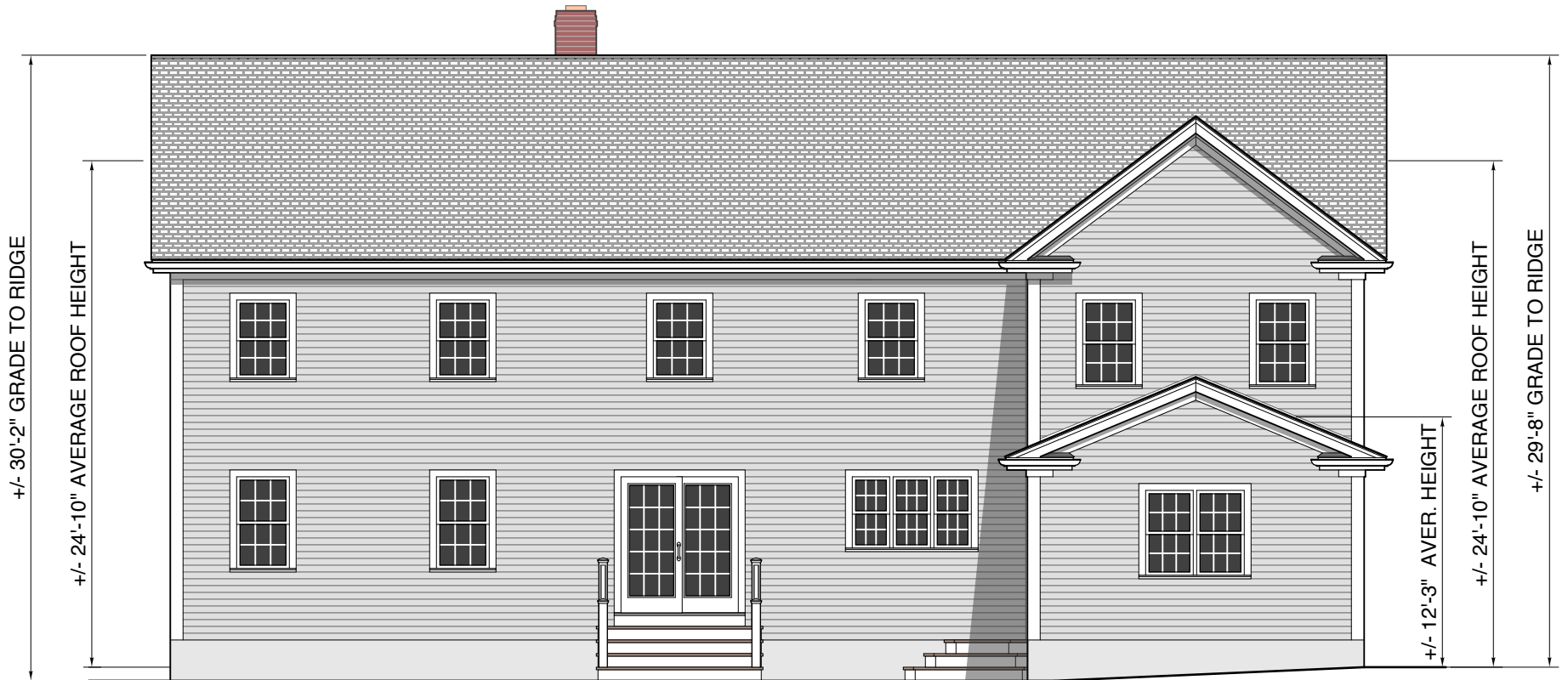


**Bluhm Residence**  
140 Edgewood Road • Westwood, MA  
**Front Elevation**  
Scale: 1/8" = 1'-0" 5/1/17



**Bluhm Residence**  
140 Edgewood Road • Westwood, MA  
**Family Room Side Elevation**  
Scale: 1/8" = 1'-0" 5/1/17

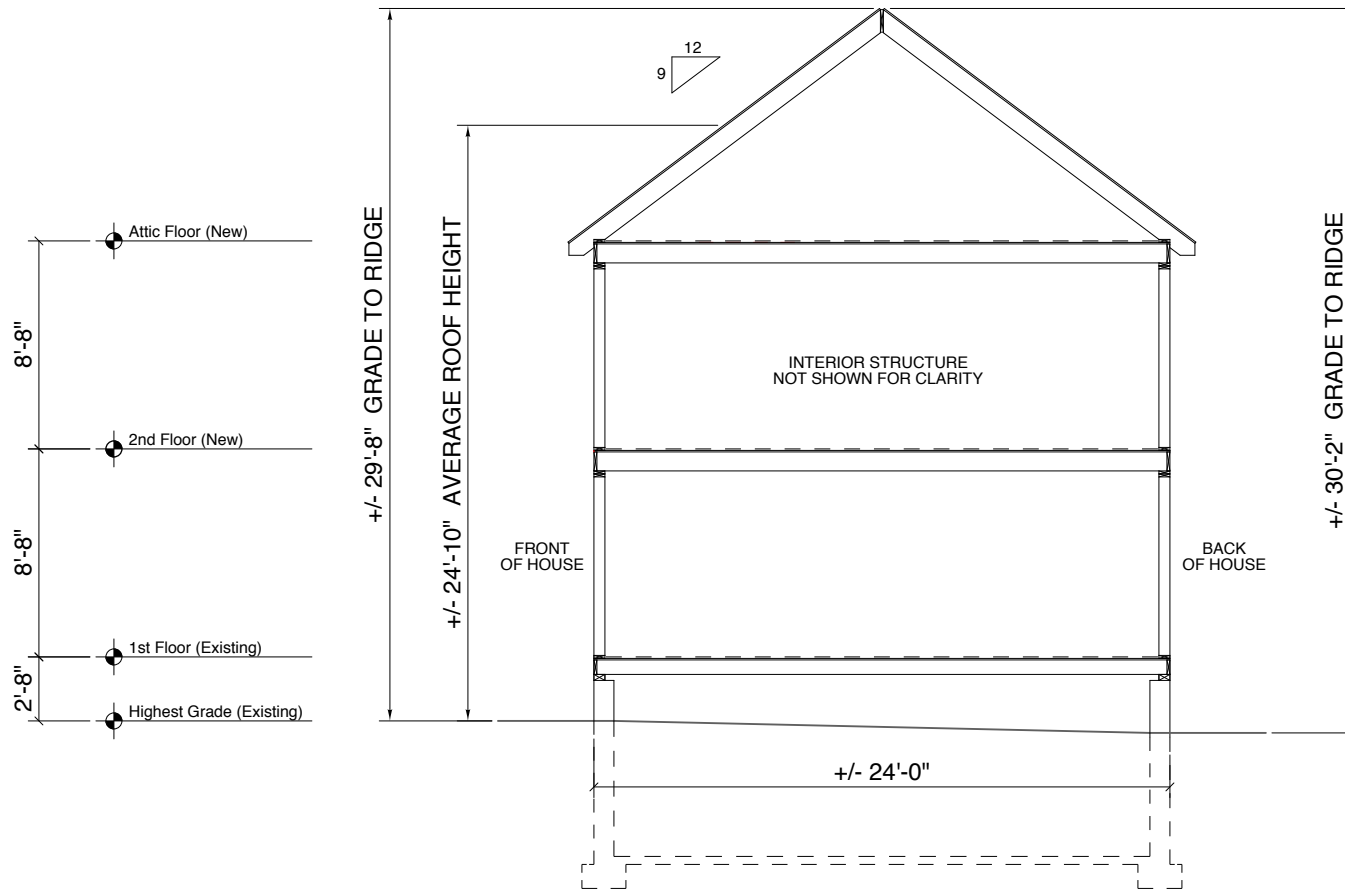




**Bluhm Residence**  
140 Edgewood Road • Westwood, MA  
**Backyard Elevation**  
Scale: 1/8" = 1'-0" 5/1/17



**Bluhm Residence**  
 140 Edgewood Road • Westwood, MA  
**Garage Side Elevation**  
 Scale: 1/8" = 1'-0" 5/1/17



**Bluhm Residence**  
 140 Edgewood Road · Westwood, MA  
**Building Section**  
 Scale: 1/8" = 1'-0" 5/1/17

# OUR HOUSE

