



**WESTWOOD BOARD OF APPEALS  
APPLICATION FOR HEARING**

1. Name of Applicant: MARK PALMSTROM
2. Applicant is (check one): Owner  Tenant  Abutter  Purchaser  Other BUILDER
3. Mailing address of Applicant: 151 ELIOT ST., MILTON, MA 02184
4. Telephone - Home: \_\_\_\_\_ Business: \_\_\_\_\_
5. E-Mail Address of Applicant: \_\_\_\_\_
6. Address of Property subject to Hearing: 27 OAK ST.
7. Owner of Property: ALEXANDER BROWN
8. Mailing Address of Property Owner: 27 OAK ST., WESTWOOD, MA.
9. Telephone - Home: 781 206 1589 Business: \_\_\_\_\_
10. Deed recorded in: Norfolk County Registry of Deeds: Book # 30150 Page # 509  
or Land Court Registry: Certificate # \_\_\_\_\_ Book # \_\_\_\_\_ Page # \_\_\_\_\_
11. Property MAP # 28 LOT # 243 DISTRICT C
12. Has an appeal/application ever been filed with the ZBA on this property? (Y/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

TOWN CLERK  
TOWN OF WESTWOOD  
2018 MAR 12 A 9:08

*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:

PORTRICO DOES NOT MEET SETBACK REQUIREMENT. UNDER  
BYLAW SECTION 4.5.3.2,3

**Plan on a minimum of three months to complete the process.**

**OPTIONAL**

**APPENDIX A – Variance Worksheet**

The Variance must be with respect to particular land or structures.

- Parcel of Land: \_\_\_\_\_
- Structures: \_\_\_\_\_

There must be circumstances relating to soil conditions, shape, and topography of such land or structures and especially affecting such land or structures, but not affecting generally the zoning district in which it is located.

- Circumstances would be: \_\_\_\_\_

Literal enforcement of the provisions of the bylaw would involve substantial hardship, financial or otherwise, to the petitioner or appellant.

- Hardship would be: \_\_\_\_\_

Desirable relief may be granted without detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such bylaw.

- Relief would be:

\_\_\_\_\_

- Detriment would be:

\_\_\_\_\_

- Intent or purpose of Bylaw section?

\_\_\_\_\_

- Would the Variance nullify intent or purpose above?

\_\_\_\_\_

- Is there any substantial derogating (lessening) of the intent or purpose and if so, what is it?

\_\_\_\_\_

**OPTIONAL**

**APPENDIX B - Special Permit Considerations**

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

- 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.
- 

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

- 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.
- 

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

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: Mark Pal L Date: 3/2/2018  
APPLICANT'S SIGNATURE (or Agent)

Signed: [Signature] Date: 3/9/2018  
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

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TOWN CLERK  
TOWN OF WESTWOOD

**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.**

**Plan on a minimum of three months to complete the process.**

# 30357

\*Building Permit - Residential (1 or 2 Family) Projects – RESIDENTIAL - ADDITIONS

## TIMELINE



**Submission received**

Nov 10, 2017 at 7:32am



**Permit Fee Deposit**

Paid Nov 30, 2017 at 11:55am



**Application Completeness Review**

Completed Nov 30, 2017 at 11:55am



**Sewer/Engineering Plan Review**

Skipped Nov 30, 2017 at 11:59am



**DPW/Highway Department Review**

Completed Nov 30, 2017 at 12:01pm



**Conservation Review**

Completed Nov 30, 2017 at 12:02pm



**Building Department Review**

Rejected Nov 30, 2017 at 1:47pm



**Zoning Review**

In Progress



**Building Department Review post Zoning**

In Progress



**Health Department Review**

Review by departmental staff

- Fire Department Review**  
Review by departmental staff
  
- Print Review**  
Review by departmental staff
  
- Sewer Payment**  
Review by departmental staff
  
- Permit Fee Review**  
Review by departmental staff
  
- Permit Fee**  
Payment
  
- Permit Issuance**  
Document
  
- Sewer As-Built**  
Review by departmental staff
  
- Close Permit**  
Review by departmental staff
  
- Building COO Sign-off**  
Review by departmental staff
  
- Certificate of Occupancy Issuance**  
Document

**Building Department Review**  Joe

 Joe 

Nov 30th 2017, 1:47pm

YOUR APPLICATION IS DENIED. YOU WILL  
NEED A SPECIAL PERMIT UNDER SECTION 4.5.3.2.3. YOUR APPLICATION  
TO THE BOARD OF  
APPEALS WILL REQUIRE AN UP DATED CERTIFIED PLOT PLAN SHOWING  
THE PORTICO AND THE  
FRONT SET BACK TO IT.

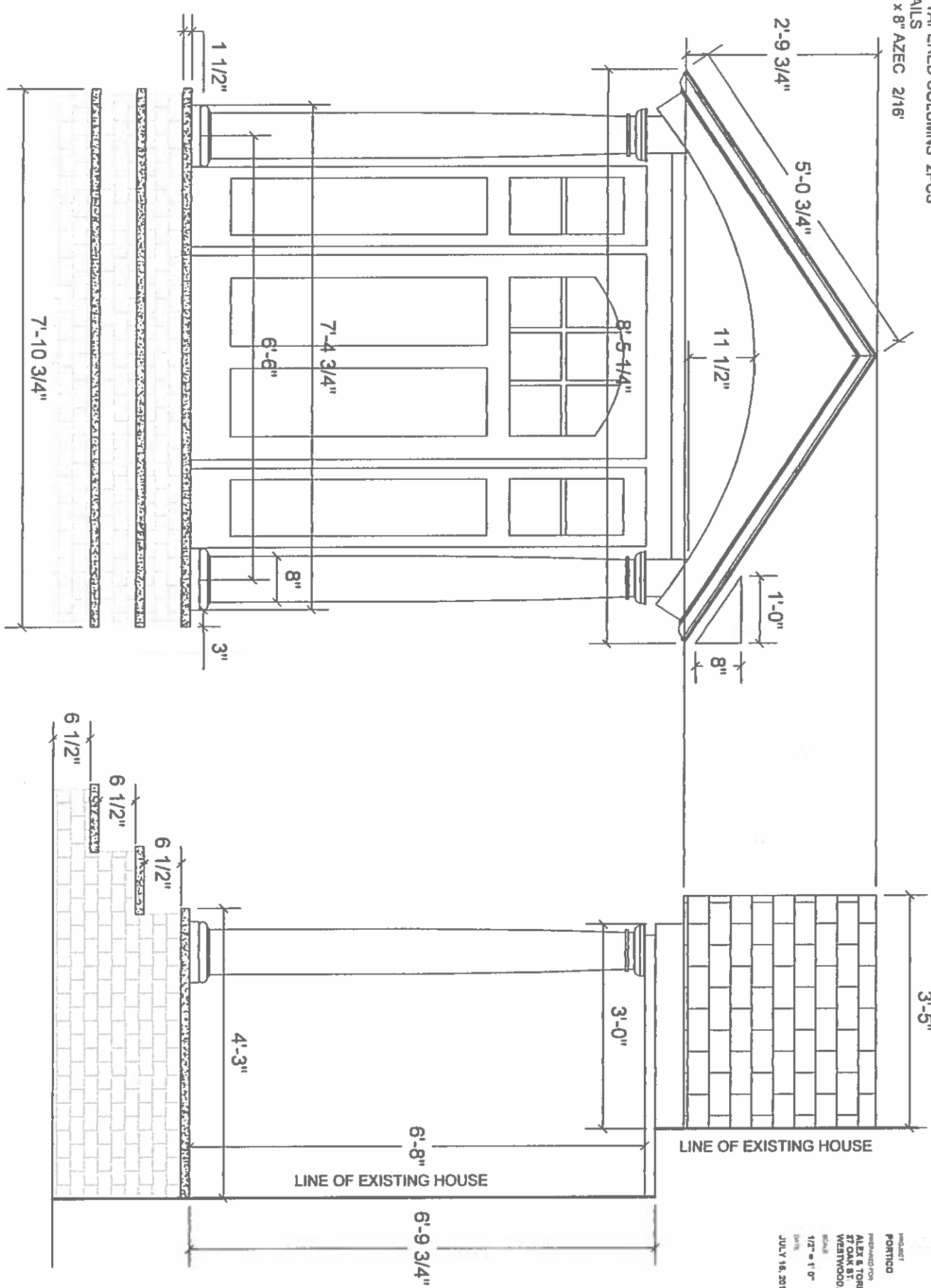



Joe ✓

Feb 22nd 2018, 11:07am

I  
HAVE REVIEWED YOUR PLOT PLAN AND AS I HAD PREVIOUSLY ADVISED  
YOU, THE PORTICO  
WILL NEED ZONING RELIEF. I SUGGEST THAT YOU DO THAT A LOT  
QUICKER THAN YOU GOT  
THE PLOT PLAN. YOU WERE ADVISED YOU NEED THE PLOT ON 11/30/17.  
FAILURE TO  
.COMPLETE YOUR APPLICATION TO THE ZBA WITHIN 30 .DAYS WILL  
RESULT IN FINES

- 2" x 6" 5/12'
- 2" x 4" 5/12' : 6/8'
- 2" x 8" 2/12'
- 3/4" CDX 2 SHTS
- ICE & WATER
- STEP FLASHING
- 1" x 4" FIR 27/3'
- SHINGLES
- 3 5/8" CROWN 2/12'
- 8" TAPERED COLUMNS 2PCS
- 1" x 8" AZEC 2/16'




  
 PROJECT: PORTICO
   
 ARCHITECT: ALEX B. TOWN BROWN
   
 27 OAK ST.
   
 WESTWOOD, MA.
   
 SCALE: 1/2" = 1'-0"
   
 DATE: JULY 18, 2017



Bk 2305 Pg 490

LOT #16

LOT #17

LOT #18

N 08° 22' 20" E  
90.00

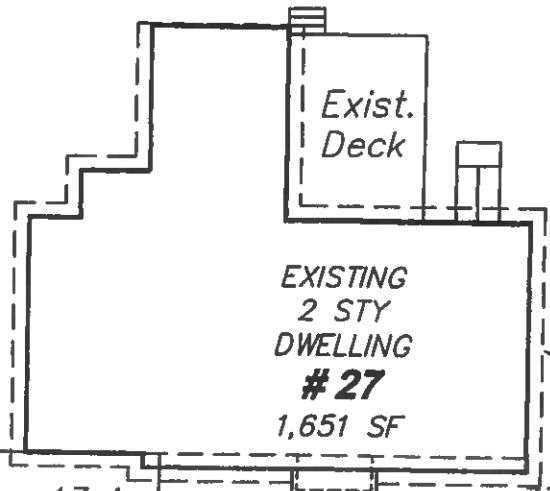
LOT #4  
12,150 SF

LOT #5

135.00  
N 81° 37' 40" W

135.00  
S 81° 37' 40" E

LOT #3



EXISTING 2 STY DWELLING #27  
1,651 SF

Typ 1.5' Roof Overhang

Existing Driveway

Existing 3.3' x 8.8' Porch Roof

S 08° 22' 20" W

IP (fnd)

### Oak Street

2018 MAR 12 A 9 08

TOWN CLERK  
TOWN OF WESTWOOD



*Patrick Roseingrave*

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

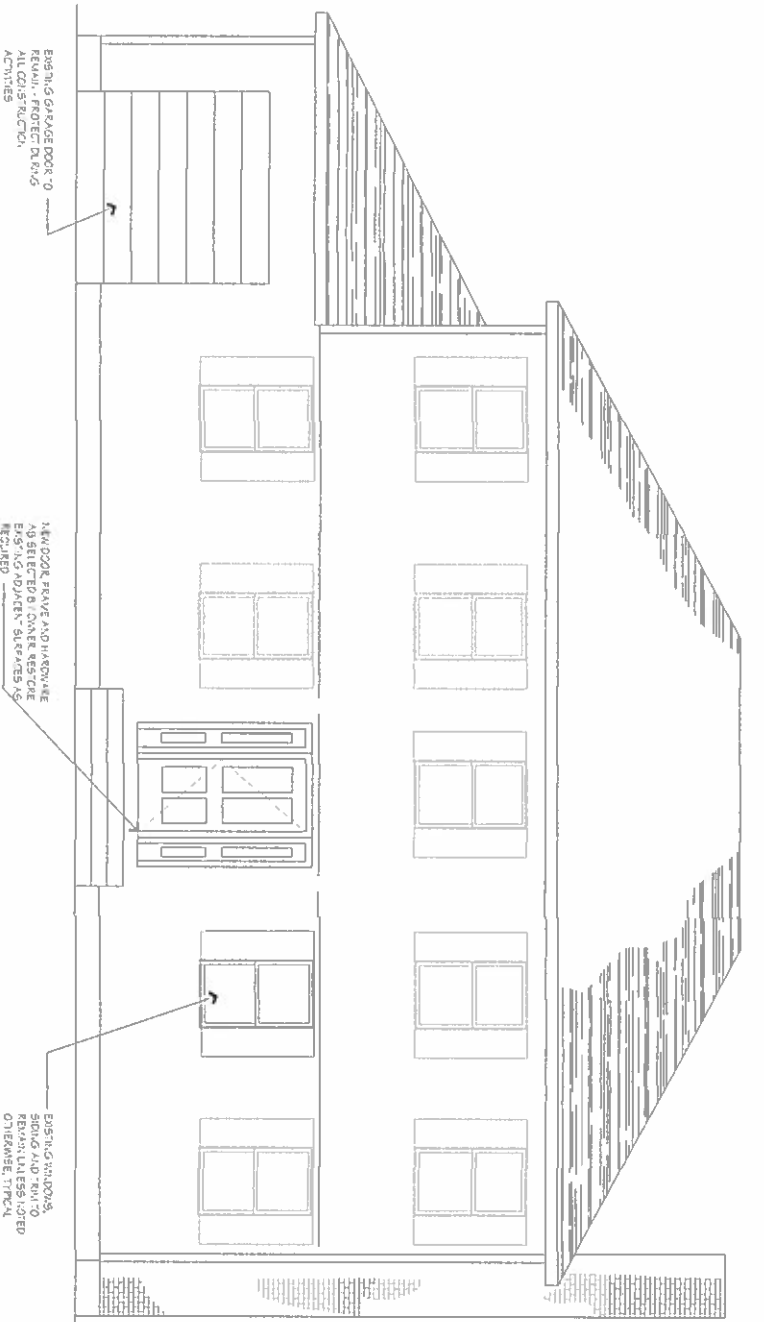
### As Built Plan

27 Oak Street  
Westwood, MA

Plan Prepared by:  
CCR Associates  
Civil Engineers & Land Surveyors  
40 Mears Ave.,  
Quincy, Ma. 02169  
Phone 617-372-1714/769-0111

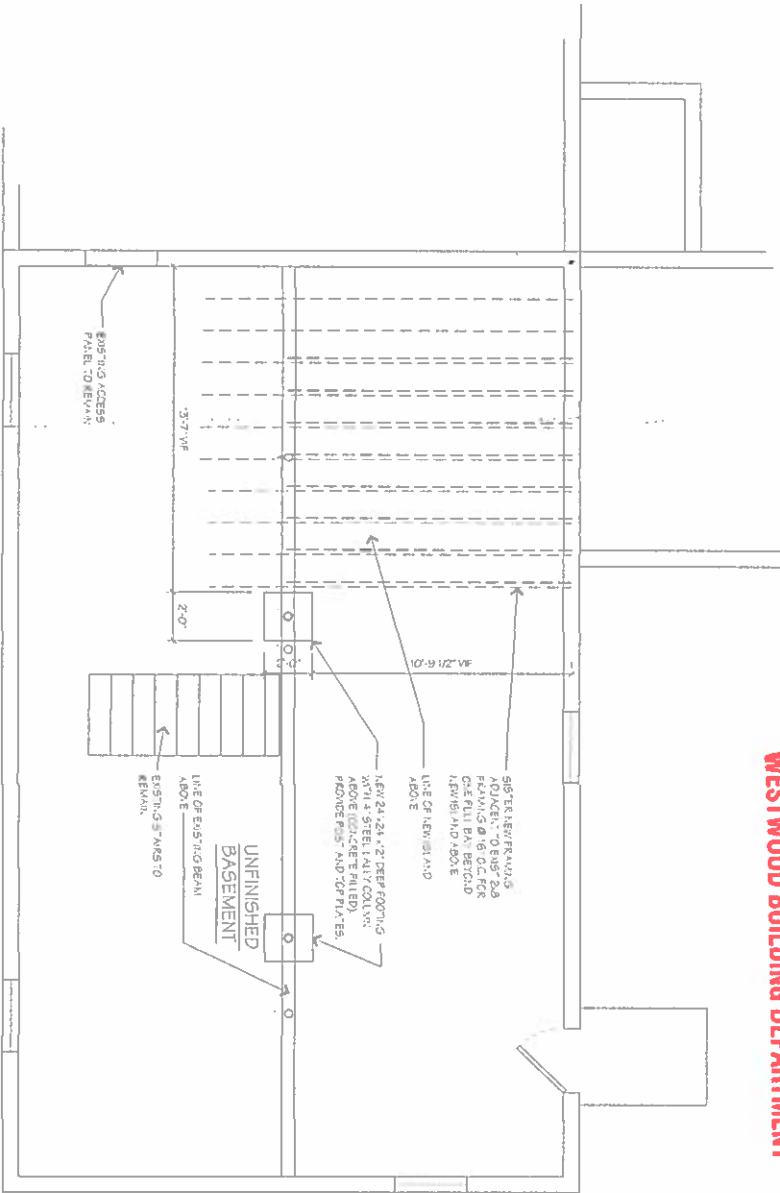


Date: January 18, 2018

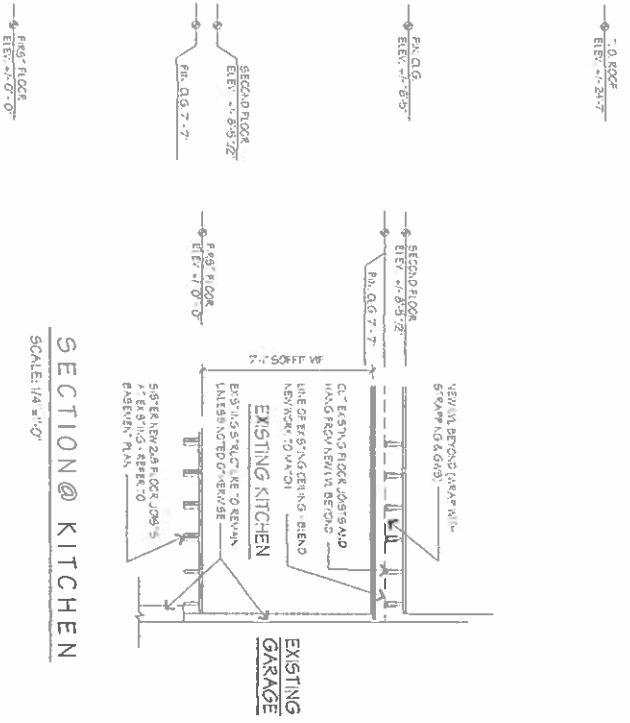


2 FRONT ELEVATION - EXISTING  
SCALE 1/4" = 1'-0"

**A COPY OF APPROVED PLANS MUST BE ON SITE FOR ALL INSPECTIONS WESTWOOD BUILDING DEPARTMENT**

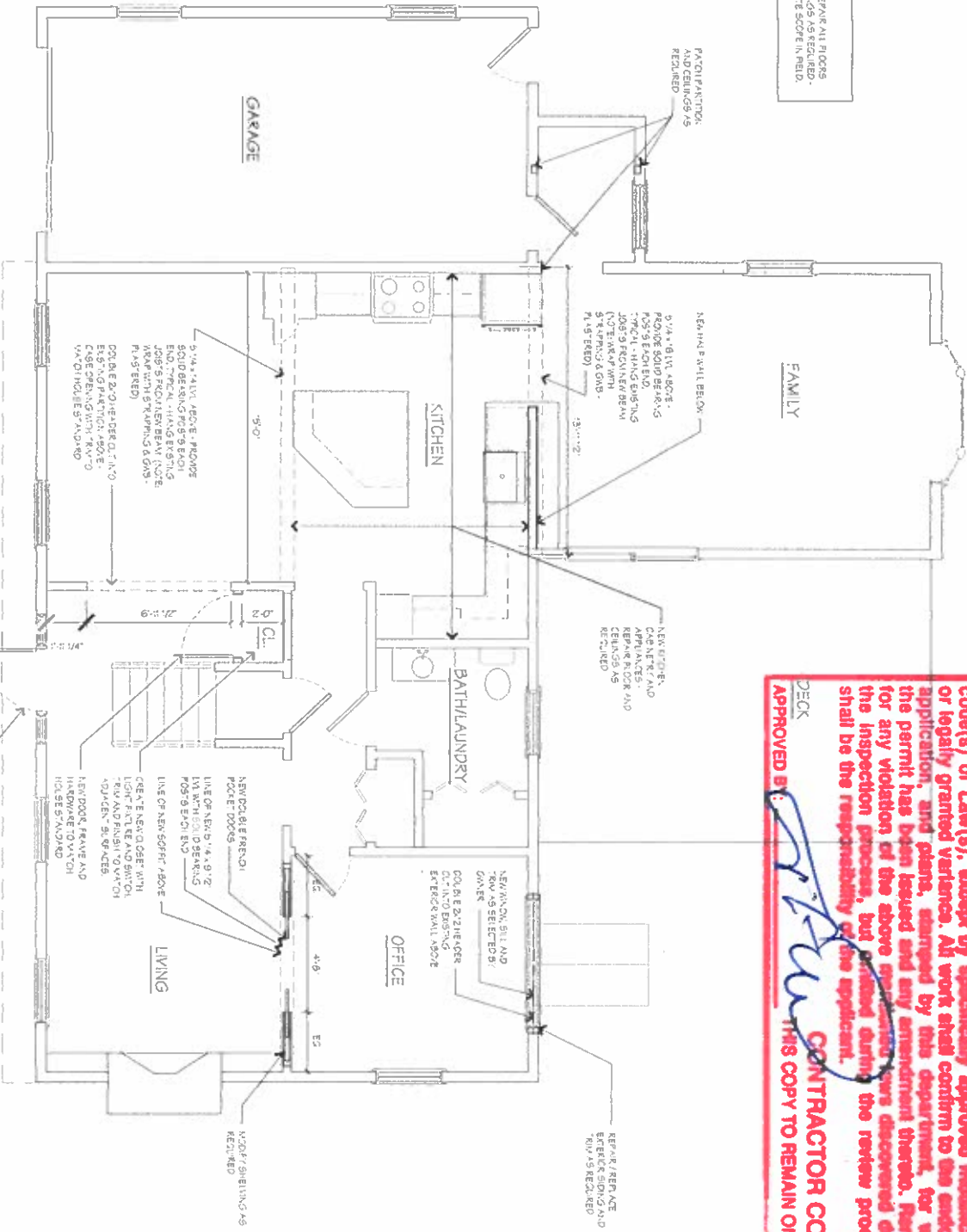


2 PARTIAL BASEMENT - PROPOSED  
SCALE 1/4" = 1'-0"



Permit # 26541

SECTION @ KITCHEN  
SCALE 1/4" = 1'-0"



1 FIRST FLOOR - PROPOSED  
SCALE 1/4" = 1'-0"

GENERAL DEMOLITION NOTES:	DEMOLITION LEGEND:
<p>A. DEMOLITION PLANS ARE SEQUENTIAL AND ARE NOT TO BE CONSIDERED AS A COMPLETE SET OF DRAWINGS. THE SEQUENCE OF THESE ACTIVITIES SHALL BE DETERMINED BY THE CONTRACTOR.</p> <p>B. DEMOLITION SHALL BE COMPLETED WITHIN 90 DAYS OF THE START DATE OF THESE ACTIVITIES.</p> <p>C. ALL DEMOLITION SHALL BE COMPLETED WITHIN 90 DAYS OF THE START DATE OF THESE ACTIVITIES.</p> <p>D. ALL DEMOLITION SHALL BE COMPLETED WITHIN 90 DAYS OF THE START DATE OF THESE ACTIVITIES.</p> <p>E. DEMOLITION SHALL BE COMPLETED WITHIN 90 DAYS OF THE START DATE OF THESE ACTIVITIES.</p> <p>F. DEMOLITION SHALL BE COMPLETED WITHIN 90 DAYS OF THE START DATE OF THESE ACTIVITIES.</p> <p>G. DEMOLITION SHALL BE COMPLETED WITHIN 90 DAYS OF THE START DATE OF THESE ACTIVITIES.</p>	<p>EXISTING TO BE DEMOLISHED</p> <p>EXISTING TO REMAIN</p> <p>NEW CONSTRUCTION</p>

**TOWN OF WESTWOOD BUILDING DEPARTMENT**

**DATE: 11/19/17**

**Permit # 26541**

**CONTRACTOR COPY THIS COPY TO REMAIN ON SITE**

APPROVED BY: *[Signature]*

217 NAK CR



