



**WESTWOOD BOARD OF APPEALS  
APPLICATION FOR HEARING**

1. Name of Applicant: DAVID MONAHAN 2018 FEB 15 P 1: 22

2. Applicant is (check one): Owner  Tenant  Abutter  Purchaser  Other

3. Mailing address of Applicant: 45 CARROLL AVE, WESTWOOD, MA TOWN CLERK TOWN OF WESTWOOD

4. Telephone - Home: \_\_\_\_\_ Business: \_\_\_\_\_

5. E-Mail Address of Applicant: \_\_\_\_\_

6. Address of Property subject to Hearing: 45 CARROLL AVE

7. Owner of Property: DAVID + JENNA MONAHAN

8. Mailing Address of Property Owner: 45 CARROLL AVE

9. Telephone - Home: 508-208-6872 Business: 617-730-2281

10. Deed recorded in: Norfolk County Registry of Deeds: Book # 27271 Page # 245

or Land Court Registry: Certificate # \_\_\_\_\_ Book # \_\_\_\_\_ Page # \_\_\_\_\_

11. Property MAP # 17 LOT # 021 DISTRICT 1 SRA (SINGLE RESIDENCE A)

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: REQUESTING TO CONSTRUCT A PORCH OVER SIDE STAIRS, WHICH WOULD BE RELIEF FROM SECTION 4.9.3.2,3

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

**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: 2/7/18 \_\_\_\_\_  
APPLICANT'S SIGNATURE (or Agent)

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
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.**

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**APPENDIX B - Special Permit Considerations**

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

Yes. The structure is just a canopy to shield us from the weather as we come and go. The details will match existing porch roofs on the house.

**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.**

Yes. The structural will be in harmony with the existing building and neighborhood - it will quickly seem as if it was always there.

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

No facilities necessary. It's just a small porch roof.

**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.**

Yes. NO odors, smoke, noise, sewage, or refuse material involved. There will be a light, as there always was at this door, but it will be mounted under the proposed canopy, shielding it further from view than before.

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

No affect on traffic at all.

To whom it may concern,

My wife Jenna and I had the great fortune to purchase a house in the Town of Westwood in 2009. We bought this old home with dreams to one day restore and improve it, where we can raise our two children (Shay (4 years old) and Reiss (21 months old)). After hiring an architect and general contractor we finalized our plans and submitted for permit. In doing so we learned one aspect of our plans went against a zoning law. Which was adding a portico over the existing side porch which gives us access to our side entrance. Our plan is to use the side entrance as our main entrance and egress. Having a portico will protect us from rain, snow, etc. and we feel will be de minimis in nature and improves the aesthetic quality of the property. Below are some current photos of this area along with all the proper documentation required for the Special Permit. We appreciate your consideration in this manner and look forward to our hearing.

Best,

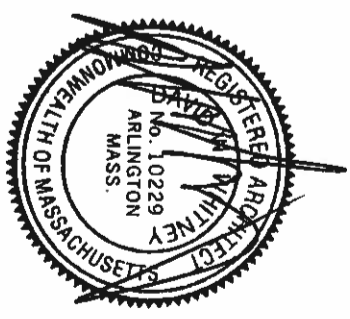
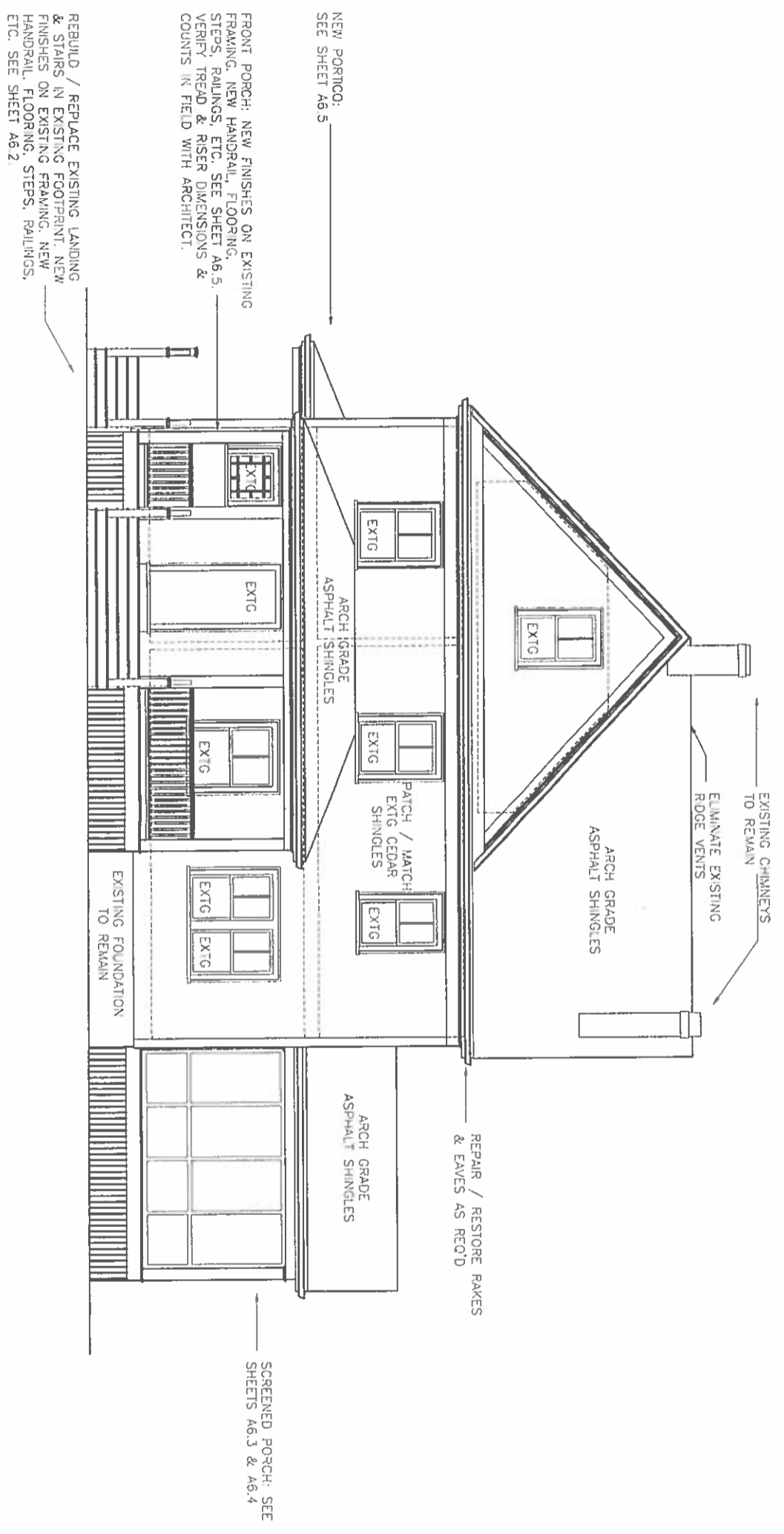
David and Jenna Monahan  
45 Carroll Ave.



SEE ROOF PLAN FOR  
GUTTERS AND DOWNSPOUTS,  
NOT SHOWN IN ELEVATION.

PAINT ENTIRE HOUSE, PAINT  
OUTER EDGES OF TRIM TO  
MATCH TRIM, NOT SIDING,  
FILL NAIL HOLES IN SIDING  
& TRIM.

SEE WINDOW SCHEDULE  
FOR INSTALLATION HEIGHTS



DAVID WHITNEY  
ARCHITECT  
49 LINDEN STREET  
ARLINGTON, MA 02476  
781 643 0759

**MONAHAN RESIDENCE**  
45 CARROLL AVE  
WESTWOOD, MA 02090

TITLE:  
**South Elevation**

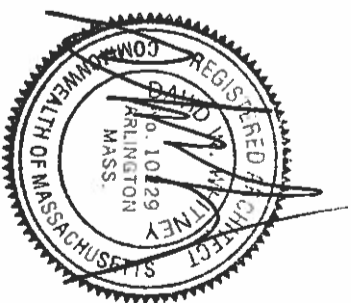
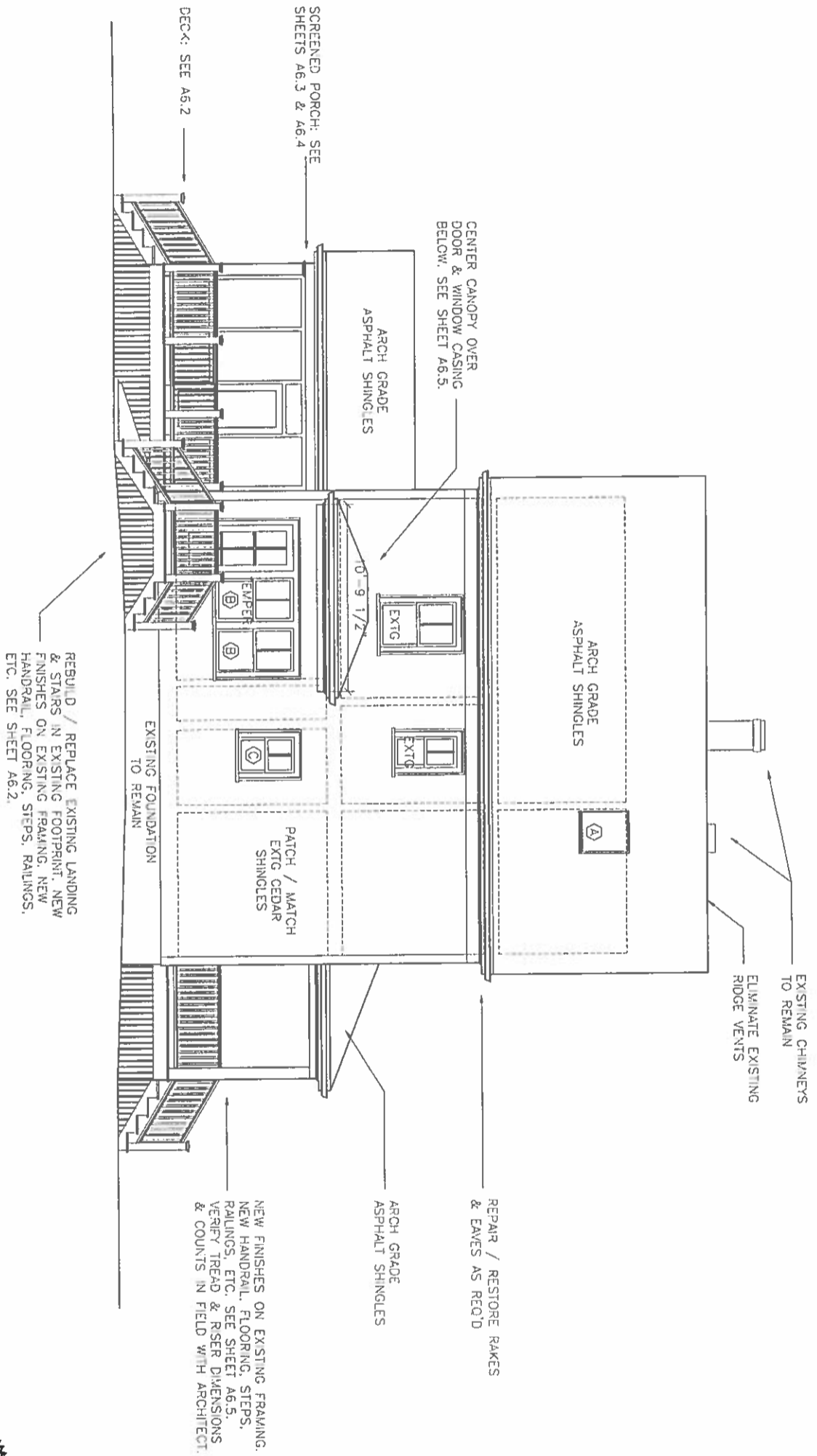
SCALE: DATE:  
1/8" = 1'-0" 2.14.17  
DRAWN BY: FILE:  
DWW PLANS

SHEET  
**A2.1**

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**MONAHAN RESIDENCE**  
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TITLE:

**West Elevation**

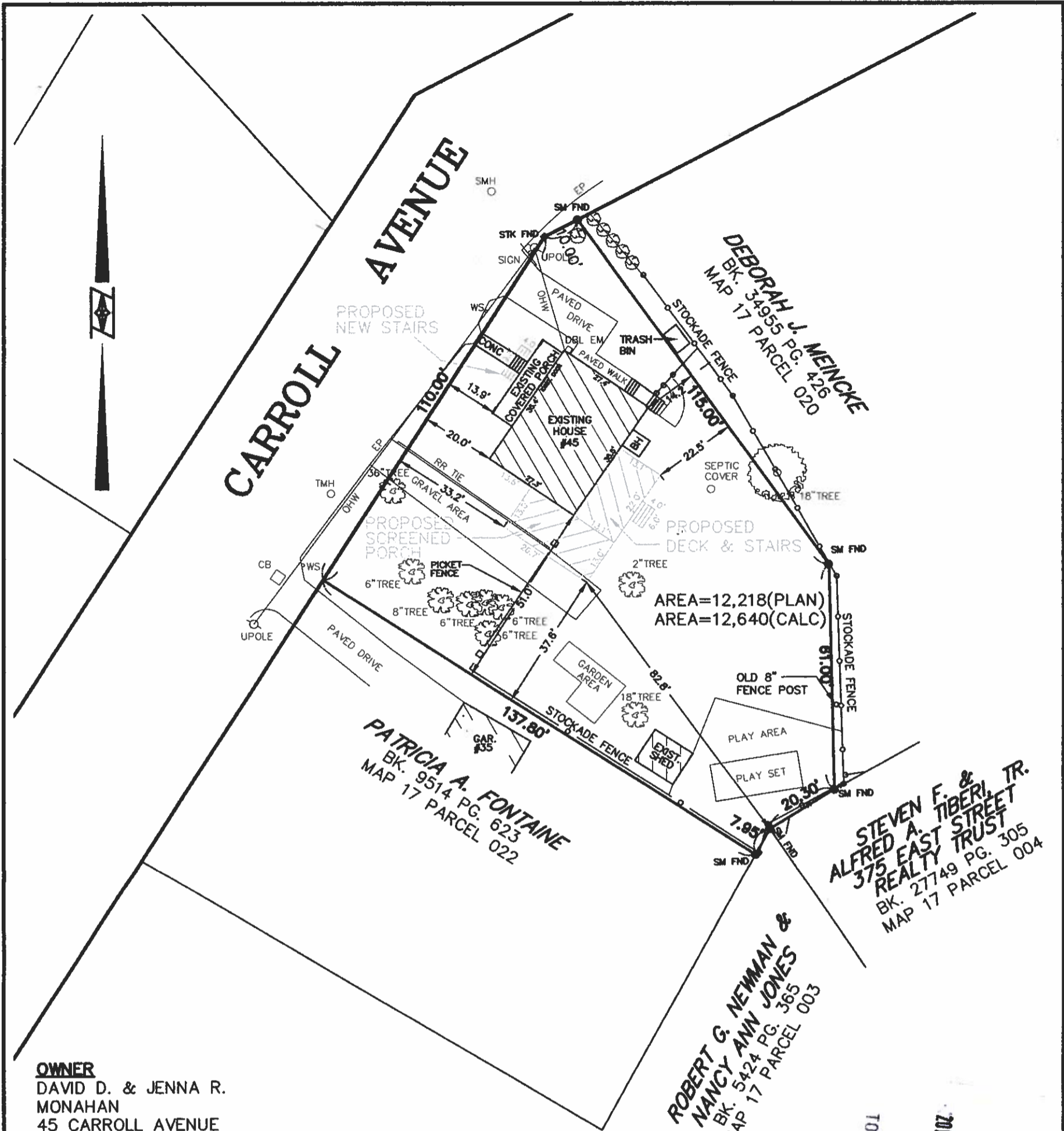
SCALE: 1/8" = 1'-0" DATE: 2/14/17

DRAWN BY: DWW FILE: PLANS

SHEET

**A2.2**

© DAVID WHITNEY AIA



**OWNER**  
 DAVID D. & JENNA R.  
 MONAHAN  
 45 CARROLL AVENUE  
 WESTWOOD, MA 02090

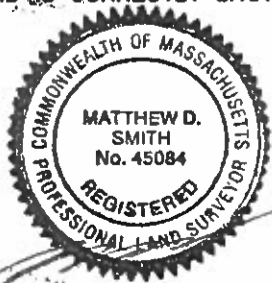
**DEED REFERENCE**  
 BK 27271 PG 245

**ZONE**  
 SINGLE RESIDENCE A -SRA

**ASSESSORS ID**  
 MAP 17 - PARCEL 021

I CERTIFY THE ABOVE SHOWN LOT IS IN ZONE "X" AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE HUD FLOOD INSURANCE RATE MAP 25021C0181E FOR THE TOWN OF WESTWOOD DATED JULY 17, 2012.

I CERTIFY THE HOUSE SHOWN ON THIS PLAN WAS LOCATED FROM AN ACTUAL INSTRUMENT SURVEY AND IS CORRECTLY SHOWN ON THIS PLAN.



" BUILDING PERMIT "  
 PLOT  
 PLAN OF LAND  
 IN

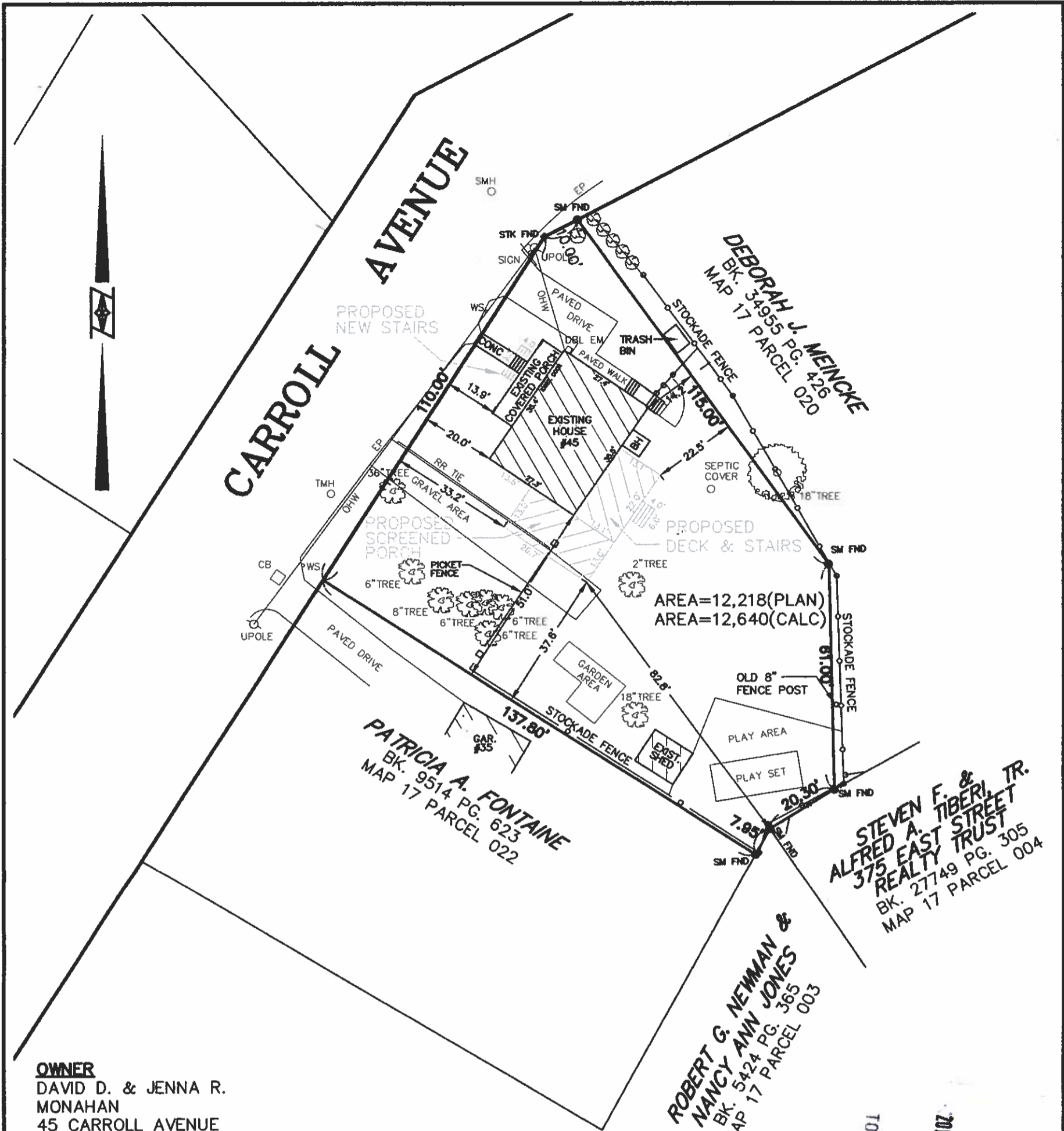
**WESTWOOD, MASS.**

SCALE: 1" = 30' DATE: JULY 20, 2017

**NORWOOD ENGINEERING COMPANY, INC.**  
 1410 BOSTON-PROVIDENCE HIGHWAY (ROUTE 1)  
 NORWOOD, MASS. 02062

NOTEBOOK: NB 1194 PG 6 JOB NO. 8202-01A

TOWN CLERK  
 TOWN OF WESTWOOD  
 2018 FEB 15 P 1:22



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 MONAHAN  
 45 CARROLL AVENUE  
 WESTWOOD, MA 02090

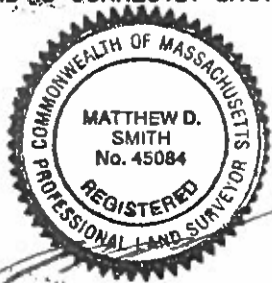
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