



OPTIONAL

APPENDIX A – Variance Worksheet

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

- Parcel of Land: 1464 High St Westwood
- Structures: Single family residential

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: requesting special permit as needed for an accessory apartment at 1464 High St.  
Literal enforcement of the provisions of the bylaw would involve substantial hardship, financial or otherwise, to the petitioner or appellant.

- Hardship would be: N/A

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:

Relief would be to be granted special permit for an accessory apartment 1464, Section 4.3.1

- Detriment would be:

None

- Intent or purpose of Bylaw section?

To allow an accessory apartment in single residential home.

- Would the Variance nullify intent or purpose above?

NO "Requesting Special Permit"

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

None

OPTIONAL

APPENDIX B - Special Permit Considerations

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

Yes

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- 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

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- 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.

Yes - Noted

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

Yes - Noted

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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: [Signature] \_\_\_\_\_ Date: 11/2/17 \_\_\_\_\_  
APPLICANT'S SIGNATURE (or Agent)

Signed: [Signature] \_\_\_\_\_ Date: 11/2/17 \_\_\_\_\_  
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

TOWN CLERK  
TOWN OF WESTWOOD  
2017 NOV - 2 P 4:00

**CHECKLIST:**

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

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.*








# 29484

## \*Building Permit - Residential (1 or 2 Family) Projects – RESIDENTIAL - ALTERATIONS & RENOVATIONS

### TIMELINE

- Submission received**  
 Sep 20, 2017 at 3:08pm

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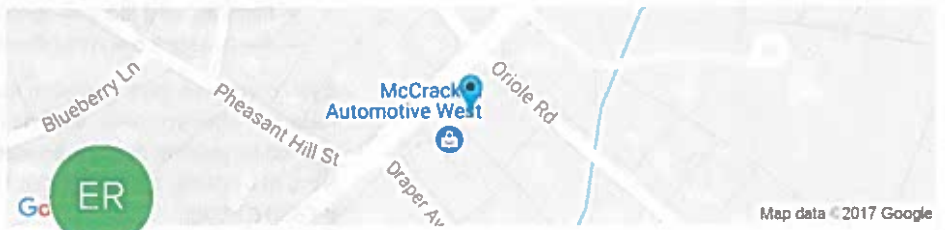
- Permit Fee Deposit**  
 Paid Sep 21, 2017 at 11:17am
- Application Completeness Review**   
 Completed Sep 21, 2017 at 11:18am
- DPW/Highway Review**   
 Completed Sep 21, 2017 at 2:04pm
- Conservation Review**   
 Completed Sep 25, 2017 at 10:11am
- Sewer/Engineering Plan Review**   
 Completed Oct 10, 2017 at 11:45am
- Fire Department Review**   
 Completed Oct 12, 2017 at 7:10am
- Health Department Review**   
 Completed Oct 12, 2017 at 3:32pm
- Building Department Review**   
 Completed Oct 31, 2017 at 9:12am
- Print Review**  
 In Progress
- Sewer Payment**  
 Review by departmental staff
- Permit Fee Review**  
 Review by departmental staff
- Permit Fee**  
 Payment
- Permit Issuance**  
 Document



**Your request is in progress**

We'll let you know of any updates via email. Feel free to check the status at any time by coming back to this page.

### \*Building Permit - Residential (1 or 2 Family) Projects #29484 RESIDENTIAL - ALTERATIONS & RENOVATIONS



**Applicant**  
**Phillip Eramo**

**Location**  
**1464 HIGH ST , WESTWOOD, MA**

**Owner**  
**ERAMO JR PHILLIP J**  
 (View Owner Information)

### Attachments

- pdf [1464 High St Accessory Apartment Marge's house.pdf](#)  
 Uploaded by Phillip Eramo on Sep 20, 2017 3:08 PM
- pdf [1464 High St plot plan.pdf](#)  
 Uploaded by Phillip Eramo on Sep 20, 2017 3:08 PM
- pdf [Phil HIC.pdf](#)  
 Uploaded by Phillip Eramo on Sep 20, 2017 3:08 PM
- pdf [Phil insurance.pdf](#)  
 Uploaded by Phillip Eramo on Sep 20, 2017 3:08 PM
- pdf [PHIL LIC.pdf](#)  
 Uploaded by Phillip Eramo on Oct 30, 2017 12:42 PM
- pdf [1464 High.pdf](#)  
 Uploaded by Karon Catrone on Sep 21, 2017 2:08 PM
- pdf [Residential Detector Placement-Viewpoint 20170816.pdf](#)  
 Uploaded by Mike Reardon on Oct 12, 2017 7:11 AM
- pdf [Residential Plans Instructions-Viewpoint, 2017.pdf](#)  
 Uploaded by Mike Reardon on Oct 12, 2017 7:11 AM
- pdf [1464 Accesory Apt plans.pdf](#)

Uploaded by Phillip Eramo on Oct 18, 2017 1:15 PM

**Inspection**  
Site visit to monitor compliance

pdf PHIL LIC.pdf

Uploaded by Phillip Eramo on Oct 30, 2017 12:42 PM

**Final Inspections**  
Site visit to monitor compliance

**Close Permit**  
Review by departmental staff

**Building COO Sign-off**  
Review by departmental staff

**Certificate of Occupancy Issuance**  
Document

**Important Information - Please have the following documents ready before completing the form:**

In order to submit your application, you will need to upload the following documents:

- Insurance Certificate
- HIC for 1 or 2 family residence
- CSL
- Stamped Plans
- Certified Plot Plan
- Preliminary HERS Rater report
- Dig Safe number, if excavating
- Earth Material Movement Affidavit
- Pre-Demolition and Pre-Renovation Haz Mat Checklist

If you don't have this information ready to upload, please save a draft of this application and resume it when you have all of the required documents.

You will be prompted to upload these documents after completing this form and clicking Next. ALL FORMS AND CHECKLISTS CAN BE FOUND AT THE BUILDING DEPARTMENT WEBSITE HERE:

<http://www.townhall.westwood.ma.us/gov/depts/commdevdepts/bdivision/papp.htm>

**Project Information**

Who is submitting this application? \*

Owner of subject property

Will you (the owner) serve as General Contractor? \*

Yes

**A Homeowner Affidavit is Required**

If you have not done so already, please download the following form: Homeowner Affidavit (<http://www.townhall.westwood.ma.us/civicax/filebank/blobload.aspx?BlobID=26918>)

A completed copy must be attached to this application.

**Type & Cost of Building**

Application Date \*

09/20/2017

Type of Improvement \*

Renovation

Total Value of Improvement - ROUND ALL VALUES UP TO THE NEXT THOUSAND. ENTER ONLY NUMBERS, NO \$ SIGN, COMMA, OR DECIMAL.(This value should accurately reflect the value of the project/permited work being applied for, not simply the amount being paid for the work. This would include all material and labor costs. For example, a person receiving donated/discounted materials and performing some of the work themselves might have an extremely low cost for a project, but the value of the completed work is what the permit fees are based on. The Building Department reserves the right to adjust the valuation of work on any application.) \*

22000

Brief Description of Work \*

In law accessory apartment with one bedroom and kitchenette

**Set-backs**

Fill in proposed set-backs for this project

Front Yard

Rear Yard

Left Side Yard

Right Side Yard

**Selected Characteristics of Building**

Principal Type of Frame

Wood Frame

Principal Type of Heating Fuel

Oil

Type of Sewage Disposal

Public Sewer

Type of Water Supply

Public or Private Company

Mechanical - Will there be air conditioning?

Yes

Mechanical - Will there be an elevator?

No

Number of Stories

1

Total land area (Sq. ft.)

142.36

Off Street Parking Spaces - Enclosed

2

Off Street Parking Spaces - Outdoors

2

Number of Bedrooms

1

Number of Full Baths

1

Number of Partial Baths

**Additional Project Information**

Does the Building or Structure conform to the Zoning Bylaws? \*

Yes

Have you, the applicant complied with the Energy Code? \*

Not Applicable

Is the property in the Flood Plain Area? \*

No

**Dig Safe Information**

Will this project involve excavation of any kind? \*

**Primary Contractor Information**

IF YOU ARE A HOME OWNER APPLYING FOR YOUR OWN PERMIT, YOU MUST COMPLETE THIS SECTION UP TO THE LICENSE INFORMATION. FOR CONTRACTORS, ENTER THE LICENSE HOLDER'S NAME EXACTLY AS IT APPEARS ON THE CONSTRUCTION SUPERVISOR'S LICENSE.

Name	DBA
PHILLIP J ERAMO, JR	
Mailing Street Address *	City *
77 Mill Street	Westwood
State *	Zip Code *
MA	02090
Phone # *	Email *
781-844-1242	eramobuilding@yahoo.com
CSL # *	CSL Expiration Date *
CS-062224	09/20/2017
Lead Safe Registration Number	LSR expiration date

**Engineer Info**

Name	Company Name
Mailing Address	Phone no
Registration no	Email

**Architect Info**

Name	Company Name
Mailing Address	Phone no
Registration no	Email



**Demolition Debris & Portable Toilet Information**

In accordance with the provisions of Massachusetts General Laws, Chapter 40, Section 54, a condition of a Building Permit is that the debris resulting from this work shall be disposed of in a properly licensed solid waste disposal facility as defined by Massachusetts General Laws, Chapter 111, Section 150A. All Dumpster Companies are also required to be registered with the Westwood Health Department. Please visit the Westwood Health Department's web page for the list of registered Waste Hauler contractors.  
<http://www.townhall.westwood.ma.us/gov/depts/commdevdepts/health/apps.htm>

Will waste or debris be generated by this project? This includes packaging as well as construction waste. \*  
Yes

If yes, please provide the name of the company providing a dumpster, or who will be hauling waste/debris off site: \*

Dorrance

Check this box if a portable site toilet will be utilized.

**Insurance Coverage**

Select all applicable types of insurance coverage. The undersigned certifies that such coverage is in force, and has exhibited proof of same to the permit issuing office.

Liability Policy

Other Type of Indemnity

Bond

Liability Insurance Company \*

Scottsdale Insurance Company

Liability Insurance Policy # \*

CPS2442306

Liability Insurance Expiration \*

06/02/2018

Insurance is not required.

**Workers' Compensation Insurance Affidavit**

Are you an employer? Select from the options below \*

I am a sole proprietor or partnership and have no employees working for me in any capacity.

**Workers' Compensation Affidavit Signature**

I do hereby certify that under the pains and penalties of perjury that the information provided above is true and correct. \*

**Acknowledgement**

I hereby declare that the statements and information contained in this application and submitted in conjunction with said application are true and accurate to the best of my knowledge. I understand that I am responsible to ensure that all construction or other work will be completed in accord with all Federal, State and Local laws, code and ordinances, including but not limited to the State Building Code. I understand that I am responsible to ensure that all inspections will be completed as required by the City, and no structure will be used in violation of Federal, State and Local laws, code and ordinances. The making of a false statement on this form shall constitute a criminal offense. I agree to the terms and conditions referenced above.\*



I agree that my electronic signature above is equivalent to a handwritten signature and is binding for all purposes related to this transaction \*



I hereby certify that as the applicant for permit, I am the \*  
Owner of this property

29484

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Building Department Review



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Completed Oct 31, 2017 at 9:12am



In Progress



Sewer Payment  
Review by departmental staff



Permit Fee Review  
Review by departmental staff



Permit Fee  
Payment



Permit Issuance  
Document



Joe Oct 17th 2017, 6:45pm

An accessory apartment requires a special permit under sections 8.5 and/or 4.3.3.12 of the town's zoning by laws. You must submit a plan of the entire structure and the apartment to scale so that we can determine if your design is in compliance with section 8.5



Phillip Eramo Oct 18th 2017, 1:14pm

Joe, please find the requested upload. Thanks



Joe Oct 23rd 2017, 4:06pm

PHIL

I REVIEWED THE DOCUMENT YOU SUBMITTED ON 10/18. ACCORDING TO YOUR CALCULATIONS THE PROPOSED APARTMENT IS 1' LESS THAN THE MAXIMUM ALLOWED OF 33% OF THE EXISTING STRUCTURE. UNFORTUNATELY THE ASSESSOR'S OFFICE CARRIES THE SQ FT OF THE HOUSE AT 1,054 & YOU DID YOUR CALCULATIONS AT 1900 SQ FT. IF THE ASSESSOR'S OFFICE IS CORRECT THEN YOU WILL NEED A VARIANCE FROM SECTION 8.5.6.2 WHICH REQUIRES A MINIMUM OF 500 SQ FT. YOU WILL ALSO NEED A VARIANCE FROM SECTION 8.5.6.3 FOR AN APARTMENT OVER THE MAXIMUM OF 33% OF THE EXISTING STRUCTURE. I RECOMMEND THAT YOU HAVE THE BUILDING REMEASURED BY AN ARCHITECT OR ENGINEER AND SUBMIT THAT PLAN TO THE BUILDING AND ZONING DEPARTMENTS BEFORE YOUR HEARING. IF YOUR MEASUREMENTS ARE CORRECT YOU SHOULD ALSO SUBMIT THE DOCS. TO THE ASSESSOR'S OFFICE.



Phillip Eramo Oct 28th 2017, 9:55pm

Hi Joe,  
4.4.3 says in part "accessory unit must me a minimum of 500 square feet..... apartment shall not exceed 33% of the floor area of the COMBINED dwelling" I interpret that to mean the combined square

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Site visit to monitor compliance

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feet of the existing home when COMBINED with the accessory apartment?

I'm assuming this is the intent of the language. If not, any home under 1500 square feet would not qualify for an accessory apartment. This would be quite discriminatory against smaller homes?

 **Joe**  Oct 30th 2017, 10:28am

Your interpretation is correct. I'm not sure your calculations are.

Let's say you have a 1000 sq ft house with a 2 car attached garage. You could convert 500 sq ft of the garage to an apartment which would give you a total of 1500 sq ft and the 33%.

If you took the same house and you converted 500 sq ft within the 1000 sq ft to an apartment it would be denied because your total would still be 1000 sq ft. and you would be at 50%

You are correct that any house under 1500 sq ft can not get a special permit for an apartment without a variance from the 33% requirement or the 500 sq ft requirement

 **Phillip Eramo** Oct 30th 2017, 9:34pm

Thanks Joe,

So I think the footage that the assessors office might be missing is, prior to my mom buying the house, (maybe 10 years ago) Gordon Howe, her brother, introduced heat and AC onto what used to be an unheated front portion of the house. The full cellar measures 36x34 (1224 square feet). The total proposed square footage of the proposed accessory apartment is 626 square feet (16x36 plus 5x10 bath). This makes combined square feet of 1,850 square feet. 656 divided by 1880 = 33%.

How do you think I should proceed? Can I request that the assessors re-inspect? Or do you want to inspect? Thanks for your time on this.

 **Joe**  Oct 31st 2017, 9:12am

Phil

you are just going to have to get your numbers certified by the time you have your hearing. A good place to start would be assessors.

**ZONING REQUIREMENTS**

ZONED RC  
 MIN. LOT AREA = 40,000 ST.  
 MIN. FRONTAGE = 125 FT.  
 MIN. LOT WIDTH = 125 FT.  
 MIN. FRONT SETBACK = 40 FT.  
 MIN. SIDE SETBACK = 20 FT.  
 MIN. REAR SETBACK = 30 FT.  
 MAX. BUILDING COVERAGE = 25%  
 MAX. IMPERVIOUS SURFACE = 50%

EXISTING BUILDING COVERAGE = 80%  
 EXISTING IMPERVIOUS SURFACE = 16.6%  
 PROPOSED BUILDING COVERAGE = 11.0%  
 PROPOSED IMPERVIOUS SURFACE = 20.7%

THE LOT AND STRUCTURE ARE PRE-EXISTING AND NON-CONFORMING TO THE MIN. LOT AREA, SIDE AND REAR SETBACK REQUIREMENTS

RECORD PLAN OF PROPERTY IS PLAN #1137 OF AUGUST 21, 1973 RECORDED IN B.C. 4972 PG. 600

I CERTIFY THAT THE PROPOSED GARAGE SHOWN ON THIS PLAN CONFORMS TO THE TOWN OF WESTWOOD SETBACK REQUIREMENTS

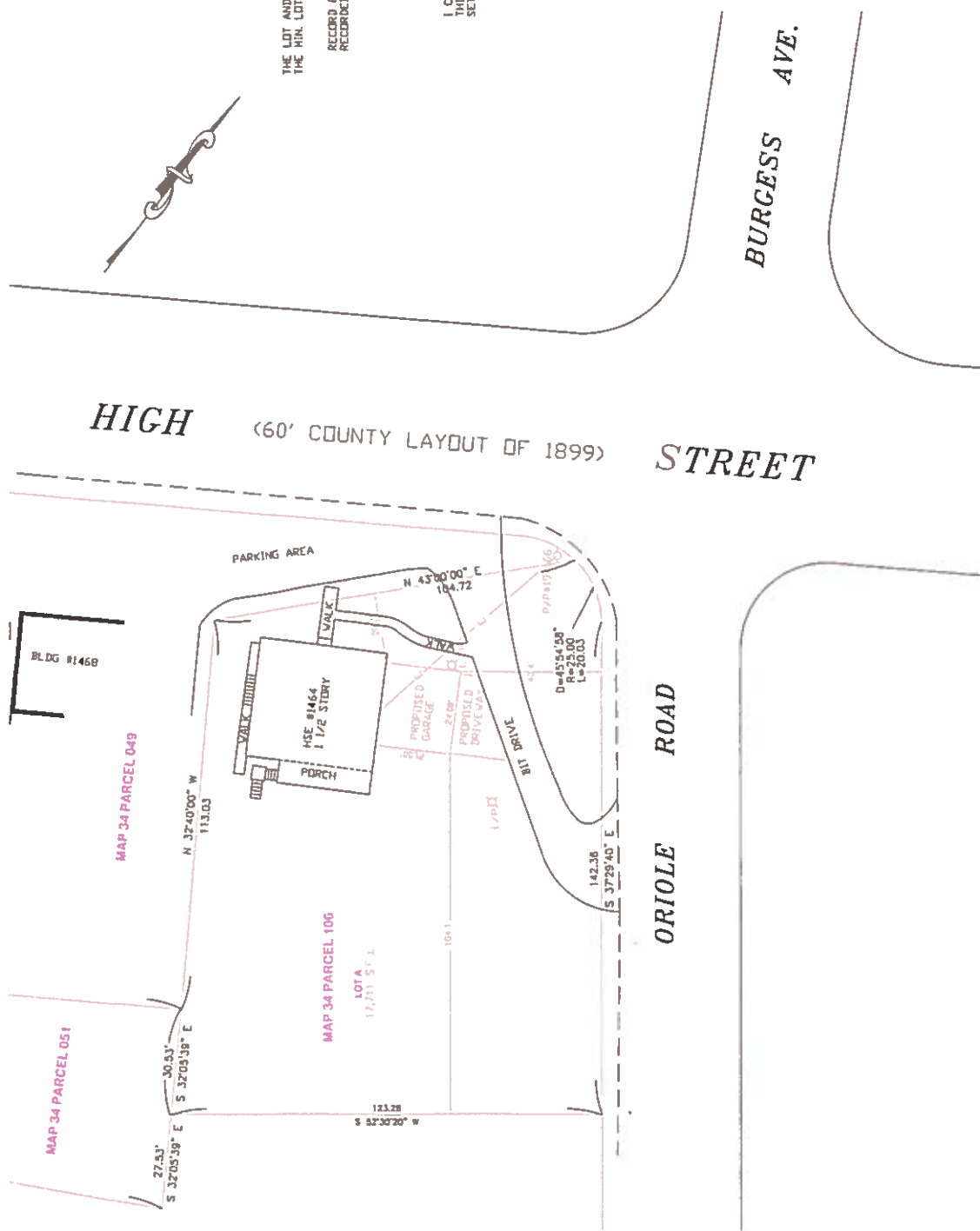


GARAGE  
 BUILDING PERMIT  
 PLAN OF LAND  
 IN  
 WESTWOOD, MA

OWNER: MARGERY HERAND  
 1464 HIGH STREET  
 WESTWOOD, MA 02090

DATE: SEPTEMBER 8, 2017 SCALE: 1" = 20'

COLONIAL ENGINEERING, INC.  
 P.O. BOX 950853  
 METWEN, MA 01921  
 508-533-1644



HIGH STREET (60' COUNTY LAYOUT OF 1899)

BURGESS AVE.

ORIOLE ROAD