



JAN 19 2018

RECEIVED WESTWOOD BOARD OF APPEALS  
APPLICATION FOR HEARING

2018 JAN 19 A 11:47

- 1. Name of Applicant: Tom Kilgarriff
- 2. Applicant is (check one): Owner  Tenant  Abutter  Purchaser  TOWN CLERK  
TOWN OF WESTWOOD
- 3. Mailing address of Applicant: 7 Blue Jay Rd, Westwood, MA 02090
- 4. Telephone - Home: \_\_\_\_\_ Business: \_\_\_\_\_
- 5. E-Mail Address of Applicant: \_\_\_\_\_
- 6. Address of Property subject to Hearing: 178 Alder Rd, Westwood, MA
- 7. Owner of Property: Tom Kilgarriff / 178 Alder Road LLC
- 8. Mailing Address of Property Owner: 7 Blue Jay Rd, Westwood, MA 02090
- 9. Telephone - Home: 781-467-1271 Business: 781-858-9001
- 10. Deed recorded in: Norfolk County Registry of Deeds: Book # 34740 Page # 556  
or Land Court Registry: Certificate # \_\_\_\_\_ Book # \_\_\_\_\_ Page # \_\_\_\_\_
- 11. Property MAP # 40 LOT # 85 DISTRICT RC
- 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:**


I am requesting a special permit to use a pre-existing detached 4 car tandem garage (30' x 40') in addition to the attached 3 car garage on the house. This applies to section 4.3.3.2 "Garaging/storing more than 3 vehicles". The structure, believed to have been built in 2000-2001, is set back behind the main house, matches the color of the main house and fits in with the character, look and feel of the neighborhood. In fact, there are other similar detached garages, as well as attached garages, in the area that allow for the garaging of more than 3 vehicles. Other possible uses for this pre-existing structure may be a pool house, workshop or children's playroom.

**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: 1/16/18  
APPLICANT'S SIGNATURE (or Agent)

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
PROPERTY OWNER (if different from applicant)

2018 JAN 19 A 11:49  
TOWN CLERK  
TOWN OF WESTWOOD

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.

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

# OPTIONAL

## APPENDIX B - Special Permit Considerations

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

The structure is pre-existing and has been in place since approximately 2000-2001, I believe. While the structure can certainly fit up to 4 tandem-parked vehicles, the size and location of the bay door would result in blocking vehicles inside if more than one vehicle were parked inside. Therefore the more likely use of the structure is to store landscaping equipment (lawnmower, etc.), sports equipment, etc. or use by a car enthusiast. The attached garage is the more likely space to be used for 'every day' vehicles (thus not having to be outside in order to enter the house) while the detached garage will be more than likely used for "stuff" that we all wish we had more room for and possibly a pool house, children's play room, workshop, etc. in the future.

- **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.**

As you can see from the pictures, the structure is located at the end of the driveway and behind the house. It is only visible from the street when viewed near the driveway side (left side) of the lot. Pictures show it partially visible from the street in front of the driveway and not visible at all from the front/middle of the house from the street. For comparison, another picture from 155 Alder Rd. shows a detached garage which was marketed as a 10 car garage in 2016 in addition to the 2 car attached garage (a copy of the Redfin listing is also included); this structure is set back at the end of their driveway and matches the color and style of their house. In my opinion their structure fits in with the look, feel and character of the neighborhood and is not obtrusive at all. I believe my structure to be smaller and even less visible from the street and also fits in with the look, feel and character of the neighborhood and is not obtrusive at all.

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

This is a pre-existing structure that only required exterior painting (to match the color of the house).

- **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 exterior lighting will match the lights on the attached garage and lights the immediate area around the bay door. There is no plumbing in the structure and there will be nothing detrimental or offensive in terms 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.**

As noted above, the likely use for this structure will be for equipment/vehicle storage rather than active daily vehicle use. I am confident this structure will not cause any undue traffic congestion in the immediate area.

PLAN VIEW

SCALE: 1"=40'

LOT 80  
40,010 ± S.F.

Existing detached  
garage

ZONING CLASSIFICATION:

SINGLE RESIDENCE 'C'  
AREA: 40,000 S.F.  
FRONTAGE: 125'  
LOT WIDTH: 125'  
SETBACKS:  
FRONT: 40'  
SIDE: 20'  
REAR: 30'

DEED REFERENCE:  
NORFOLK REGISTRY OF DEEDS  
BK 34740, PG. 556

NEW NAIL  
POLE 146-16  
ELEV-201.11

ALDER ROAD

JOB # 15,965



**GLM** Engineering  
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HOLLISTON, MA 01746  
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PROPOSED HOUSE PLAN  
178 ALDER ROAD  
WESTWOOD, MA  
FEBRUARY 12, 2017  
PREPARED FOR:  
178 ALDER ROAD LLC  
7 BLUE JAY RD.  
WESTWOOD, MA 02090