



WESTWOOD BOARD OF APPEALS
APPLICATION FOR HEARING

1. **Name of Applicant:** _____
2. **Applicant** is (check one): Owner ____ Tenant ____ Abutter ____ Purchaser ____ Other _____
3. **Mailing address of Applicant:** _____
4. **Telephone** - Home: _____ Business: _____
5. **E-Mail Address of Applicant:** _____
6. **Address of Property subject to Hearing:** _____
7. **Owner of Property:** _____
8. **Mailing Address of Property Owner:** _____
9. **Telephone** - Home: _____ Business: _____
10. **Deed** recorded in: Norfolk County Registry of Deeds: Book # _____ Page # _____
or Land Court Registry: Certificate # _____ Book # _____ Page # _____
11. **Property** MAP # _____ LOT # _____ DISTRICT _____
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

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 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: *Aimee Cardwell* Date: 3/15/18
APPLICANT'S SIGNATURE (or Agent)

Signed: _____ Date: _____
PROPERTY OWNER (if different from applicant)

<p style="text-align: center;">SCHEDULE OF FILING FEES FOR THE BOARD OF APPEALS</p> <p style="text-align: center;">Residential Properties - \$165.00</p> <p style="text-align: center;">Business Properties - \$330.00</p> <p style="text-align: center;">Comprehensive Permits - \$2530.00</p>

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 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.
-

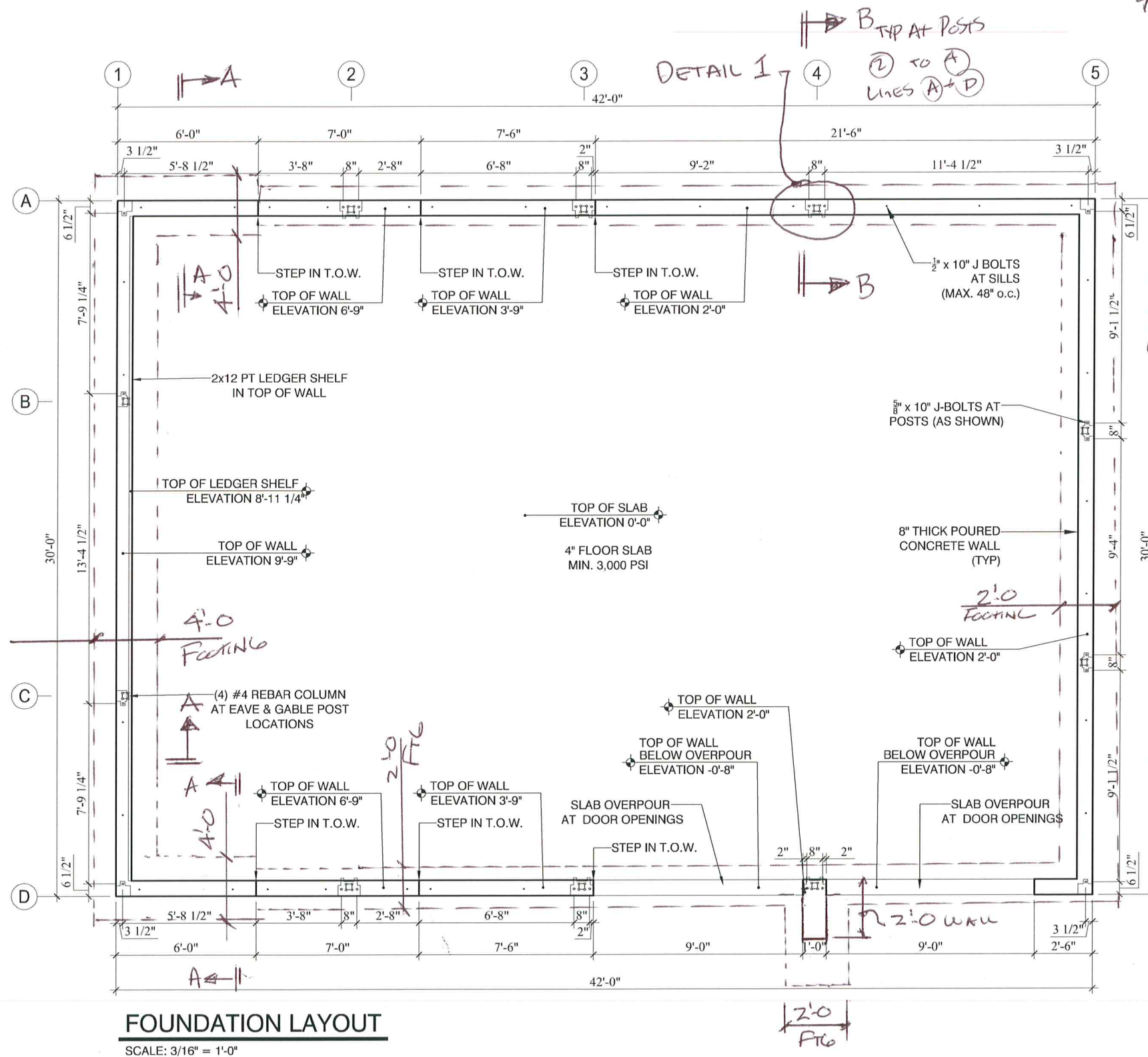
This project will also allow us to add additional (regionally appropriate) landscape to the property.

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

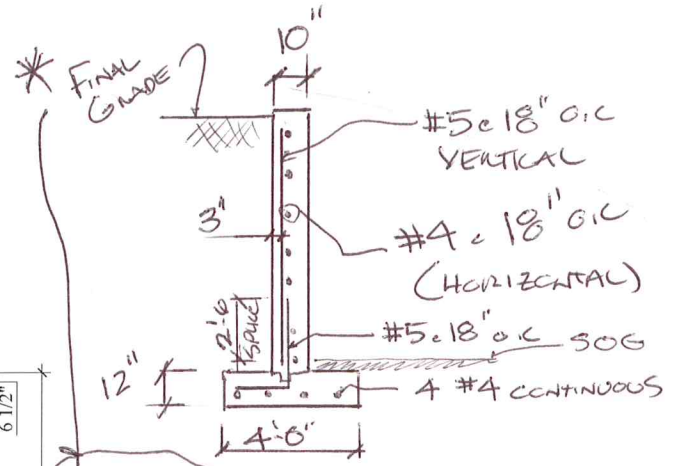
- The proposed structure will not be detrimental or offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse material, visual or other nuisances.
-

There will be no detrimental or offensive effects of this structure.

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

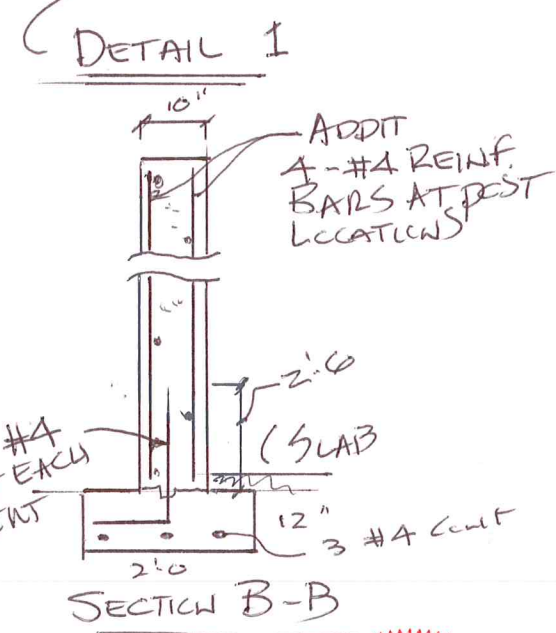
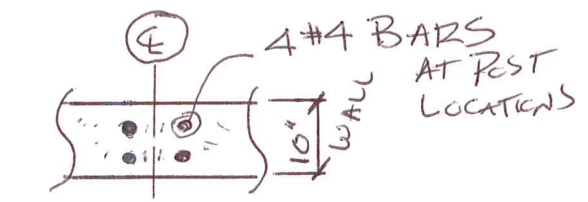


FOUNDATION LAYOUT
SCALE: 3/16" = 1'-0"



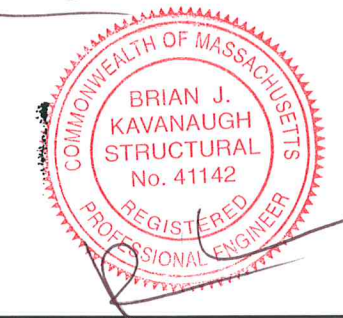
* NOTE: MAXIMUM ALLOWED FILL = 6'-0" ABOVE FOOTING BEFORE FLOOR FRAMING IS INSTALLED COMPLETELY SECTION A-A

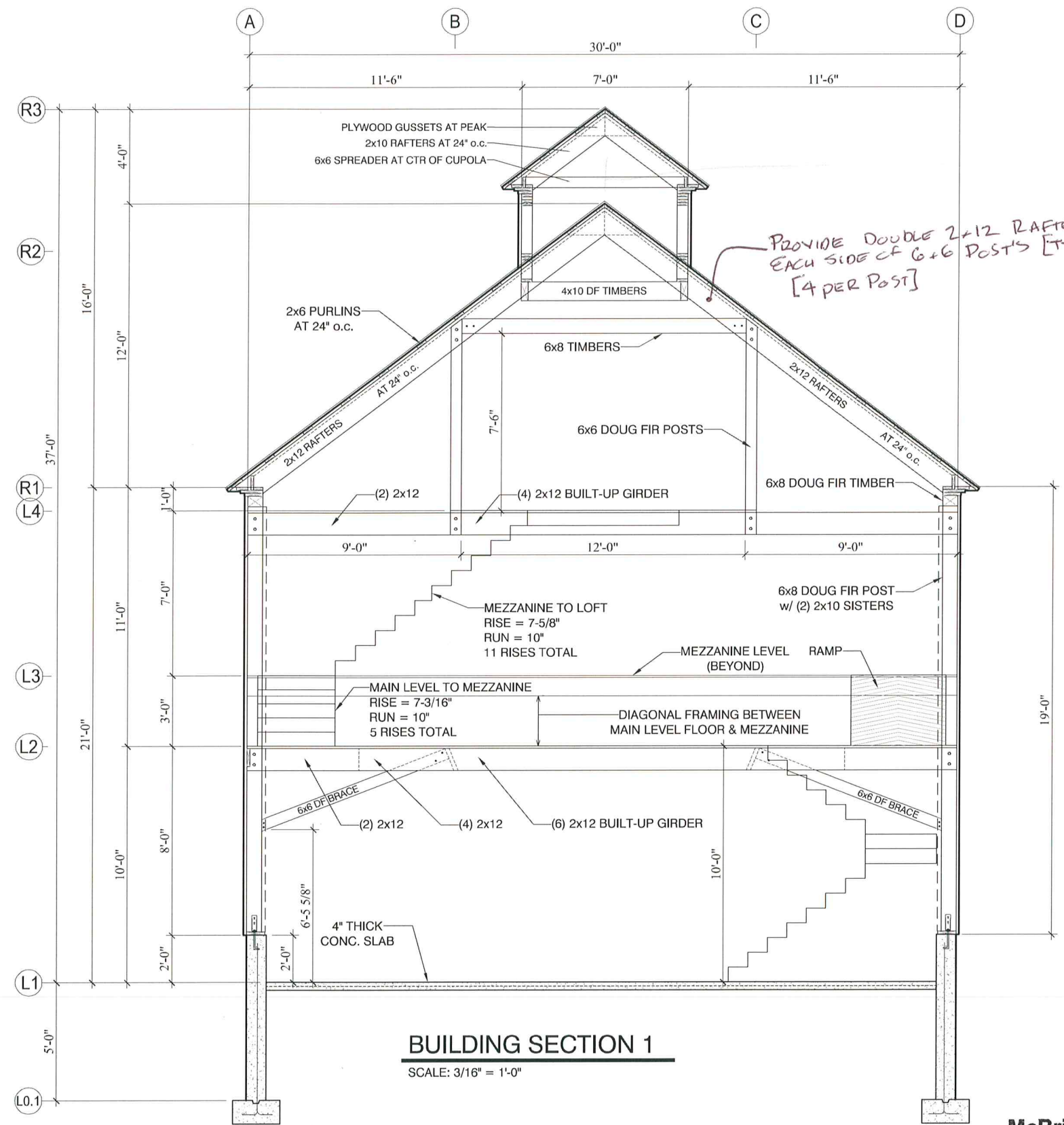
- CONCRETE STRENGTH $f'_c = 3000$ ¹⁰/_{1/2}
- STEEL REINFORCING GRADE 60



PROJECT	Geisinger - Geobarn
ARCHITECT OF RECORD	
BUILDER	Geobarns, LLC 923 Kings Highway White River Jct., VT 05001 ph: (603) 359-1912
MEP ENGINEER	
STRUCTURAL ENGINEER	
REVISIONS: 04/02/17	
DATE	DESCRIPTION
DRAWING TITLE:	FOUNDATION LAYOUT
DATE:	11-20-17
DRAWN:	TFD
SCALE:	SCALE AS NOTED WHEN PRINTED AT 11x17
SHEET No.	A1.1

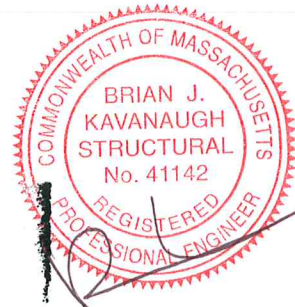
McBrie, LLC
 160 Sylvan Street
 Danvers, MA 01923



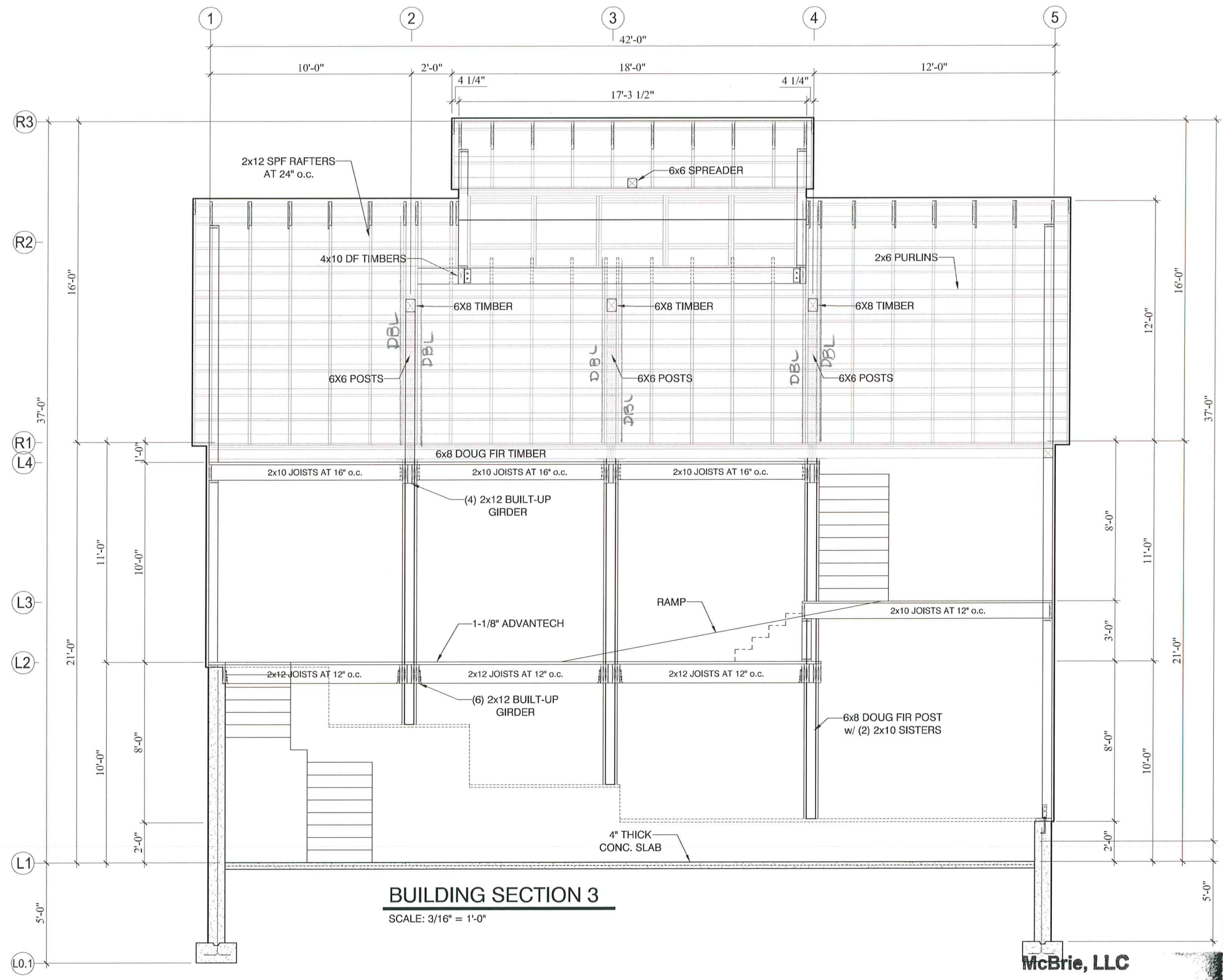


BUILDING SECTION 1
SCALE: 3/16" = 1'-0"

McBrie, LLC
160 Sylvan Street
Danvers, MA 01923

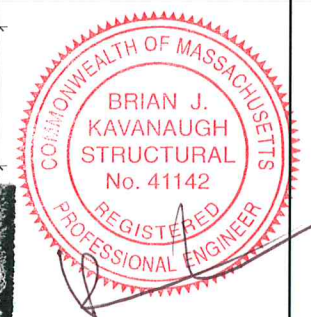


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ARCHITECT OF RECORD	
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MEP ENGINEER	
STRUCTURAL ENGINEER	
REVISIONS: 06/02/17	
DATE	DESCRIPTION
DRAWING TITLE:	STRUCTURALS
DATE:	11-20-17
DRAWN:	TFD
SCALE:	SCALE AS NOTED WHEN PRINTED AT 11x17
SHEET No.	S1.1



McBrie, LLC

160 Sylvan Street
Danvers, MA 01923



PROJECT
Geisinger - Geobarn

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White River Jct., VT 05001
ph: (603) 359-1912

MEP ENGINEER

STRUCTURAL ENGINEER

REVISIONS: 04/02/17

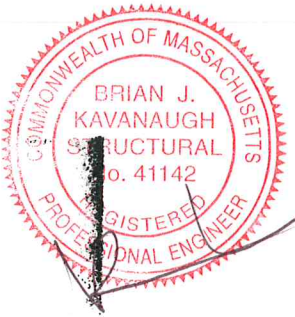
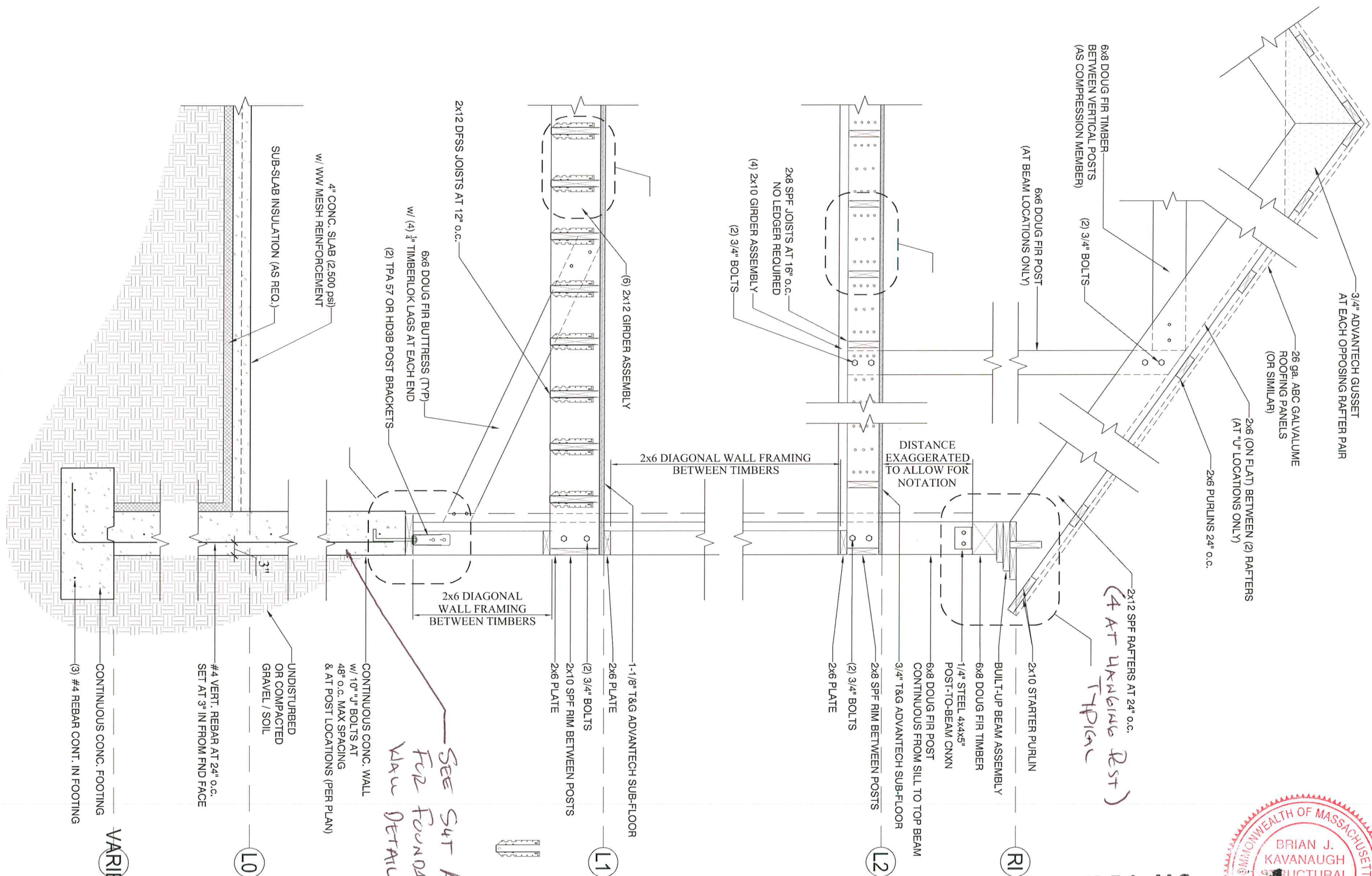
DATE	DESCRIPTION

DRAWING TITLE:
BUILDING SECTIONS

DATE: 11-20-17
DRAWN: TFD
SCALE: SCALE AS NOTED WHEN PRINTED AT 11x17

SHEET No.
S1.2

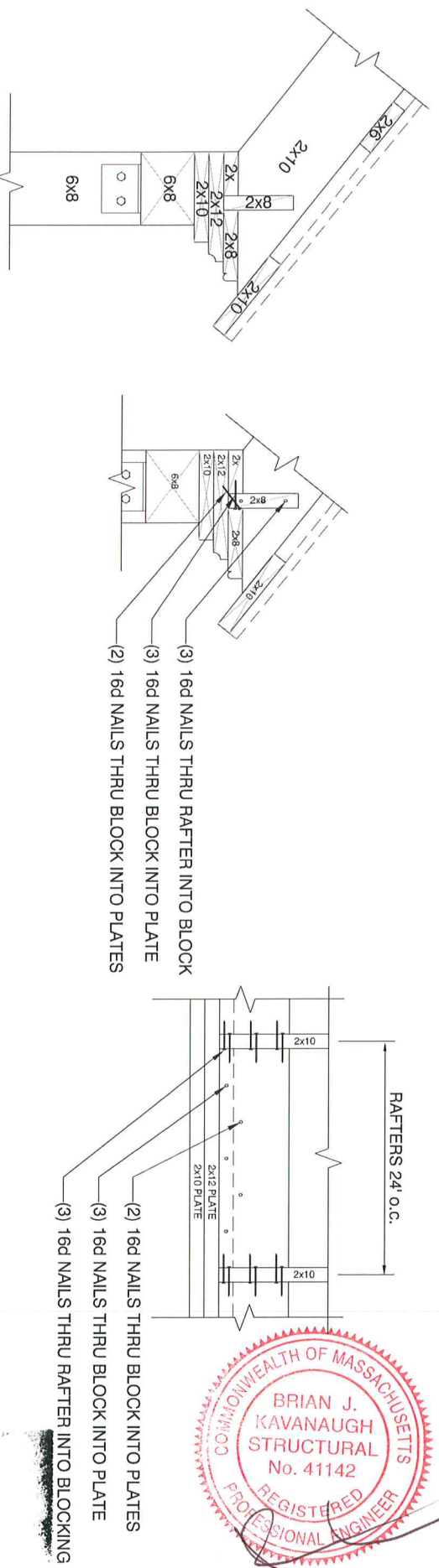
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BUILDER	Geobarns, LLC 923 Kings Highway White River Jct., VT 05001 ph: (603) 359-1912
MEP ENGINEER	
STRUCTURAL ENGINEER	
REVISIONS: 06/02/17	
DATE	DESCRIPTION
DRAWING TITLE:	STRUCTURAL DETAILS
DATE:	11-20-17
DRAWN:	TFD
SCALE:	SCALE AS NOTED WHEN PRINTED AT 11x17
SHEET No.	S1.3



McBrie, LLC
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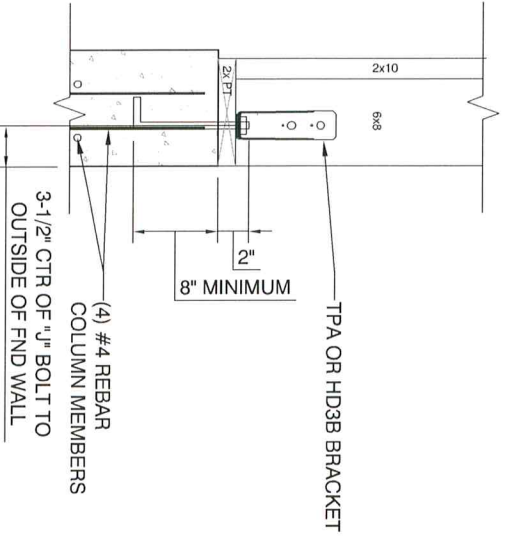
TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"

PROJECT	Geisinger - Geobarn	
ARCHITECT OF RECORD		
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MEP ENGINEER		
STRUCTURAL ENGINEER		
REVISIONS: 06/02/17		
DATE	DESCRIPTION	
DRAWING TITLE:	STRUCTURAL DETAILS	
DATE:	11-20-17	
DRAWN:	TFD	
SCALE:	SCALE AS NOTED	
	WHEN PRINTED AT 11x17	
SHEET No.	S1.4	



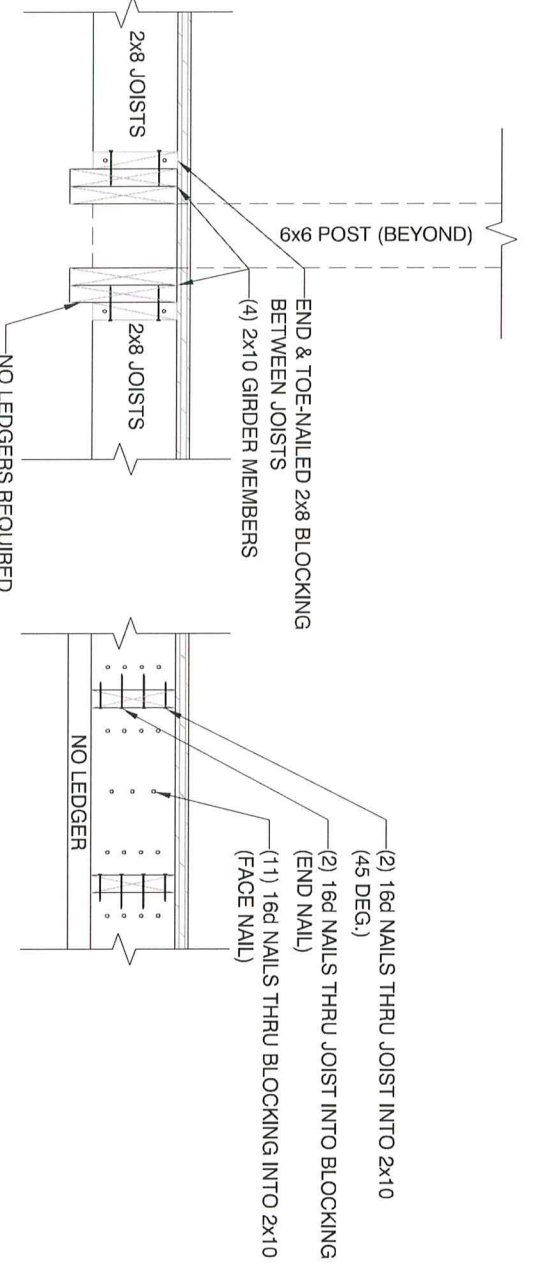
DETAIL 1: ROOF - BEAM ATTACHMENT

SCALE: 3/4" = 1'-0"



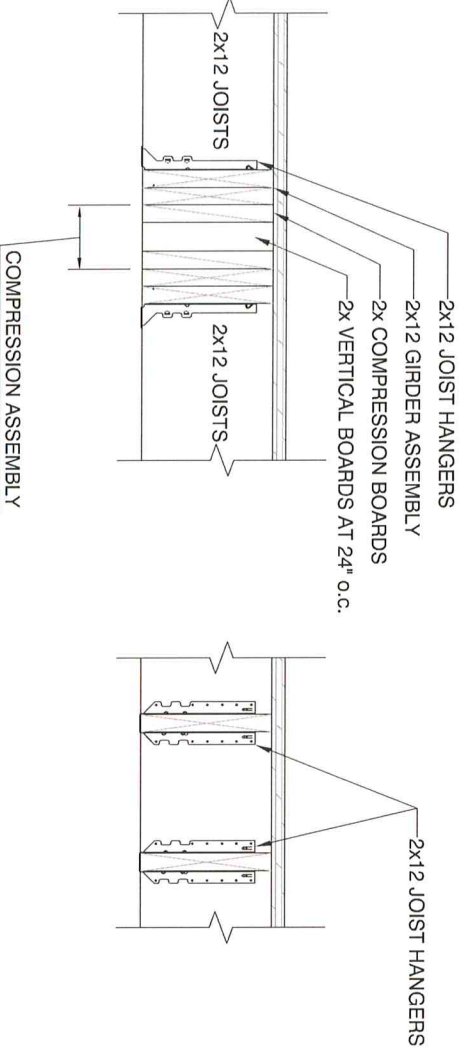
DETAIL 2: CONCRETE - POST ATTACHMENT

SCALE: 3/4" = 1'-0"



DETAIL 3: JOISTS TO (4) 2X10 GIRDER ASSEMBLY

SCALE: 3/4" = 1'-0"

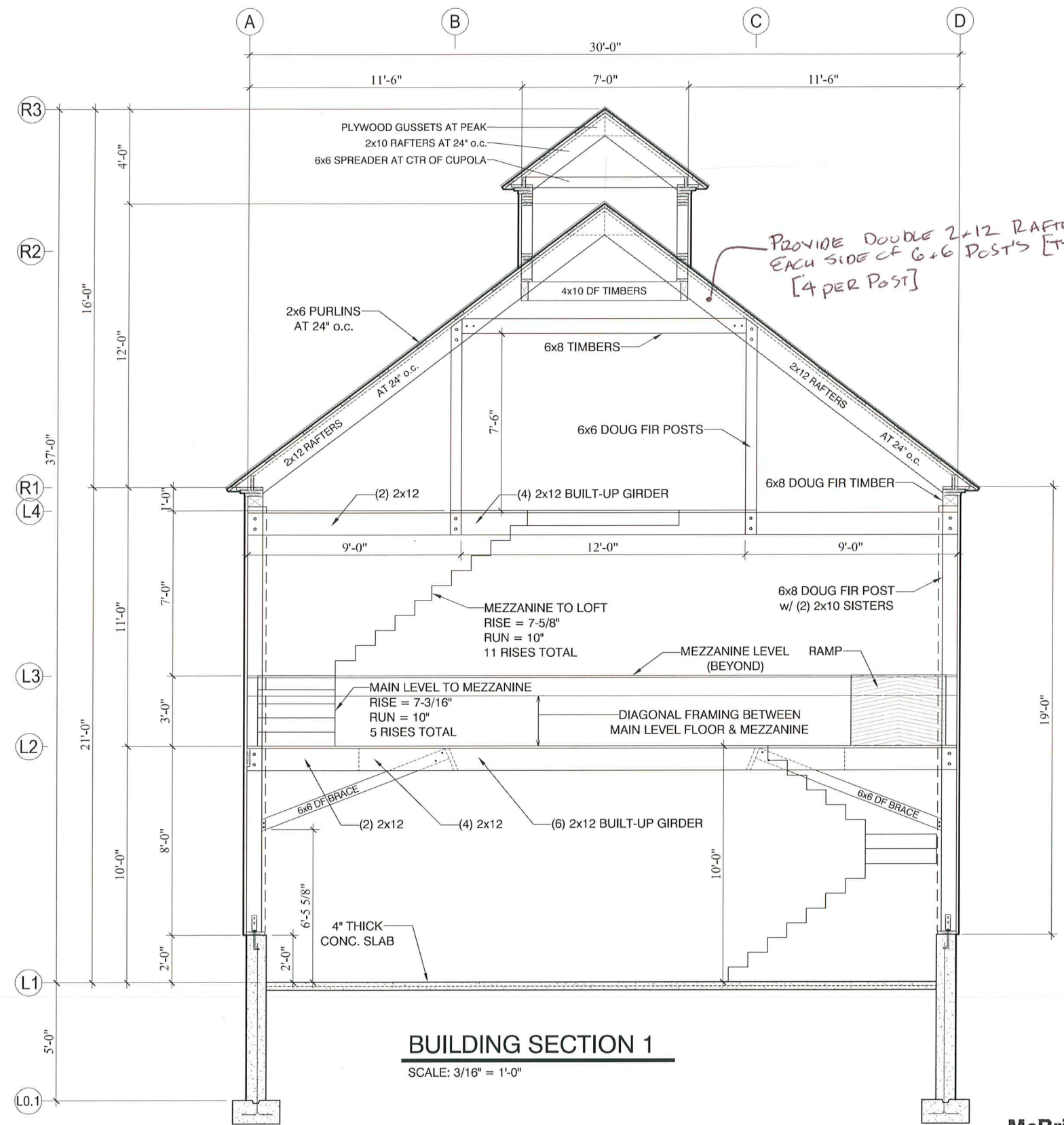


DETAIL 4: JOISTS TO (6) 2X12 GIRDER ASSEMBLY

SCALE: 3/4" = 1'-0"

McBrie, LLC
160 Sylvan Street
Danvers, MA 01923



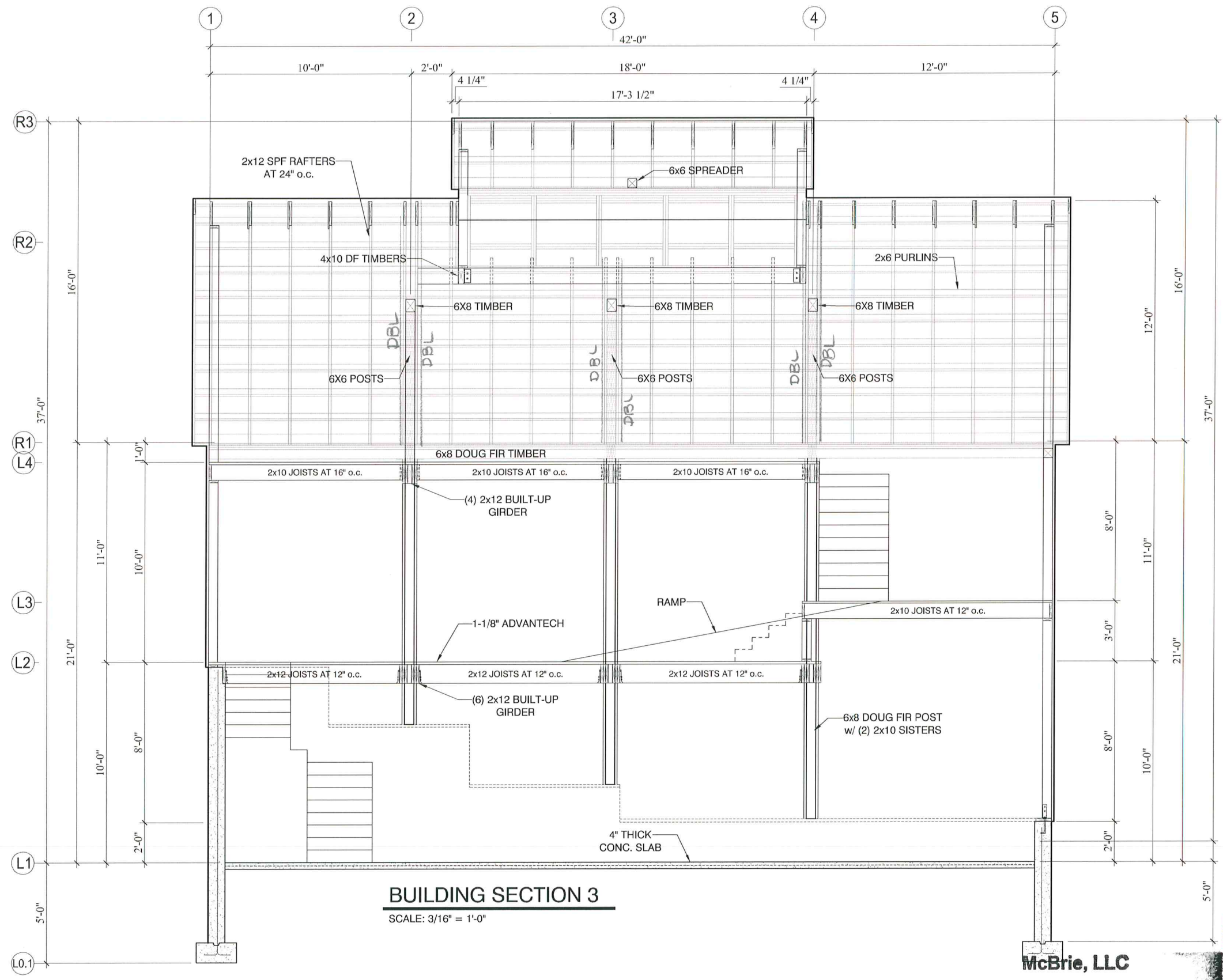


BUILDING SECTION 1
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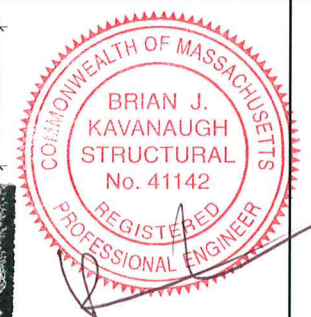


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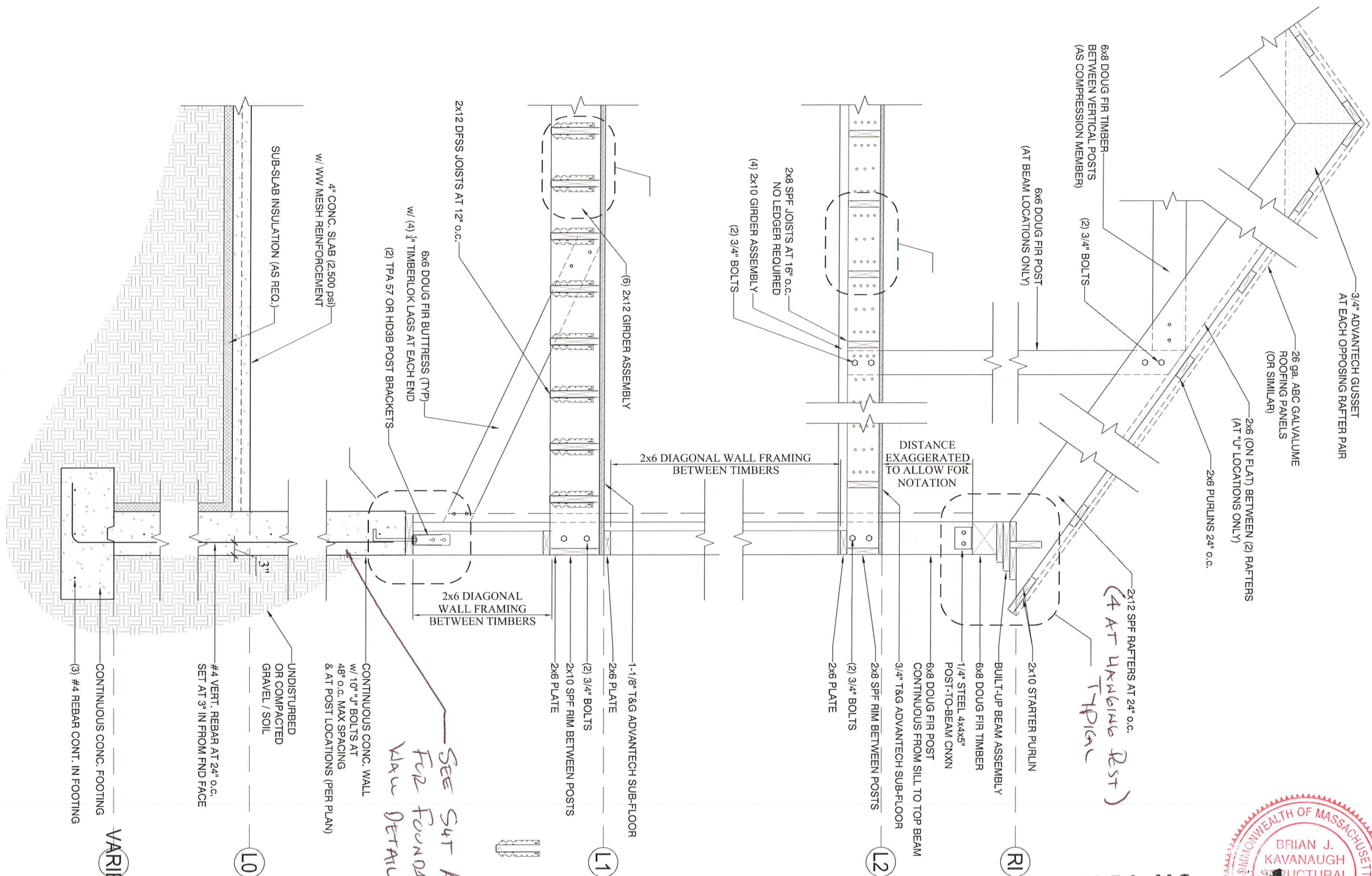
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SHEET No.
S1.2

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DRAWN:	TFD
SCALE:	SCALE AS NOTED WHEN PRINTED AT 11x17
SHEET No.	S1.3



McBrie, LLC
160 Sylvan Street
Danvers, MA 01923

TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"

31212

*Building Permit - Residential (1 or 2 Family) Projects – RESIDENTIAL - GARAGE/BARN

TIMELINE



Submission received

Jan 29, 2018 at 12:09pm



Permit Fee Deposit

Paid Jan 29, 2018 at 2:16pm



Application
Completeness Review

Rejected Feb 21, 2018 at 9:09am



Zoning Review

In Progress



Building Department Review
post Zoning

In Progress



Conservation Review

Review by departmental staff



Sewer/Engineering Plan
Review

Review by departmental staff

Building Department Review



Review by departmental staff



Health 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



Inspection

Site visit to monitor compliance



Close Permit

Review by departmental staff



Building COO Sign-off

Review by departmental staff



Certificate of Occupancy
Issuance

Document

Application Completeness Review



Joe



Aimee Cardwell

Jan 29th 2018, 12:29pm

Please let me know what other documents are required and we are happy to provide



Joe

Feb 21st 2018, 9:09am

Requires a special permit under section 4.3.3.2 - parking/garaging/storing of more than 3 vehicles. Please contact Sarah at the ZBA

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 25021C0176E 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.

MICHAEL R. & KERRY L. FRISOLI
BK. 31985, PG. 584
(MAP 5 LOT 26)

**ZONING SUMMARY – MAP 5 PARCEL 27
SINGLE RESIDENCE E**

	REQUIRED	EXISTING PROPOSED BARN
MIN. LOT AREA	80,000 S.F. MIN.	83,694 S.F.
MIN. LOT FRONTAGE (SUMMER ST.)	175' MIN.	230.40'
MIN. FRONT SETBACK	40' MIN.	79.0'
MIN. SIDEYARD	20' MIN.	65.6'
MIN. REAR YARD	30' MIN.	47.4'

OWNER/APPLICANT:
AIMEE CARDWELL
314 GROVE STREET
WESTWOOD, MA

DEED REFERENCE:
BK 35581 PG 516
RESTRICTIVE COVENANTS:
BK 34045, PG 596

PLAN REFERENCE:
PL BK 648 PL 60

ZONING CLASSIFICATION:
SINGLE RESIDENCE E

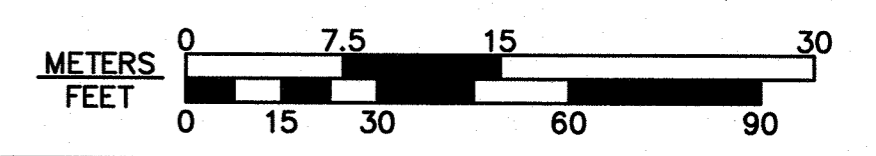
ASSESSOR'S REFERENCE:
MAP 5, LOT 27

**PROPOSED GEOBARN
PLAN OF LAND
314 GROVE STREET
WESTWOOD, MASSACHUSETTS**

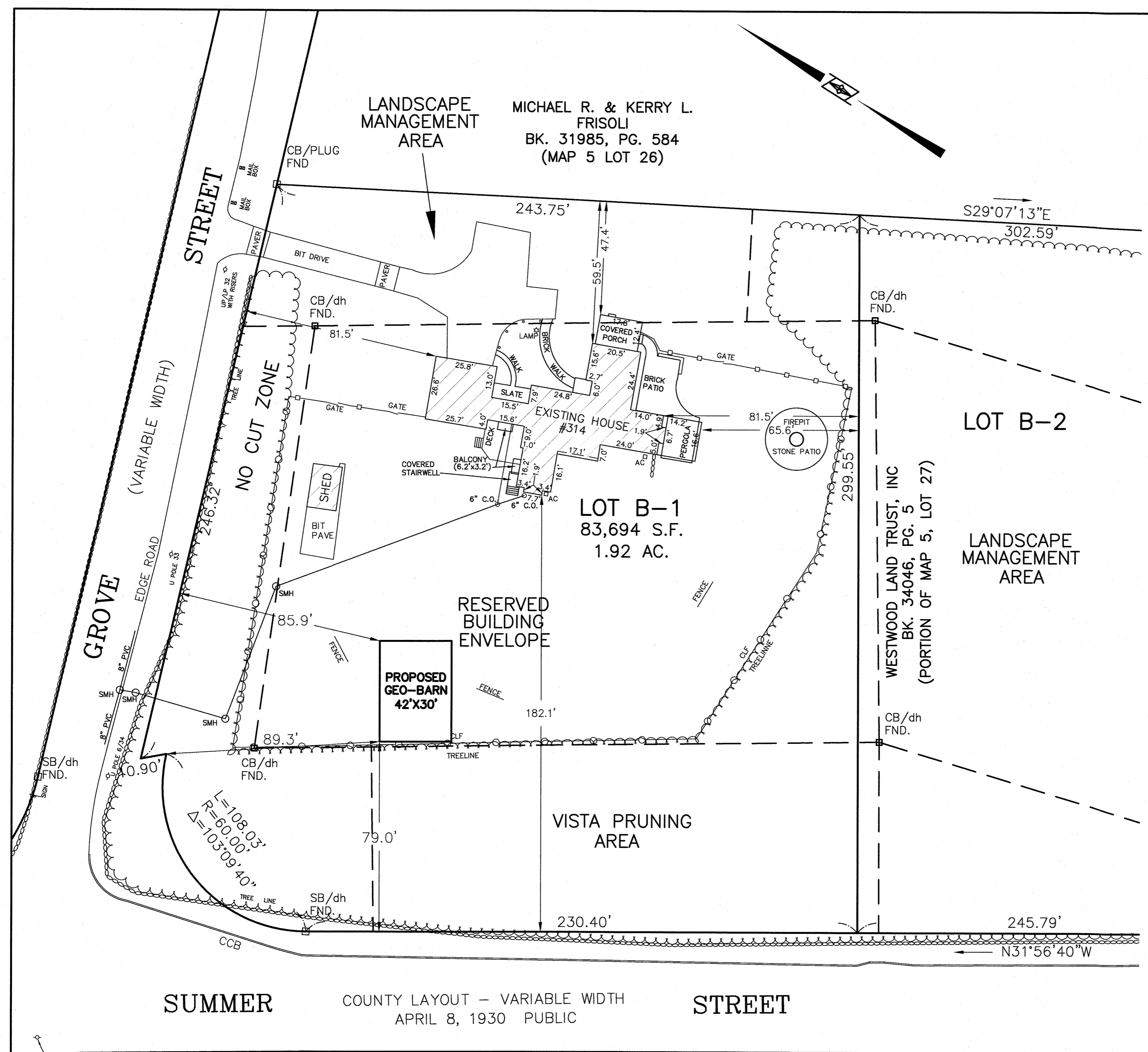
SCALE: 1" = 30' DECEMBER 15, 2017

**Norwood
Engineering**

Norwood Engineering Company, Inc.
Consulting Engineers, Land Surveyors
1410 ROUTE ONE, NORWOOD, MA 02062
TEL. (781)762-0143 FAX (781)762-8595



DATE	REVISIONS



SUMMER COUNTY LAYOUT – VARIABLE WIDTH APRIL 8, 1930 PUBLIC STREET

sent for review 12/15/17