



WESTWOOD BOARD OF APPEALS APPLICATION FOR HEARING

1. Name of Applicant: KAREN FECHTOR

2016 AUG 17 A 11: 03

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

3. Mailing address of Applicant: 10 NORTH STREET WESTWOOD MA

4. Telephone - Home: 7814059405 Business: —

5. E-Mail Address of Applicant: KARENFECHTOR@GMAIL.COM

6. Address of Property subject to Hearing: 10 NORTH STREET

7. Owner of Property: KAREN FECHTOR

8. Mailing Address of Property Owner: 10 NORTH STREET WESTWOOD MA

9. Telephone - Home: 7814059405 Business: —

10. Deed recorded in: Norfolk County Registry of Deeds: Book # 2558 Page # 574
Or Land Court Registry: Certificate # _____ Book # _____ Page # _____

11. Property MAP # 31 LOT # 088 DISTRICT NORFOLK

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:

(SEE ATTACHED DOCUMENT)

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: _____
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	TOWN CLERK TOWN OF WESTWOOD
Business Properties - \$330.00	
Comprehensive Permits - \$2530.00	

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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

See
attached
page

- 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.
-

Tuesday, July 05, 2016 2:08 PM

11' x 10' 3/4"
16' x 10' 3/4"
15 inches front shed to fence
6 inches backside shed to fence

WESTWOOD BOARD OF APPEALS - APPLICATION FOR HEARING
BOTTOM OF PAGE "STATE THE NATURE OF THIS APPLICATION

WESTWOOD ZONING BY LAWS - SECTION 10.1.7 STATE BUILDING CODE 780 CMR SECTION 112.1

THE SHED IS NOT IN ACCORDANCE WITH THE ZONING REQUIREMENTS. HOWEVER, MY NEIGHBORS TO MY RIGHT FACING THE STREET (NOT CONNECTED TO MY HOUSE) ARE ALRIGHT WITH THE SHED NOW THAT I INSTALLED A FENCE BETWEEN OUR PROPERTIES. WE HAD A DISCUSSION BACK IN MAY OF 2015 AND IT WAS DISCUSSED THAT THEY WERE HAPPY WITH THE FENCE BETWEEN OUR PROPERTIES. THEY ARE CONTENT. ALSO, THE SHED MATCHES MY CO-OWNERS ON THE OTHER SIDE OF OUR DWELLING. THE SAME BUILDER ED MUSTO BUILT BOTH. SHEDS MATCH THE DWELLING AND THE SHEDS LOOK NICE.

OPTIONAL APPENDIX B "SPECIAL PERMIT CONSIDERATIONS"

THE STRUCTURE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE BYLAW - MY CONTRACTOR BUILT THE SHED THINKING HE WAS IN COMPLIANCE WITH THE ZONING REQUIREMENT IT WAS NOT DONE IN BAD FAITH. I ASSUMED MY CONTRACTOR WOULD DO THE CORRECT LOCATION HAD NO REASON TO DOUBT. ED MUSTO HAS BUILT IN TOWN OF WESTWOOD FOR SEVERAL DECADES AND IS GOOD CONTRACTOR.

THE SHED IS NOT DETRIMENTAL TO THE NEIGHBORHOOD. I DISCUSSED WITH NEXT DOOR NEIGHBORS ON BOTH SIDES THEY ARE BOTH COMFORTABLE WITH THE SHED. THE SHED DOES NOT SIGNIFICANTLY ALTER THE CHARACTER OF THE ZONING DISTRICT.

ADEQUATE AND APPROPRIATE FACILITIES WERE PROVIDED FOR THE PROPER OPERATION AND USE OF THE SHED. (IE. A WHITE FENCE THAT MATCHES BACKYARD FENCE DIVIDES THE PROPERTIES.)

THE SHED IS NOT DETRIMENTAL OR OFFENSIVE TO THE ADJOINING ZONING DISTRICTS AND NEIGHBORING PROPERTIES. THE SHED MAKES NO NOISE IT HAS NO LIGHTING NO SEWER OR ODOR, NO REFUSE MATERIAL, NO SMOKE OR VISUAL OR OTHER NUISANCES.

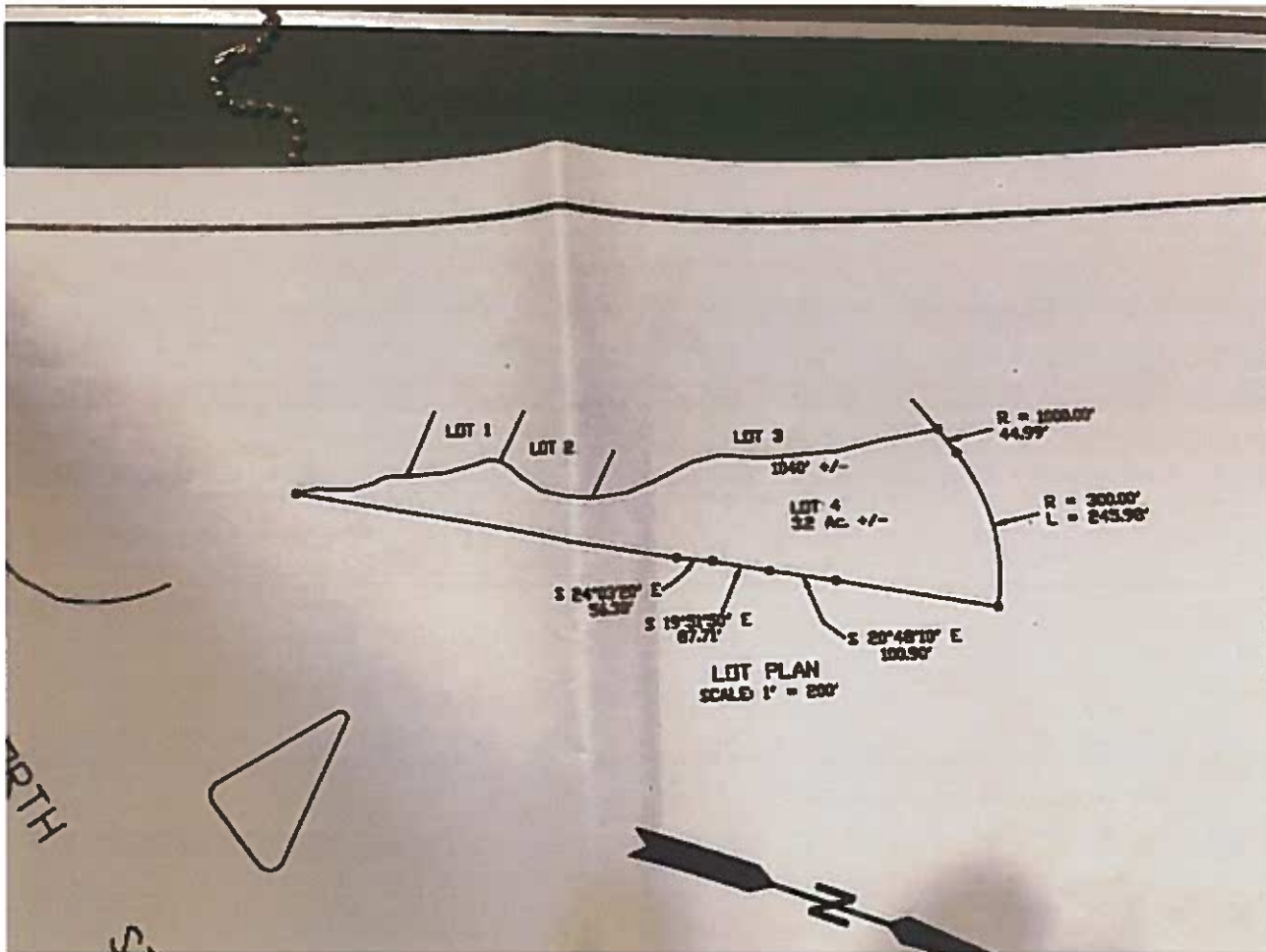
THE SHED WILL NOT CAUSE UNDUE TRAFFIC CONGESTION IN THE IMMEDIATE AREA.

Untitled

karenfechter@gmail.com

Wed 7/6/2016 12:51 PM

To: Karen Fechter <karenfechter@bulfinchgroup.com>;



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