



**WESTWOOD BOARD OF APPEALS
APPLICATION FOR HEARING**

1. Name of Applicant: Thomas and Frances Gallagher
2. Applicant is (check one): Owner Tenant Abutter Purchaser Other
3. Mailing address of Applicant: 81 Curve St. Needham, MA 02492
4. Telephone - Home: 781-444-5720 Business: cell: 781-726-3647
5. E-Mail Address of Applicant: tomgallagher70@gmail.com
6. Address of Property subject to Hearing: 60 Dover Terrace
7. Owner of Property: Thomas and Frances Gallagher
8. Mailing Address of Property Owner: same
9. Telephone - Home: same Business: same
10. Deed recorded in: Norfolk County Registry of Deeds: Book # 34421 Page # 38
or Land Court Registry: Certificate # _____ Book # _____ Page # _____
11. Property MAP # 09 LOT # 132 DISTRICT Single Residence C
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

TOWN CLERK
TOWN OF WESTWOOD
2017 MAY 11 A 9:06

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 a variance from Section 4.5.3.3 of the Westwood Zoning Bylaw regarding built in front setback.

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

OPTIONAL

APPENDIX A – Variance Worksheet

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

- Parcel of Land: Map 9, Lot 132
- Structures: Single Family Residence

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: Variance is needed from section 4.5.3.3 regarding built in front of setback

Literal enforcement of the provisions of the bylaw would involve substantial hardship, financial or otherwise, to the petitioner or appellant.

- Hardship would be: 1. Owners would have no where to live / 2. Financial

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:

To obtain the Variance in order to get the Occupany Permit.

- Detriment would be:

Owners would be unable to move into their home

- Intent or purpose of Bylaw section?

To allow room for sidewalks to be built as needed

- Would the Variance nullify intent or purpose above?

No

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

No - the lot is at the end of a quiet cul-de-sac.

~~DENIED~~

DATE ISSUED: _____ FEE PAID: _____ NO.: _____

APPLICATION FOR PERMIT TO BUILD

To the Building Commissioner: _____

Date: _____

The undersigned hereby applies for a permit to Build - Alter - Remodel, etc., according to information indicated in this application and plans and specifications submitted herewith.

PLEASE PRINT CLEARLY

IMPORTANT - Applicant to complete all items in sections I, II, III, IV, AND V

I. LOCATION OF BUILDING

STREET ADDRESS 60 DOVER TER. R. SIDE YARD SETBACK _____
 (NO.) (STREET) L. SIDE YARD SETBACK _____

ZONING DISTRICT _____ LOT FRONTAGE _____ REAR YARD SETBACK _____

ASSESSORS MAP # _____ LOT# _____ LOT SIZE _____ FRONT YARD SETBACK _____

II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D.

A. TYPE OF IMPROVEMENT 1 New Building <input checked="" type="checkbox"/> 2 Addition 3 Alteration 4 Repair, replacement 5 Wrecking 6 Moving (relocation) 7 Foundation only 8 Pools, Fences, Towers Tennis Courts, etc.	D. PROPOSED USE - For "Wrecking" most recent use RESIDENTIAL 13 One Family <input checked="" type="checkbox"/> 14 Two or more family - Enter number of units 15 Transient hotel, motel, or dormitory - Enter number of units 16 Garage 17 Carport 18 Other - Specify _____ _____ _____	NONRESIDENTIAL 19 Amusement, recreational 20 Church, other religious 21 Industrial 22 Parking garage 23 Service station, repair garage 24 Hospital, Institutional 25 Office, bank, professional 26 Public Utility 27 School, library, other educational 28 Stores, mercantile 29 Tanks, towers 30 Other - Specify _____
B. OWNERSHIP 9 Private (Individual, Corporation, nonprofit Institution, ect.) <input checked="" type="checkbox"/> 10 Public (Federal, State or Local Government)		

**RECEIVED
MAY 01 2017**

TOWN OF WESTWOOD
COMMISSIONER OF BUILDING

C. COST 11 Cost of Basic Construction To be installed but not included in the above cost: a. Electrical b. Plumbing c. Heating, air conditioning d. Other (elevator, etc.) 12 TOTAL COST OF IMPROVEMENT	(Omit cents) <u>\$ 750000</u> <u>18000</u> <u>21000</u> <u>16000</u> <u>\$ 805000</u>	E. TYPE OF OCCUPANCY OR USE; NEW HOME, ETC. Briefly outline scope and nature of work to be done. <u>BUILD NEW HOUSE</u>
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III. SELECTED CHARACTERISTICS OF BUILDING

For new buildings and additions, complete Parts E-L; for wrecking, complete only Part J, for all others eld to IV.

F. PRINCIPAL TYPE OF FRAME 31 Masonry 32 Wood frame <input checked="" type="checkbox"/> 33 Structural steel 34 Reinforced concrete 35 Other - Specify _____	H. TYPE OF SEWAGE DISPOSAL 41 Public Sewer <input checked="" type="checkbox"/> 42 Private (septic tank, etc.) I. TYPE OF WATER SUPPLY 43 Public or Private Company 44 Private (well)	K. DIMENSIONS 49 Number of stories <u>1</u> 50 Total sq.ft. of floor area, all floors, based on exterior dimensions <u>2250</u> 51 Total land area, sq.ft. <u>17000</u>
G. PRINCIPAL TYPE OF HEATING FUEL 36 Gas <input checked="" type="checkbox"/> 37 Oil 38 Electricity 39 Coal 40 Other - Specify _____	J. TYPE OF MECHANICAL Will there be air conditioning? 45 Yes <input checked="" type="checkbox"/> 46 No Will there be an elevator? 47 Yes 48 No <input checked="" type="checkbox"/>	L. NUMBER OF OFF - STREET PARKING SPACES 52 Enclosed <u>2</u> 53 Outdoors <u>0</u> M. RESIDENTIAL BUILDINGS ONLY 54 No. of bedrooms _____ 55 No. of baths: Full _____ Partial _____

PLAN VIEW

SCALE: 1"=20'

LOT 6
16,838± S.F.
LOT COVERAGE=18.4%

#60
EXISTING HOUSE
TC=200.00

PORCH

DOVER TERRACE

I certify that the building on this property is located as shown.

 **GLM** Engineering Consultants, Inc.

19 EXCHANGE STREET
HOLLISTON, MA 01746

P: 508-429-1100
www.GLMengineering.com

PLOT PLAN OF LAND
60 DOVER TERR.
WESTWOOD, MA.

MAY. 1, 2017
JOB # 15,873



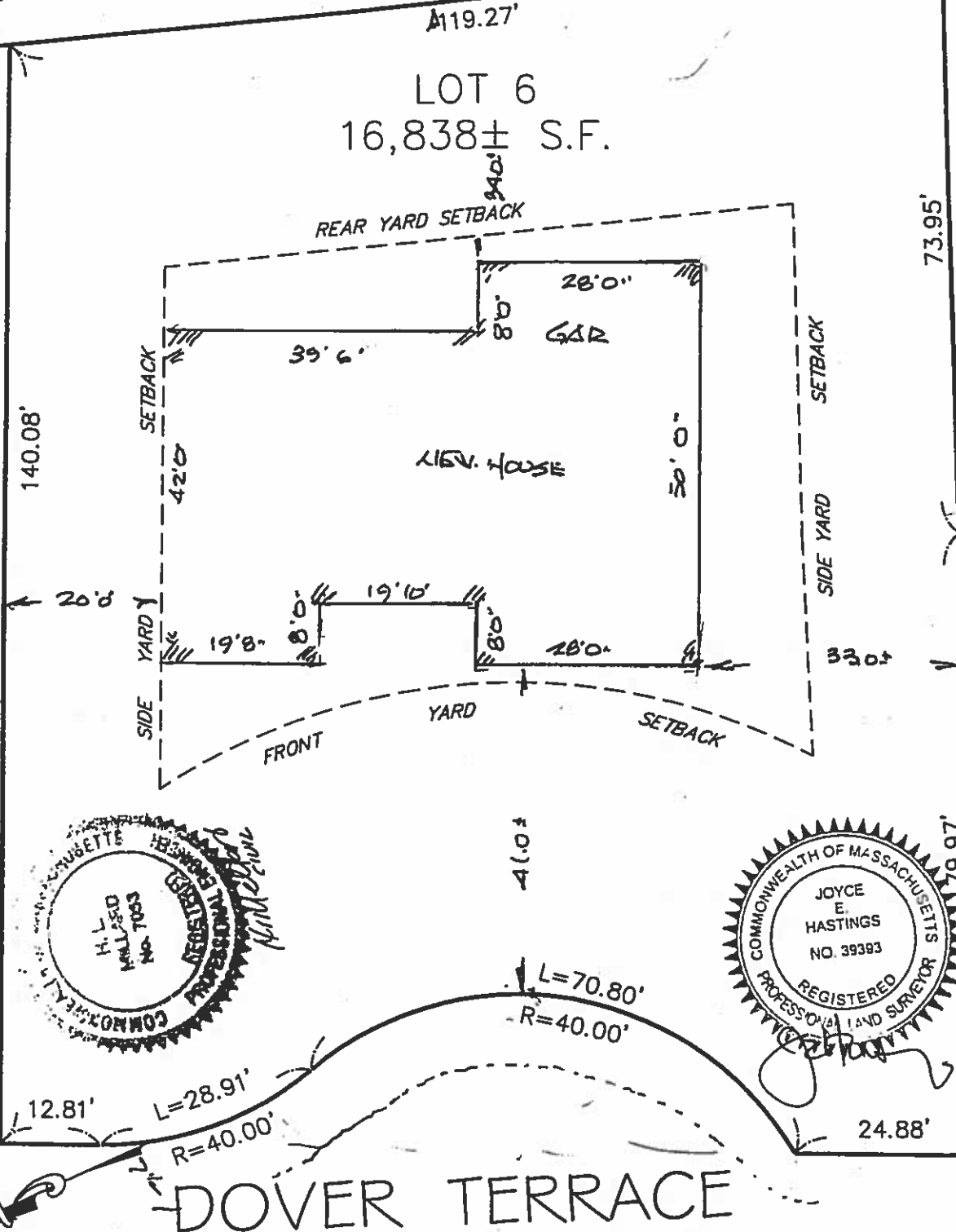
J. Hastings

PLAN VIEW

SCALE: 1"=20'

LOT 6
16,838± S.F.

PROPOSED VIEW HOUSE LOC'D PER H.L. MILLARD P.E.
SEPT. 27, 2016



ZONING CLASSIFICATION:
SINGLE RESIDENCE C
MIN. LOT SIZE = 40,000 S.F.
MIN. FRONTAGE = 125'
MIN. LOT WIDTH = 125'
MAX. BUILDING COVERAGE = 25%
MAX. IMPERVIOUS SURFACE = 50%

MIN. SETBACK REQUIREMENTS:
FRONT SET BACKS = 40'
SIDE SETBACKS = 20'
REAR SETBACKS = 30'

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EXISTING HOUSE PLAN
60 DOVER TERR.
WESTWOOD, MA.
SEPT. 19, 2016
JOB # 15,873