



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: _____ Date: _____
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.
-

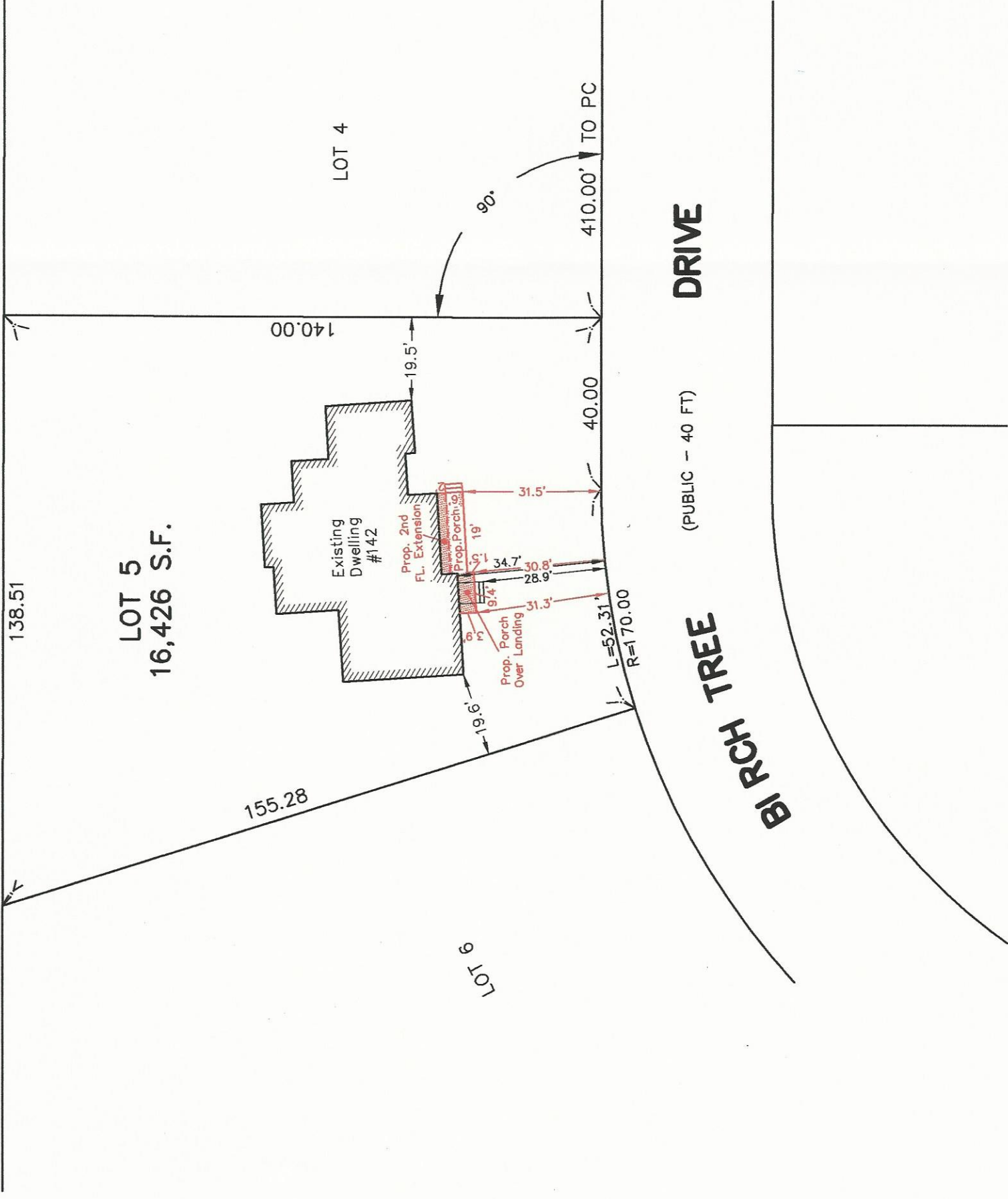
- Adequate and appropriate facilities will be provided for the proper operation of the proposed structure.
-

- 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.
-



LOT L



LOT 5
16,426 S.F.

LOT 4

PLAN SHOWING PROPOSED ADDITION IN WESTWOOD, MA.

DRIVE
(PUBLIC - 40 FT)
BIRCH TREE

NOTES:

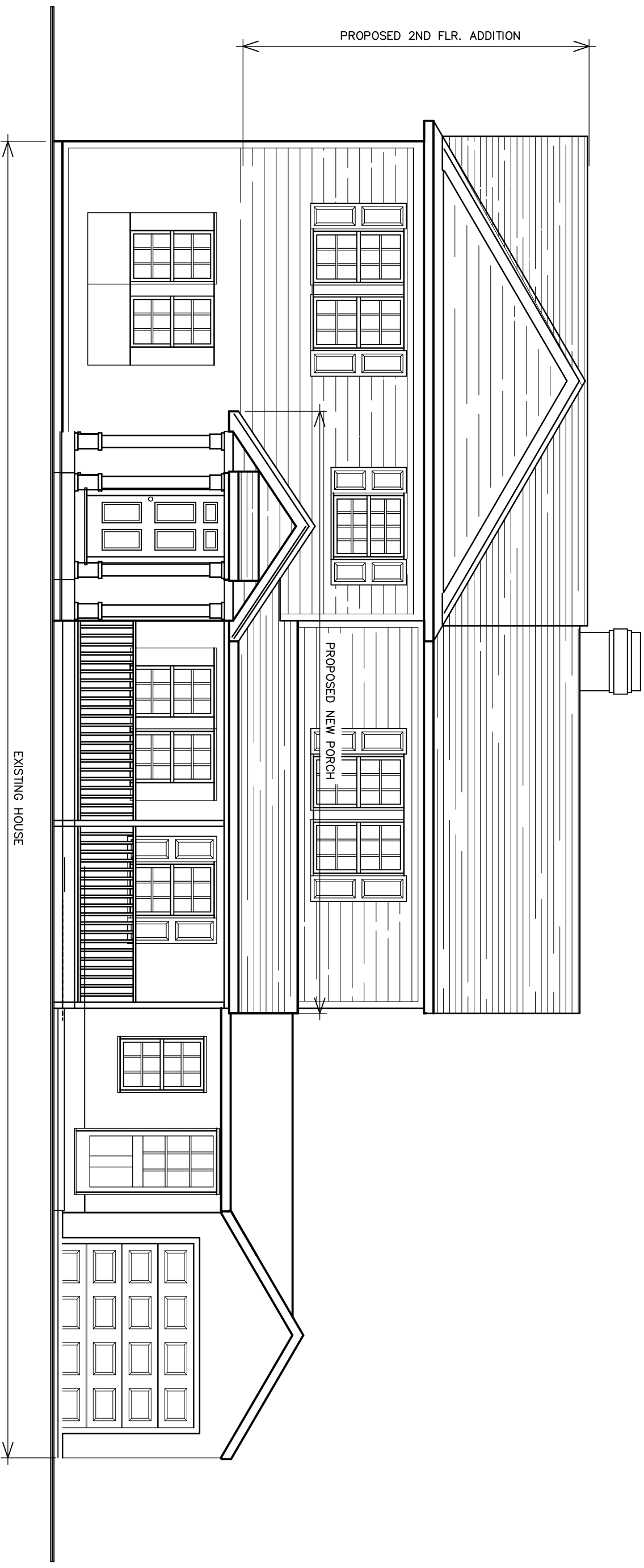
1. OWNER: DANIEL THUNBERG
2. TITLE REF: BK 22654 PG 405
3. ASSESSORS REF: MAP 9 BLOCK 135
4. ZONING: RC



Joseph L. Calabro, Jr.
JOSEPH L. CALABRO, JR. PLS

SCALE 1" = 30' DATE: 3/14/2017

MILLER SURVEYING SERVICES
60 CROSBY STREET
QUINCY MA 02169
617-472-2045



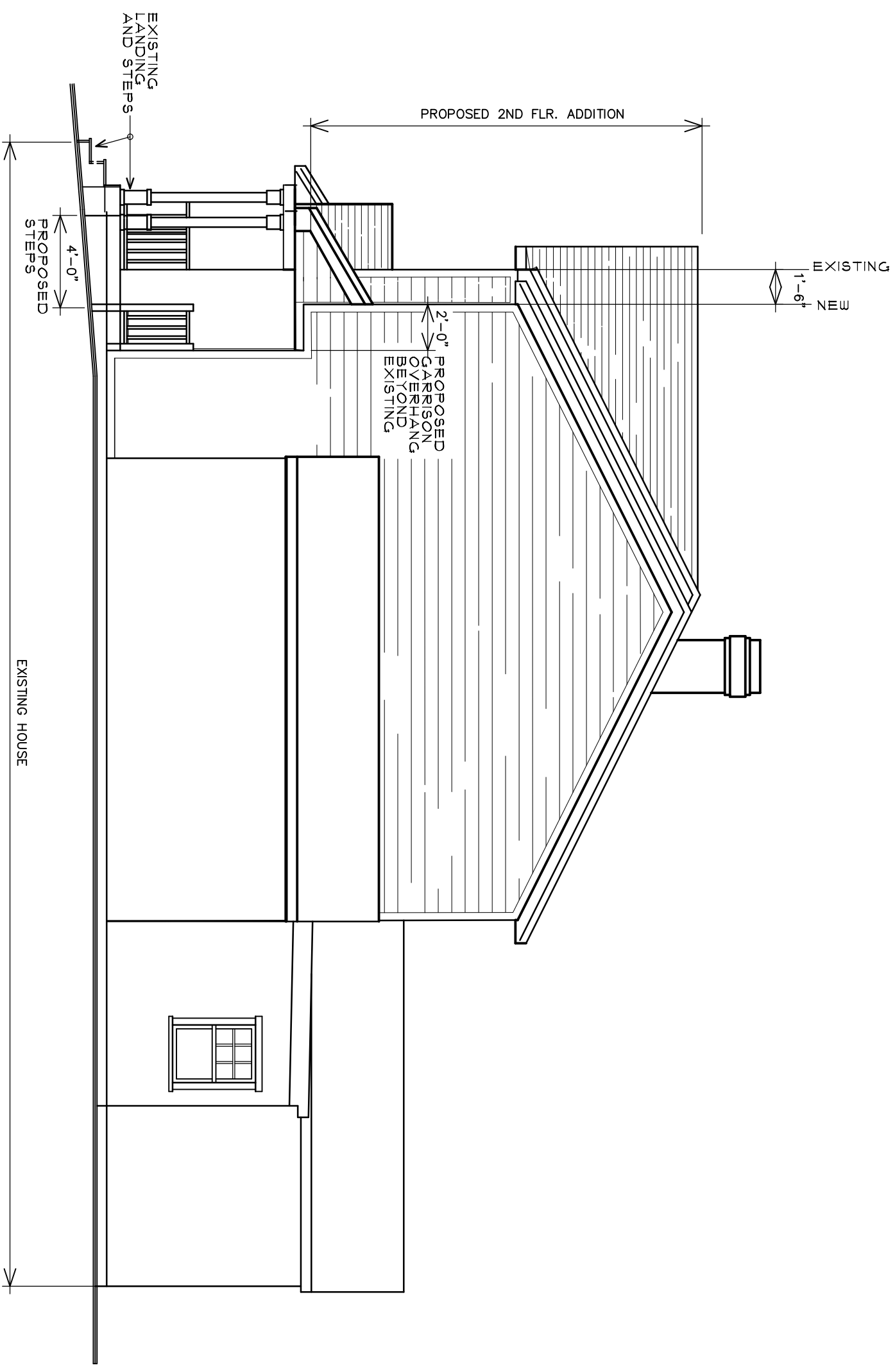
PROPOSED RIGHT ELEVATION

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

Thunberg Residence
 142 Birchtree Drive
 Westwood, MA

Karl F. Sauerbrey
 Architect

582 Hopkins Hill Rd.
 W. Greenwich, RI 02817
 Phone: 401.392.0596
 Email: karl@kfsarchitect.com

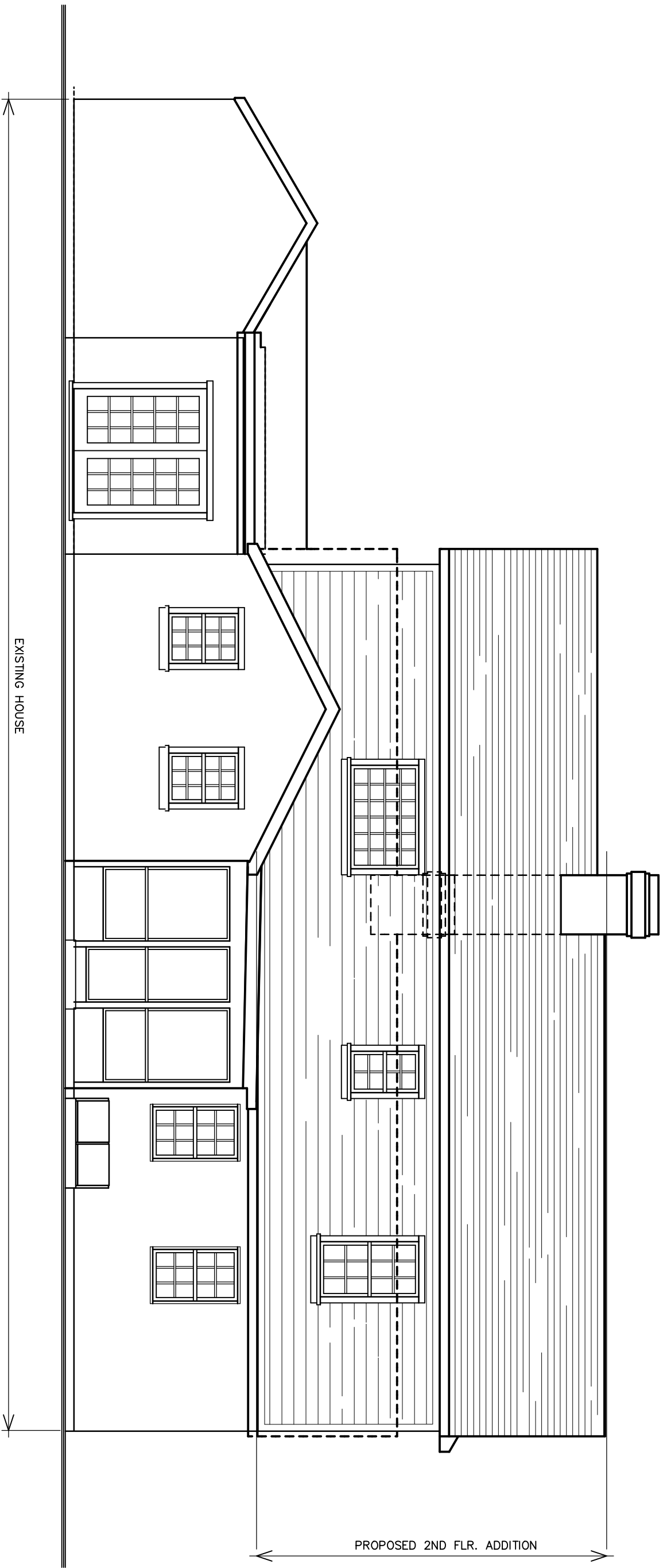


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PROPOSED REAR ELEVATION

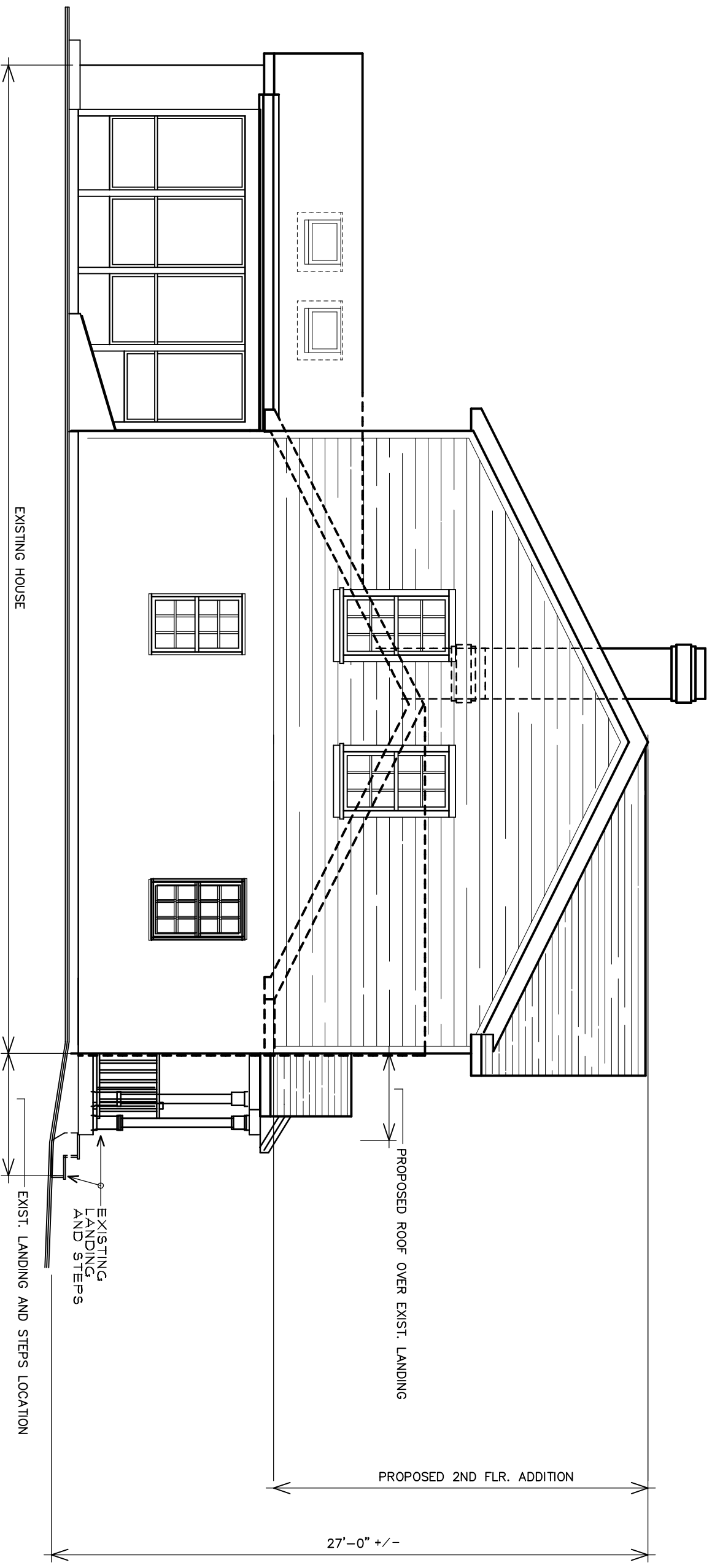
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Pg **A3** of **7**



PROPOSED LEFT ELEVATION

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

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