



**WESTWOOD BOARD OF APPEALS**  
**APPLICATION FOR HEARING**

1. Name of Applicant: Lawrence PetitFrere
2. Applicant is (check one): Owner  Tenant  Abutter  Purchaser  Other
3. Mailing address of Applicant: 52 Lakeshore Dr Westwood, MA
4. Telephone - Home: \_\_\_\_\_ Business: \_\_\_\_\_
5. E-Mail Address of Applicant: \_\_\_\_\_
6. Address of Property subject to Hearing: 52 Lakeshore Dr Westwood, MA
7. Owner of Property: Lawrence PetitFrere & Diangha Lamery
8. Mailing Address of Property Owner: 52 Lakeshore Dr Westwood, MA
9. Telephone - Home: \_\_\_\_\_ Business: \_\_\_\_\_
10. Deed recorded in: Norfolk County Registry of Deeds: Book # 3200 Page # 357  
or Land Court Registry: Certificate # \_\_\_\_\_ Book # \_\_\_\_\_ Page # \_\_\_\_\_
11. Property MAP # 28 LOT # 59 DISTRICT SRC
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:

Request permission by special permit under section 4.5.3.2.2 and Variance under 4.5.3.3. to build a second level and attic space and raising the hight in the side yard of a excisting nonconforming single family house on a small nonconforming lot in Zone SRC.

***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:   
APPLICANT'S SIGNATURE (or Agent)

Date: 6-20-18

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

Date: \_\_\_\_\_

**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.**

OPTIONAL

APPENDIX A – Variance Worksheet

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

- Parcel of Land: \_\_\_\_\_
- Structures: Residential \_\_\_\_\_

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: Nonconformin home on small nonconforming lot on 9Ksqft lo \_\_\_\_\_

Literal enforcement of the provisions of the bylaw would involve substantial hardship, financial or otherwise, to the petitioner or appellant. *Due to the size limitation of the home and Lot building vertically is the best option to maximize space and financial opportunity of the home*

- 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:  
Provide addition living space for large family and added value to neighborhood and home for \_\_\_\_\_
- Detriment would be:  
none \_\_\_\_\_
- Intent or purpose of Bylaw section?  
affecting generally the zoning disctrict \_\_\_\_\_
- 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?  
none \_\_\_\_\_

**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.

Yes

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- 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.

Yes

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

Yes

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- 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.

No

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

No

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\*Building Permit - Residential (1 or 2 Family) Projects

32801

## Building Department Review

**Complete.** This step was completed on Jun 11, 2018 at 3:15pm.

- Submission received
- ZONING REVIEW
- ZONING REVIEW
- Permit Fee Deposit
- Application Completeness Review
- Conservation Review
- Sewer/Engineering Plan Review
- DPW/Highway Department Review
- Fire Department Review
- Building Department Review**
- ZONING REVIEW
- Health Department Review
- Print Review
- Sewer Payment
- Permit Fee Review
- Balance Due
- Permit Issuance
- Close Permit
- Building COO Sign-off



Joe

Jun 11th 2018, 3:15pm

REQUIRES SPECIAL PERMIT UNDER SECTION 4.5.3.2.2 - RAISING THE HEIGHT IN THE SIDE YARD & A VARIANCE FROM THE HEIGHT LIMITATION OF 25'. SEE UPLOADED PLAN FOR CALCULATIONS

Message the reviewer

Send Message



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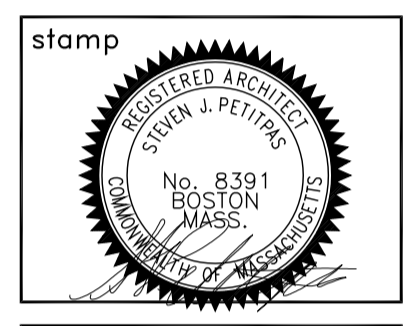
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north arrow

**AESTHETIC IMAGES**  
Architects / Planners  
7 Stimson Street  
Boston, Massachusetts 02132  
Phone: (617) 323-4955  
Fax: (617) 323-6081



project  
**Petitfriere Residence**  
52 Lakeshore Drive  
Westwood, Massachusetts

revisions

no.	description	date

date  
04/15/2018  
scale  
1/4" = 1'-0"  
drawn  
SJP  
job no.

title  
Exterior Elevations

sheet no.  
**SK6**



1 Front Elevation  
Scale: 1/4" = 1'-0"

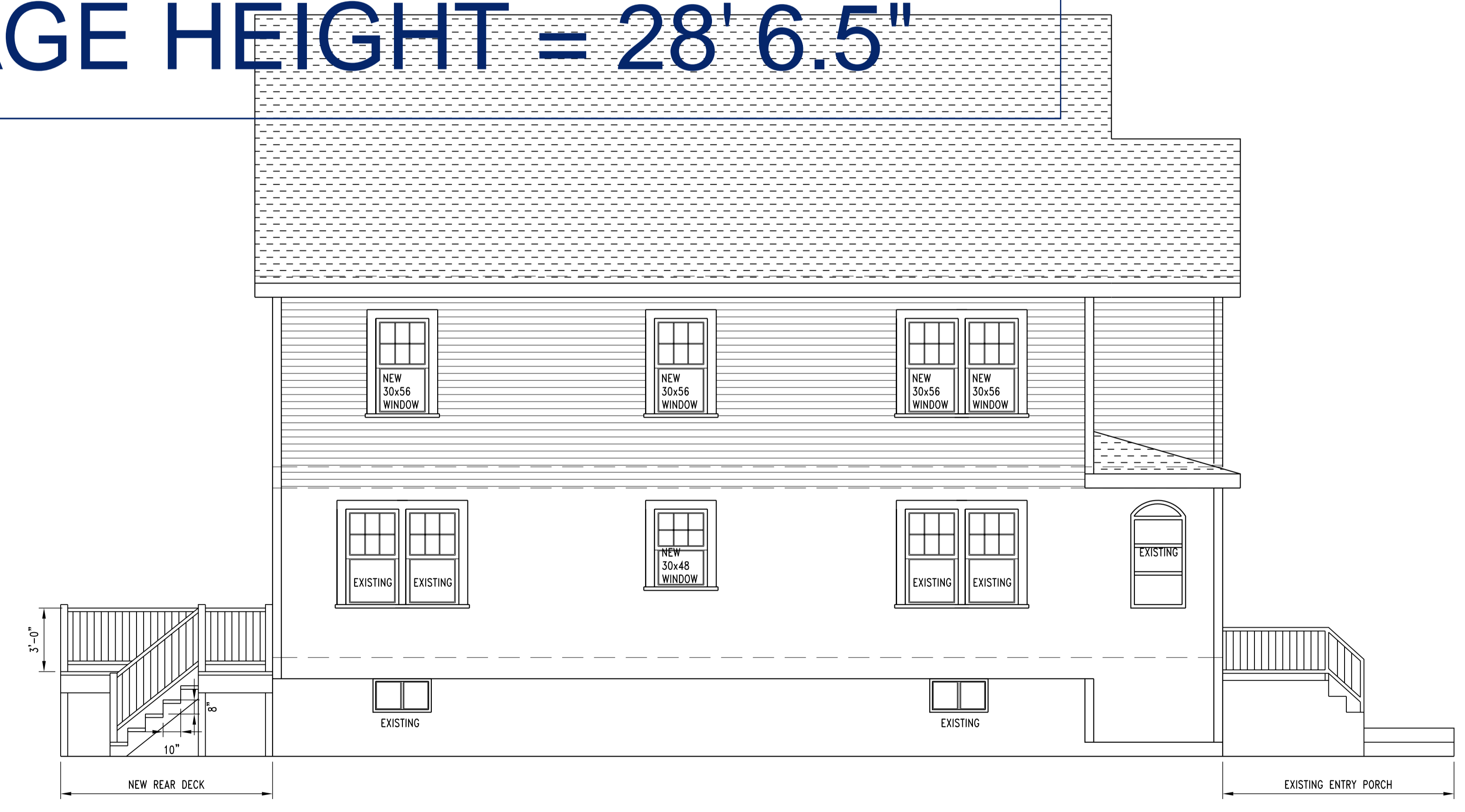


2 Neighbor's Elevation  
Scale: 1/4" = 1'-0"



3 Rear Elevation  
Scale: 1/4" = 1'-0"

**AVERAGE HEIGHT = 28' 6.5"**



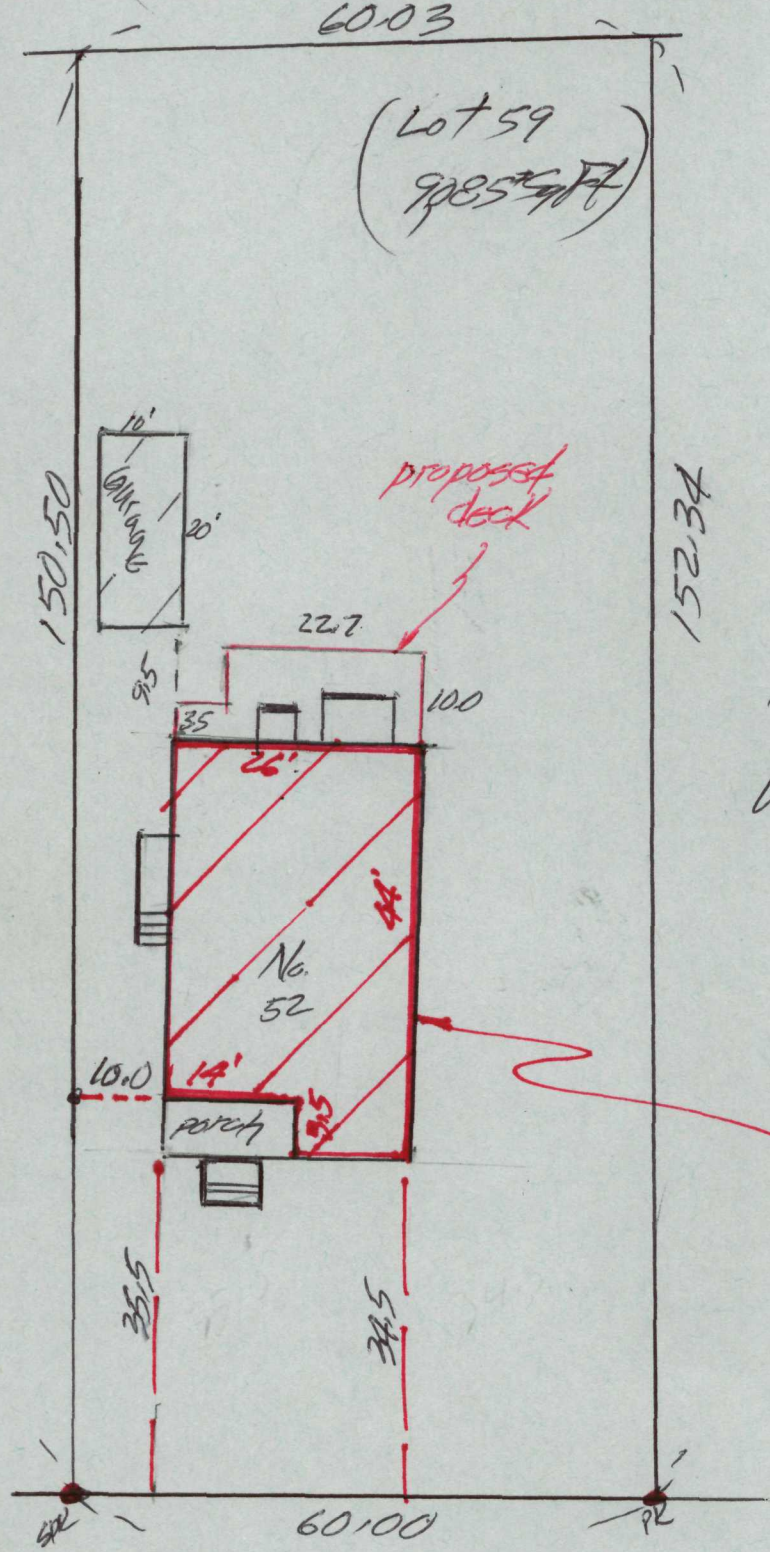
4 Driveway Elevation  
Scale: 1/4" = 1'-0"



31 LEDGEBROOK AVE.  
STOUGHTON, MASSACHUSETTS 02072  
PHONE/FAX: (781) 344-4550

(proposed height = 35.0')

(185. BL 3200  
185. 357)



ADDITION  
PLAN

No. 52 LAKESHORE DR.

WEST WOOD, MASS

scale: 1 in = 20 ft.

May 14, 2018

proposed  
addition to be  
erected over  
existing structure

