



**WESTWOOD BOARD OF APPEALS
APPLICATION FOR HEARING**

- 1. Name of Applicant: Kirk + Kimberly McKinney
- 2. Applicant is (check one): Owner Tenant Abutter Purchaser Other
- 3. Mailing address of Applicant: 195 Woodland Road, Westwood, MA 02090
- 4. Telephone - Home: 781-686-1111 Business: 781-320-9500
- 5. E-Mail Address of Applicant: kimberlymckinney@verizon.net
- 6. Address of Property subject to Hearing: 195 Woodland Road
- 7. Owner of Property: Kirk + Kimberly McKinney
- 8. Mailing Address of Property Owner: 195 Woodland Road, Westwood, MA 02090
- 9. Telephone - Home: 781-686-1111 Business: 781-320-9500
- 10. Deed recorded in: Norfolk County Registry of Deeds: Book # 27310 Page # 442
or Land Court Registry: Certificate # _____ Book # _____ Page # _____
- 11. Property MAP # 20 LOT # 170 DISTRICT SRC
- 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:

Kirk + Kimberly McKinney are applying for a special permit for an "accessory apartment" in order to rebuild an existing kitchen that was built in 1995 because the home was damaged by water + mold in Feb 2016 when a pipe froze and burst.

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

- 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

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

yes

- 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

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

no

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: Kimberly McKinney Date: 9-12-17
APPLICANT'S SIGNATURE (or Agent)

Signed: [Signature] Date: 9/12/17
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.

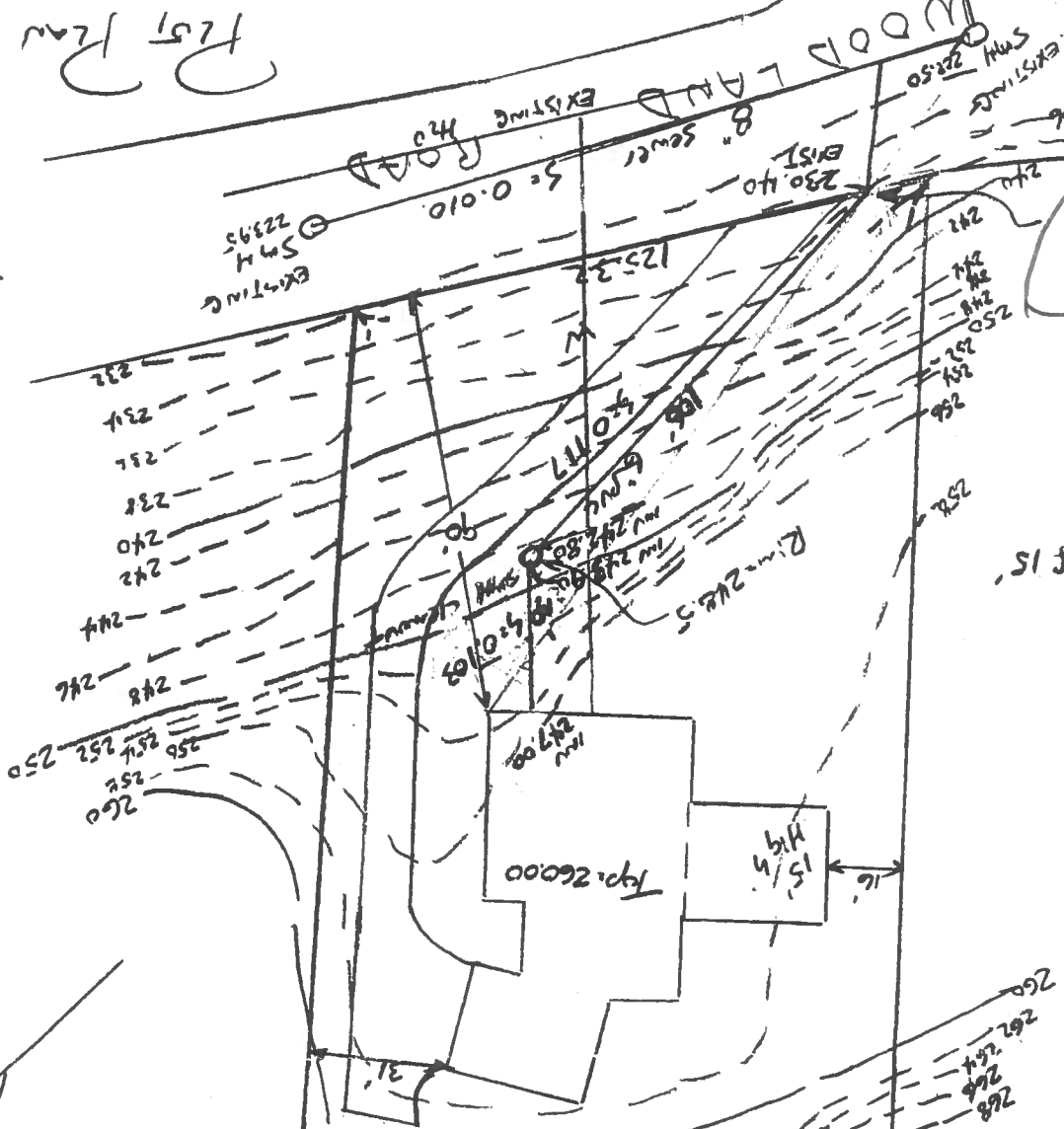
WESTWOOD MA
 Scale 1"=40' Sept 22 1994
 Francis X Desimone & Sons
 33 Cottage St. Melbury MA.
 (508) 533-3064
 Revised 10/15/94
 Prepared for Kord Assoc.



Top Plan of Lawn IN

WESSEX DR.

REVISIBD OUT 25 R95
 INVERTS OF SEWER
 OR THE CO.

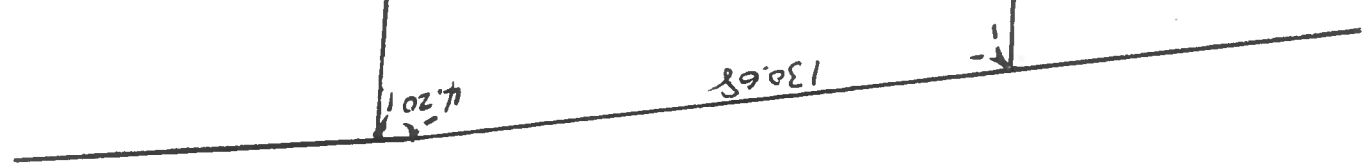
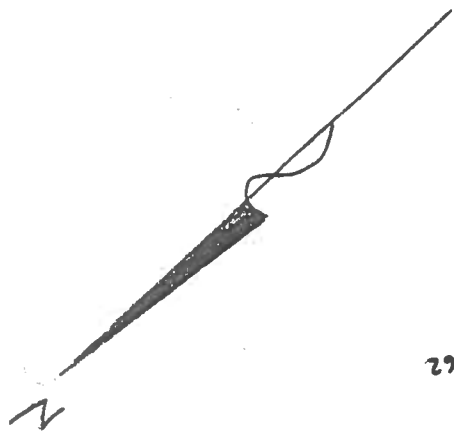


Zone S.R.C.
 Setback 40'
 rear 30'
 side 20'
 Side 15' with Height of 15'

Lot 21

Lot 22
 55,088 S.F.

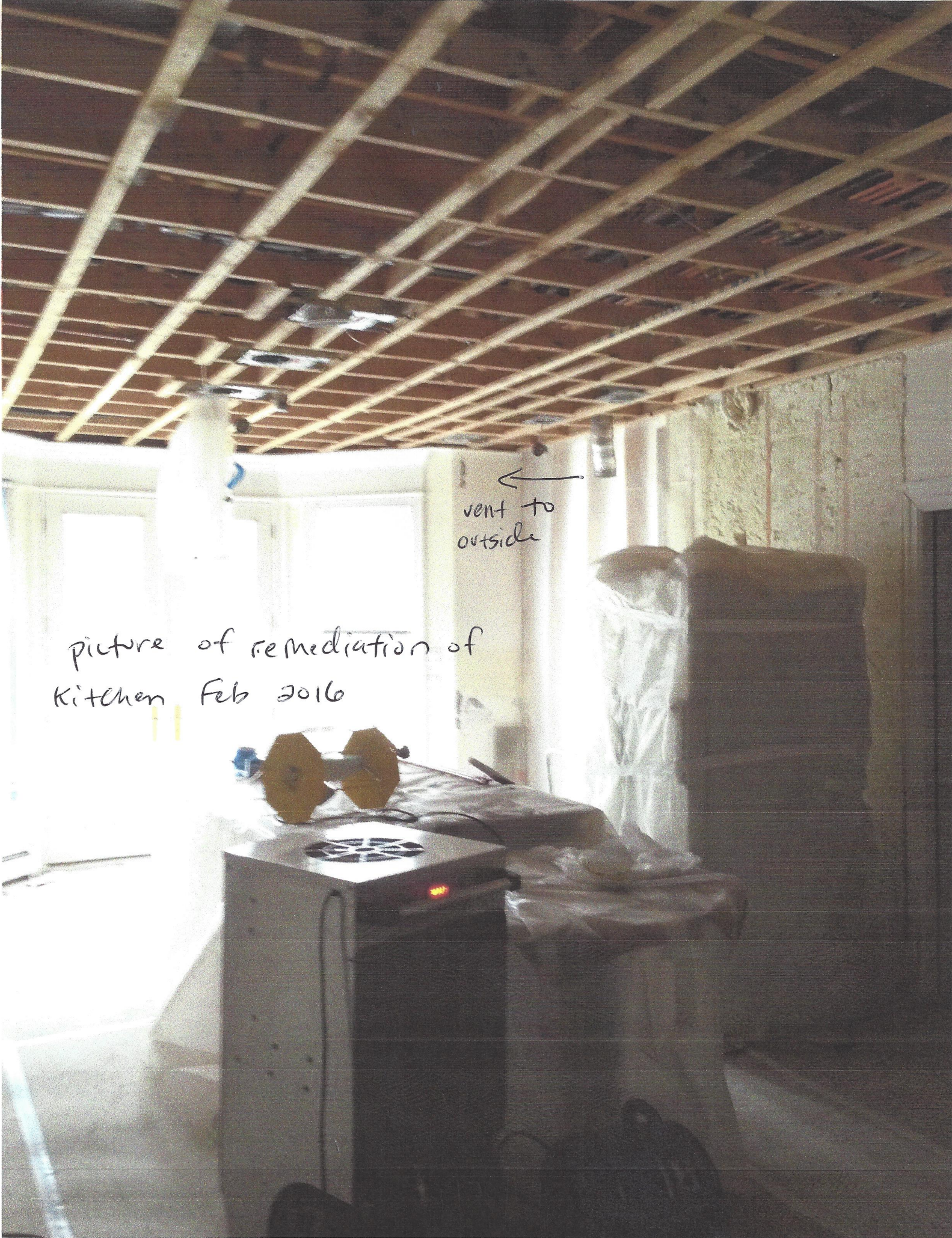
Lot 23



← this vent duct
vents outside using
vent on left side
of doorway shown
in other picture

basement kitchen
during remediation
Feb 2016





picture of remediation of
Kitchen Feb 2016

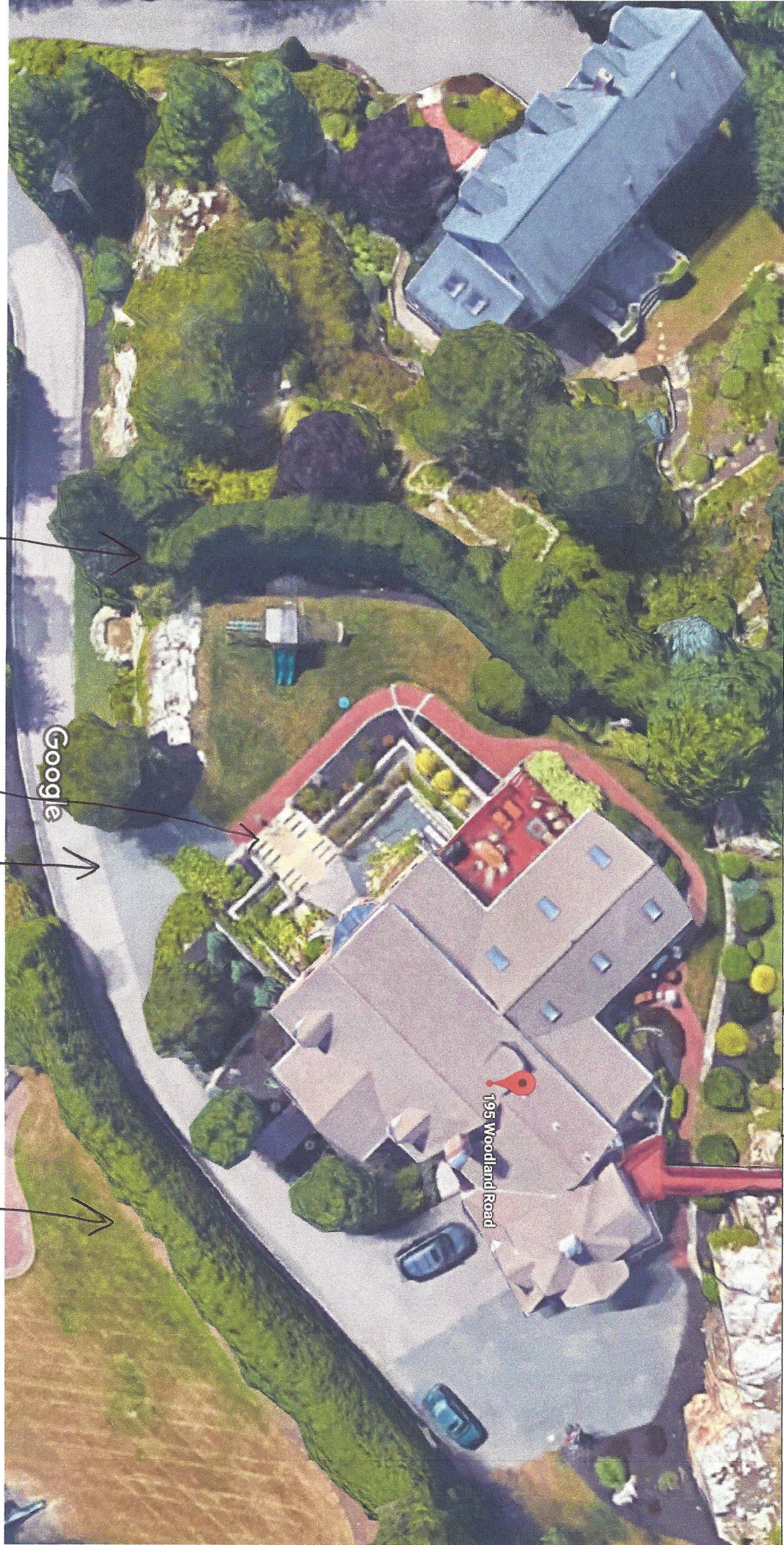
←
vent to
outside



temp Kitchen that we used during reconstruction of upstairs kitchen and existing conditions today 9/20/17

Compliance with

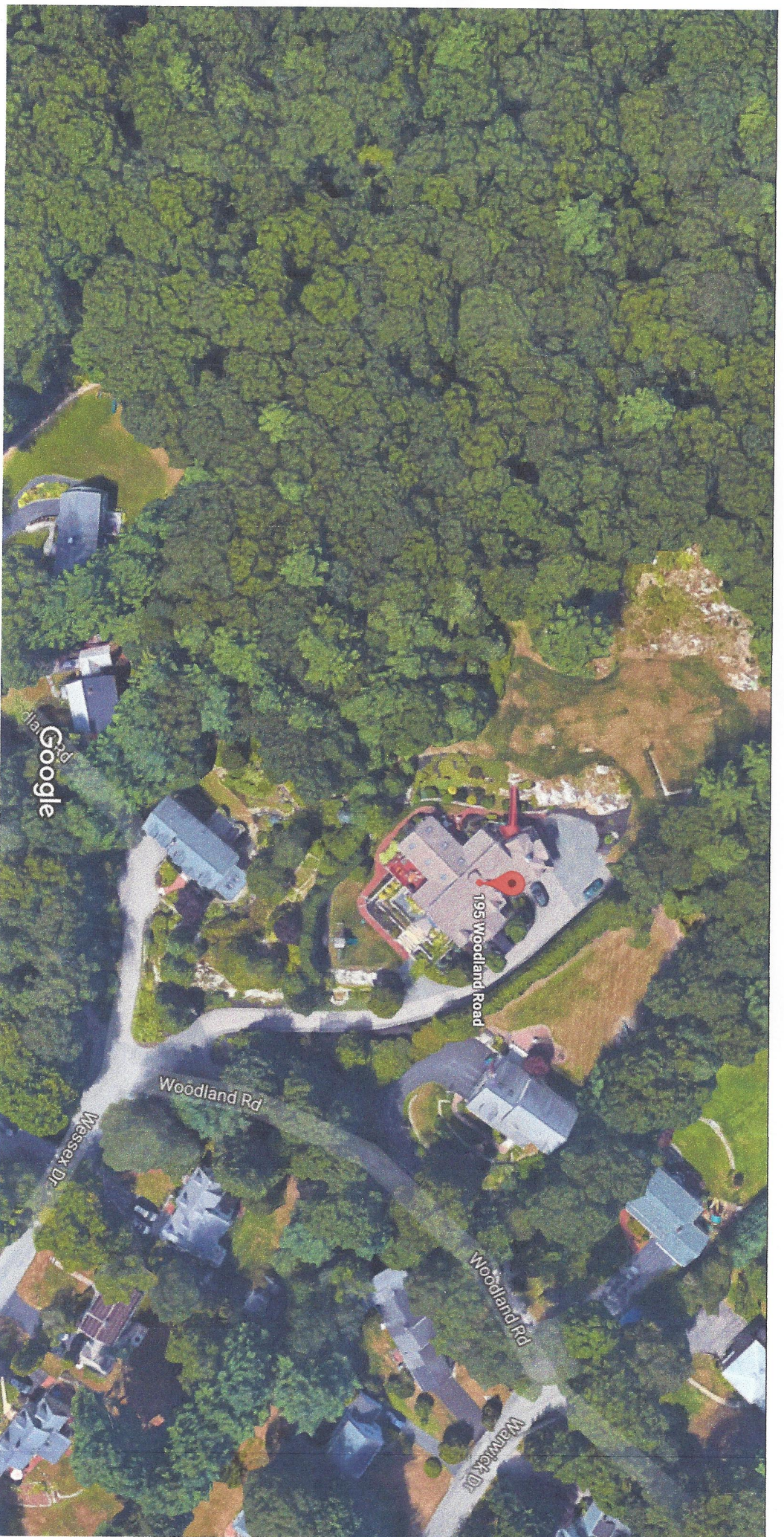
8.5.8.1, 8.5.8.2, 8.5.8.3 and 8.5.8.4



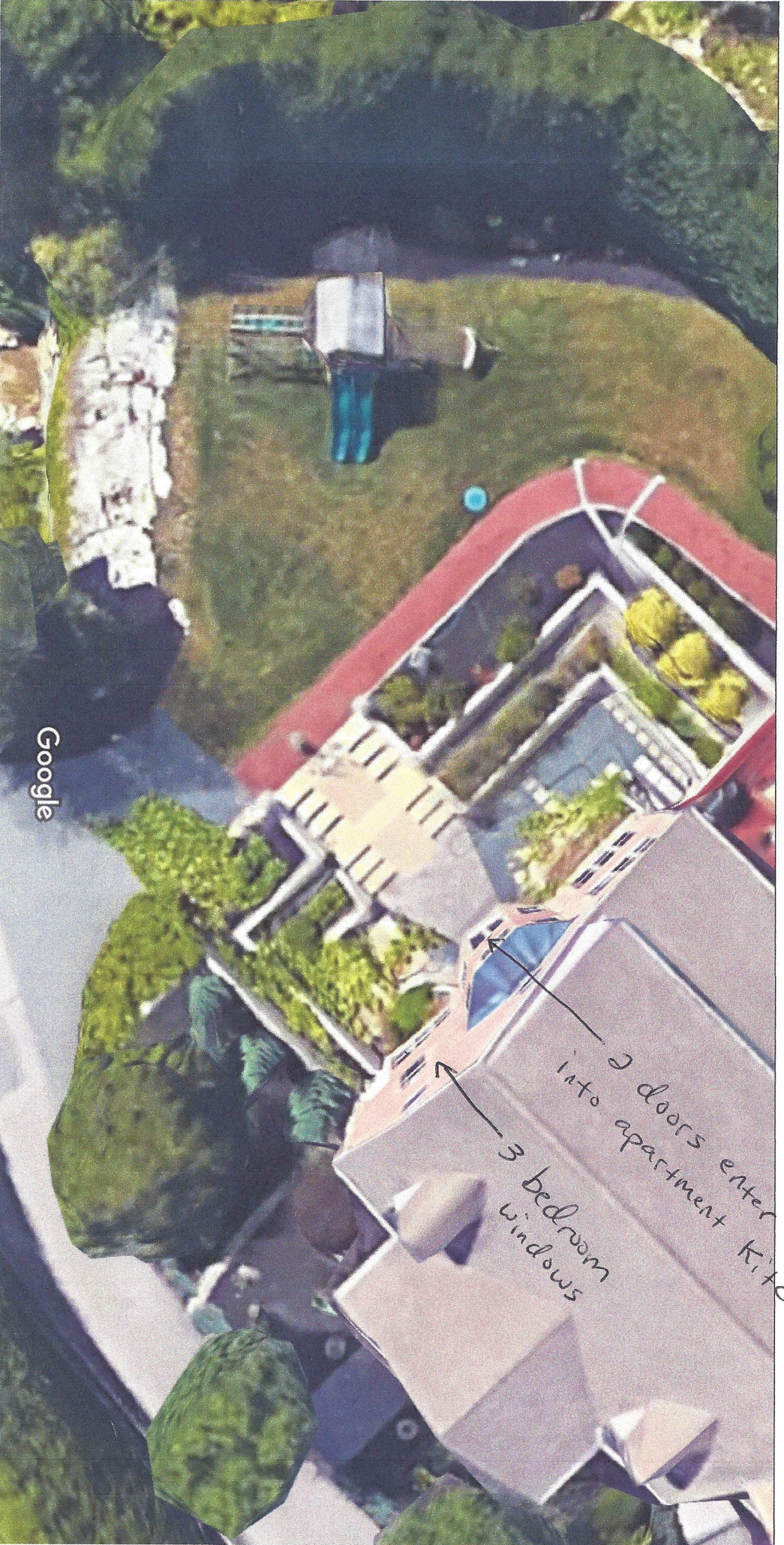
Privacy hedge
for # 205
Woodland Rd

ample parking
stairs and ramp into a partment entrance

Privacy hedge for
187 Woodland Rd



view showing ample parking for
primary residence and apartment
and private setting from neighbors
and nearby streets



Compliance with 8.5.6.1

2 doors enter into apartment Kitchen
3 bedroom windows

Google



vent for viking hood downstairs kitchen
downdraft vent for upstairs kitchen
bedroom windows

garden room to
grow plants from seed

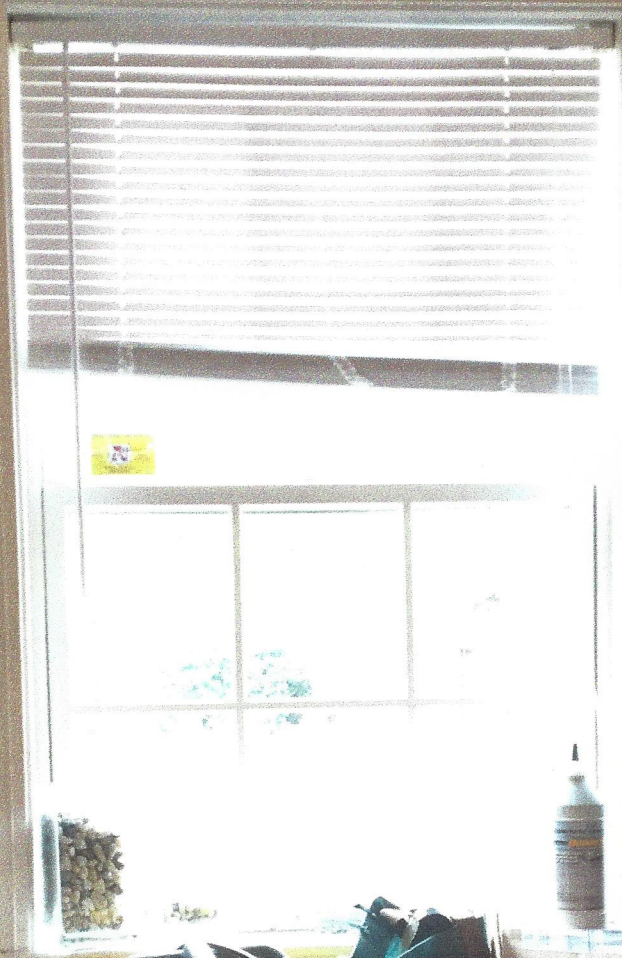
This apartment in the basement was built in 1995 with the original construction of the house. There was a formal kitchen upstairs and another kitchen in the basement. There is a large terraced garden outside the lower level. The kitchen was meant for working with the abundant produce for preserving and storing it through the off season. We used the space for this purpose also until it was damaged by the pipe burst Feb 2016.

Original Basement Kitchen prior to demo



Window will be
↓ replaced by
doorway for
2nd egress
8.5.6.4

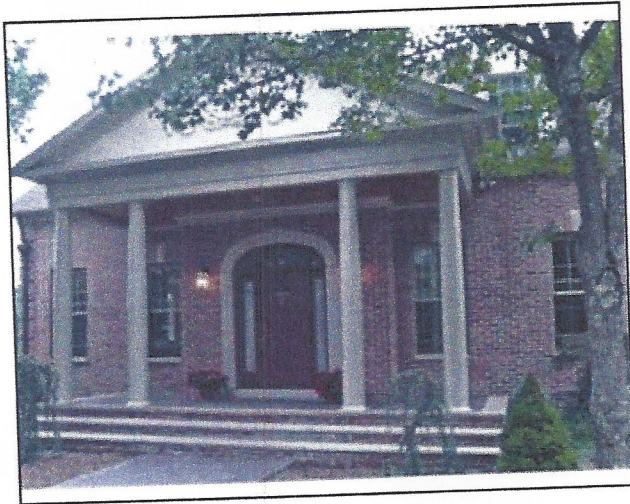
Stairway
to
basement
↓



Jennifer Donahue
 Century 21 Commonwealth
 Cellphone: (508) 523-2331

195 Woodland Road
 Westwood, MA 02090-2631
 Single Family

MLS #: 70984800 Status: New
 List Price: \$1,249,000
 List Date: 10/5/2009
 Area: Off Market Date:
 Days on Market (Total): 3 Days on Market (Office): 3
 Neighborhood/Sub-Division:



Property Features

Rooms: 10 Style: Colonial
 Bedrooms: 4 Type: Attached
 Full Bath: 4 Apprx Acres: 1.27
 Half Bath: 1 Apprx Lot Size: 55321 sq.ft.
 Master Bath: Yes Apprx Living Area: 6000 sq.ft.
 Fireplaces: 1 Foundation Size: 0000000000 (Poured Concrete)
 Year Built: 1995 Garage: 2 Attached, Garage Door Opener, Work Area
 Color: Brick, Tan Parking: 18 Off-Street

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Fireplace, Hard Wood Floor
Dining Room:	1		Ceramic Tile Floor, Balcony/Deck
Family Room:	1		Hard Wood Floor
Kitchen:	1		Hard Wood Floor, Dining Area
Master Bedroom:	2		Full Bath, Ceiling Fans, Walk-in Closet, Wall to Wall Carpet
Bedroom 2:	2		Ceiling Fans, Linen Closet, Wall to Wall Carpet
Bedroom 3:	2		Ceiling Fans, Linen Closet, Wall to Wall Carpet
Bedroom 4:	B		Ceiling Fans, Linen Closet, Ceramic Tile Floor
Bath 1:	1		Full Bath, Linen Closet, Ceramic Tile Floor, Steam/Sauna, Granite/Solid Counters
Bath 2:	2		Full Bath, Linen Closet, Ceramic Tile Floor, Granite/Solid Counters
Bath 3:	2		Full Bath, Cathedral Ceils, Ceramic Tile Floor, Granite/Solid Counters
Laundry:	1		--
Bathroom:	2		Half Bath, Ceramic Tile Floor
Exercise Room:	1		Ceiling Fans, Wall to Wall Carpet
Office:	2		Ceiling Fans, Linen Closet, Ceramic Tile Floor, Wall to Wall Carpet, Balcony/Deck
Kitchen:	B		Full Bath, Ceramic Tile Floor, Dining Area, Balcony/Deck,

Features & Other Information

Appliances: Wall Oven, Dishwasher, Disposal, Compactor, Microwave, Countertop Range, Refrigerator, Washer, Dryer, Water Treatment
 Area Amenities: Swimming Pool, Walk/Jog Trails, Stables
 Basement: Yes Full, Finished, Walk Out, Interior Access, Garage Access, Radon Remediation System
 Construction: Frame
 Cooling: Central Air
 Disclosures: 1 of the 4 bdrms reside in the finished, walkout bsmnt suite. The bsmnt den could be bedroom #5.
 Electric: Circuit Breakers, 200 Amps
 Exclusions: All personal items.
 Exterior: Clapboard, Brick
 Exterior Features: Deck, Patio, Balcony, Hot Tub/Spa, Prof. Landscape, Sprinkler System, Decor. Lighting, Satellite Dish
 Heating: Forced Air, Oil
 Hot Water: Oil
 Interior Features: Central Vacuum, Security System, Cable Available, Sauna/Steam/Hot Tub, Intercom
 Lead Paint: Unknown
 Living Area Disclosures: Unfinished wine cellar in basement.
 Road Type: Public, Paved, Publicly Maint., Cul-De-Sac
 Roof: Asphalt/Fiberglass Shingles
 Sewer and Water: City/Town Water, City/Town Sewer
 Waterfront: No

Workshop: B Granite/Solid Counters
 Den: B --
 Ceiling Fans, Linen
 Closet, Ceramic Tile Floor

Remarks

This custom built 3 level home is set on 1+ acre of beautifully landscaped grounds abutting Hale Res. Luxurious cherry floors, granite kitchen, crown moldings. The master suite, bath & custom closet are exquisite. Private office with separate entrance and glorious walkway to the outdoors. Relax year round in the indoor pool surrounded by giant deck/patio with outstanding views, adjoining exercise & steam room. Full finished lower level has a 2 bdrm suite, granite kitchen, french doors.

Tax Information

Pin #: M:020 B:000 L:170
 Map: Block: Lot:
 Assessment: \$1,416,850
 Taxes: \$17016 Tax Year: 2009
 Book: 13817 Page: 505
 Cert:
 Zoning Code: RES

Listing Information

Directions: 109 to Harding to Wessex to Woodland
 Showing: Sub-Agent: Sub-Agency Relationship Not Offered
 Showing: Buyer-Agent: Call List Agent, Accompanied Showings, Appointment Req'd
 Showing: Facilitator: --
 Special Showing Instructions: Call Jen's cell at 508-523-2331. Notice required.
 Listing Agreement Type: Exclusive Right to Sell
 Firm Remarks: www.195woodlandroad.com
 Listing Office: Century 21 Commonwealth (781) 329-7500 Ext. 703
 Team Member:

Original Price: \$1,249,000
 Sub-Agent Comp.: Not Offered
 Buyer Agent Comp.: 2.5
 Facilitator Comp.: 2.5
 Entry Only: No

Listing Agent: Jennifer E. Donahue (508) 523-2331