



**WESTWOOD BOARD OF APPEALS  
APPLICATION FOR HEARING**

1. Name of Applicant: WB REALTY TRUST
2. Applicant is (check one): Owner  Tenant \_\_\_ Abutter \_\_\_ Purchaser \_\_\_ Other \_\_\_
3. Mailing address of Applicant: 200 STRASSER AVENUE WESTWOOD, MA
4. Telephone - Home: <sup>CELL</sup> 781 492 8603 Business: \_\_\_\_\_
5. E-Mail Address of Applicant: RUTHW22@YANHO.COM
6. Address of Property subject to Hearing: 46 WASHINGTON STREET WESTWOOD
7. Owner of Property: WB REALTY TRUST
8. Mailing Address of Property Owner: 202 STRASSER AVENUE
9. Telephone - Home: <sup>CELL</sup> 781 492 8603 Business: \_\_\_\_\_
10. Deed recorded in: Norfolk County Registry of Deeds: Book # \_\_\_\_\_ Page # D1622-630  
or Land Court Registry: Certificate # \_\_\_\_\_ Book # D1622 Page # 630
11. Property MAP # 16 LOT # 051 DISTRICT \_\_\_\_\_
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:

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

APR 14 2017

RECEIVED



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APPLICATION FOR HEARING**

2017 APR 14 A 10:24

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2. Applicant is (check one): Owner  Tenant  Abutter  Purchaser  TOWN CLERK  
TOWN OF WESTWOOD
3. Mailing address of Applicant: 202 STRASSER AVENUE WESTWOOD, MA
4. Telephone - Home: <sup>CELL</sup> 781 492 8603 Business: \_\_\_\_\_
5. E-Mail Address of Applicant: RUTHWIZZ@YANHO.COM
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*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: 3/30/17  
APPLICANT'S SIGNATURE (or Agent)

Signed: WB REALTY TRUST LLC Date: 4/10/17  
PROPERTY OWNER (if different from applicant)

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.

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

**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	<u>46 WASHINGTON STREET</u>	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.**

<p><b>A. TYPE OF IMPROVEMENT</b></p> <p>1 New Building</p> <p>2 Addition</p> <p>3 Alteration</p> <p>4 Repair, replacement</p> <p>5 Wrecking</p> <p>6 Moving (relocation)</p> <p>7 Foundation only</p> <p>8 Pools, Fences, Towers Tennis Courts, etc.</p>	<p><b>D. PROPOSED USE - For "Wrecking" most recent use</b></p> <table style="width: 100%;"> <tr> <td style="width: 50%;"><b>RESIDENTIAL</b></td> <td style="width: 50%;"><b>NONRESIDENTIAL</b></td> </tr> <tr> <td>13 One Family</td> <td>19 Amusement, recreational</td> </tr> <tr> <td>14 Two or more family - Enter number of units</td> <td>20 Church, other religious</td> </tr> <tr> <td>15 Transient hotel, motel, or dormitory - Enter number of units</td> <td>21 Industrial</td> </tr> <tr> <td>16 Garage</td> <td>22 Parking garage</td> </tr> <tr> <td>17 Carport</td> <td>23 Service station, repair garage</td> </tr> <tr> <td>18 Other - Specify _____</td> <td>24 Hospital, institutional</td> </tr> <tr> <td>_____</td> <td>25 Office, bank, professional</td> </tr> <tr> <td>_____</td> <td>26 Public Utility</td> </tr> <tr> <td>_____</td> <td>27 School, library, other educational</td> </tr> <tr> <td>_____</td> <td>28 Stores, mercantile</td> </tr> <tr> <td>_____</td> <td>29 Tanks, towers</td> </tr> <tr> <td>_____</td> <td>30 Other - Specify _____</td> </tr> </table>	<b>RESIDENTIAL</b>	<b>NONRESIDENTIAL</b>	13 One Family	19 Amusement, recreational	14 Two or more family - Enter number of units	20 Church, other religious	15 Transient hotel, motel, or dormitory - Enter number of units	21 Industrial	16 Garage	22 Parking garage	17 Carport	23 Service station, repair garage	18 Other - Specify _____	24 Hospital, institutional	_____	25 Office, bank, professional	_____	26 Public Utility	_____	27 School, library, other educational	_____	28 Stores, mercantile	_____	29 Tanks, towers	_____	30 Other - Specify _____
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<p><b>B. OWNERSHIP</b></p> <p>9 Private (Individual, Corporation, nonprofit institution, ect.)</p> <p>10 Public (Federal, State or Local Government)</p>	<p><b>E. TYPE OF OCCUPANCY OR USE; NEW HOME, ETC.</b> Briefly outline scope and nature of work to be done.</p> <p style="font-size: 1.2em; text-align: center;"><u>WOULD LIKE TO BUILD A TWO FAMILY HOUSE WITH A GARAGE.</u></p>																										
<p><b>C. COST</b></p> <p>11 Cost of Basic Construction \$ _____</p> <p>To be installed but not included in the above cost</p> <p>a. Electrical \$ _____</p> <p>b. Plumbing _____</p> <p>c. Heating, air conditioning _____</p> <p>d. Other (elevator, etc.) _____</p> <p>12 TOTAL COST OF IMPROVEMENT \$ _____</p>	<div style="text-align: right; font-weight: bold; font-size: 1.2em;">RECEIVED</div> <div style="text-align: center; font-weight: bold; font-size: 1.2em;">APR 12 2017</div> <div style="text-align: right; font-size: 0.8em;">TOWN OF WESTWOOD COMMISSIONER OF BUILDING</div>																										

**III. SELECTED CHARACTERISTICS OF BUILDING** For new buildings and additions, complete Parts E-L; for wrecking, complete only Part J, for all others skip to IV.

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

**IV. TO BE COMPLETED BY ALL APPLICANTS**

USE

<input type="radio"/> CASH	<input checked="" type="radio"/> CHECK	<input type="radio"/> MONEY ORDER	<input type="radio"/> CREDIT CARD
50			

1. Will building be erected on solid or filled land \_\_\_\_\_ If filled land how long ago filled \_\_\_\_\_
2. Will foundation be laid on earth, rock, timber, piles \_\_\_\_\_
3. Foundation material \_\_\_\_\_
4. Roof (flat, pitched) \_\_\_\_\_
5. Roof covering \_\_\_\_\_
6. Will all construction to be performed conform to State and Local Building Codes \_\_\_\_\_
7. Has the applicant complied with the Architectural Access Code \_\_\_\_\_
8. Does this Building or Structure conform to the Zoning Bylaw \_\_\_\_\_
9. Has the applicant complied with the Energy Code \_\_\_\_\_
10. Is this property in the FLOOD PLAIN AREA \_\_\_\_\_

**THIS IS A TRUE STATEMENT SIGNED UNDER PENALTIES OF PERJURY**

**V. IDENTIFICATION - To be completed by all applicants - Complete street and mailing addresses**

NAME	COMPLETE ADDRESS	HOME & BUS. PHONE
Owner or Lessee Ruth W. Sialko	2046 WASHINGTON ST. X	2781492-8603
Builder/ Contractor		
Architect/ Engineer		

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent.

Signature of Applicant 	Address 202 STRASSER AVE.	Application Date 4/12/17
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This permit is approved subject to the provisions of all Federal and State Laws, Rules & Regulations and Con. Com. approval.

Sewer Permit No.
Sanitary Permit No. (Title V)
Highway Dept. Permit
Fire Dept. Permit
Water District Permit
<b>CONTRACTOR LICENSING INFORMATION</b>
Construction Supervisor License No.
Date of Expiration
Home Improvement Contractor No.
Date of Expiration

**COMMENTS - DEPARTMENT USE ONLY**

**BUILDING COMMISSIONER'S DENIAL**  
 REQUIRES SPECIAL PERMITS  
 UNDER SECTION 8.2 +  
 HISTORICAL DEMOLITION REVIEW  
 I have reviewed the applicant's request for a Building Permit and determined that it be forwarded to the Zoning Board of Appeals  
  
 BUILDING COMMISSIONER

4/14/17

**A. I hereby certify under penalty of perjury that I carry Workers' Compensation Insurance Coverage.**

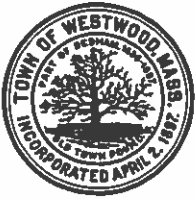
Signature: \_\_\_\_\_

Name of Insurance Company: \_\_\_\_\_

Policy Number: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

**B. I do not carry Workers' Compensation Coverage as I am an unincorporated sole proprietorship with no employees, using other self-employed sub-contractors for all work.**

Signature \_\_\_\_\_



**Town of Westwood**  
Commonwealth of Massachusetts  
**BUILDING DEPARTMENT**

Dear Property Owner:

A building permit application has been submitted for your property. The following is a list that will hopefully make your building project run smoother. Feel free to show this to your contractor so that you are both aware of your responsibilities. If you as the owner have obtained a permit insert the word "you" where it says contractor.

1. If a contractor has obtained the permit you should be aware that they are only your representative and you are ultimately responsible for the job. If you have obtained the permit yourself, you are the general contractor and solely responsible for the scheduling and completion of the project.
2. The building card should be posted on the job clearly visible from the street at all times until the job is completed. It should be kept out of the sun if possible as the printing tends to fade over time when exposed to direct sunlight. The card must be accessible to our inspectors at the time of inspection.
3. You have six months from the time the permit is issued to begin the project. The project must proceed in a timely manner. If you are not completed within six months of commencing you may need an extension of your permit. Please call for more information.
4. A series of inspections will be performed at various stages of the job by inspectors from the Building Dept. The inspections are listed on the front of the building card. We attempt to schedule inspections within 24 hours of the request. However, it may take up to 72 hours. The contractor is responsible for making inspection appointments. Occasionally, the contractor or the subcontractor (electrician, plumber, etc) may be required to be present for the inspection. We will not conduct an inspection of the interior of a project without an adult present. We will not enter an occupied structure through an unlocked door.
5. All inspections required for your particular project must be completed in the appropriate order. Proceeding on the project without inspections can be very costly and delay completion of the job. Do not schedule the next phase until you are sure the completed stage has been inspected and approved. A lack of planning on the part of the contractor does not create an emergency for us.
6. If you have not had final inspections, **your project is not legally complete.** Failure to have the permit signed off can affect your homeowner's insurance coverage and your ability to obtain permits in the future.
7. The Building Dept. is not responsible for contractual disputes between the contractor and the owners.

**"Persons contracting with unregistered contractors do not have access to the guaranty fund (as set forth in MGL c.142A)".**

By signing below, I acknowledge that I have read the information above and received a copy of this letter. This form must be returned to the Building Dept. before your permit is issued.

Homeowner's Signature: ROBIN WISJALCO Date: 4/12/17  
Property Address: 46 WASHINGTON STREET  
WESTWOOD

For Department use only Permit # \_\_\_\_\_ Date issued \_\_\_\_\_

# SCANZILLO CORPORATION

GENERAL CONSTRUCTION & DESIGN

---

Mrs. Ruth Wisialko  
WB Realty Trust, LLC  
202 Washington Street  
Westwood, MA 02090

April 10, 2017

Re: 46 Washington Street, Westwood

Dear Mrs. Wisialko,

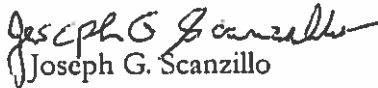
We have inspected the barn at the above noted address and find it is not structurally safe for use or occupancy.

Some of the structural deficiencies noted include: the roof framing system, the wall framing system, connections/tie-ins to roof and walls, and several areas at the flooring's structural support system.

We strongly advise your caution if entering the structure. We also advise that you do not occupy or use this structure.

Please call me if you have any questions on this matter.

Sincerely,

  
Joseph G. Scanzillo  
President  
Scanzillo Corp.

JGS/mw

builders since 1938

[www.scanzillocorp.net](http://www.scanzillocorp.net)

(781) 545-5809

• P.O. Box 890, Scituate, MA 02066  
• [Scanz\\_Corp@comcast.net](mailto:Scanz_Corp@comcast.net)

• (781) 545-8266 FAX