



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

1. **Name of Applicant:** Charles and Lisa Goodman
2. **Applicant is (check one):** Owner  Tenant  Abutter  Purchaser  Other
3. **Mailing address of Applicant:** 39 Buckmaster Road, Westwood, MA 02090
4. **Telephone - Home:** \_\_\_\_\_ **Business:** \_\_\_\_\_
5. **E-Mail Address of Applicant:** \_\_\_\_\_
6. **Address of Property subject to Hearing:** 39 Buckmaster Road, Westwood, MA 02090
7. **Owner of Property:** Charles and Lisa Goodman
8. **Mailing Address of Property Owner:** 39 Buckmaster Road, Westwood, MA 02090
9. **Telephone - Home:** 617-877-6798 **Business:** \_\_\_\_\_
10. **Deed recorded in:** Norfolk County Registry of Deeds: Book # 22028 Page # 70  
or Land Court Registry: Certificate # \_\_\_\_\_ Book # \_\_\_\_\_ Page # \_\_\_\_\_
11. **Property MAP #** 28 **LOT #** 173 **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:

To request a special permit in accordance with Section 4.5.3.2.2, to allow for the construction of an addition to the existing house as detailed in the proposed plot plan and building elevation drawings.  
To request a variance in accordance with section 4.5.3.3, to allow for the rebuilding and expansion of an existing garage.

**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: [Signature] Date: 2/21/2018  
APPLICANT'S SIGNATURE (or Agent)

Signed: [Signature] Date: 2/21/2018  
PROPERTY OWNER (if different from applicant)

<p><b>SCHEDULE OF FILING FEES FOR THE BOARD OF APPEALS</b></p> <p><b>Residential Properties - \$165.00</b></p> <p><b>Business Properties - \$330.00</b></p> <p><b>Comprehensive Permits - \$2530.00</b></p>
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**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.**

OPTIONAL

APPENDIX A – Variance Worksheet

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

- Parcel of Land: \_\_\_\_\_
- Structures: Garage (See attached letter) \_\_\_\_\_

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: See attached letter \_\_\_\_\_

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

- Hardship would be: See attached letter \_\_\_\_\_

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:  
See attached letter \_\_\_\_\_
- Detriment would be:  
None. \_\_\_\_\_
- 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?  
\_\_\_\_\_

***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. See attached letter

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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. See attached letter

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

Yes. See attached letter

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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.

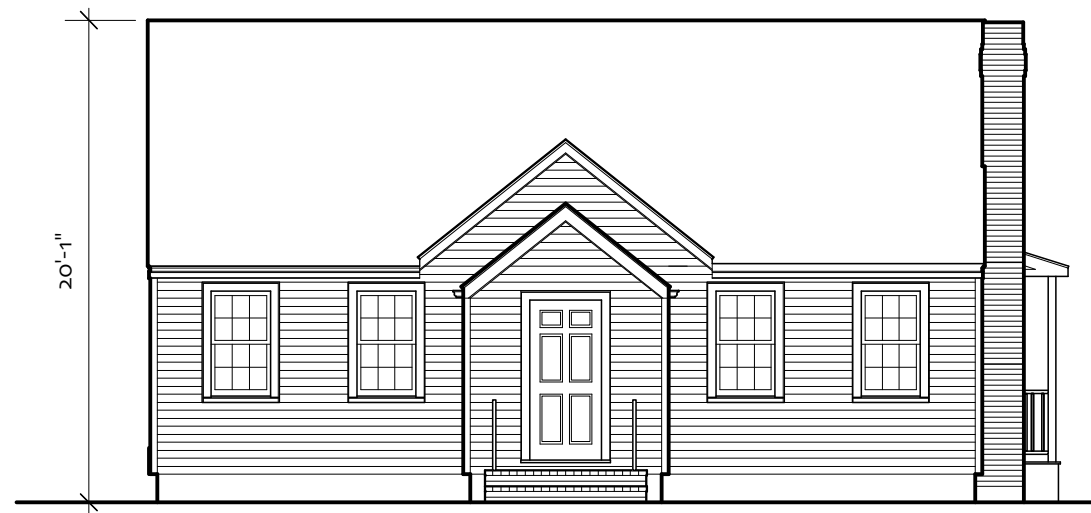
Yes. See attached letter

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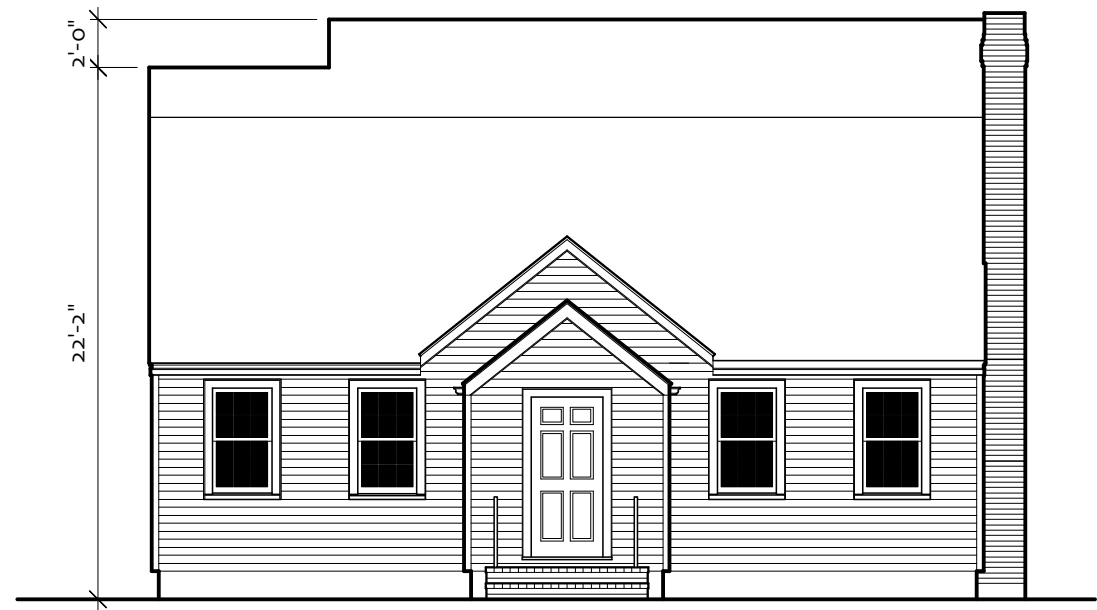
- The proposed structure will not cause undue traffic congestion in the immediate area.

Yes. See attached letter

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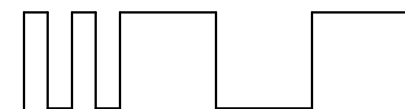


EXISTING WEST ELEVATION - MAIN HOUSE



PROPOSED WEST ELEVATION - MAIN HOUSE

0 4 8 12 16 FT



SCALE: 1/8" = 1'-0"

PROPOSED PLANS AND ELEVATIONS - 39 BUCKMASTER ROAD, WESTWOOD, MA  
20 FEB 2018

**HUTH**  
ARCHITECTS  
313 Washington Street  
Suite 212  
Newton, Massachusetts  
02458  
617.965.4601

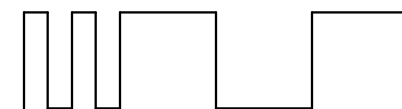


EXISTING SOUTH ELEVATION - MAIN HOUSE



PROPOSED SOUTH ELEVATION - MAIN HOUSE

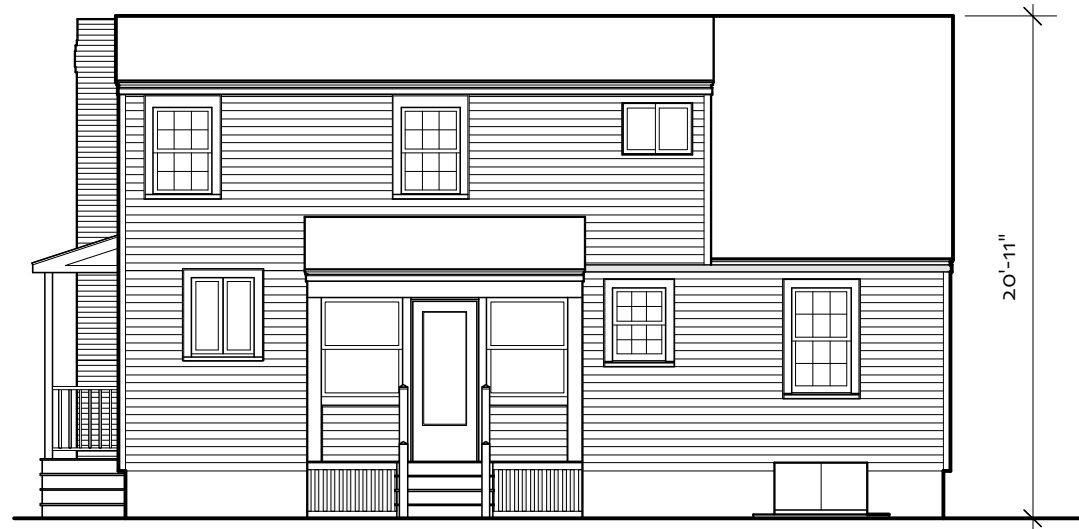
0 4 8 12 16 FT



SCALE: 1/8" = 1'-0"

PROPOSED PLANS AND ELEVATIONS - 39 BUCKMASTER ROAD, WESTWOOD, MA  
20 FEB 2018

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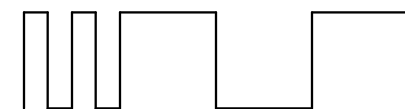


EXISTING EAST ELEVATION - MAIN HOUSE



PROPOSED EAST ELEVATION - MAIN HOUSE

0 4 8 12 16 FT



SCALE: 1/8" = 1'-0"

PROPOSED PLANS AND ELEVATIONS - 39 BUCKMASTER ROAD, WESTWOOD, MA  
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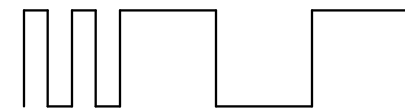


EXISTING NORTH ELEVATION - MAIN HOUSE



PROPOSED NORTH ELEVATION - MAIN HOUSE

0 4 8 12 16 FT

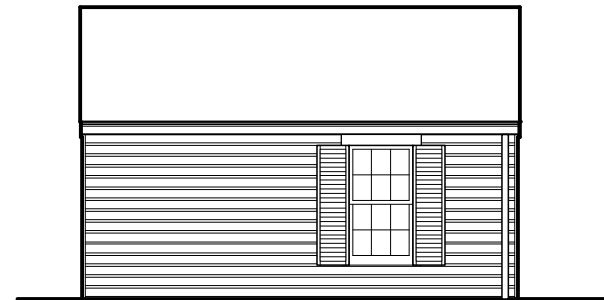


SCALE: 1/8" = 1'-0"

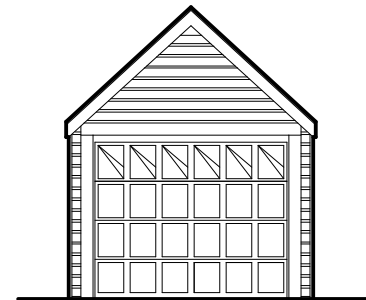
PROPOSED PLANS AND ELEVATIONS - 39 BUCKMASTER ROAD, WESTWOOD, MA  
20 FEB 2018

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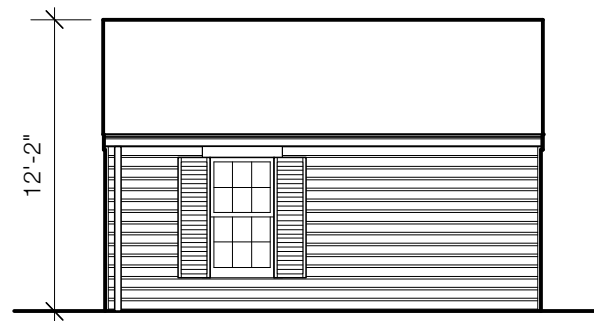




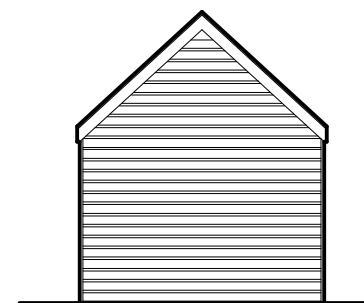
EXISTING GARAGE SIDE (SOUTH) ELEVATION



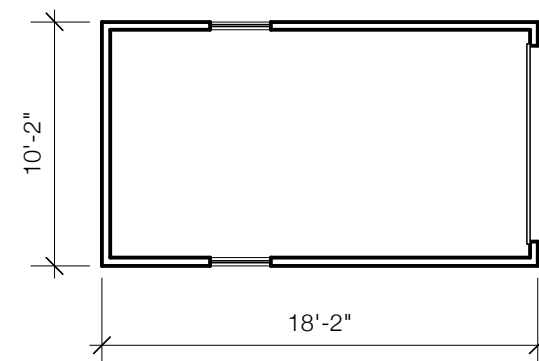
EXISTING GARAGE FRONT (WEST) ELEVATION



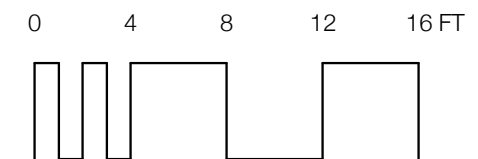
EXISTING GARAGE SIDE (NORTH) ELEVATION



EXISTING GARAGE REAR (EAST) ELEVATION

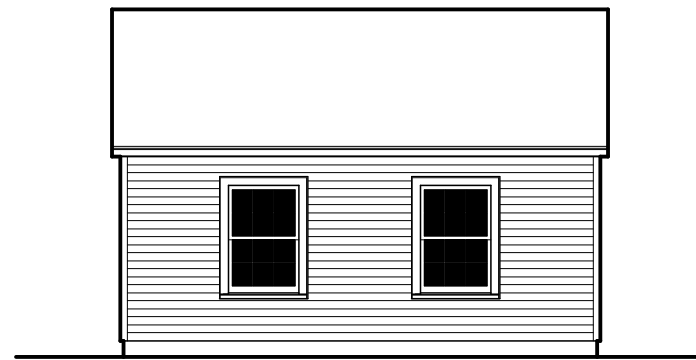


EXISTING GARAGE PLAN

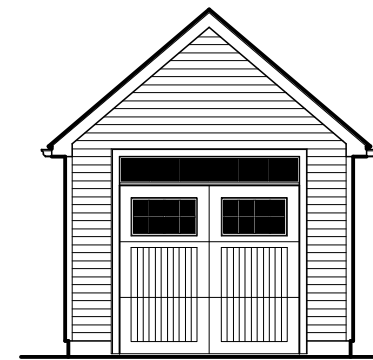


SCALE: 1/8" = 1'-0"

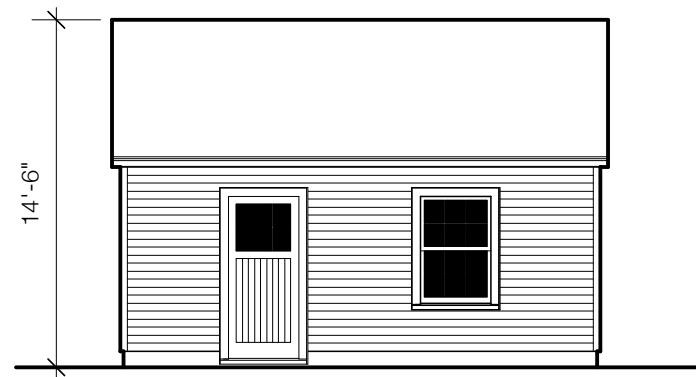
PROPOSED PLANS AND ELEVATIONS - 39 BUCKMASTER ROAD, WESTWOOD, MA  
20 FEB 2018



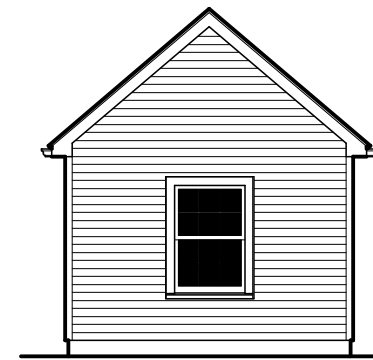
PROPOSED GARAGE SIDE (SOUTH) ELEVATION



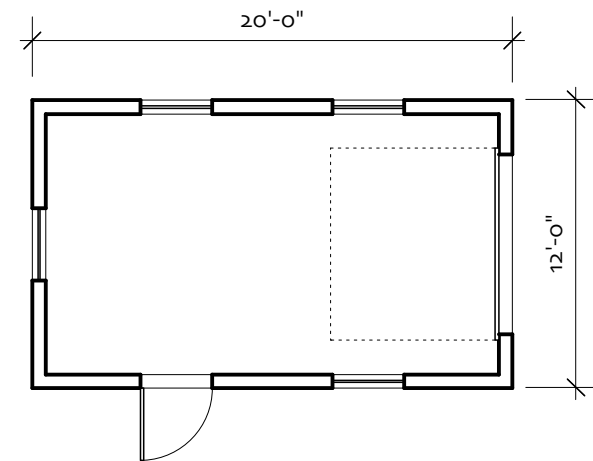
PROPOSED GARAGE FRONT (WEST) ELEVATION



PROPOSED GARAGE SIDE (NORTH) ELEVATION

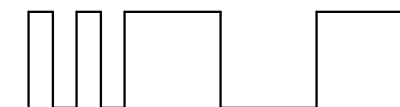


PROPOSED GARAGE REAR (EAST) ELEVATION



PROPOSED GARAGE PLAN

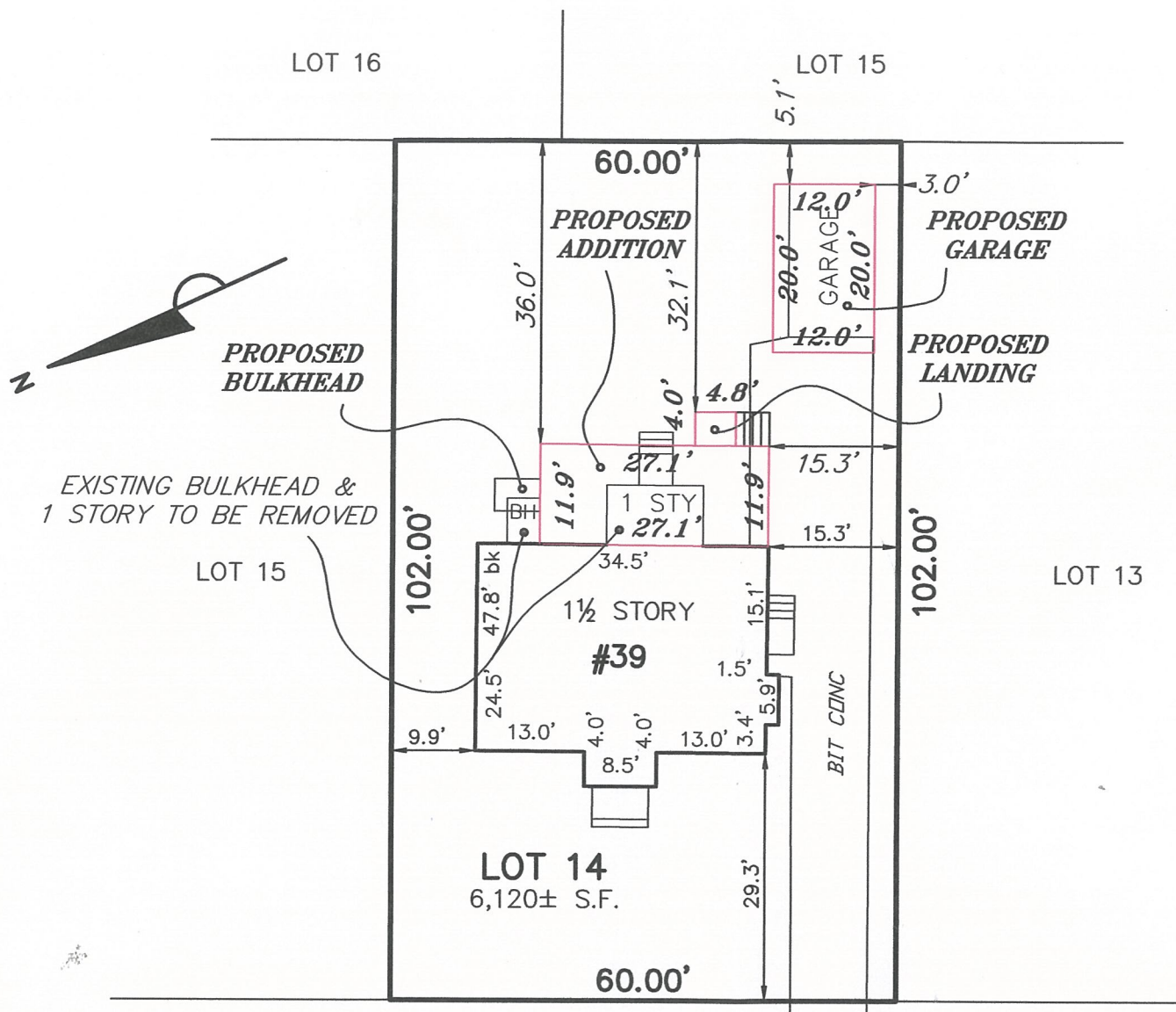
0 4 8 12 16 FT



SCALE: 1/8" = 1'-0"

PROPOSED PLANS AND ELEVATIONS - 39 BUCKMASTER ROAD, WESTWOOD, MA  
20 FEB 2018

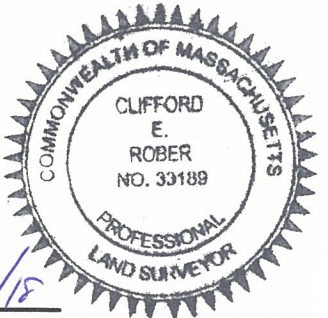
ARCHITECTS  
313 Washington Street  
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**LOCATION INFORMATION**  
 MAP 28 LOT 173  
 ZONE - SRC  
 MINIMUM FRONT SETBACK - 40  
 MINIMUM SIDE SETBACK - 20  
 MINIMUM REAR SETBACK - 30  
 MAXIMUM BUILDING COVERAGE - 25%  
 MAXIMUM IMPERVIOUS SURFACE - 50%

PROPOSED BUILDING COVERAGE = 24.4%  
 PROPOSED IMPERVIOUS SURFACE = 38.3%

I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.



*Clifford E. Rober* 2/7/18  
**CLIFFORD E. ROBER, PLS**      **DATE**

THIS PLAN MAY HAVE BEEN ALTERED IF THE SIGNATURE IS NOT SIGNED IN BLUE.

OWNER: CHARLES & LISA GOODMAN

**PROPOSED PLOT PLAN**  
**#39 BUCKMASTER ROAD**  
 IN  
**WESTWOOD, MA**  
 (MIDDLESEX COUNTY)

SCALE: 1" = 20'      DATE: 2/7/2018



**ROBER SURVEY**  
 1072A MASSACHUSETTS AVENUE  
 ARLINGTON, MA 02476  
 (781) 648-5533  
 3702PP1.DWG

Print Screens showing permit#, Address, and Denial of Permit for Zoning issues as noted by the building commissioner.

This screenshot shows the user profile for Charles & Lisa Goodman and a table of records. The profile includes contact information: phone number 617-877-6798, email lwgoods@comcast.net, and address 39 Buckmaster Rd, Westwood, MA 02090. The records table lists one active record with the following details:

#	Type	Location	Date Created	Renewal Status
31304	*Building Permit - Residential (1 or 2 Family) Projects	39 BUCKMASTER RD, WESTWOOD, MA 02090	Feb. 15, 2018	

This screenshot shows the detailed view of permit 31304, titled '\*Building Permit - Residential (1 or 2 Family) Projects - RESIDENTIAL - ADDITIONS'. The timeline on the left shows the following events:

- Submission received: Feb 15, 2018 at 6:53am
- Permit Fee Deposit: Paid Feb 15, 2018 at 9:08am
- Application Completeness Review: Completed Feb 15, 2018 at 9:09am
- Building Department Review: Rejected Feb 15, 2018 at 4:17pm**
- Conservation Review: In Progress
- DPW/Highway Department Review: In Progress
- Sewer/Engineering Plan Review: In Progress
- Zoning Review: In Progress
- Building Department Review Post Zoning: In Progress

The main review section shows a message from Joe (JD) dated Feb 15th 2018, 2:55pm: "I need before and after elevations of the house and garage". A response from Charles & Lisa Goodman (LW) dated Feb 15th 2018, 3:48pm explains that the elevations were submitted with a binder for the garage, which is to be demolished. A subsequent message from Joe (JD) dated Feb 15th 2018, 4:17pm states: "ADDITION TO HOUSE REQUIRES A SPECIAL PERMIT UNDER SECTION 4.5.3.2. THE CONSTRUCTION OF A NEW GARAGE REQUIRES A VARIANCE UNDER SECTION 4.5.3.3".

February 20, 2018

Ms. Sarah Bouchard, Housing and Zoning Agent  
Zoning Board of Appeals  
Town of Westwood, MA  
50 Carby Street  
Westwood, MA 02090

Re: Addition and Garage (39 Buckmaster Road, Westwood, MA 02090)

Dear Ms. Bouchard and Members of the Zoning Board of Appeals:

As noted in our application we are seeking a special permit for an addition to the back of our home, and a variance to rebuild the existing garage.

*Special Permit Considerations (As noted in Appendix B)*

- **The structure is in the harmony with the general purpose and intent of the bylaw.**  
Yes. The addition is in harmony with the general purpose and intent of the bylaw and is consistent with the underlying zoning district; which consists largely of single family residential homes.
- **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. The addition is located on the back of the house and has been designed to preserve the cape style look of the house, which is consistent with the neighborhood.
- **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.**  
Yes. The addition will not affect the adjoining zoning districts, or the neighboring properties for any of the listed nuisances. We have shared the details of the proposed project with our direct abutters; and they have provided letters of support for the project.
- **The proposed structure will not cause undue traffic congestion in the immediate area.**  
Yes. The addition will not add additional parking or affect the street or traffic congestion in any way.

*Variance Considerations (As noted in Appendix A)*

The structure for which we are seeking a variance is an existing "one-car" garage located as shown on the existing plot plan. To facilitate its use, the garage is connected to the street with an existing long paved driveway that extends up the right side of the house as indicated. The garage is in poor condition, undersized for modern vehicles, and is beyond basic maintenance, and must either be rebuilt or demolished. Due to the small size of our lot, specifically in regard to the lot width and lot area (which are significantly under the requirements of the zoning district,) position of the existing house and the current zoning setback requirements, a literal enforcement of the provisions of the bylaw would create

a substantial hardship. To comply with the current zoning side and rear yard setback requirements, the garage would need to be relocated into the center of our backyard and would require significant alterations to the driveway; depriving us of the use and enjoyment of our backyard.

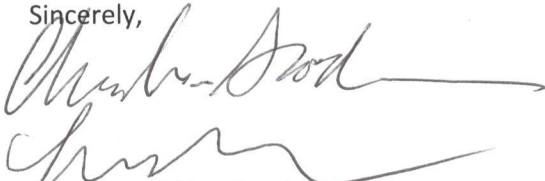
Additionally, loss of the garage would result in a reduction of our property's value.

To remedy this situation we are proposing to re-build the garage, in its existing location as indicated on the plot plan. On the advice of our architects, we are proposing a modest increase in the size of the garage to the minimum recommended size for a one-car garage. We believe this is the minimum appropriate remedy to allow us the use of the garage as it was originally intended, without detriment to the public good.

We believe the proposed addition and garage as developed in conjunction with Huth Architects is a well-conceived Project, which complies with the Town of Westwood Zoning Bylaws, and we trust that the Zoning Board of Appeals will find the application worthy of approval. We look forward to discussing the project and will be available to answer any questions or address any comments at the next scheduled Zoning Board public hearing.

In the meantime, if you have any questions or require any additional information, please contact Lisa Goodman at 617-877-6798 or Charles Goodman at 617-939-6522, or by email at [lwgood@comcast.net](mailto:lwgood@comcast.net)

Sincerely,

Handwritten signatures of Charles and Lisa Goodman. The top signature is in cursive and appears to be 'Charles Goodman'. The bottom signature is also in cursive and appears to be 'Lisa Goodman'.

Charles and Lisa Goodman  
Current Owners of Record  
39 Buckmaster Road, Westwood, MA 02090

2/15/2018

Zoning Board of Appeals  
50 Carby Street  
Westwood, MA 02090

Dear Members,

We are writing you to inform you that we will be unable to attend the upcoming Public Meeting of the Zoning Board of Appeals.

We live at 50 Circuit Road. As direct abutters to the said property, we would like to state our support in granting Charles & Lisa Goodman the necessary zoning relief for their proposed addition and garage.

Please read this letter into the record, to make those in attendance and our neighbors aware of our support of the special permit request.

Thank You,

*Sincerely,*

*Marcia Howard*

2/15/2018

Zoning Board of Appeals  
50 Carby Street  
Westwood, MA 02090

Dear Members,

We are writing you to inform you that we will be unable to attend the upcoming Public Meeting of the Zoning Board of Appeals.

We live at 43 Buckmaster Road. As direct abutters to the said property, we would like to state our support in granting Charles & Lisa Goodman the necessary zoning relief for their proposed addition and garage.

Please read this letter into the record, to make those in attendance and our neighbors aware of our support of the special permit request.

Thank You,

A handwritten signature in cursive script that reads "Mary McCarthy". The signature is written in dark ink and is positioned below the typed text "Thank You,".



2/15/2018

Zoning Board of Appeals  
50 Carby Street  
Westwood, MA 02090

Dear Members,

We are writing you to inform you that we will be unable to attend the upcoming Public Meeting of the Zoning Board of Appeals.

We live at 37 Buckmaster Road. As direct abutters to the said property, we would like to state our support in granting Charles & Lisa Goodman the necessary zoning relief for their proposed addition and garage.

Please read this letter into the record, to make those in attendance and our neighbors aware of our support of the special permit request.

Thank You,

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.