



ZONING BOARD OF APPEALS  
WHATELY, MASSACHUSETTS

TOWN OF WHATELY 04/11/2013  
TOWN CLERK

2020 JUL -6 PM 6:04

APPLICATION FOR VARIANCE, SPECIAL PERMIT, OR APPEAL

To: Town Clerk  
Whately, Massachusetts

Application fees: Residential/Agricultural Use: \$175  
Commercial/Industrial Use: \$225

Review and/or legal fees can and will be assessed for the Zoning Board of Appeals to evaluate the project at the sole and absolute discretion of the Zoning Board of Appeals.

Pursuant to the provisions of Chapter 40A of the General Laws of the Commonwealth of Massachusetts and the Zoning By-Laws of the Town of Whately, application is hereby made to the Zoning Board of Appeals for:

(check one) \_\_\_\_\_ Variance  Special Permit \_\_\_\_\_ Appeal

to do the following:

We are proposing a 527SF detached accessory apartment for the homeowner's brother to live in. The brother has a traumatic brain injury, needs care and currently lives in a spare bedroom in the primary home. A larger, 2-bedroom accessory apartment was approved by this board in 2018.

We are now proposing a detached accessory apartment in the rear yard because we believe it the best way to preserve the single family character of the home. We explored expanding the primary house towards the site lot lines, but the additional length and entrance door would make the house out of proportion relative to other homes in the neighborhood and look like a duplex.

Additionally, we decided NOT to pull a permit to build a "pool house" with a full bathroom, but without cooking facility in order to seek approval through the right channels for the true intended use.

on premises located at 148 Westbrook St, Whately Ma 01093 RA-1  
(street address) (Zone, if-known)  
04 0 11-2  
(Map and Parcel No.)

Owned by Enace Lococo of 148 Westbrook St, Whately Ma 01093  
(name of owner) (address of owner)

Signature of applicant:

Name of applicant: Backyard ADUs  
(print or type)

Mailing address of applicant: 17 Spring St, Easthampton, MA 01027

Telephone Number of applicant: 7819990773

The Petitioner must list all owners' names and current addresses of property abutting the premises, and the owners' names and current addresses of land immediately adjoining the land of the Abutters (within 300 feet). Also, the names and current addresses of the owners of land across all highways.

(PLEASE USE A SEPARATE PIECE OF PAPER FOR ADDITIONAL ROOM) SEE BACK- SIDE

INSTRUCTIONS FOR PETITIONERS FILING TO APPEAR BEFORE THE ZONING BOARD OF APPEALS

1. Familiarize yourself with sections of the Zoning By-Law pertinent to your petition. You may represent yourself or have someone represent you.
2. One copy of the application with the correct fee: \$175 for Residential/Agricultural Use; \$225 for Commercial/Industrial Use is to be given to the Town Clerk. Each petitioner is urged to discuss the application with the Building Commissioner first. At that time the Building Commissioner may inform the petitioner of the requirement that all plans must have the stamp of the registered engineer or surveyor (this may be waived).
3. Be informed that review fees and/or legal fees can and will be assessed for the Zoning Board of Appeals to evaluate the project, at the sole and absolute discretion of the Zoning Board of Appeals.
4. The Petitioner must list all owners' names and current addresses of property abutting the premises, and the owners' names and current addresses of land immediately adjoining the land of the Abutters (within 300 feet). Also, the names and current addresses of the owners of land across all highways.
5. If the petition is an appeal from a decision of the Building Commissioner, the Board of Selectmen or any other permit granting authority, such appeal to the Zoning Board of Appeals shall be taken within 30'days from the date of the order or decision that is being appealed.
6. To be granted a variance, a Petitioner must establish that special conditions exist affecting the parcel of land or building, that literal enforcement of the Zoning By-Law would involve substantial hardship, financial or otherwise, and that the variance may be granted without detriment to the public good and without nullifying or substantially derogating from the intent of the By-Law. Be prepared to present this data at the public hearing. It is strongly suggested that this data be prepared in writing and submitted to the Board at the hearing. It is emphasized that all of the foregoing requirements must be satisfied before the Board of Appeals is authorized under the laws of the Commonwealth to grant a variance.

In order to expedite consideration of your petition, include all factors that may be relevant to the question of hardship, financial or otherwise, including, but not limited to, purchase price, when purchased, mortgage indebtedness, expenses of maintenance and upkeep, income, taxes, etc. The Petitioner should present all facts indicating why a hardship exists and how it may be overcome by the granting of the variance.

7. If your petition before the Zoning Board of Appeals requests a Special Permit rather than a Variance, be prepared to present data that tends to indicate that the public convenience and welfare will be substantially served by granting the petition requested; that the petition requested will not tend to impair the status of the neighborhood; that the permission requested will be in harmony with the general purposes and intent of the regulations in the Zoning By-Laws. You should also include in your application any copies of existing Special Permits for the parcel of which you have knowledge.

ZONING BOARD OF APPEALS  
TOWN OF WHATELY

Copies of the Zoning By-Laws are available at the Town Clerk's office for a small fee. The petition must be filed with the Town Clerk together with the filing fee. It is the petitioner's responsibility to get a receipted copy of the petition to the Zoning Board of Appeals, either by mail or in person.



# 300 foot Abutters List Report

Whately, MA  
June 05, 2020

## Subject Property:

Parcel Number: 04-0-11-2  
CAMA Number: 04-0-11-2  
Property Address: 148 WESTBROOK RD

Mailing Address: LOCOCO ENACE J JR  
46 TRUMBULL RD  
NORTHAMPTON, MA 01060

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## Abutters:

Parcel Number: 04-0-08  
CAMA Number: 04-0-08  
Property Address: S/S WESTBROOK RD

Mailing Address: BARTLETT ROBERT T JR  
PO BOX 327  
N HATFIELD, MA 01066

Parcel Number: 04-0-10-2  
CAMA Number: 04-0-10-2  
Property Address: 147 WESTBROOK RD

Mailing Address: ARCHBALD MICHAEL MONSERRAT  
PO BOX 267  
WHATELY, MA 01093

Parcel Number: 04-0-10-3  
CAMA Number: 04-0-10-3  
Property Address: N/S WESTBROOK RD

Mailing Address: ARCHBALD MICHAEL MONSERRAT  
PO BOX 267  
WHATELY, MA 01093

Parcel Number: 04-0-10-4  
CAMA Number: 04-0-10-4  
Property Address: 143 WESTBROOK RD

Mailing Address: PATTEN MONIQUE D WESLEY G  
PATTEN  
143 WESTBROOK RD  
S DEERFIELD, MA 01373

Parcel Number: 04-0-10-5  
CAMA Number: 04-0-10-5  
Property Address: 141 WESTBROOK RD

Mailing Address: HALLA ROBERT M BETH A  
141 WESTBROOK RD  
S DEERFIELD, MA 01373

Parcel Number: 04-0-10-6  
CAMA Number: 04-0-10-6  
Property Address: 139 WESTBROOK RD

Mailing Address: BARTLETT MICHAEL R  
PO BOX 174  
N HATFIELD, MA 01066

Parcel Number: 04-0-11  
CAMA Number: 04-0-11  
Property Address: 144 WESTBROOK RD

Mailing Address: LATKA HEATHER  
144 WESTBROOK RD  
S DEERFIELD, MA 01373

Parcel Number: 04-0-11-1  
CAMA Number: 04-0-11-1  
Property Address: 152 WESTBROOK RD

Mailing Address: FORTUNE NATHANAEL A JOYCE E  
PALMER-FORTUNE  
152 WESTBROOK RD  
S DEERFIELD, MA 01373

Parcel Number: 05-0-06  
CAMA Number: 05-0-06  
Property Address: S/S WESTBROOK RD

Mailing Address: BARTLETT JOAN E  
PO BOX 327  
N HATFIELD, MA 01066

Parcel Number: 05-0-07  
CAMA Number: 05-0-07  
Property Address: S/S WESTBROOK RD

Mailing Address: LIVELY KATARZYNA  
155 WESTBROOK RD  
S DEERFIELD, MA 01373



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

6/5/2020

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# 300 foot Abutters List Report

Whately, MA

June 05, 2020

Parcel Number: 05-0-08  
CAMA Number: 05-0-08  
Property Address: 155 WESTBROOK RD

Mailing Address: LIVELY KATARZYNA M  
155 WESTBROOK RD  
S DEERFIELD, MA 01373

Parcel Number: 05-0-09-2  
CAMA Number: 05-0-09-2  
Property Address: 165 WESTBROOK RD

Mailing Address: TALBOT RONALD J & CAROL A  
PO BOX 38  
WHATELY, MA 01093

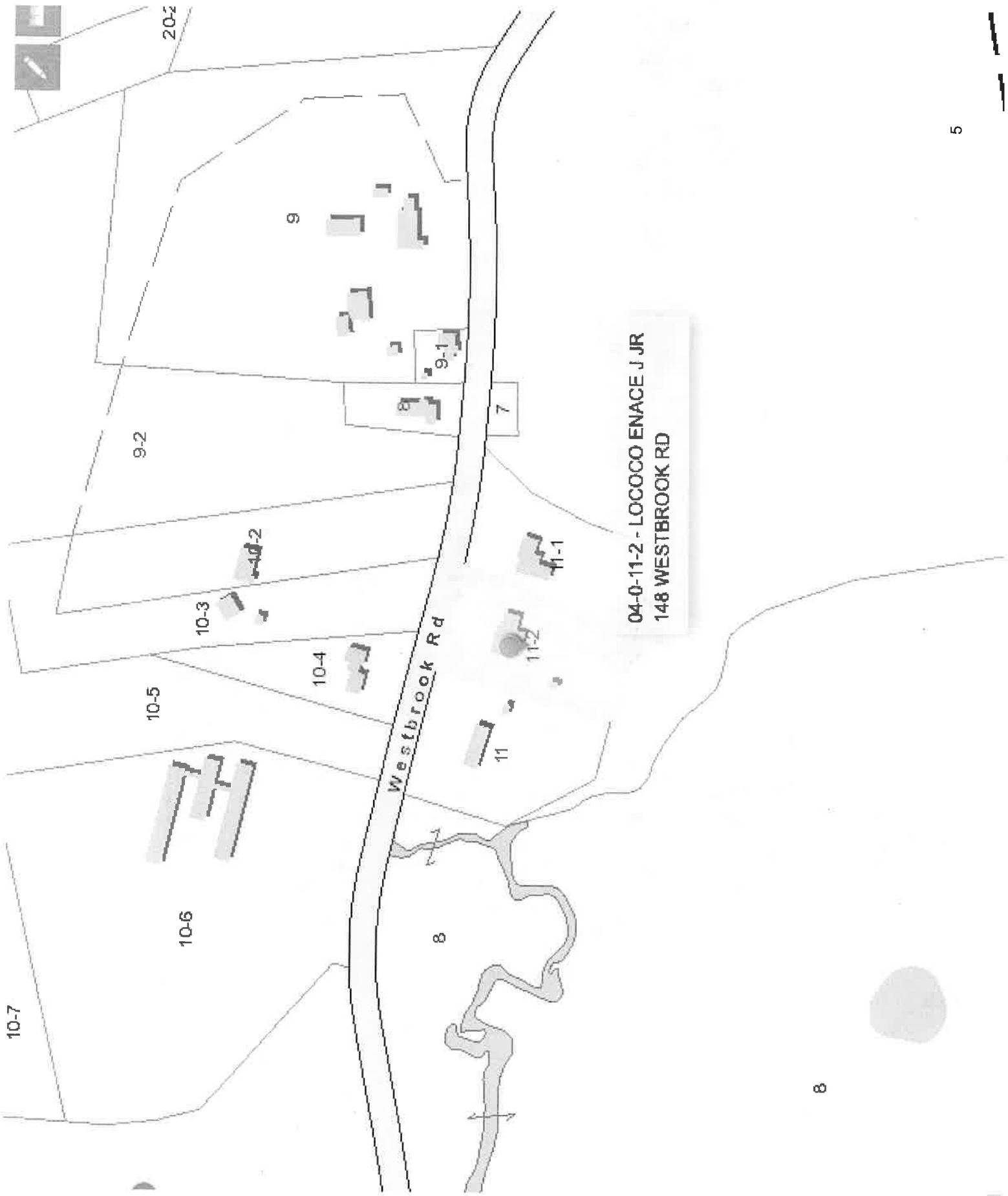


[www.cai-tech.com](http://www.cai-tech.com)

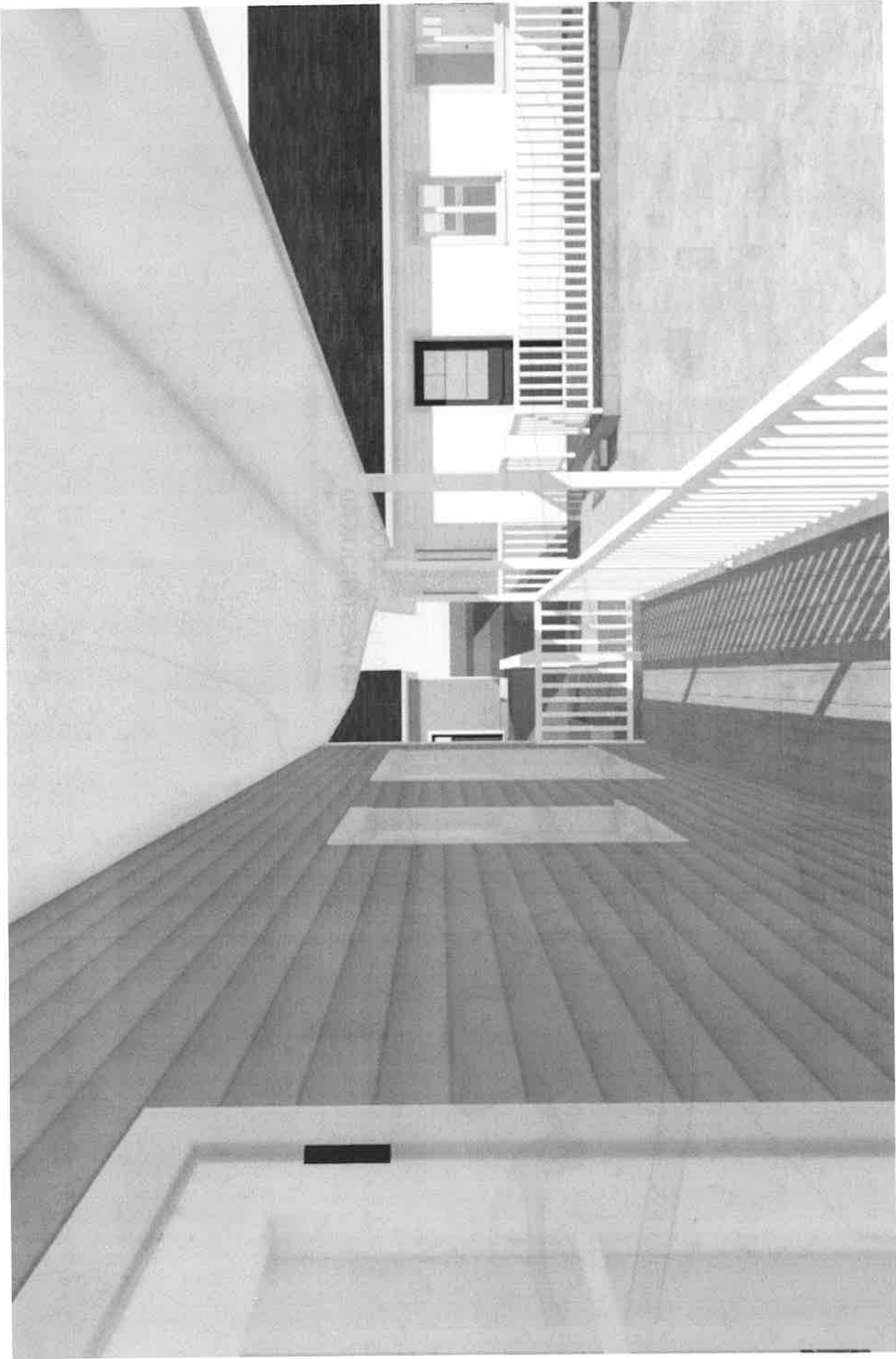
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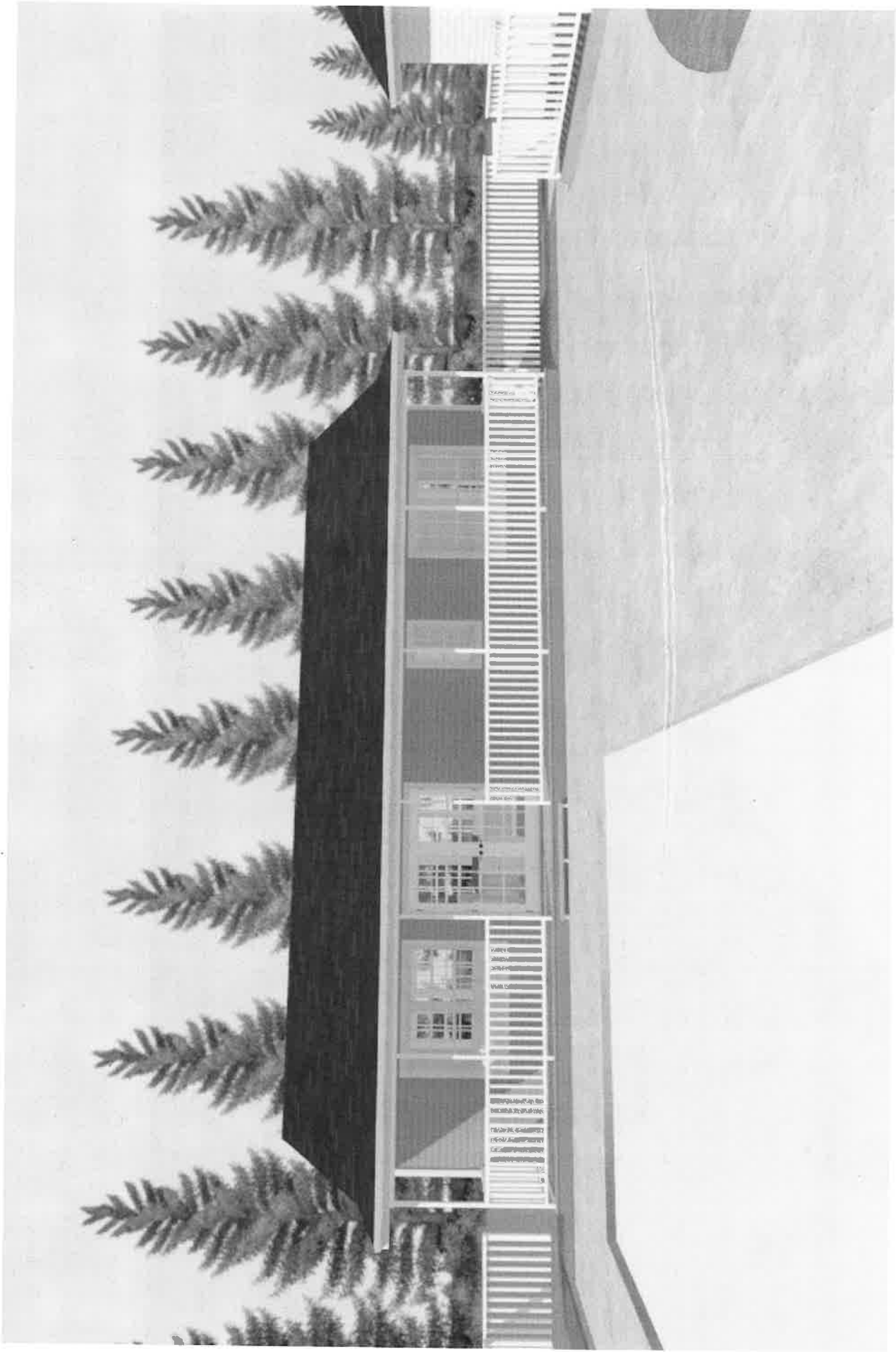
6/5/2020

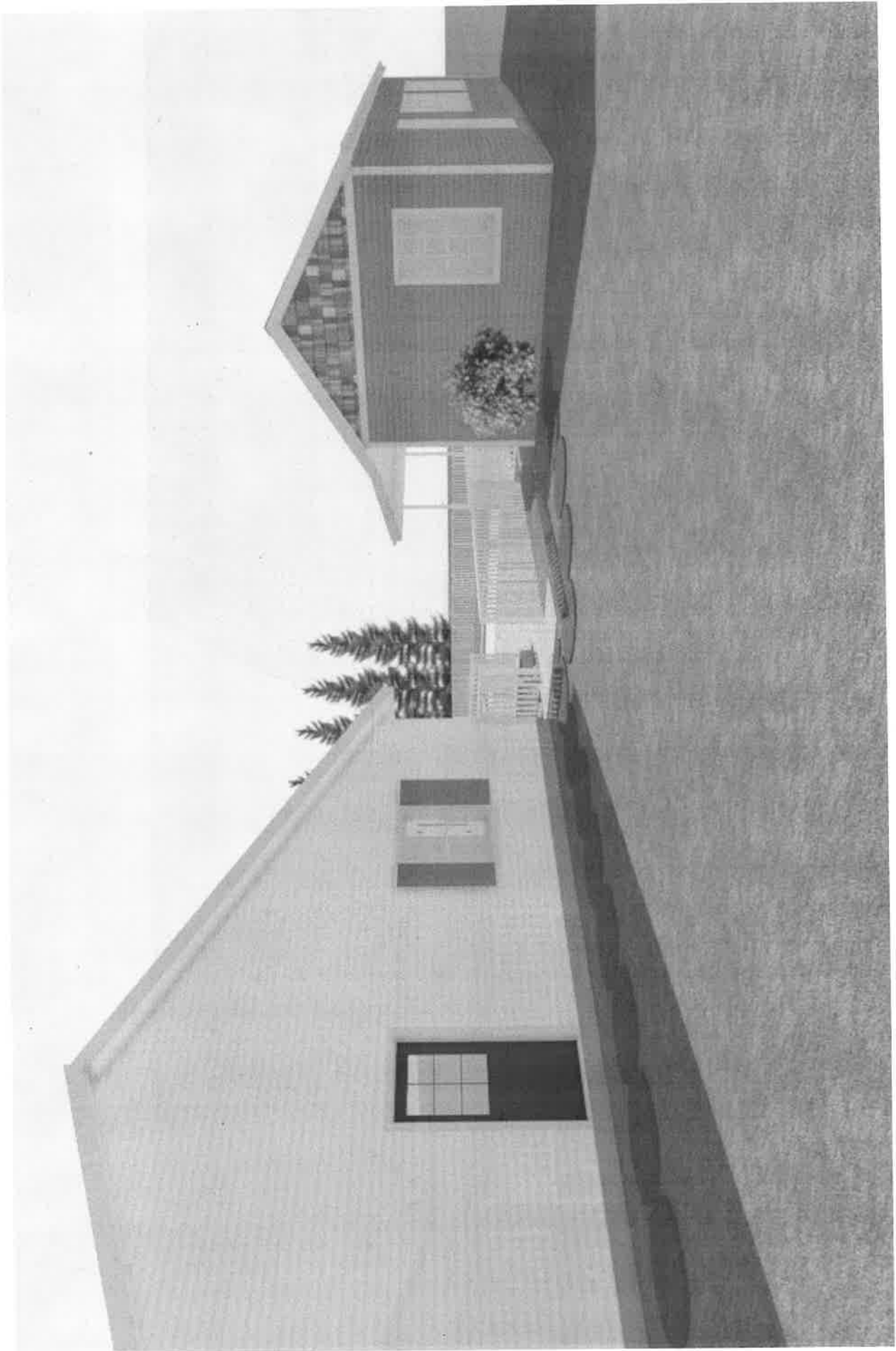
Page 2 of 2



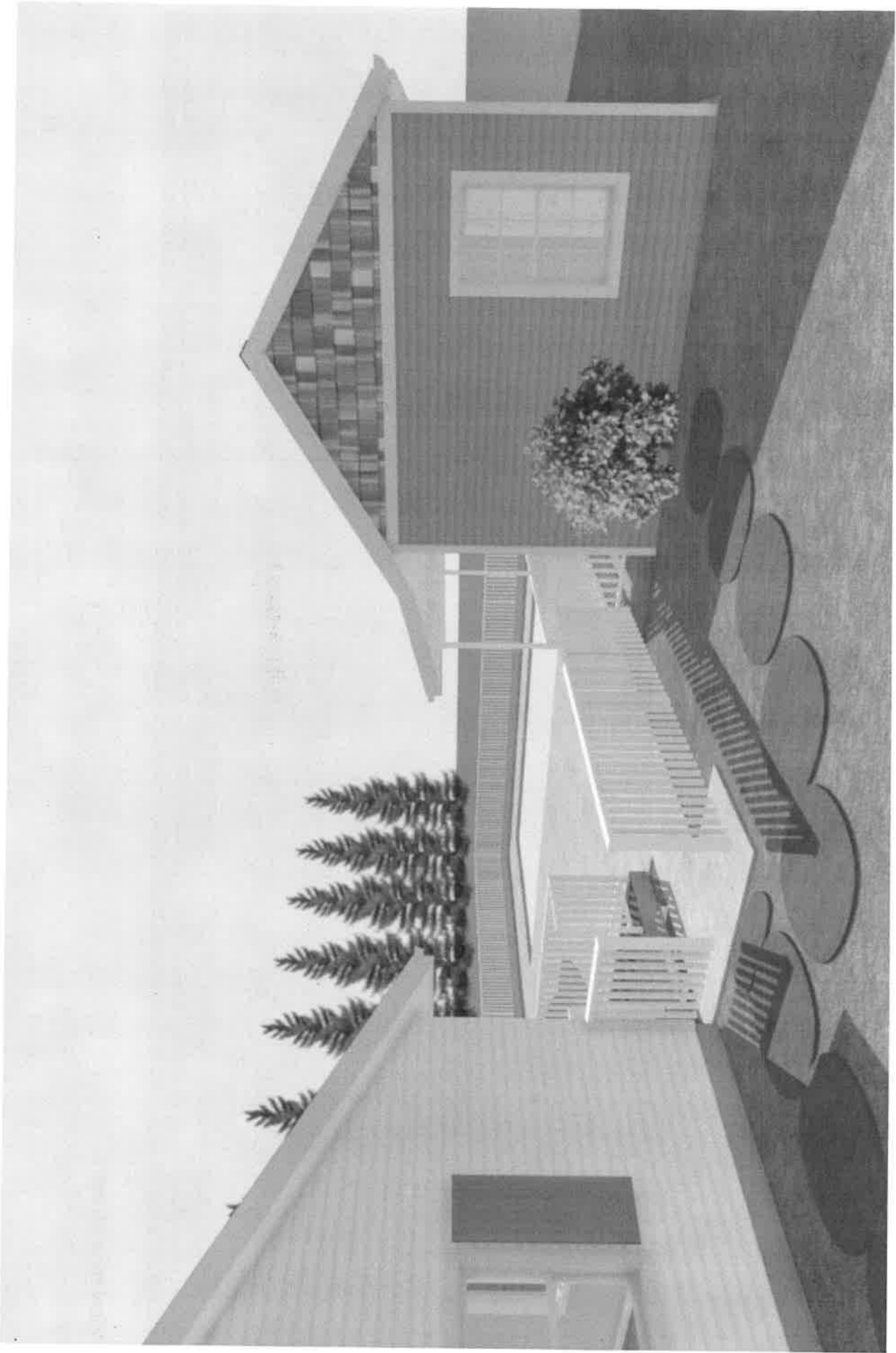
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148 WESTBROOK RD

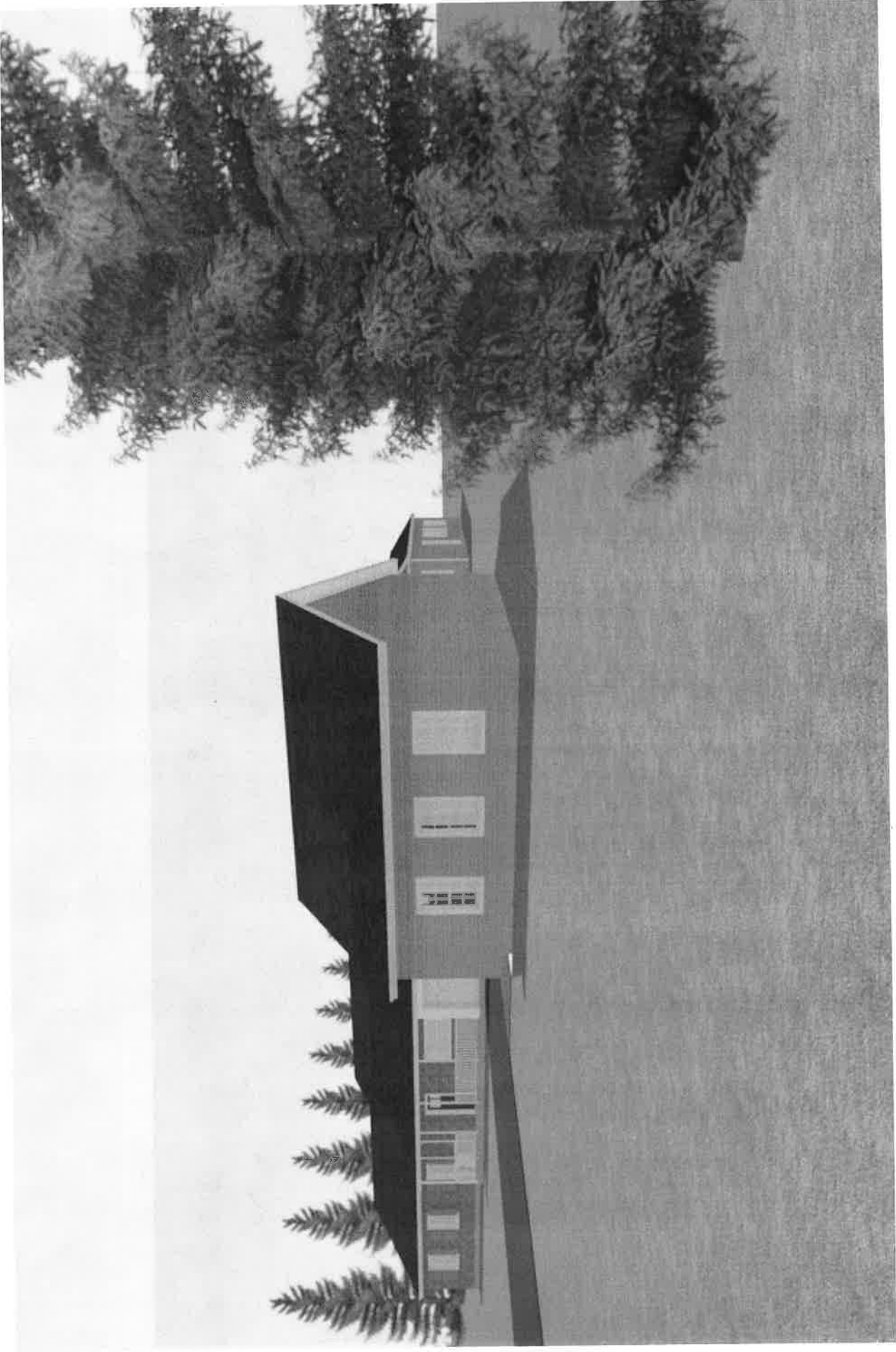




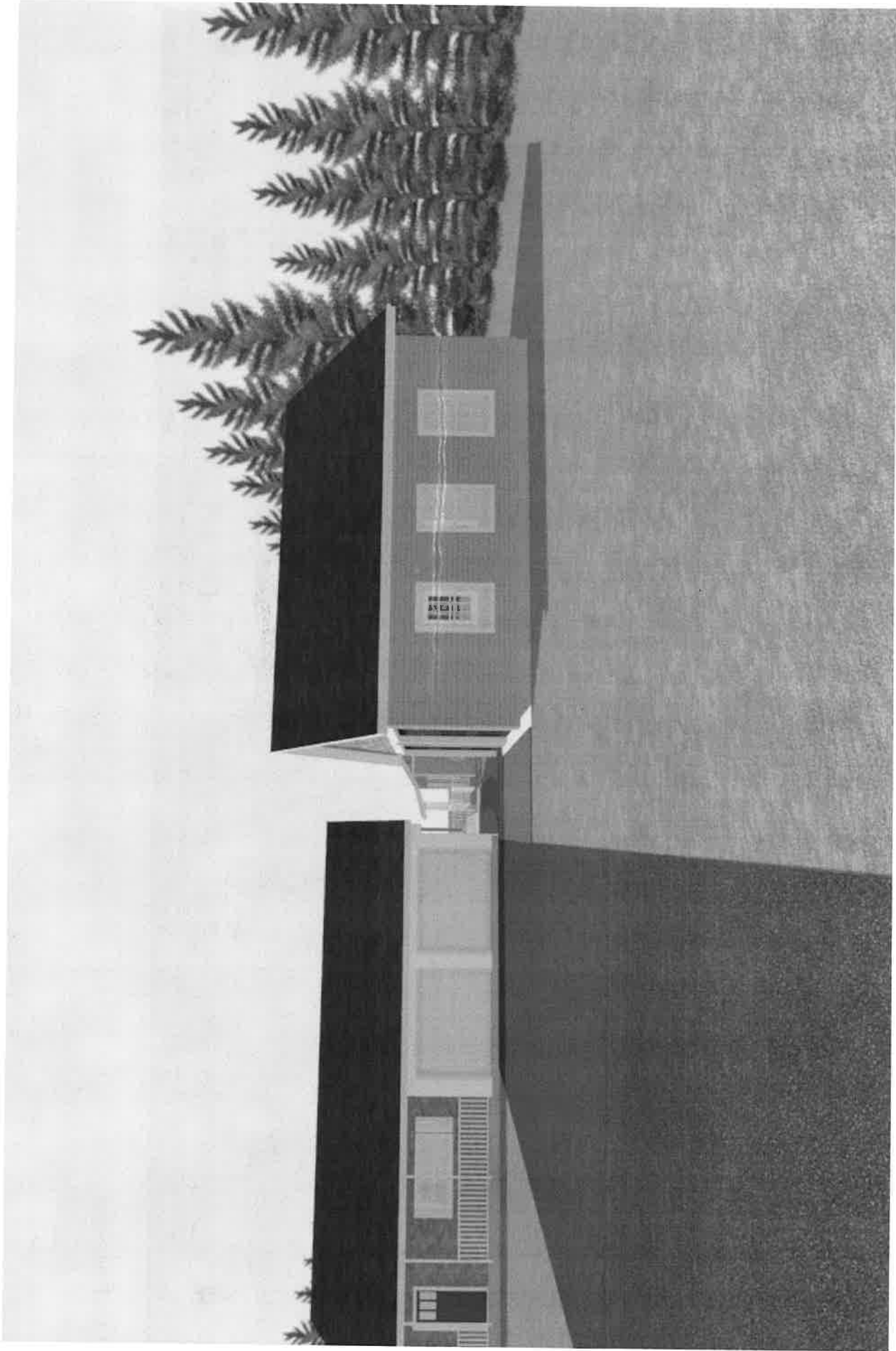




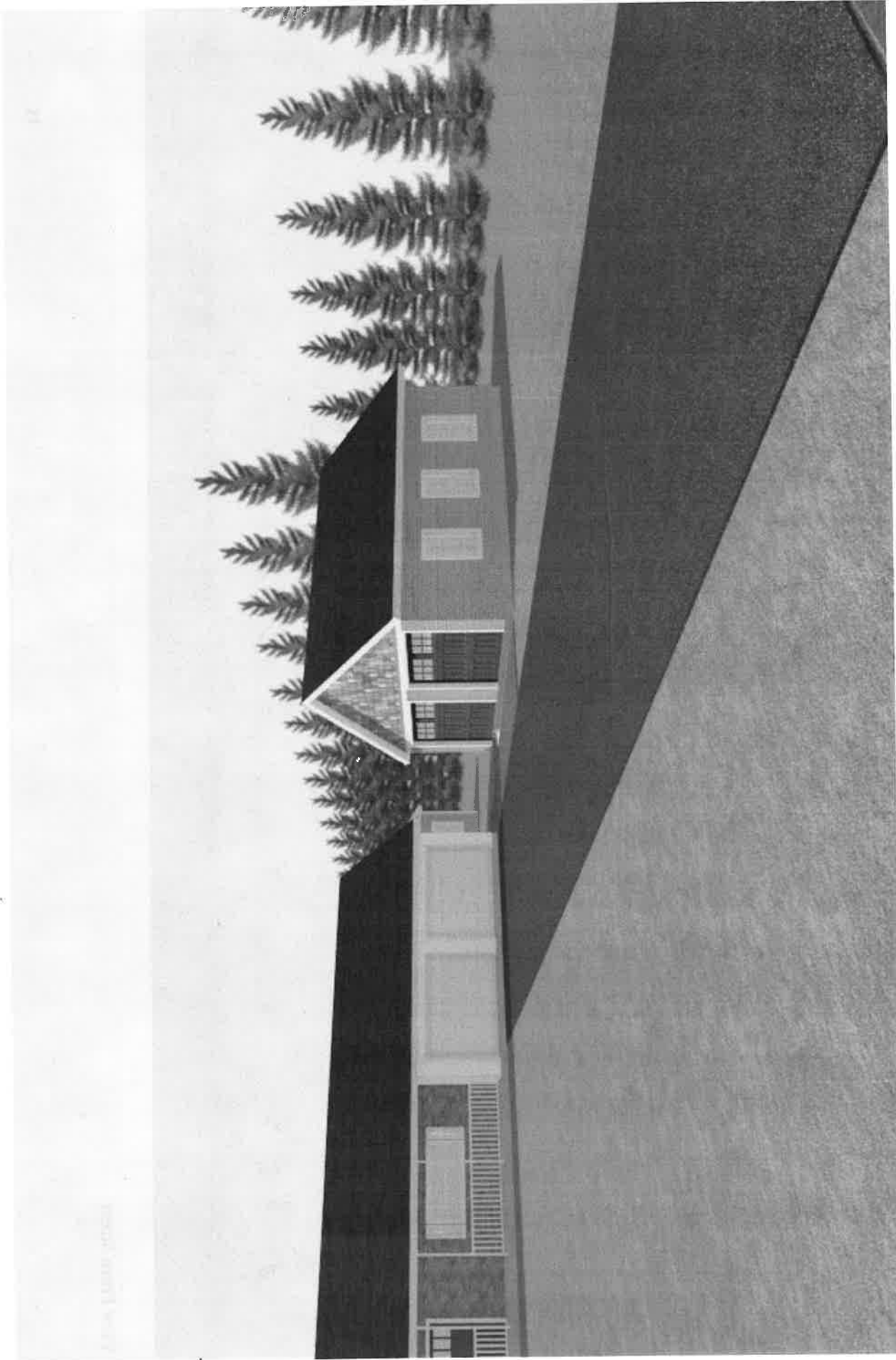




View from street



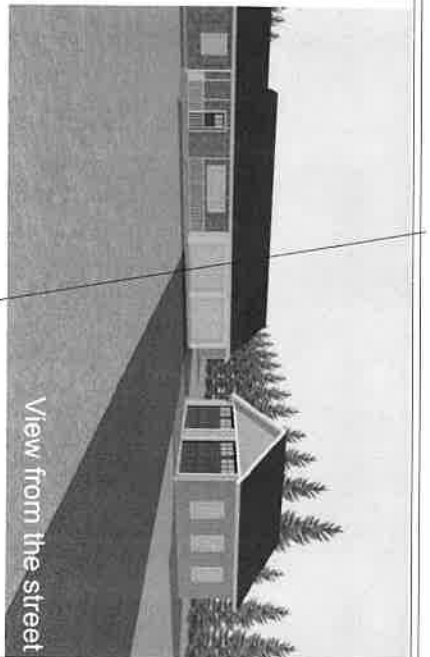
View From Street



View From Street

Zoning District: RA-1  
 Property Owner: Enace Lococo  
 Address: 148 Westbrook Rd, Whately, MA

143 Westbrook Rd



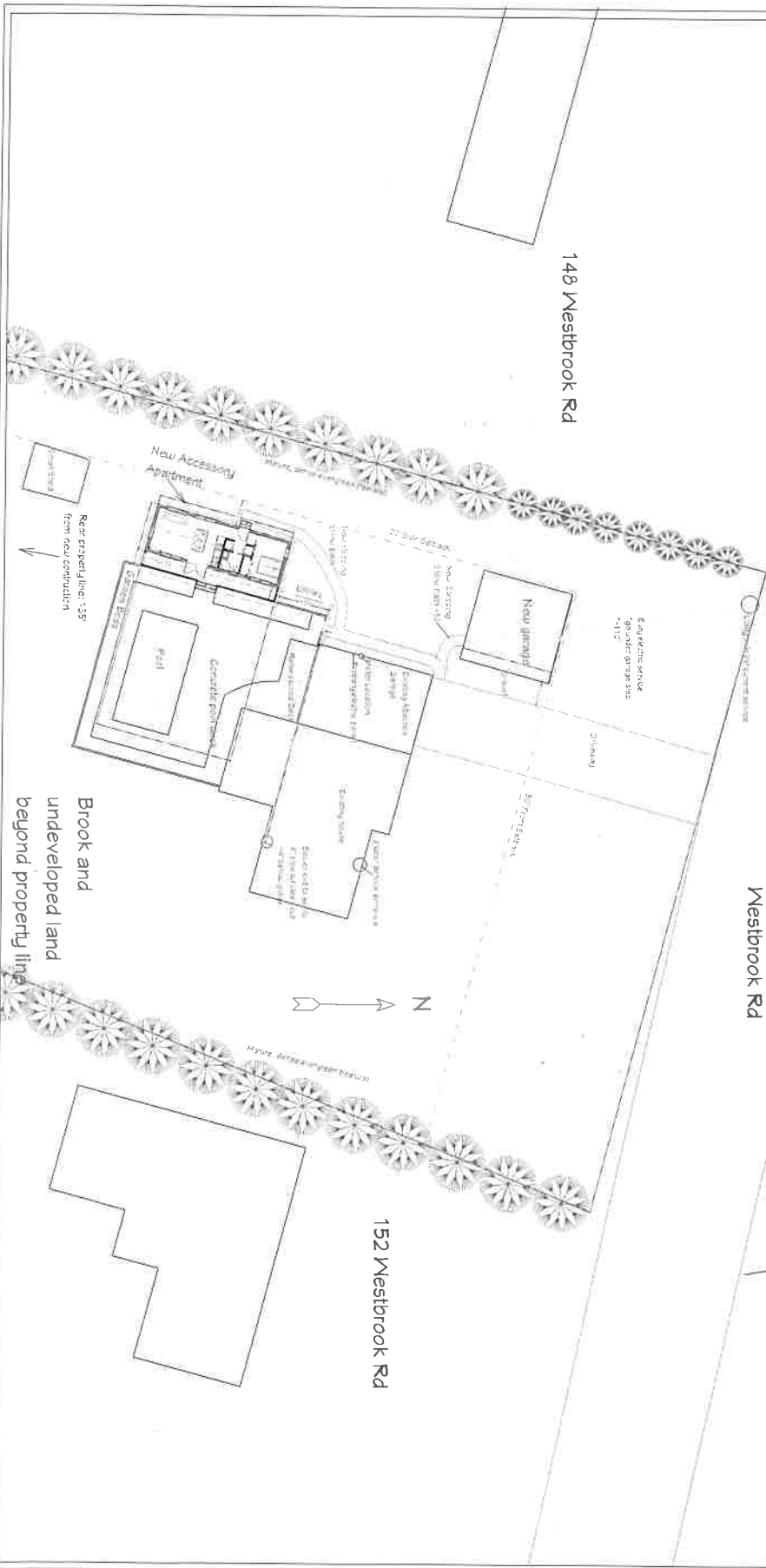
View from the street

147 Westbrook Rd  
 \*double lot, house ~300' from road

Westbrook Rd

148 Westbrook Rd

152 Westbrook Rd



NO.	DESCRIPTION	BY	DATE

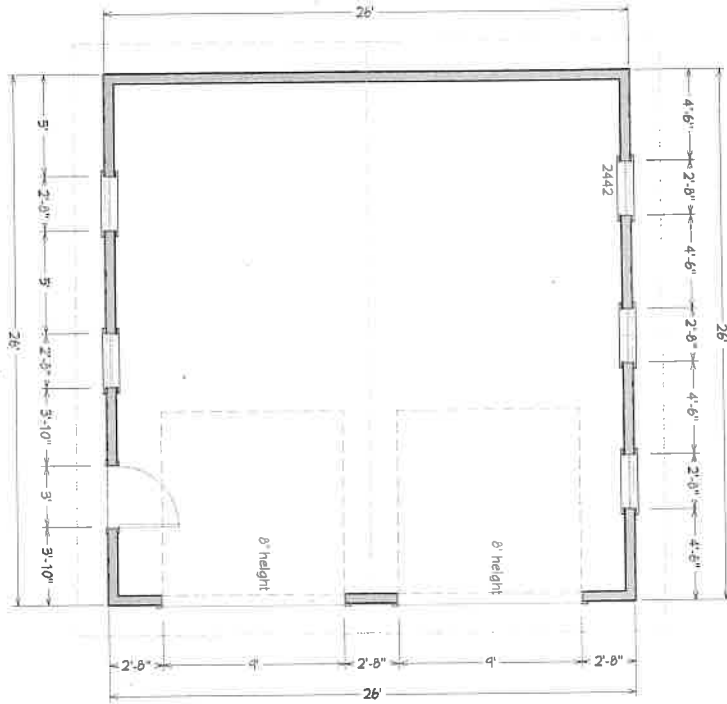
SHEET TITLE:  
**Site Sketch**

PROJECT DESCRIPTION:  
**Backyard Home and garage @ 148 Westbrook St**

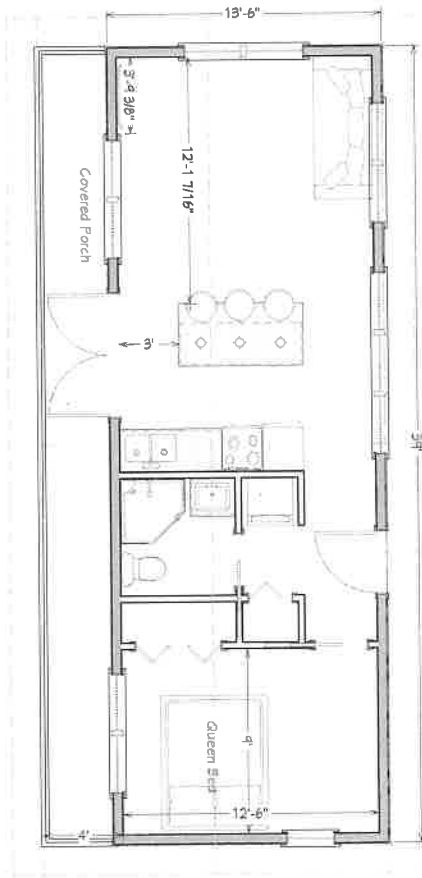
DRAWINGS PROVIDED BY:  
**Backyard ADUs**

DATE: 7/01/20  
 SCALE: 1/4" = 5'  
 SHEET: **A-1**

Garage Floor Plan



1st Floor



1st Floor

DRAWINGS PROVIDED BY:

Backyard ADUs

PROJECT DESCRIPTION:

Backyard home and garage  
@ 148 Westbrook St

SHEET TITLE:

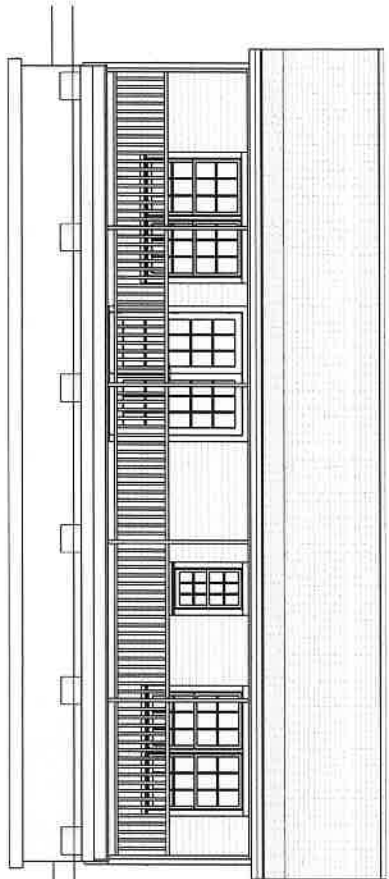
Floor Plans

NO.	DESCRIPTION	BY	DATE

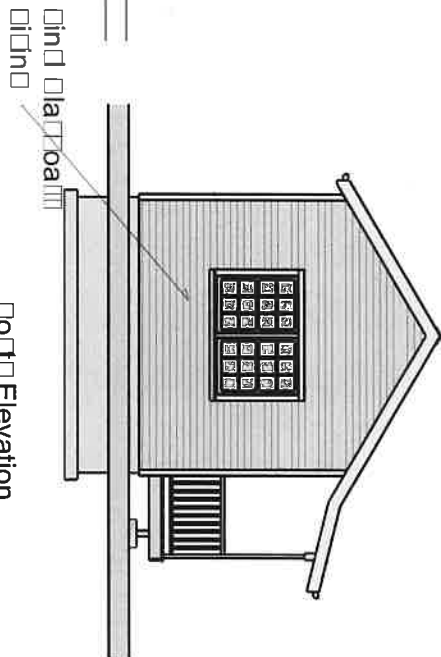
SHEET: **A-1**

SCALE: 1/4" = 1'

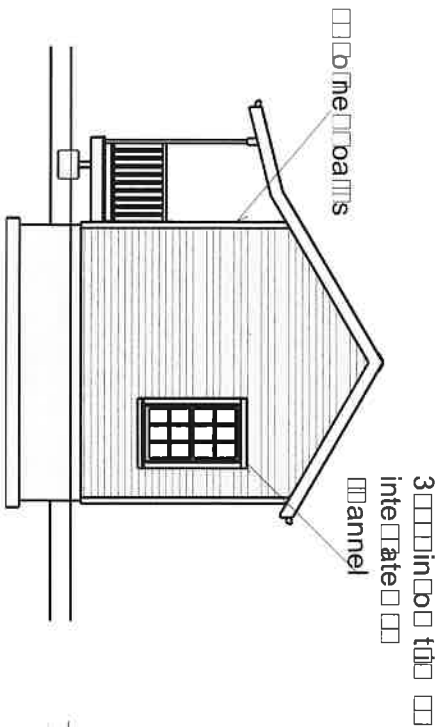
DATE: 5/15/20



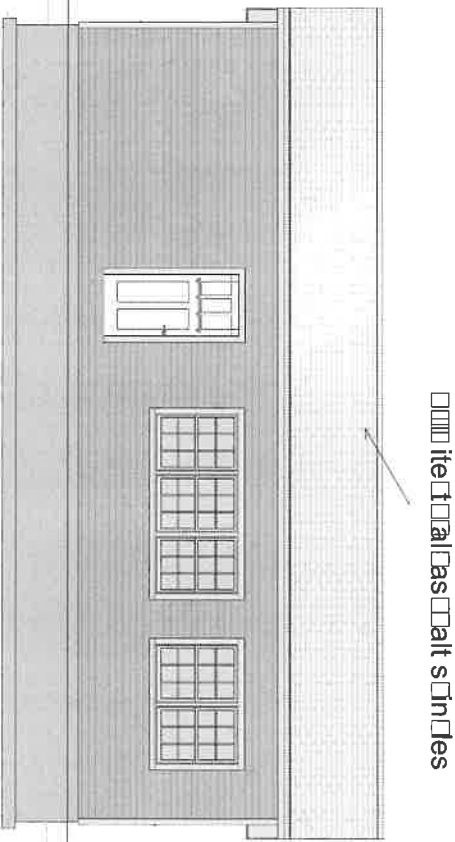
East Elevation



North Elevation



South Elevation



West Elevation

<b>A-1</b>	SHEET:	SCALE: 1/4" = 1'	DATE: 5/15/20	DRAWINGS PROVIDED BY:	PROJECT DESCRIPTION:	SHEET TITLE:	NO.	DESCRIPTION	BY	DATE
				Backyard AD	Backyard Home and garage © 148 Westbrook St	Accessory Apartment Elevations				

