

TOWN OF WELLESLEY



MASSACHUSETTS

Building Department

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992
781-431-1019 ext. 228 Fax 781-283-5724

Edgar A. Phaneuf, Jr.
Inspector of Buildings
Zoning Enforcement Officer
Public Safety Officer

Albert A. Zazzera
Wiring Inspector
George Lessard
Plumbing & Gas Inspector

July 20, 2001

**Karim A. Khudairi
600 Washington Street
Wellesley, MA 02482**

Re: Illegal Basement Apartment

Dear Mr. Khudairi:

It has been brought to my attention, and the attention of this office, that there is an apartment in the basement of 600 Washington Street. There is no permit stating you have permission to have one.

As of this writing, and some research, I find you are only allowed eight (8) apartments, not nine (9).

I would like a response from you upon receipt of this letter as soon possible, so this can be cleared up in an amicable way, and no further action will have to be taken.

Thank you,

A handwritten signature in black ink that reads "Edgar A. Phaneuf, Jr." in a cursive style.

**Edgar A. Phaneuf, Jr.
Inspector of Buildings/Zoning Enforcement Officer**

CC: Ellen Gordon, Zoning Board of Appeals



ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

JOHN A. DONOVAN
KENDALL P. BATES
WILLIAM E. POLLETTA

ELLEN D. GORDON
EXECUTIVE SECRETARY
TELEPHONE
(781) 431-1019 EXT. 208

RECEIVED
TOWN CLERK'S OFFICE
WELLESLEY, MA 02482
1998 AUG-14 10:18
SUMNER H. BABCOCK
ROBERT A. BASTILLE
CYNTHIA S. HIBBARD

ZBA 98-56

Petition of A. Karim and Sajida Y. Khudairi
600 Washington Street

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, July 23, 1998 at 8 p.m. in the Great Hall at the Town Hall, 525 Washington Street, Wellesley, on the petition of A. KARIM AND SAJIDA Y. KHUDAIRI requesting a Special Permit/Finding pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the raising of the ridge line of the roof 12 feet above the existing nonconforming bedroom wing to accommodate a 17.8 foot by 28.1 foot second story addition with less than the required right side yard setback at their nonconforming dwelling, with less than the required right side yard setback, at 600 WASHINGTON STREET, in a Single Residence District, shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

On July 7, 1998, the petitioners filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Karim Khudairi, who said that they have owned the house since 1985. He has a medical condition and needs to install exercise equipment. Their bedroom is not large enough to contain the equipment as well as the storage space he would like to provide for his many books. They would like to add a second story above the existing bedroom, which would be accessed by an internal stair. The architectural design would match the rest of the home, which was built in 1902.

Felix Juliani, 6 Sylvester Terrace, trustee of Senior Living, Inc, which is a direct abutter, expressed support for the petition, as did Linda Sanderson, 6 Wiswall Circle.

Statement of Facts

The subject property is located at 600 Washington Street, in a Single Residence District, on a 25,010 square foot lot, and has a minimum right side yard setback of 13.6 feet.

The petitioners are requesting a Special Permit/Finding that the raising of the ridge line of the roof 12 feet above the 17.8 foot by 28.1 foot first floor bedroom wing to accommodate a second floor addition of the same dimensions, will not be substantially more detrimental to the neighborhood than the existing nonconforming structure. The existing bedroom wing and the second floor addition have a minimum right side yard clearance of 13.6 feet. There will be no change in the footprint.

ZBA 98-56
Petition of A. Karim and Sajida Y. Khudairi
600 Washington Street

A Site Parking Plan drawn by Joseph D. Georgis, Registered Professional Engineer; Floor Plans and Elevations drawn by Wellesley Design Service; and photographs were submitted.

On July 21, 1998, the Planning Board reviewed the petition and had no objection to the request.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject dwelling does not conform to the current Zoning Bylaw, as noted in the foregoing Statement of Facts.

This Authority finds that the proposed second story addition will not be substantially more detrimental to the neighborhood as it will neither intensify the existing nonconformance, nor will it create additional nonconformity.

Therefore, a Special Permit is granted, as voted unanimously by this Authority at the Public Hearing, to raise the ridge line of the roof 12 feet above the bedroom wing to accommodate a 17.8 foot by 21.1 foot second story addition, subject to construction in accordance with the submitted site plan and construction drawings.

The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans.

APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN
THE OFFICE OF THE TOWN CLERK.

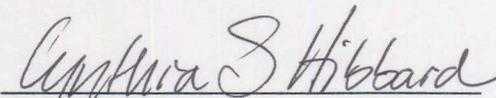
cc: Planning Board
Inspector of Buildings
edg



Kendall P. Bates, Acting Chairman



William E. Polletta



Cynthia S. Hibbard

