

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

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

RICHARD L. SEEGEL, CHAIRMAN  
J. RANDOLPH BECKER, VICE CHAIRMAN  
DAVID G. SHEFFIELD

LENORE R. MAHONEY  
EXECUTIVE SECRETARY  
TELEPHONE  
(781) 431-1019 EXT. 2208

ROBERT W. LEVY  
WALTER B. ADAMS

March 8, 2012

Javad Moulai  
166 Pond Brook Road  
Newton, MA 02467

Re: ZBA 2012-18  
5 Oakdale Avenue

Dear Mr. Moulai:

Please be advised that the Board voted unanimously at the Public Hearing on March 1, 2012 to allow the petition to be withdrawn without prejudice.

Any future petition regarding 5 Oakdale Avenue requiring relief from the Board of Appeals will require a new application and a check for an application fee of two hundred dollars and twenty-five dollars mailing and publication fee.

If you have any questions, or need further assistance, please do not hesitate to call me.

Sincerely,

A handwritten signature in cursive script that reads "Lenore R. Mahoney".

Lenore R. Mahoney  
Executive Secretary, Zoning Board of Appeals

Town Clerk  
Planning Board  
Inspector of Buildings

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WELLESLEY MA 02482  
2012 MAR - 8 A 11:26

Javad H Moulai

166 Pond Brook Road

Newton MA 02467

February 2, 2012

Zoning Board of Appeals,  
Town of Wellesley,  
Massachusetts

Dear Board Members,

For the completion of the house at 5 Oakdale Ave, there are two issues that the understanding of the Wellesley building department and I are different. I request that you consider it.

1. In your previous decision in July 2011, you required me to bring the grade around the house up by a foot. Now that I have done that, Building Inspector is asking me to also taper the grade to the boundaries. Since Oakdale boundary is much higher than the current grade, this requirement will accelerate follow of rain water towards my neighbor.

I have discussed this with my neighbor, Mr. Scott Leon, and I accepted his suggestion that a plan to create a four feet wide strip at the lowest grade is an improvement over the current requirements.

2. Also in the July meeting, based on your discussions with my opposing attorney, my understanding was that the board explicitly indicated that it would not issue any opinion about the windows. Based on this understanding, I left the rear side windows as they were built (different from the plan you approved). Building department has interpreted the board decision as the windows must be changed to the originally approved plan. I request that the board accepts what I have done and allow the as built windows to remain.

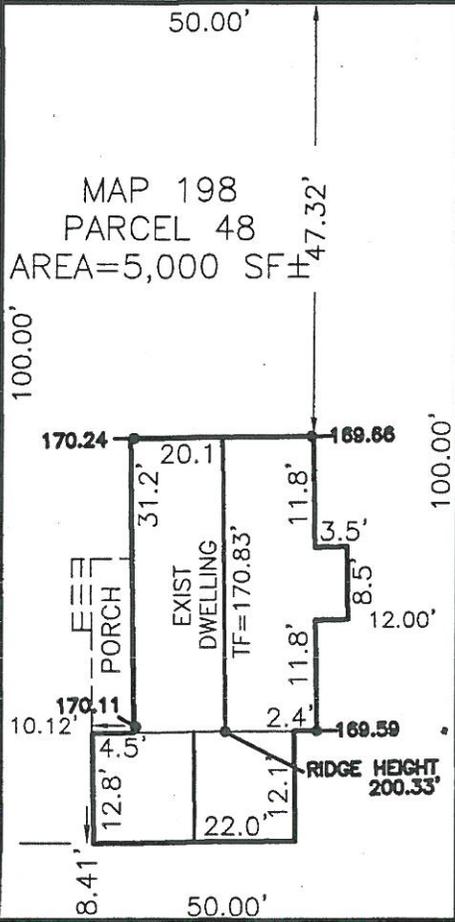
With regards,

  
Javad Moulai

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2012 FEB 13 A 11:43

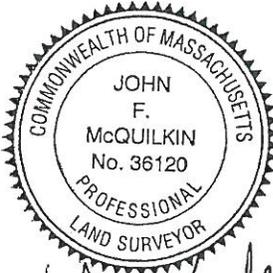


OAKDALE AVENUE  
(40' ROW)



MAP 198  
PARCEL 49  
#92 MANOR AVE

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MANOR AVENUE  
(40' ROW)

TO SUNNYSIDE AVE.

NOTES: *John F. McQuilkin*

1. TITLE REFERENCE - BOOK 3943 PAGE 35
2. REFERENCE TOWN OF WELLESLEY  
ASSESSORS MAP 198 PARCEL 48
3. AVERAGE FINISHED GRADE = 169.90'  
BUILDING HEIGHT = 200.33-169.90 = 30.43'

● FINISHED GRADE

RIDGE CERTIFICATION  
5 OAKDALE RD  
WELLESLEY, MA.

JM ASSOCIATES  
325 MAIN STREET  
NORTH READING, MA 01864

PREPARED FOR: Javad Moulai  
166 Pond Brook Road  
Newton, Ma. 02467

1" = 20'

DATE: DEC. 16, 2011

JOB NO. 627-421

SHEET 1 OF 1

A 1112



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2 REAR ELEVATION  
SCALE: 1/8" = 1'-0"

*As previously approved*

Issues  
Number

Revis  
Number

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Mc  
92  
We

EXT

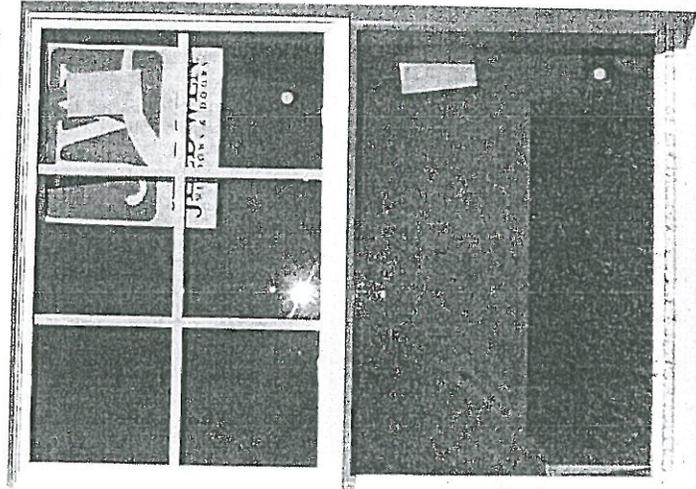
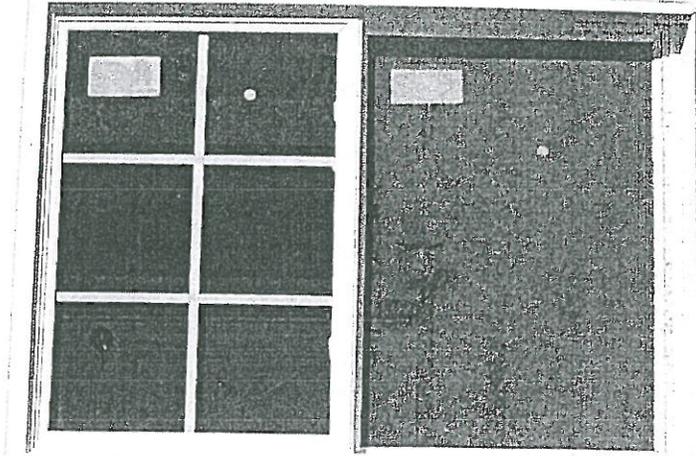
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JAMES POWERS  
UNIT 105 & 106