

**SUPPLEMENT TO APPLICATION OF
LOULSEGED SAHLU AND SAMRAWAIT AYALEW
FOR SPECIAL PERMIT FOR PREMISES
AT 790 NORTH STREET, RANDOLPH, MA**

1. HISTORY

Applicants purchased the subject property (the "Property") in 1987. The Property, which consists of approximately 13,305 square feet of land, is zoned for single-family residential use (SFHD). As purchased, the Property consisted of a two-story residence with an adjoining barn. In 2008, the Randolph Board of Appeals allowed the Applicants to raze the barn and replace it with additional living space within the same basic footprint. The Board further permitted the inclusion of an in-law apartment within the expanded residence which was intended to house members of the Applicants' immediate families. Subsequent to this approval and following the construction of the new living space, a change in family circumstance rendered the need for the apartment moot. Accordingly, it has remained unoccupied.

Applicants now present this Petition seeking the issuance of a Special Permit which would legitimize the premises for two-family dwelling purposes such that the portion of the residence previously intended for "in-law" occupation could be leased to unrelated parties. No physical changes to the exterior of the residence are proposed.

Applicants note that on or about July 23, 2024, the Board of Appeals, via constructive grant, validated the existing conditions (i.e. lot area, front setback and lot coverages) on the Property for purposes of a two-family use. The specific relief approved was as follows:

Lot Area (§200-27)	20,000 square feet to 13,305 square feet
Front Yard (§200-28)	25.00 feet to 17.60 feet
Lot Coverage - Building (§200-34)	10.00% to 15.50%
Lot Coverage - Impervious (§200-34)	10.00% to 11.00%
Lot Coverage - Green (§200-34)	80.00% to 73.50%
Lot Coverage - Maximum	20.00% to 26.50%

Note also that as part of its 2008 Decision referenced above, the Board of Appeals varied the applicable side yard setback requirement (§200-29) from 15.00 feet to 14.00 feet.

2. DISCUSSION

The property at 790 North Street is located at the corner of North and Oak Streets. The area is one of mixed uses. Along Oak Street and the westerly side of North Street, the property abuts other residentially-zoned parcels. Across and along the easterly side of North Street lie several commercial and industrially-zones areas. Two (2) of the four (4) properties along the westerly side of North Street in closest proximity to the subject (including one property immediately adjacent) house multi-family dwellings. Thus, the two-family use proposed by the Applicant would be consistent with the character of properties around it.

Given (i) that there would be no changes made to the exterior of the existing dwelling (ii) that there is ample room on the Property to provide appropriate parking for residents of the proposed second unit (see Site Plan) and (iii) the limited size of the proposed second dwelling unit, the Applicant submits that their request, if approved, would result in no form of detriment to the neighborhood in which the Property is located.

A denial of the Application, however, would result in a significant hardship to the Applicant given that a significant portion of the existing dwelling would either have to remain unoccupied or be significantly re-designed in order to re-integrate it into the remainder of Applicants' dwelling.

Based upon the foregoing, the Applicant respectfully requests that the Planning Board grant the relief sought.