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Building Commissioner
Randolph Inspectional Services Department
41 South Main Street
Randolph, MA 02368
(781) 961-0900 phone

I.S.D. / In-Law Apartment Letter of Intent for 35 Decota Drive, Randolph, MA.

Special Permit Application: In-Law Apartment in Existing Single-Family Structure

The proposed In-Law Apartment renovation within the existing finished basement of 35 Decota Drive complies with all requirements (A) through (L) in section 200-46 subsection (11) on In-Law Apartments.

- (a) owner is the applicant
- (b) no more than two people will live in the proposed in-law apartment
- (c) proof of kinship will be provided for the owner's mother
- (d) only one additional bedroom is created in the in-law apartment
- (e) as allowed, one kitchen is proposed
- (f) the existing basement half-bath will be enlarged to create a shower
- (g) the proposed in-law apartment 603 sq. ft., which is less than 800 square feet
- (h) only one in-law apartment shall be in existing house, existing entry is at building rear
- (i) the owner will file a covenant of restriction at building department and registry of deeds
- (j) submitted plans show floor plan of the in-law apartment and proposed parking
 - (4) parking spaces 9 ft x 20 ft existing the existing driveway
 - (2) parking spaces existing in the existing attached garage (walk-out basement level)
- (k) the owner agrees to inspection by building department and fire department every 2 years
- (l) there will be no re-grading of the existing lot

With the proposed In-Law Apartment limited to the existing finished basement entirely within the existing single-family structure, with no additional building footprint, we request that the review of the enclosed architectural site plan be accepted and, if acceptable to the Building Department and Planning Board, would like to spare the owner the burden of hiring a professional land surveyor or an engineer.

Best regards,

Keith Hinzman
KWH Design, Inc.