

# HILL & PLAKIAS, P.C.

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## ATTORNEYS AT LAW

888 Washington Street, Suite 302, Dedham, MA 02026  
Tel: (781) 326-8848 | Fax: (781) 686-9129 | [www.hillplakias.com](http://www.hillplakias.com)

Dean P. Plakias

Michael K. Terry, P.C.  
[mike@hillplakias.com](mailto:mike@hillplakias.com)

Don Gleason Hill, Jr.  
(1883-1967)

Paul K. Plakias  
(1917-1997)

May 4, 2017

**BY HAND**

Town Clerk's Office  
Town of Westwood  
580 High Street  
Westwood, MA 02090

**Re: Zoning Board of Appeals  
Application for Special Permit  
15 Little Boot Lane, Westwood**

Dear Sir or Madam:

Enclosed in connection with the above-referenced matter are six (6) copies of the following:

1. Application for Hearing;
2. Memorandum in Support of Application;
3. Building Inspector's denial of building permit;
4. Plot plan of property; and
5. Building plans.

I also enclose a check in the amount of \$165.00, in payment of the filing fee. Do not hesitate to contact the undersigned with any questions or concerns related to the enclosed.

Very truly yours,

  
Michael K. Terry

/mkt  
Enclosures  
cc: Taghrid Abdel-Aziz



**WESTWOOD BOARD OF APPEALS**  
**APPLICATION FOR HEARING**

1. **Name of Applicant:** Khaled Sorour and Taghrid Abdel-Aziz
2. **Applicant is (check one):** Owner  Tenant  Abutter  Purchaser  Other
3. **Mailing address of Applicant:** 15 Little Boot Lane, Westwood, MA 02090
4. **Telephone - Home:** (401)405-6494 Business: \_\_\_\_\_
5. **E-Mail Address of Applicant:** totiaziz1@gmail.com
6. **Address of Property subject to Hearing:** 15 Little Boot Lane, Westwood
7. **Owner of Property:** Same as applicant
8. **Mailing Address of Property Owner:** Same as above
9. **Telephone - Home:** \_\_\_\_\_ Business: \_\_\_\_\_
10. **Deed recorded in:** Norfolk County Registry of Deeds: Book # 34831 Page # 565  
or Land Court Registry: Certificate # \_\_\_\_\_ Book # \_\_\_\_\_ Page # \_\_\_\_\_
11. **Property MAP #** 13 **LOT #** 203 **DISTRICT** Single Residence C
12. **Has an appeal/application ever been filed with the ZBA on this property? (Y/N)** N If yes, when: \_\_\_\_\_
13. **NATURE of Application** (check one):  
 Appeal in accordance with MA G.L.Ch. 40A, Sec. 8 as amended  
 Special Permit in accordance with MA G.L.Ch.40A, Sec. 9 as amended  
 Variance in accordance with MA G.L. Ch. 40A, Sec. 10 as amended

***When applying for a Special Permit under Section 9.3 of the Westwood Zoning Bylaw, please make sure that you and/or your attorney refer to the specific bylaw regarding this section.***


**STATE the EXACT NATURE of this application** including the applicable section number(s) of the Westwood Zoning Bylaw:

Applicant is seeking a Special Permit for Accessory Apartment pursuant to Bylaw Section 8.5.

**I hereby request a hearing before the Westwood Board of Appeals with reference to the subject property.**

I am aware that the **cost of legal advertising** will be billed to me directly as the Applicant, by the newspaper at a later date. I am also aware of the provisions in the Zoning Bylaw with regard to **Reimbursement for Consultants**, and I agree to reimburse the Board of Appeals and the Town of Westwood for all costs incurred by the Town or its' Boards for all fees, expenses and costs in connection with the review and evaluation of the Application for Special Permit and/or Variance.

I have reviewed the Zoning Board of Appeals Instructions and Information and understand the time requirements.

Signed:  Date: 5/4/17  
APPLICANT'S SIGNATURE (or Agent)

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
PROPERTY OWNER (if different from applicant)

<p style="text-align: center;"><b>SCHEDULE OF FILING FEES FOR THE BOARD OF APPEALS</b></p> <p style="text-align: center;"><b>Residential Properties - \$165.00</b></p> <p style="text-align: center;"><b>Business Properties - \$330.00</b></p> <p style="text-align: center;"><b>Comprehensive Permits - \$2530.00</b></p>
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**CHECKLIST:**

- 6 copies of the Application
- 6 copies of the OPTIONAL Appendices (if completed)
- 6 copies of a Certified Plot Plan – size 11" x 17"
- 6 copies of the Building Plans (interior and/or exterior as applicable) – size 11" x 17"
- 6 copies of the Building Commissioner's denial of a building permit or equivalent

**File the six (6) packets in the Town Clerk's office located at 580 High Street making sure to include a check for the filing fee in the correct amount.**

**Deliver one (1) electronic copy of the Application with attachments to the Office of the Board of Appeals at 50 Carby Street.**

*Plan on a minimum of three months to complete the process.*

OPTIONAL

APPENDIX B - Special Permit Considerations

PLEASE REFER TO ATTACHED MEMORANDUM.

- The structure is in harmony with the general purpose and intent of the bylaw.
- 

- The structure is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district.
- 

- Adequate and appropriate facilities will be provided for the proper operation of the proposed structure.
- 

- The proposed structure will not be detrimental or offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse material, visual or other nuisances.
- 

- The proposed structure will not cause undue traffic congestion in the immediate area.
-

**MEMORANDUM IN SUPPORT OF  
SPECIAL PERMIT APPLICATION**

**I. INTRODUCTION**

Premises: 15 Little Boot Lane  
Westwood, MA 02090  
Lot 10A 51,962 square feet  
(See attached plot plan)  
Assessor's Map 13, Parcel 203

Zoning District: Single Residence C

Owner/applicant: Khaled Sorour & Taghrid Abdel-Aziz

Relief sought: Special Permit for Accessory Apartment pursuant to Section 8.5  
of the Westwood Zoning Bylaw. (See attached)<sup>1</sup>

**II. DISCUSSION**

1. The structure is in harmony with the general purpose and intent of the Bylaw.

Section 8.5 of the Bylaw allows for the construction of an accessory apartment within an existing dwelling or accessory structure, subject to the following design criteria:

- 8.5.6.1 The exterior character of the property containing an Accessory Apartment within a principal or accessory building or structure shall maintain the appearance of a single-family property.
- 8.5.6.2 The floor area of the Accessory Apartment shall not be less than five hundred (500) square feet.
- 8.5.6.3 The floor area of the Accessory Apartment shall not exceed the lesser of nine hundred (900) square feet, or thirty-three percent (33%) of the floor area of the combined dwelling or dwellings if the footprint of the principal dwelling remains unchanged, or twenty-four percent (24%) of the floor area of the combined dwelling if the footprint of the principal dwelling is enlarged.

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<sup>1</sup> Section 8.5.4 was amended by vote of Town Meeting on May 1<sup>st</sup>, raising the limit of special permits to 2% of the current single-family and two-family dwelling units in town.

8.5.6.4 Adequate provision shall be made for direct ingress and egress to and from the Accessory Apartment without passage through any other portion of the principal structure, except that passage to and from the Accessory Apartment shall be permitted through a garage or breezeway connected to the principal structure.

8.5.6.5 All stairways to upper stories shall be enclosed within the exterior walls of the building in which the Accessory Apartment is located.

This proposal is entirely in harmony with the purpose and intent of the Accessory Apartment Bylaw:

(1) the apartment will be constructed within the existing structure, so there will be no change to the exterior appearance of the dwelling; (2) as shown on the plan filed herewith, the apartment will contain 793 square feet of space; (3) the apartment will have its own direct ingress and egress through a six foot (6') sliding door located in the kitchen/living area; and (4) there will be no stairways, as the apartment is located on ground level.

2. The structure is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district.

The apartment will be wholly contained within the existing structure and will not alter the appearance of the dwelling or character of the surrounding zoning district.

3. Adequate and appropriate facilities will be provided for the proper operation of the proposed structure.

Nothing is proposed herein that will require any new facilities. All construction and systems within the dwelling will comply with all applicable codes, subject to inspection and approval by the Westwood Building Department.

4. The proposed structure will not be detrimental or offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse material, visual or other nuisances.

There is no anticipated detrimental or offensive impact. The apartment will be wholly contained within the existing structure, and will be constructed in full compliance with all applicable zoning, building and board of health regulations.

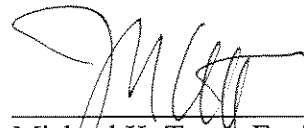
5. The proposed structure will not cause undue traffic congestion in the immediate area.

There will be no change in traffic patterns or congestion, and there is adequate parking, per Section 8.5.8. The apartment will house one additional family member, who is elderly and does not drive.

In accordance with all the foregoing, the applicants respectfully request that this Board approve their application for a special permit pursuant to Section 8.5 of the Westwood Zoning Bylaw.

Respectfully submitted,

**KHALED SOROUR & TAGHRID  
ABDEL-AZIZ,**  
By their attorney,



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Michael K. Terry, Esq.  
HILL & PLAKIAS, P.C.  
888 Washington St., Suite 302  
Dedham, MA 02026  
(781) 326-8848

Dated: 5/4/17

**8.5 ACCESSORY APARTMENTS**

**8.5.1 Purposes.** The purposes of this section are as follows:

**8.5.1.1** to offer greater housing choice by allowing varied mixes of housing type, compatible with community character; and



- 8.5.1.2 to encourage preservation of community character through the continued ownership of existing residential properties and their surrounding landscapes.
- 8.5.2 **Special Permit Required.** An Accessory Apartment shall require the issuance of a special permit by the Board of Appeals in compliance with the provisions of this Section.
- 8.5.3 **Applicability.** The principal dwelling or accessory building or structure to be altered or constructed to contain an Accessory Apartment shall be a single-family dwelling or building accessory thereto.
- 8.5.4 **Limited Number of Special Permits.** The maximum number of special permits to be issued and in effect shall not exceed one percent (1%) of the current number of single-family and two-family dwelling units in Town. All applications for a special permit pursuant to this Section shall be acted upon in the order in which they are filed.
- 8.5.5 **General Requirements.** An Accessory Apartment shall be subject to the following general requirements:
- 8.5.5.1 There shall be no more than one (1) Accessory Apartment per lot.
  - 8.5.5.2 No Accessory Apartment shall be permitted on a property which also contains a Conversion of a One-family Dwelling pursuant to Section 8.1.
  - 8.5.5.3 No Accessory Apartment shall be permitted on a property which also contains a boarding house.
  - 8.5.5.4 The owner of the premises within which the Accessory Apartment is located shall occupy either the principal dwelling or the Accessory Apartment. For purposes of this Section, the owner shall be one or more individuals who constitute a family, who holds title to the premises, and for whom the premises is the primary residence for voting and tax purposes. An affidavit certifying owner occupancy shall be filed with the Building Commissioner upon initial occupancy and every four years thereafter.
  - 8.5.5.5 Adequate provision shall be made for the disposal of sewage, waste and drainage to be generated by the occupancy of the Accessory Apartment, in accordance with the requirements of the Board of Health.
- 8.5.6 **Design Requirements.** An Accessory Apartment shall be subject to the following design requirements:

- 8.5.6.1 The exterior character of the property containing an Accessory Apartment within a principal or accessory building or structure shall maintain the appearance of a single-family property.
  - 8.5.6.2 The floor area of the Accessory Apartment shall not be less than five hundred (500) square feet.
  - 8.5.6.3 The floor area of the Accessory Apartment shall not exceed the lesser of nine hundred (900) square feet, or thirty-three percent (33%) of the floor area of the combined dwelling or dwellings if the footprint of the principal dwelling remains unchanged, or twenty-four percent (24%) of the floor area of the combined dwelling if the footprint of the principal dwelling is enlarged.
  - 8.5.6.4 Adequate provision shall be made for direct ingress and egress to and from the Accessory Apartment without passage through any other portion of the principal structure, except that passage to and from the Accessory Apartment shall be permitted through a garage or breezeway connected to the principal structure.
  - 8.5.6.5 All stairways to upper stories shall be enclosed within the exterior walls of the building in which the Accessory Apartment is located.
- 8.5.7 **Alterations, Relocations, or Additions.** The Board of Appeals may allow for the alteration or relocation of a structure proposed for conversion under this section, and may allow for the construction of one or more additions to said structure, if in the Board's determination, the proposed alteration, relocation, or addition does not significantly change the exterior character of the property.
- 8.5.8 **Parking Requirements.** An Accessory Apartment shall be subject to the following parking requirements:
- 8.5.8.1 Off-street parking shall be provided for each automobile used by an occupant of the Accessory Apartment. Said parking shall be in addition to the number of parking spaces required pursuant to Section 6.1.3.1 of this Bylaw.
  - 8.5.8.2 Each parking space and the driveway leading thereto shall be paved or shall have an all-weather gravel surface. No motor vehicle shall be regularly parked on the premises other than in such a parking space. No parking space shall be located within a street right-of-way.
  - 8.5.8.3 If a total of more than four (4) parking spaces are required to serve the principle dwelling and the Accessory Apartment, the provision

of such additional spaces shall require a special permit pursuant to Section 4.3.3.2 of this Bylaw.

8.5.8.4 Where there are more than four (4) outdoor parking spaces associated with the principal dwelling and the Accessory Apartment, said parking spaces shall be screened with evergreen or dense deciduous plantings, walls or fences, or a combination thereof acceptable to the Zoning Board of Appeals. Said screening shall be sufficient to minimize the visual impact on abutters and to maintain the single-family appearance of the neighborhood.

8.5.9 **Building Permit and Certificate of Occupancy Required.** No accessory apartment shall be constructed without the issuance of a building permit by the Building Commissioner. No use of an Accessory Apartment shall be permitted unless a certificate of occupancy therefor, issued by the Building Commissioner, shall be in effect. A certificate of occupancy shall not be issued unless the Building Commissioner determines that the accessory apartment is in conformity with the provisions of this Section and any special permit issued therefor.

8.5.10 **Expiration of Special Permit.** A special permit issued pursuant to this Section shall automatically become null and void upon the expiration of ninety (90) days following such time as neither the principal dwelling nor the accessory apartment is occupied as the primary residence of the owner thereof for voting and tax purposes. Failure to provide recertification of owner occupancy pursuant to Section 8.6.5.4 shall be grounds for automatic expiration.

DATE ISSUED: \_\_\_\_\_ FEE PAID: \_\_\_\_\_ NO.: \_\_\_\_\_

**APPLICATION FOR PERMIT TO BUILD**

To the Building Commissioner: DENIED Date: \_\_\_\_\_

The undersigned hereby applies for a permit to Build - Alter - Remodel, etc., according to information indicated in this application and plans and specifications submitted herewith.

**PLEASE PRINT CLEARLY**

**IMPORTANT - Applicant to complete all items in sections I, II, III, IV, AND V**

**I. LOCATION OF BUILDING**

STREET ADDRESS 15 Littleboot Ln. R. SIDE YARD SETBACK \_\_\_\_\_  
 (NO.) (STREET) L. SIDE YARD SETBACK \_\_\_\_\_

ZONING DISTRICT \_\_\_\_\_ LOT FRONTAGE \_\_\_\_\_ REAR YARD SETBACK \_\_\_\_\_

ASSESSORS MAP # \_\_\_\_\_ LOT# \_\_\_\_\_ LOT SIZE \_\_\_\_\_ FRONT YARD SETBACK \_\_\_\_\_

**II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D.**

<p><b>A. TYPE OF IMPROVEMENT</b></p> <p>1 New Building</p> <p>2 Addition</p> <p>3 Alteration</p> <p>4 Repair, replacement</p> <p>5 Wrecking</p> <p>6 Moving (relocation)</p> <p>7 Foundation only</p> <p>8 Pools, Fences, Towers Tennis Courts, etc.</p>	<p><b>D. PROPOSED USE - For "Wrecking" most recent use</b></p> <table border="0"> <tr> <td><b>RESIDENTIAL</b></td> <td><b>NONRESIDENTIAL</b></td> </tr> <tr> <td>13 One Family</td> <td>19 Amusement, recreational</td> </tr> <tr> <td>14 Two or more family - Enter number of units</td> <td>20 Church, other religious</td> </tr> <tr> <td>15 Transient hotel, motel, or dormitory - Enter number of units</td> <td>21 Industrial</td> </tr> <tr> <td>16 Garage</td> <td>22 Parking garage</td> </tr> <tr> <td>17 Carport</td> <td>23 Service station, repair garage</td> </tr> <tr> <td>18 Other - Specify _____</td> <td>24 Hospital, Institutional</td> </tr> <tr> <td>_____</td> <td>25 Office, bank, professional</td> </tr> <tr> <td>_____</td> <td>26 Public Utility</td> </tr> <tr> <td>_____</td> <td>27 School, library, other educational</td> </tr> <tr> <td>_____</td> <td>28 Stores, mercantile</td> </tr> <tr> <td>_____</td> <td>29 Tanks, towers</td> </tr> <tr> <td>_____</td> <td>30 Other - Specify _____</td> </tr> </table>	<b>RESIDENTIAL</b>	<b>NONRESIDENTIAL</b>	13 One Family	19 Amusement, recreational	14 Two or more family - Enter number of units	20 Church, other religious	15 Transient hotel, motel, or dormitory - Enter number of units	21 Industrial	16 Garage	22 Parking garage	17 Carport	23 Service station, repair garage	18 Other - Specify _____	24 Hospital, Institutional	_____	25 Office, bank, professional	_____	26 Public Utility	_____	27 School, library, other educational	_____	28 Stores, mercantile	_____	29 Tanks, towers	_____	30 Other - Specify _____
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_____	30 Other - Specify _____																										

APR 3 1967  
 TOWN OF WESTWOOD  
 COMMISSIONER OF BUILDING

<p><b>B. OWNERSHIP</b></p> <p>9 Private (Individual, Corporation, nonprofit Institution, ect.)</p> <p>10 Public (Federal, State or Local Government)</p>	<p><b>C. COST</b></p> <p>11 Cost of Basic Construction \$ _____ (Omit cents)</p> <p>To be installed but not included in the above cost</p> <p>a. Electrical \$ _____</p> <p>b. Plumbing _____</p> <p>c. Heating, air conditioning _____</p> <p>d. Other (elevator, etc.) _____</p> <p>12 TOTAL COST OF IMPROVEMENT \$ <u>68,000</u></p>	<p><b>E. TYPE OF OCCUPANCY OR USE; NEW HOME, ETC.</b></p> <p>Briefly outline scope and nature of work to be done.</p> <p><u>Existing 2200 sf non permitted finished basement</u></p> <p><u>Plan of existing conditions and proposed area for accessory apartment</u></p>
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**III. SELECTED CHARACTERISTICS OF BUILDING** For new buildings and additions, complete Parts E-L; for wrecking, complete only Part J, for all others skip to IV.

<p><b>F. PRINCIPAL TYPE OF FRAME</b></p> <p>31 Masonry</p> <p>32 Wood frame</p> <p>33 Structural steel</p> <p>34 Reinforced concrete</p> <p>35 Other - Specify _____</p>	<p><b>H. TYPE OF SEWAGE DISPOSAL</b></p> <p>41 Public Sewer</p> <p>42 Private (septic tank, etc.)</p>	<p><b>K. DIMENSIONS</b></p> <p>49 Number of stories _____</p> <p>50 Total sq.ft. of floor area, all floors, based on exterior dimensions _____</p> <p>51 Total land area, sq.ft. _____</p>
<p><b>G. PRINCIPAL TYPE OF HEATING FUEL</b></p> <p>36 Gas      38 Electricity      40 Other - Specify _____</p> <p>37 Oil      39 Coal</p>	<p><b>I. TYPE OF WATER SUPPLY</b></p> <p>43 Public or Private Company</p> <p>44 Private (well)</p>	<p><b>L. NUMBER OF OFF - STREET PARKING SPACES</b></p> <p>52 Enclosed _____</p> <p>53 Outdoors _____</p>
		<p><b>M. RESIDENTIAL BUILDINGS ONLY</b></p> <p>54 No. of bedrooms _____</p> <p>55 No. of baths: Full _____ Partial _____</p>

**IV. TO BE COMPLETED BY ALL APPLICANTS**

**USE N/A IF NOT APPLICABLE**

1. Will building be erected on solid or filled land \_\_\_\_\_ If filled land how long ago filled \_\_\_\_\_
2. Will foundation be laid on earth, rock, timber, piles \_\_\_\_\_
3. Foundation material \_\_\_\_\_
4. Roof (flat, pitched) \_\_\_\_\_
5. Roof covering \_\_\_\_\_
6. Will all construction to be performed conform to State and Local Building Codes \_\_\_\_\_ **N/A**
7. Has the applicant complied with the Architectural Access Code \_\_\_\_\_
8. Does this Building or Structure conform to the Zoning Bylaw \_\_\_\_\_
9. Has the applicant complied with the Energy Code \_\_\_\_\_
10. Is this property in the FLOOD PLAIN AREA \_\_\_\_\_

**THIS IS A TRUE STATEMENT SIGNED UNDER PENALTIES OF PERJURY**

**V. IDENTIFICATION - To be completed by all applicants - Complete street and mailing addresses**

NAME		COMPLETE ADDRESS	HOME & BUS. PHONE
Owner or Lessee	Taghrid Sorour	15 Littleboot Ln. Westwood, ma	401-405-6494
Builder/ Contractor	Michael Whalen	434 Dover Rd., Westwood, MA	781-844-9219
Architect/ Engineer			

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent.

Signature of Applicant <i>MJ Whalen</i>	Address 434 Dover Rd	Application Date 4/19/2017
--------------------------------------------	-------------------------	-------------------------------

This permit is approved subject to the provisions of all Federal and State Laws, Rules & Regulations and Con. Com. approval.

Sewer Permit No.	COMMENTS - DEPARTMENT USE ONLY
Sanitary Permit No. (Title V)	
Highway Dept. Permit	
Fire Dept. Permit	
Water District Permit	
<b>CONTRACTOR LICENSING INFORMATION</b>	
Construction Supervisor License No. <i>CS048882</i>	
Date of Expiration <i>9/7/2017</i>	
Home Improvement Contractor No. <i>128072</i>	
Date of Expiration <i>2/21/2019</i>	

**BUILDING COMMISSIONER'S DENIAL**

*REQUIRES SPECIAL PERMIT UNDER SECTION 8.6.2 - ACC APT. VARIANCE FROM B.G.4 - LIMITED*

I have reviewed the applicant's request for a Building Permit and determined that it be forwarded to the Zoning Board of Appeals

*[Signature]*  
BUILDING COMMISSIONER

*4/27/17*

**A. I hereby certify under penalty of perjury that I carry Workers' Compensation Insurance Coverage.**

Signature: *MJ Whalen*

Name of Insurance Company: Liberty Mutual

Policy Number: WC5-31S-387040-014 Expiration Date: 09-10-2017

**B. I do not carry Workers' Compensation Coverage as I am an unincorporated sole proprietorship with no employees, using other self-employed sub-contractors for all work.**

Signature \_\_\_\_\_

**RENEY, MORAN & TIVNAN**

REGISTERED LAND SURVEYORS

75 HAMMOND STREET - FLOOR 2

WORCESTER, MA 01610-1723

PHONE: 508-752-8885

FAX: 508-752-8895

RMT@HSTGROUP.NET

A Division of H. S. & T. Group, Inc.

**MORTGAGE INSPECTION PLAN**

NAME KHALED SOROUR

LOCATION 15 LITTLE BOOT LANE

WESTWOOD, MA

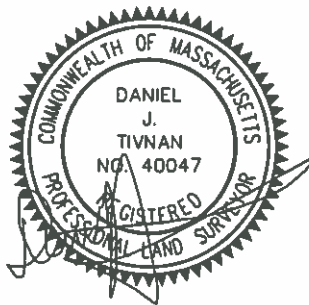
SCALE 1" = 60' DATE 11-07-16

JOB # 11-024-16

**REGISTRY NORFOLK**

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINE OFFSETS (UNLESS OTHERWISE NOTED IN DRAWING BELOW).

NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.



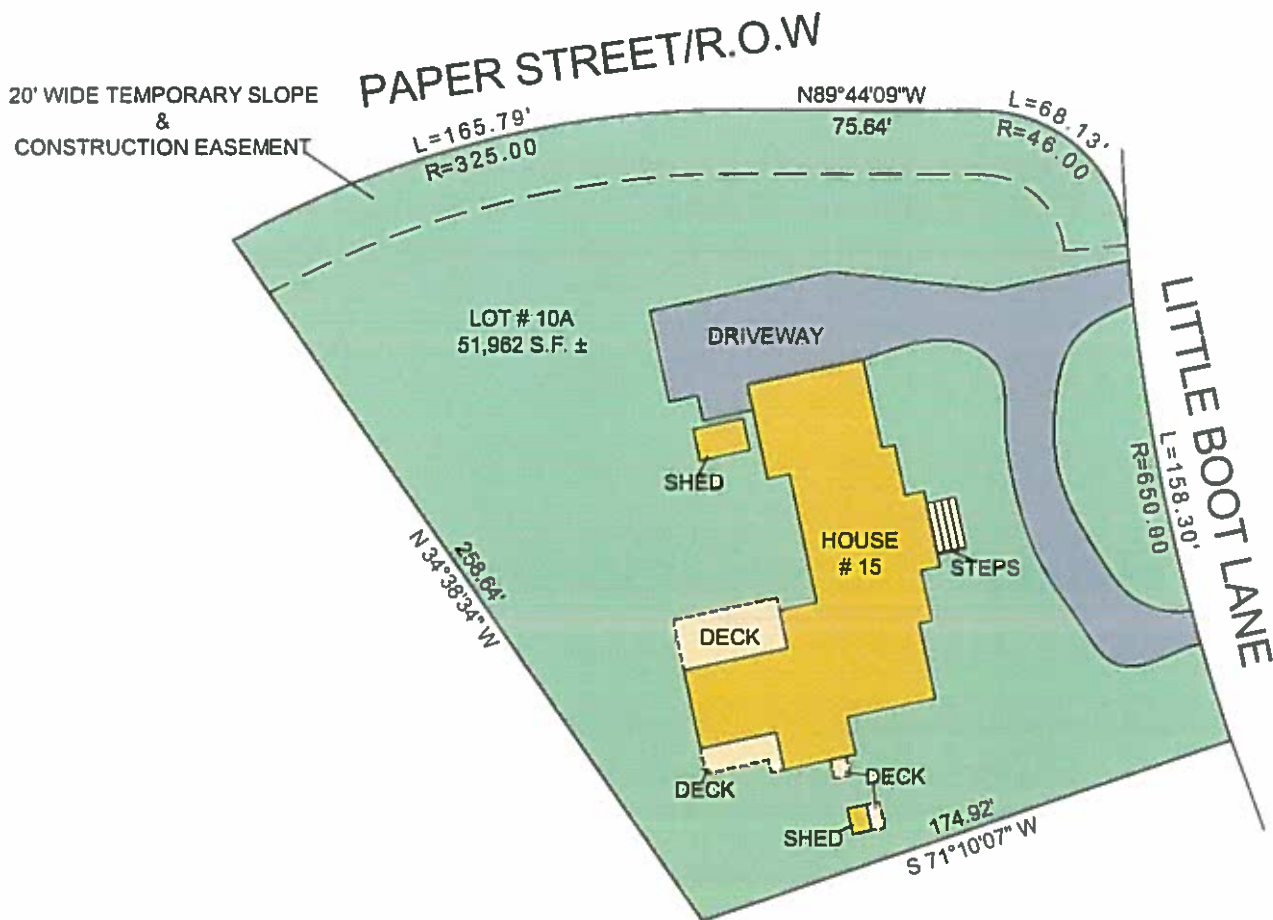
DEED BOOK/PAGE 21979/325

PLAN BOOK/PLAN 38 OF 2002

WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FEMA MAP:

176E DTD 07-17-12

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY FEMA AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.



REQUESTING OFFICE: SKM TITLE & CLOSING SERVICES, P.C.  
REQUESTED BY:

DRAWN BY: JV  
CHECKED BY: