

To: Zoning Board of Appeals
From: North Central Neighborhood Association
Re: Variance requests for 215 Beakes Street .
Date: November 17th 2014

We understand that the petition currently before this board is a second request for variances for this property from this petitioner. Earlier this year, the petitioner was granted variances to the requirements for minimum setbacks, lot size, and open space. The NCNA did not oppose the original petition because the scale of the project fit within the neighborhood, redevelopment of this site would be an asset to the neighborhood, and the adjacent property owner supported the plan.

However, we are not in support of the new petition for the following reasons

- 1) Given the approval of the previous plan, any hardships or practical difficulties peculiar to the property no longer exist. Without the approval of this new petition, the property owner is already fully able to build on this lot. Any new hardships claimed by the petitioner are self-imposed.
- 2) We feel that the original plan for a 5,475 square foot building (on only a 4,227 square foot lot) is at the maximum of what is appropriate for the neighborhood and what would be sympathetic to the neighboring properties. With zero setbacks, the requested larger second floor would create a building that is out of scale for the street and would significantly impose upon on the adjacent properties. The request to build a 7005 square foot building on this lot goes too far and, granting it would set a dangerous precedent

Thank you.

The NCNA Area Planning Committee