

FINDINGS OF FACT
ALL APPEALS

TYPE OF APPEAL Variance

1. Name of Applicant Shepley Bullfinch Richardson and Abbott on behalf of 17 etc
2. Address of Applicant 40 Broad St. Boston, MA } Medical
Center
3. Right of applicant to appeal.
Owner Respectively owner
Option to Purchase _____
4. Location of property under appeal 22 Beanehall Street, ~~MA~~
5. Zone in which the property is located R-6
6. Present use of property Hospital
7. Proposed use if the appeal is granted.

8. Names and addresses of those appearing in support of the application:
- | | |
|----------------------------|----------------------|
| <u>Clarence J. Liberty</u> | <u>Hope Becker</u> |
| <u>Paul Conway</u> | <u>Robert Haines</u> |
| <u>Elise Woodward</u> | <u>Mike Swann</u> |
| <u>Robert Brennan</u> | |

9. Names and addresses of those appearing in opposition to the application:
- | | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

10. Listing of the documentary evidence presented to the Board (e.g., plans, photos, maps, etc.)
- | |
|-------|
| _____ |
| _____ |
| _____ |

VARIANCES

A variance may be granted if the Board finds that it will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Ordinance would result in "undue hardship". The following questions must all be answered, with supporting findings of fact, in order to grant the appeal.

1. Can the land yield a reasonable return (not the highest return) without the granting of a variance?

No 5 deny the appeal)

Reasons (including evidence) _____

2. Are there factors which are unique to this property, and not to the general conditions of the neighborhood, which create a need for a variance?

Yes 5
No _____ (deny the appeal)

Reasons (including evidence) _____

3. Will the granting of the variance alter the essential character of the locality?

Yes _____ (deny the appeal)
No 5

Reasons (including evidence) _____

4. Is the hardship a result of action taken by the applicant or a prior owner (self-created hardship)?

Yes _____ (deny the appeal)
No 5

Reasons (including evidence) _____

If the appeal is granted, does the Board wish to impose conditions which will further the intent and purpose of this Ordinance?

Yes _____
No _____

Specific Conditions _____

Reasons _____

Date of Public Hearing _____

Motion Grant the variance appeal at 22 Marshall Street in the name of
(including conditions and findings of fact) _____

SBRB in the name of OHC
~~to grant which is a~~
to grant which is a
structure is
excess of
45 feet
not applied for

Votes in Favor

E. J. [Signature]
[Signature]
[Signature]
[Signature]
[Signature]

Votes Opposed

