



Eight Streets Neighborhood Association
South End, Boston, Massachusetts
<http://eightstreets.tripod.com>

301 Shawmut Ave #30
Boston, MA. 02118
617.426.5165

November 21, 2009

Zoning Board of Appeal
1010 Massachusetts Ave, 4th floor
Boston, MA 02118

Re: case BZC: 30092

To Whom it May Concern,

At the November 2009 meeting of the Eight Streets Neighborhood Association, Paul Curtis, architect and Gerry Di Pierro, architect for the construction project at 56 Dwight St, came to the neighborhood to attain approval for adding two rear decks and a side oriel.

Mr Curtis presented the fact that they are renovating and restoring the building at 56 Dwight. The rear decks would not be deeper than 6 feet. They would also like to add an Oriel bay window to the side of the building, which overhangs land owned by the building and within the property line. He state that the windows will not be able to be opened and will be there for light only. There will be a small increase in Floor Area Ratio with the addition of the oriel window.

Neighbors expressed concerns over the fact that they have already cut the hole in the wall already without getting approval from the ZBA or neighborhood. They also said there are pre-existing HVAC systems in the alleyway below so it will be important to keep the windows non-functional so that the new owners will not be disturbed by noise. A rear abutter from Milford St expressed concern that they were not notified soon enough about the addition of the decks and they are concerned that the decks will seem close to the other decks across the alleyway. Mr. Curtis presented letters from some of the direct abutters saying that they were in non-opposition to the project.

A resident made a motion for a letter of non-opposition of adding the 2 rear decks and the oriel. The motion was approved by a vote of 8 to 2. The two that were opposed were residents of 47 and 49 Milford S. They opposed the motion because they felt they were not given enough notice. The NA asked Mr Curtis to speak with the residents of 47 and 49 Milford St after the meeting to better explain their plans.

Please feel free to contact me with any questions or concerns on this subject.

Thank you.

Regards,

Heather Slaby
Secretary, Eight Streets Neighborhood Association

CC: Paul Curtis, 13 Dwight St, Boston, MA 02118
CC: Gerry DiPierro, 46 Upton st #3, Boston, MA 02118
CC: Tabitha Bennett, Mayor's Office of Neighborhood Services, Neighborhood Coordinator for the South End & Bay Village, Room 708, One City Hall Plaza , Boston, MA 02201