



Town of Lexington

December 31, 1974

Miss Mary R. McDonough
Town Clerk
Lexington, Massachusetts

Re: Lexington Interfaith Corporation

(Comprehensive Permit issued pursuant to Massachusetts
G.L. c. 40B, SS 20-23.)

Dear Miss McDonough:

Attached is the original Board of Appeals Comprehensive Permit issued pursuant to Massachusetts General Laws, Chapter 40B, SS 20-23, granted to Lexington Interfaith Corporation to build six attached townhouse dwelling units on Garfield Street at the corner of Hickory Street, Lexington.

Very truly yours,

Evelyn F. Cole

Evelyn F. Cole, Clerk

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LEXINGTON, MASS.

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COMPREHENSIVE PERMIT ISSUED PURSUANT TO
MASS. G. L. c. 40B, SS 20-23

Lexington Interfaith Corporation on June 21, 1972 submitted to the Board of Appeals its application for a comprehensive permit under Mass. G. L. c. 40B, SS 20-23, to construct six attached townhouse dwelling units on a site of approximately 15,527 sq. ft. on Garfield Street at the corner of Hickory Street in Lexington. After public hearings on August 1, 1972 and August 8, 1972 the Lexington Board of Appeals denied the petition. This decision was appealed to the Housing Appeals Committee by the Lexington Interfaith Corporation. On August 27, 1973, the Housing Appeals Committee overturned the decision of the Lexington Board of Appeals. Subsequent to the decision of the Housing Appeals Committee, the case was appealed to the Superior Court by the Lexington Board of Appeals. The Housing Appeals Committee decision was upheld by the Superior Court on September 26, 1974 (Thomas R. Morse, Jr., Associate Justice) with the following decision:

"The decision of the Housing Appeals Committee is affirmed."

In accordance with the order of the Housing Appeals Committee of the Department of Community Affairs, Lexington Board of Appeals hereby issues to Lexington Interfaith Corporation the comprehensive permit for which Lexington Interfaith Corporation applied under Mass. G. L. c. 40B, SS 20-23, to construct a housing development on the locus which is the subject of the application in the approximate number of units and design as presented before the Lexington Board of Appeals and the Housing Appeals Committee.

Said comprehensive permit is issued subject to the following conditions:

- (1) Prior to the commencement of work on the site, the applicant shall submit to the Building Inspector of the Town of Lexington the cross-sections, profiles, details and specifications required by paragraph 1(f) (1) of the Addendum to the Rules and Regulations of the Board of Appeals and the electrical, plumbing and other mechanical plans and construction details, materials and specifications required by paragraph 1(f) (3) of such Addendum, and the Building Inspector shall have approved the same.
- (2) The following exceptions from the use and intensity regulations of the RS district and the planning, design and construction standards of the rules and regulations applicable to the construction of housing for people of low or moderate income are granted:
 - (a) Approval is given to the use of and compliance with the state building code of the Commonwealth of Massachusetts, Department of Public Safety Form STD-10, in lieu of the Lexington building by-law. (Form STD-10 is the 1970 edition of the BOCA code, as amended by the Board of Standards of the Commonwealth of Massachusetts.)
 - (b) Approval is given to the provision of a single off-street parking lot per dwelling unit, in lieu of 1 1/4 spaces per unit.
 - (c) Approval is given to an exception from the use and intensity regulations which will permit the building of six attached town houses on the subject site.
 - (d) Construction will proceed in accordance with the alternate site plan submitted with Interfaith's letter of July 19, 1972.
- (3) If anything in this comprehensive permit would seem to permit the building or operation of such housing in accordance with standards less safe than the applicable building and site plan requirements of the Federal Housing Administration or of the Massachusetts Housing Finance Agency, the standards of whichever agency is financially assisting such housing shall control.

(4) Local officials shall carry out compliance inspections in the usual manner. Should disagreement between the builder and local officials arise, certification by the Department of Community Affairs, if requested, shall be adequate proof of compliance with any requirement under the comprehensive permit.

Date: December 23, 1974

LEXINGTON BOARD OF APPEALS

Date signed: December 31, 1974

Donald P. Yuskens

TOWN CLERK
LEXINGTON, MASS.

Paula May
George A. Madenwald

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Wm. M. L. S.

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Woodruff M. Bushnell