



ZONING BOARD OF ADJUSTMENT

Date of Hearing: March 12, 2026
Date of Decision: April 27, 2026
Zone Case: 21 of 2026
Address: 710 Dunster Street
Lot and Block: 61-B-94
Zoning Districts: R1D-H
Ward: 19
Neighborhood: Brookline
Request: Parking Pad
Application: BDA-2025-12010

Variance	Section 912.04.L.3	Front yard parking prohibited; front yard parking pad proposed
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Appearances:

Applicant: Malcolm Mohammad, Richard Pintor

Findings of Fact:

1. The Subject Property is located at 710 Dunster Street in an R1D-H (Residential One Unit Detached High Density) District in Brookline.
2. The dimensions of the parcel are 40' by 100' (4,000 sf).
3. The grade of the Subject Property has a significant downward slope from Dunster Street towards Inland Way.
4. The three-story structure on the property is set back approximately 14' from Dunster Street.
5. Without obtaining permission from the City, the Applicant constructed a parking pad in the front yard of the Subject Property that extends to the Dunster Street property line with a 0' setback.
6. The Applicant testified at the hearing that the location of the house and the topography of the site limit access from Inland Way and are unique conditions that preclude development of off-street parking in compliance with the Code.

7. The Applicant testified that other properties in the general vicinity of the Subject Property have off-street parking pads in the front yards and asserted that the proposed front yard parking on the Subject Property would be consistent with the context of the neighborhood.

8. No one appeared at the hearing to oppose the request.

Conclusions of Law:

1. The Applicant requests a variance from Section 912.04.L.3, which prohibits parking pads located in front yards.

2. The Applicant presented sufficient credible evidence that the topography of the site is a unique condition that precludes the provision of parking on the site in strict compliance with the Code.

3. Consistent with the evidence and testimony presented, and the applicable legal standards governing variances, the Board concludes that approval of the request is appropriate if the Department of Mobility and Infrastructure approves the proposed curb cut.

Decision: The Applicant's request for a variance from Section 912.04.L.3 to allow a one-car parking pad is hereby APPROVED, subject to the Department of Mobility and Infrastructure's review and issuance of approval for the proposed curb cut.

s/Alice B. Mitinger
Alice B. Mitinger, Chair

s/Lashawn Burton-Faulk
LaShawn Burton-Faulk

s/ John J. Richardson
John J. Richardson

Note: Decision issued with electronic signatures, with the Board members' review and approval.