

The Commonwealth of Massachusetts
Department of Public Safety

531
Main
St.

Architectural Access Board
One Ashburton Place, Room 1310
Boston, Massachusetts 02108-1618

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Governor

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Secretary

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Thomas G. Gatzunis, P.E.
Commissioner

Thomas P. Hopkins
Director

TO: Local Building Inspector
Local Disability Commission
Independent Living Center

Docket Number V 13 248

FROM: ARCHITECTURAL ACCESS BOARD

RE: Pippas Karate Center
529 & 531 Main Street
Acton

Date: 10/24/2013

Enclosed please find the following material regarding the above location:

___ Application for Variance

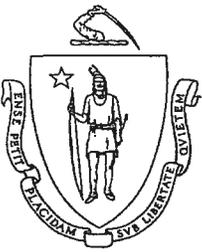
Decision of the Board

___ Notice of Hearing

___ Correspondence

___ Letter of Meeting

The purpose of this memo is to advise you of action taken or to be taken by this Board. If you have any information which may assist the Board in reaching a decision in this case, you may call this office or you may submit comments in writing.



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NOTICE OF ACTION

RE: **Pippos Karate Center, 529 & 531 Main Street** Acton

1. A request for a variance was filed with the Board by Laine Realty Trust (Applicant) on August 23, 2013
The applicant has requested variances from the following sections of the Rules and Regulations of the Board:

Section:	Description:
23.4.3	Parking spaces have slopes reported to be 2% to 3%
23.4.6d	Access aisles have slopes reported to be 2% to 3%.

2. The application was heard by the Board as an incoming case on Monday, October 21, 2013

3. After reviewing all materials submitted to the Board, the Board voted as follows:

GRANT: the variances to 23.4.3 and 23.4.6d as proposed in the application submitted, for the reason that impracticability (see definitions of impracticability in Section 5 of 521 CMR) has been proven in this case.

In addition, because flower boxes have been placed to cover the area where the slope of the walkway along the building, exceeds the requirements of 521 CMR Section 22, and the remaining sidewalk is compliant with 521 CMR, no variance is needed for that area on the condition the flower boxes remain in place.

PLEASE NOTE: All documentation (written and visual) verifying that the conditions of the variance have been met must be submitted to the AAB Office as soon as the required work is completed.

Any person aggrieved by the above decision may request an adjudicatory hearing before the Board within 30 days of receipt of this decision by filing the attached request for an adjudicatory hearing. If after 30 days, a request for an adjudicatory hearing is not received, the above decision becomes a final decision and the appeal process is through Superior Court.

Date: October 24, 2013

cc: Local Disability Commission
Local Building Inspector
Independent Living Center

Walter White T.H.
Chairperson
ARCHITECTURAL ACCESS BOARD

