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ALLSTON BRIGHTON

## Proposal withdrawn for mixed-use building in Allston amid feud over rights to site

Posted by Matt Rocheleau April 23, 2013 11:06 AM

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(Boston Redevelopment Authority)

A rendering of the proposal that was withdrawn Tuesday at City Hall.

By Matt Rocheleau, Town Correspondent

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A proposal to build a five-story mixed-used building at the corner of North Beacon and Everett streets in Allston was formally withdrawn on Tuesday.

In recent weeks, two developers [have been battling](#) for rights to the property.

An attorney for Arthur Toukhmanian, the current owner of the site, went before the Zoning Board of Appeals at City Hall on Tuesday morning and asked to withdraw the proposal “without prejudice.” The zoning board voted unanimously to approve that request.

Because it was withdrawn without prejudice, the proposal could be resubmitted later for city approval.

The \$10.7 million [proposal](#) had called for razing three adjacent parcels at 37-41 N. Beacon to construct a 37,000-square-foot building with 41 apartments, ground-floor retail and 35 parking spaces.

The developer, architect Sebastian Mariscal, had initially proposed an eco-friendly-focused building with no parking and said tenants of the building would be required to pledge to not own a car. But residents expressed concern that tenants might break that promise and park along already-crowded neighborhood streets.

After Mariscal backed off his car-less proposal, the project received formal backing from the Boston Redevelopment Authority board in mid-March.

The developer had been scheduled to ask the city’s zoning board on Tuesday for approval, which would have been the project’s last hurdle at City Hall. But, instead the proposal was withdrawn.

Because Mariscal does not own the property, a dispute over rights to the site has arisen. The property’s owner has considered selling it to another firm, the Globe reported earlier this month.

The Mount Vernon Co., a major local developer, told the Globe in early April that it had reached an agreement to buy the property and planned to build its own housing complex on the site.

After the brief appearance before the zoning board Tuesday, the attorney representing the property owner and the property owner himself declined to

representing the property owner and the property owner himself declined to comment further, including about whether any developer in particular has rights to the site.

The property in question is located along N. Beacon between Everett Street and Sinclair Road. The site is about 18,100 square feet and includes a used car dealer lot and a two-family home and garage.

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