

APPLICATION
CERTIFICATE OF APPROPRIATENESS-OR-
DESIGN APPROVAL-OR-EXEMPTION

For Office Use Only

Deliver or mail to:
Environment Department
Boston City Hall, Rm 709
Boston, MA 02201

APPLICATION # _____
RECEIVED _____
FEE _____
HEARING DATE _____

DO NOT RETURN THIS FORM BY FAX OR EMAIL

DO NOT STAMP THIS BOX

I. PROPERTY ADDRESS 112 Pinckney Street Unit 56A

NAME of BUSINESS/PROPERTY Hafler Residence

The names, telephone numbers, postal and e-mail addresses requested below will be used for all subsequent communications relating to this application. Environment Department personnel cannot be responsible for illegible, incomplete or inaccurate contact information provided by applicants.

II. APPLICANT Jason and Abby Hafler

CONTACT NAME Jason Hafler

RELATIONSHIP TO PROPERTY Unit Owner

MAILING ADDRESS 112 Pinckney Street Unit 56A

ZIP 02114

PHONE 617 320 7999

EMAIL jasonhafler@gmail.com

PROPERTY OWNER same as above

CONTACT NAME same as above

MAILING ADDRESS same as above

EMAIL same as above

PHONE same as above

ARCHITECT Frank McGuire Architects

CONTACT NAME Frank McGuire AIA

MAILING ADDRESS 27 Chestnut Street Boston MA Unit GA

ZIP 02108

PHONE 617 742 4249

EMAIL frankmcguirearchitects@comcast.net

CONTRACTOR Sleeping Dog Properties

CONTACT NAME Joe Bocelli

MAILING ADDRESS 1745 Washington Street Boston MA

ZIP 02118

PHONE 617 576 6100

EMAIL jbocelli@sleepingdogproperties.com

III. DESCRIPTION OF PROPOSED WORK

A BRIEF OUTLINE OF THE PROPOSED WORK MUST BE GIVEN IN THE SPACE PROVIDED BELOW, OR THE APPLICATION WILL NOT BE ACCEPTED. This description provides the basis for the official notice and subsequent decision, and it must clearly represent the entirety of the project. Additional pages may be attached, if necessary, to provide more detailed information.

1. Construct a new roof deck on the upper level of the existing building.
2. The extent and geometry of the proposed deck are shown on the attached drawings.
3. A mockup was constructed, which has been reduced in area after a site viewing by BHAC staff disclosed limited visibility from Pinckney Street
4. All structural work will be conducted in accordance with applicable State and City of Boston codes and regulations
5. Although the deck is private, and only accessible through the Owners' Unit, all railings will be 42" above the deck.
6. Access to the deck will be via the existing glazed hatch. There will be no Head House, and no FAR increase.
7. It is understood that construction of a new deck where one does not exist may require zoning relief via the BOA

REQUIRED DOCUMENTATION: Please include all required documentation with this application; review instructions carefully for details.

ESTIMATED COST OF PROPOSED WORK: \$120K

IV. DULY AUTHORIZED SIGNATURES (both required)

The facts set forth above in this application and accompanying documents are a true statement made under penalty of perjury.

APPLICANT

OWNER*

*(If building is a condominium or cooperative, the chairman must sign.)

PRINT Jason Hafler

PRINT Susan Hafler

Environment Department personnel cannot be responsible for verifying the authority of the above individuals to sign this application. Misrepresentation of signatory authority may result in the invalidation of the application. **UNSIGNED OR PARTIALLY SIGNED FORMS WILL BE REJECTED**

THIS APPLICATION IS NOT COMPLETE WITHOUT SIGNATURES, FEES AND REQUIRED DOCUMENTATION. The checklist below is for reference only: Please refer to the detailed application instructions for deadlines, fee schedule and required documentation specific to your proposal.

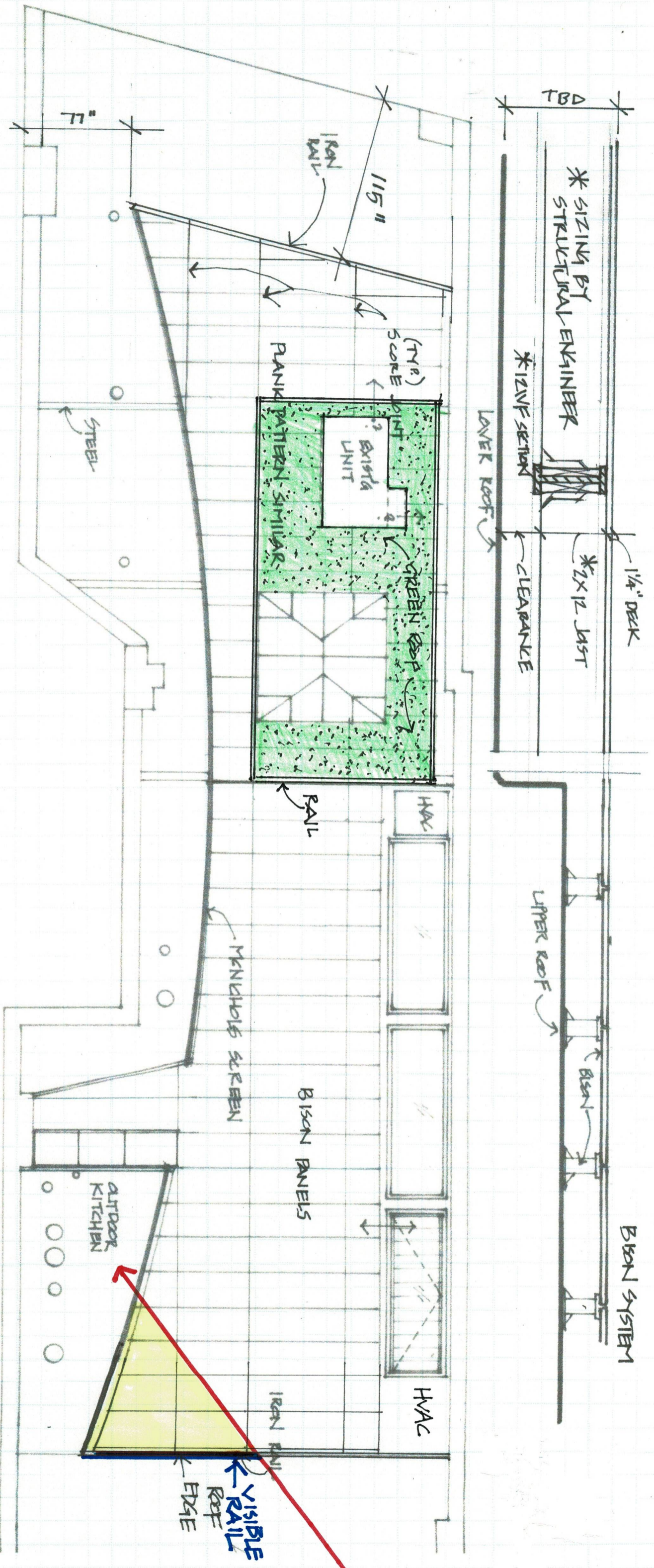
COMPLETED APPLICATION FORM

APPLICATION FEE (Check or money order made payable to City of Boston; see fee schedule in Instructions)

DESCRIPTION OF WORK (A brief description must be included on the front page; additional pages of detailed information may be attached. Applications that only note "see attached" will not be accepted.)

PHOTOS OF EXISTING CONDITIONS

DRAWINGS AND SPECIFICATIONS AS REQUIRED (See "documentation requirements" in instructions)



* SIZING BY
STRUCTURAL ENGINEER

* 12x12 LAST
CLEARANCE

LOWER ROOF

UPPER ROOF

BISON SYSTEM

Proposed Deck

REVISED 01 | 30 | 2020

Frank McGuire Architects

Architecture Planning Programming
drawing DECK PLAN/SECTIONS
project HAFLEP
scale 3/8" = 1'-0" date 11/20/20

27 Chestnut Street Boston MA 02108
tel (o) 617.742.4249
tel (m) 617.851.8090
fax 617.227.1781
email frankmcguirearchitects@comcast.net

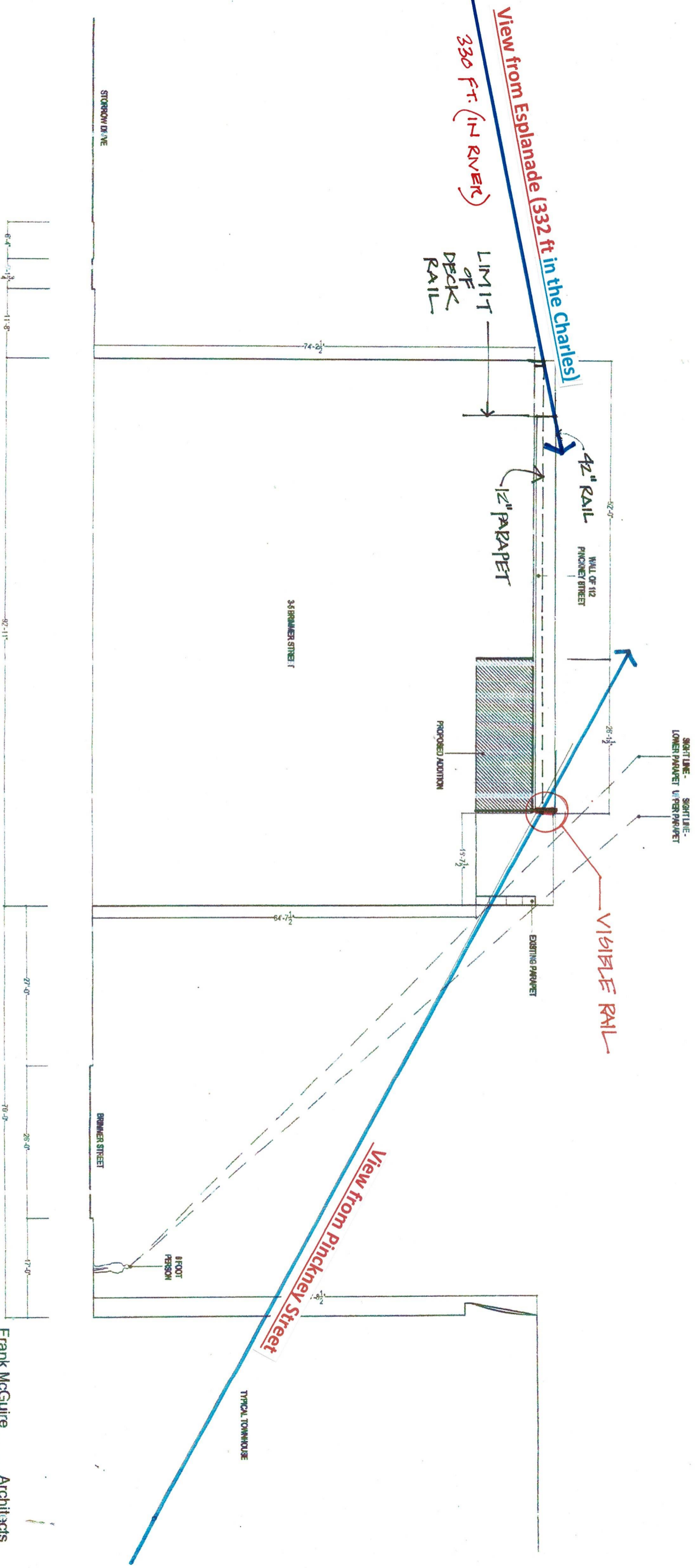
Aerial View

112 Pinckney St

Google Earth

Image Landsat / Copernicus





Physical mockup will be in place for viewing

Frank McGuire Architects
 Architecture Planning Programming
 drawing SITE LINE DIAGRAM
 project HAFNER RESIDENCE
 scale 1/16" = 1'-0" date AUG. 12, 2015
 27 Chestnut Street Boston MA 02108
 tel (o) 617.742.4249
 tel (m) 617.851.8090
 fax 617.227.1761
 email frankmcguirearchitects@comcast.net



View from Pinckney Street