

May 7, 2018

Mr. Tom Clemens  
Beacon Hill Civic Association  
c/o Lynch Fink & Labelle LLP  
6 Beacon Street, Suite 415  
Boston, MA 02108

RE: 4 Joy Street

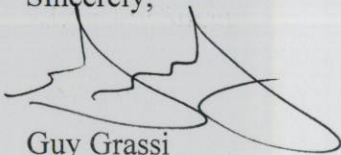
Dear Tom:

Thank you for the meeting of your subcommittee, and also for your help in the discussion. I have attached a revised floor area ratio plan and zoning comp form for your committee's review.

The revisions were to some minor errors we had made transcribing the data, though the totals are only slightly different, and the result is a reduction in the proposed condition from the existing. We had not shown, nor included a small balcony that exists in the 5<sup>th</sup> floor, but have done so in this version. 2 photos of this balcony are also attached.

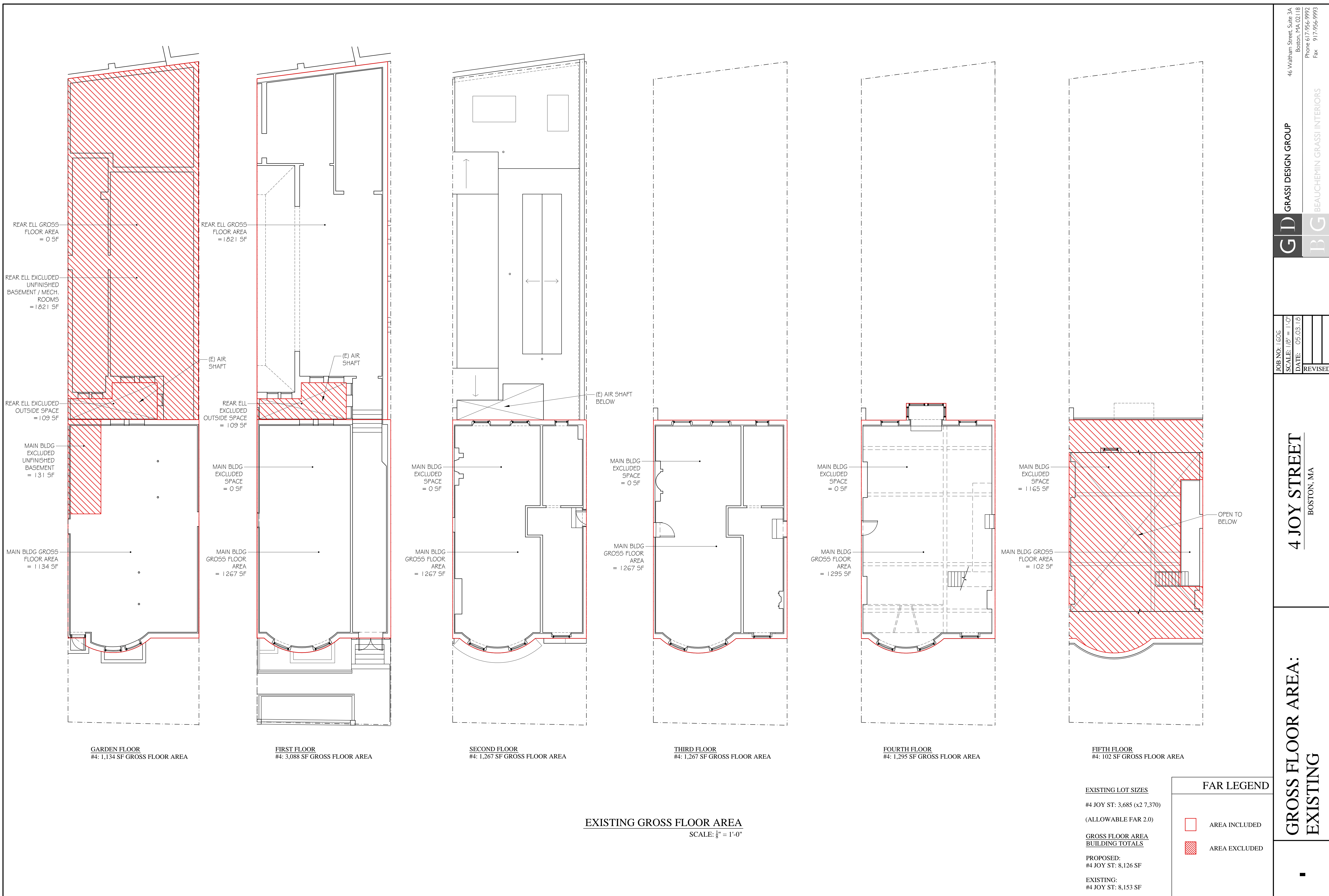
Please call me with any questions or concerns you may have.

Sincerely,



Guy Grassi

cc: Mr. Chris Kelly  
Mr. Rob Gatnik  
Mr. Dennis Quilty



REAR ELL GROSS FLOOR AREA = 0 SF

REAR ELL EXCLUDED UNFINISHED BASEMENT / MECH. ROOMS = 1021 SF

REAR ELL EXCLUDED OUTSIDE SPACE = 109 SF

MAIN BLDG EXCLUDED UNFINISHED BASEMENT = 131 SF

MAIN BLDG GROSS FLOOR AREA = 1134 SF

REAR ELL GROSS FLOOR AREA = 1021 SF

(E) AIR SHAFT

REAR ELL EXCLUDED OUTSIDE SPACE = 109 SF

MAIN BLDG EXCLUDED SPACE = 0 SF

MAIN BLDG GROSS FLOOR AREA = 1267 SF

MAIN BLDG EXCLUDED SPACE = 0 SF

MAIN BLDG GROSS FLOOR AREA = 1267 SF

(E) AIR SHAFT BELOW

MAIN BLDG EXCLUDED SPACE = 0 SF

MAIN BLDG GROSS FLOOR AREA = 1267 SF

MAIN BLDG EXCLUDED SPACE = 0 SF

MAIN BLDG GROSS FLOOR AREA = 1295 SF

MAIN BLDG EXCLUDED SPACE = 1165 SF

MAIN BLDG GROSS FLOOR AREA = 102 SF

OPEN TO BELOW

**GARDEN FLOOR**  
#4: 1,134 SF GROSS FLOOR AREA

**FIRST FLOOR**  
#4: 3,088 SF GROSS FLOOR AREA

**SECOND FLOOR**  
#4: 1,267 SF GROSS FLOOR AREA

**THIRD FLOOR**  
#4: 1,267 SF GROSS FLOOR AREA

**FOURTH FLOOR**  
#4: 1,295 SF GROSS FLOOR AREA

**FIFTH FLOOR**  
#4: 102 SF GROSS FLOOR AREA

**EXISTING GROSS FLOOR AREA**  
SCALE: 1/8" = 1'-0"

**EXISTING LOT SIZES**  
#4 JOY ST: 3,685 (x2 7,370)  
(ALLOWABLE FAR 2.0)

**GROSS FLOOR AREA BUILDING TOTALS**

PROPOSED:  
#4 JOY ST: 8,126 SF

EXISTING:  
#4 JOY ST: 8,153 SF

FAR LEGEND	
	AREA INCLUDED
	AREA EXCLUDED

**4 JOY STREET**  
BOSTON, MA

**GROSS FLOOR AREA:**  
EXISTING

GRASSI DESIGN GROUP  
46 Waltham Street, Suite 3A  
Boston, MA 02118  
Phone 617-956-9992  
Fax 917-956-9993

JOB NO: 1606  
SCALE: 1/8" = 1'-0"  
DATE: 05.03.18  
REVISED





**GARDEN FLOOR**  
 #4: 1,392 SF GROSS FLOOR AREA PROPOSED  
 1,134 SF GROSS FLOOR AREA EXISTING  
 258 SF NET ADDED

**FIRST FLOOR**  
 #4: 1,736 SF GROSS FLOOR AREA PROPOSED  
 3,088 SF GROSS FLOOR AREA EXISTING  
 1,352 SF NET SUBTRACTED

**SECOND FLOOR**  
 #4: 1,696 SF GROSS FLOOR AREA PROPOSED  
 1,267 SF GROSS FLOOR AREA EXISTING  
 429 SF NET ADDED

**THIRD FLOOR**  
 #4: 1,267 SF GROSS FLOOR AREA PROPOSED  
 1,267 SF GROSS FLOOR AREA EXISTING  
 0 SF NET DIFFERENCE

**FOURTH FLOOR**  
 #4: 1,295 SF GROSS FLOOR AREA PROPOSED  
 1,295 SF GROSS FLOOR AREA EXISTING  
 0 SF NET DIFFERENCE

**FIFTH FLOOR**  
 #4: 740 SF GROSS FLOOR AREA PROPOSED  
 102 SF GROSS FLOOR AREA EXISTING  
 638 SF NET ADDED

**PROPOSED GROSS FLOOR AREA**  
 SCALE: 1/8" = 1'-0"

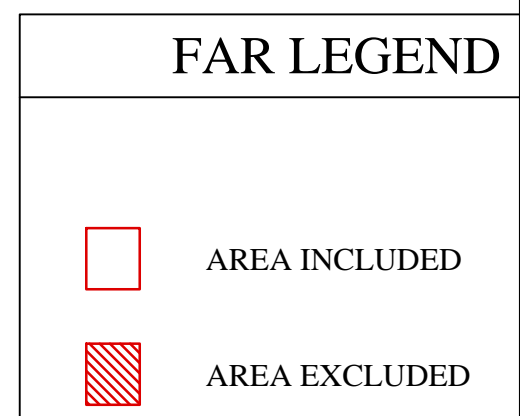
NET CHANGES IN GROSS FLOOR AREA BY FLOOR	
GARDEN	+258
1ST	-1,352
2ND	+429
3RD	0
4TH	0
5TH	+638
<b>-27 SF NET TOTAL GROSS FLOOR AREA REDUCTION</b>	

**EXISTING LOT SIZES**  
 #4 JOY ST: 3,685 (x2 7,370)  
 (ALLOWABLE FAR 2.0)

**GROSS FLOOR AREA BUILDING TOTALS**

PROPOSED:  
 #4 JOY ST: 8,126 SF

EXISTING:  
 #4 JOY ST: 8,153 SF



# 4 JOY STREET

## Zoning Computation Form

05.03.2018

Zoning District: H2-65  
 Existing Use: Offices  
 Proposed Use: 3 Dwellings

	Use	Min. lot size	Lot area per D.U.	Min. lot width	F.A.R.	Max bldg. ht.		Open space per D.U.	Min. front yard	Min.rear yard	Min.side yard	Min. parapet setback	% of rear yard for acc.use
						feet	stories						
Required by Code	Allowed	None	None	None	2.0 7,370	65' Above grade plane	-	150 SF/D.U.	Modal	10 + L/120	0'	H+L/6	25%
Existing	Offices	3685 S.F.	N/A	27.36'	2.212 8153 sf	58.5'	5+ Basement	N/A	13.5'	0'	0'	0'	0%
Proposed	3 D.U.	3685 S.F.	N/A	27.36'	2.205 8126 sf	58.5'	5+ Basement	200 SF/D.U. (Min.)	13.5'	54'	0'	0'	0%

NOTE: SEE ATTACHED SHEET FOR FLOOR AREA CALCULATIONS

	Required by code	Existing	Proposed
Parking:	* 0.7/ D.U. 2.1	0	0 (0 Required if <2)
Loading:	0	0	0

\* 0 SPACES REQUIRED BY CODE IF CODE REQUIREMENT IS 2 OR LESS AS PER 23-6(b), AFTER ROUNDING PER SECTION 38A









FIRE EXIT

