This form must be completed and signed by the owner-of-record, their attorney and/or authorized agent. If form is not signed by property owner, please attach a signed letter of authorization designating the authorized agent.



**APPEAL**

under Boston Zoning Code

Boston, Massachusetts February 6, 2019

To the Board of Appeal in the Inspection Services Department of the City of Boston:

The undersigned, being Alpine Advisory Services, Agent for Owner

The Owner(s) or authorized agent

of the lot at 33 Mount Vernon St 05 Boston Proper

number street ward district

hereby appeal(s) under St. 1956, c. 665, s. 8, to the Board of Appeal in the Inspectional Services Department of the City of Boston the action taken by Inspectional Services Commissioner as outlined in the attached refusal letter. DESCRIBE IN DETAIL THE REASON(S) FOR THIS APPEAL

Appellant seeks relief from Article 15, Section 15-1: Floor Area Ratio Excessive

Appellant seeks to change occupancy from Office to Three (3) Dwellings; interior demolition and rehabilitation with roof and rear decks, per plans filed with this appeal. This excessive Floor Area Ratio is an existing condition and Appellant seeks a variance as zoning relief.

Locus is within a residential district of Beacon Hill in a H-2-65 subdistrict.

STATE REASONS FOR THIS PROPOSAL

Appellant seeks to convert the office use; existing non-conforming use to three dwellings in a residential district of Beacon Hill in a H-2-65 subdistrict. The existing and proposed Floor Area Ratio is excessive.

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF

The proposed change of use from office to dwelling will remove a non-conform commercial use in this residential district and will create three new dwelling units.

COMMENTS Appellant reserves to file additional exhibits

documents and testimony at the hearing to support this appeal.

Alpine Advisory Services, AUTHORIZED

AGENT By:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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