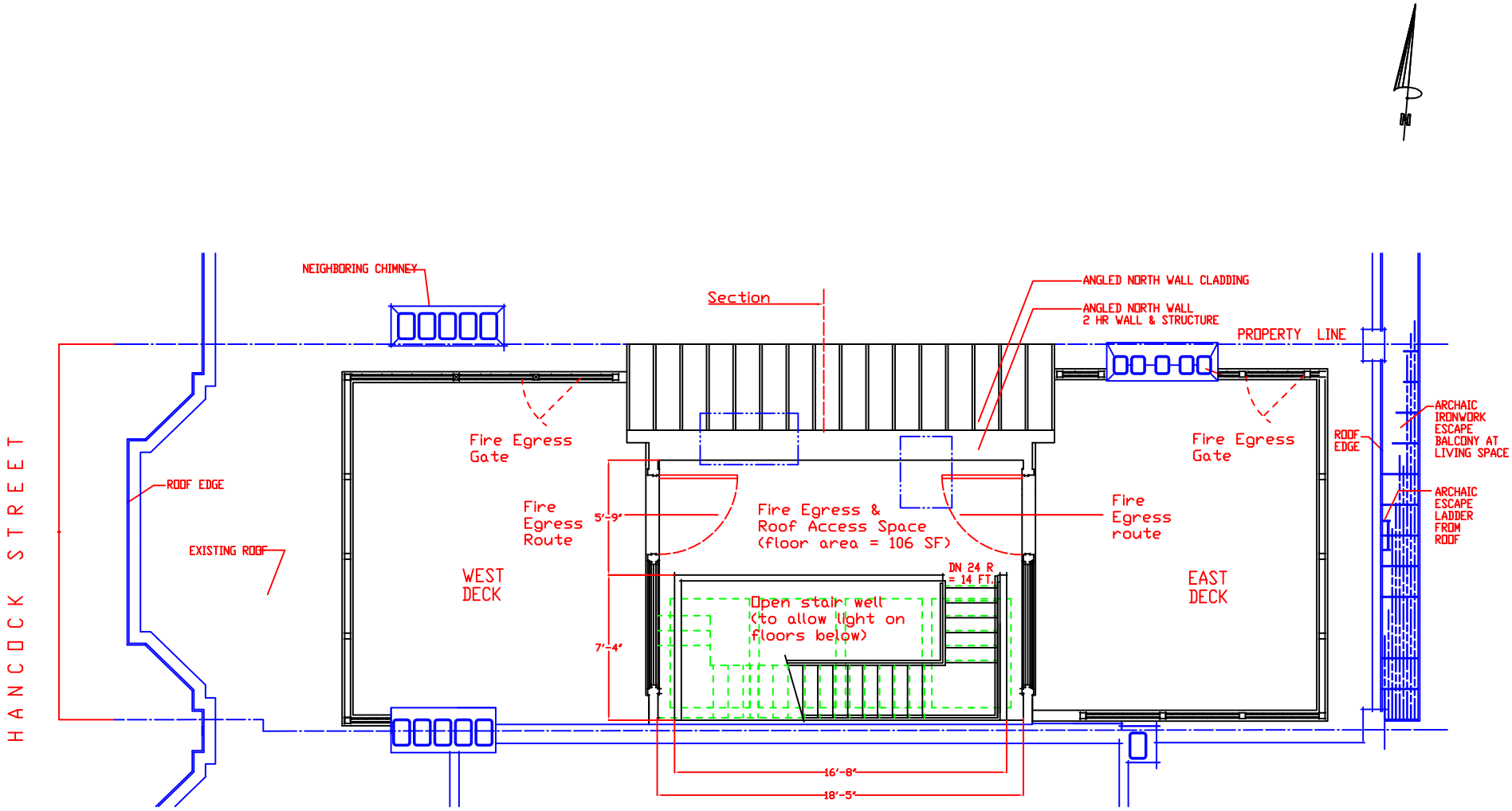
Summary

- Harold, Miriam, and their two children Leon and Luca, who **have been residing at 28 Hancock Street for more than 10 years,** and are active members of the neighborhood
- The current roof and head house are leaking, the head house has structural problems, and **the stairs leading up to the roof are not code compliant or safe**
  - Our son, Leon, has fallen of the current stairs **resulting in a serious concussion**
  - **The stairs are an essential part of our fire egress route**
- Harold, Miriam, and their children, would like to **replace the current unsafe spiral staircase with a code compliant cantilevered set of stairs**
- To accommodate this new stair case, and ensure a sound structural design, our **head house will need to move**
- **Our architect**, Alan Taylor **and contractor**, Blair Toland, **have spent the last month optimizing the proposed design based on your input**
  - Studied different staircase designs, to see of a more efficient staircase would be possible while continuing to be code compliant
  - Studied different configuration for supporting the roof of the new building, to minimize the variance required
- The **floor space of the proposed revised design has been significantly reduced based on your input** to the bare minimum required for fire egress and legally required landings (106 SF), subtracting the space of the current headhouse which will be demolished (56 SF), **the net variance requested is around 50 SF**
- **Neighbors are unanimously supportive of the project**

Last Modified 4/30/2017 2:38 AM Eastern Standard Time
Printed 4/5/2017 3:27 PM Eastern Standard Time



PROPOSED REVISION

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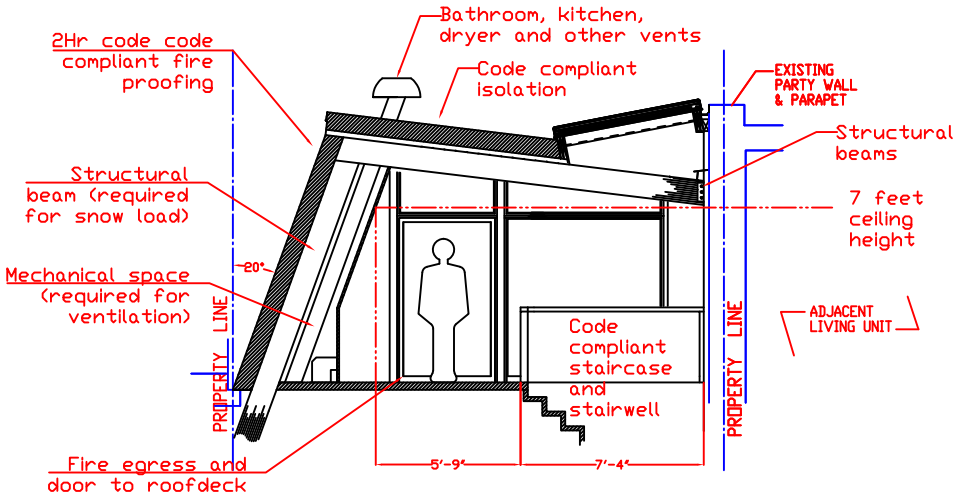
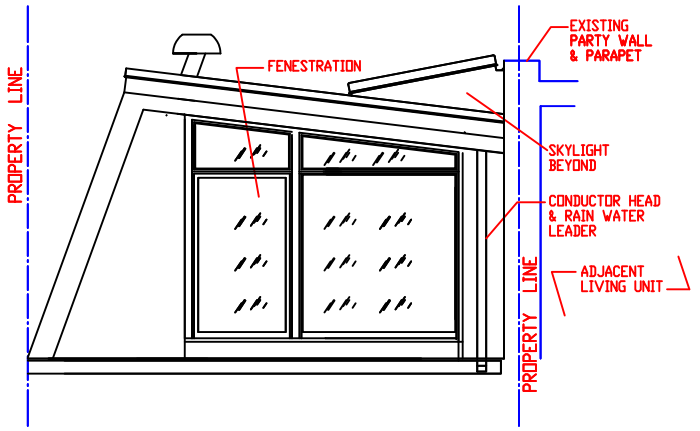
ROOFTOP HEADHOUSE &
STAIR REPLACEMENT
28 Hancock St., Unit 4
Boston, MA



SECTION



WEST ELEVATION

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