

BEACON HILL CIVIC ASSOCIATION

Zoning and Licensing Committee - Wednesday, February 1, 2017

NOTICE/AGENDA

The Zoning and Licensing Committee of the Beacon Hill Civic Association will meet on **Wednesday, February 1 at 7:30 p.m. at 74 Joy Street**. All meetings are open to the public. If you have any questions or comments regarding the matter to be heard, please attend. If you are unable to attend but would like to express an opinion, please call (617.227.1922), write (74 Joy Street, Boston, MA 02114) or send an email to the BHCA office (patricia.tully@bhcivic.org) prior to the meeting. **Design plans and additional information and updates on these matters are posted on the BHCA website at www.bhcivic.org**

28 HANCOCK STREET – *Proposed penthouse/roofdeck addition requiring floor area ratio (FAR) and building height variances.*

28 Hancock is a condominium building located between Hancock Street and Ridgeway Lane. The applicant owns the top (5th) floor unit and roof rights to part of the roof and proposes to replace an existing deck accessed by a spiral staircase and small headhouse with a 10' high penthouse/storage structure (300 +/- square feet of livable space) serving two decks of approximately 200 s.f. each. The existing building is just below the 65-foot allowable height and already exceeds the maximum allowed FAR of 2.0 in the H-2-65 District; so the expanded penthouse requires **variances** under BZC Art. 15, Sec. 1 (FAR excessive) and Art. 16, Sec. 1 (Building height excessive).

Project plans and related documents are posted on the website. The applicant and architect will appear to explain the details of the project and the grounds for zoning relief and to respond to questions. In addition to the standard variance issues of hardship, special circumstances and precedent, concerns commonly raised when external additions and roof decks are proposed include such impacts on neighbors as loss of light, views and privacy and intrusion of noise from HVAC units and noise and light associated with penthouse/deck use.

APPLICANT'S REQUEST: Non-opposition to the requested FAR and height variances, requiring exceptions to the BHCA policy of opposition to such variances (see Zoning & Licensing Policies #s 4&5).

34 ½ BEACON STREET – *Proposed renovation and addition to the ninth floor headhouse, and associated landscape and roof deck renovations requiring floor area ratio (FAR) and building height variances.*

34 ½ Beacon Street ("The Tudor") is the large condominium building located on the downhill corner of Joy and Beacon Streets. The building has 8 full stories and a partial 9th story. The applicant owns a condo unit comprising parts of the 8th and 9th floors and proposes to expand the 9th floor top (9th) floor living area by 121 s.f. The existing building exceeds the 65-foot allowable height and the maximum allowed FAR of 2.0 in the H-2-65 District; so the expanded penthouse requires **variances** under BZC Art. 15, Sec. 1 (FAR excessive) and Art. 16, Sec. 1 (Building height excessive).

Project plans and related documents are posted on the website. The applicant's representatives will appear to explain the details of the project and the grounds for zoning relief and to respond to questions. In addition to the standard variance issues of hardship, special circumstances and precedent, concerns commonly raised when external additions and roof decks are proposed include such impacts on neighbors as loss of light, views and privacy and intrusion of noise from HVAC units and noise and light associated with penthouse/deck use.

APPLICANT'S REQUEST: Non-opposition to the requested FAR and height variances, requiring exceptions to the BHCA policy of opposition to such variances (see Zoning & Licensing Policies #s 4&5).