

BEACON HILL CIVIC ASSOCIATION
Zoning and Licensing Committee - Wednesday, March 1, 2017

NOTICE/AGENDA

The Zoning and Licensing Committee of the Beacon Hill Civic Association will meet on **Wednesday, March 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**

73 MOUNT VERNON STREET – *Proposed additions of living space by converting basement utility/storage space and adding an extension atop the existing two-story ell, requiring **variances** (a) to add living space to a building that already exceeds the maximum floor area ration (FAR) and (b) to allow extensions into the required rear yard and side yard setbacks.*

This brick rowhouse building is located on the north side of Mt. Vernon Street above Louisburg Square. It has a large front yard on Mt. Vernon Street and backs on Public Alley #303, a public way. The building is listed with the City as an 11-unit apartment building but has most recently been used as a nine-unit apartment according to the owner/applicant who is performing a gut rehab and proposes to convert it to a 4-unit condominium property. The plans show proposed additions (a) of approximately 268 s.f. of living space in the basement by conversion of areas that were previously used as storage space and utility rooms; and (b) approximately 433 s.f. of space on the third floor by addition of a third story on top of an existing two-story ell at the rear of the building. The plans also show addition of roof decks on the top (fifth floor) of the main building and on top of the ell.

On January 11, 2017, the building department (ISD) issued a Zoning Code Refusal letter for the project citing three violations of Boston Zoning Code Art. 13, Sec. 13-1 (Dimensional Regulations) that require variances. At an existing FAR of 2.66 as shown on the plans, the building already exceeds the maximum allowed FAR of 2.0 in the H-2-65 District; so the proposed additional living space requires a **variance** under BZC Art. 15, Sec. 1 (FAR excessive). Also, since the proposed ell addition and deck extend to the rear lot line and the side lot line on the east (uphill) side, they require **variances** under BZC Sec. 20-1 (Insufficient rear yard) and BZC Sec.19-4 (Insufficient side yard). In its appeal of the ISD action, the applicant states that the project will benefit the neighborhood by reducing density and parking demands.

Project plans and related documentation are posted on the BHCA 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 roofdecks 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, rear yard and side yard variances, requiring exceptions to the BHCA policy of opposition to such variances (see Zoning & Licensing Policies #s 4&5).