

BEACON HILL CIVIC ASSOCIATION
Zoning and Licensing Committee - Wednesday, May 3, 2017

NOTICE/AGENDA

The Zoning and Licensing Committee of the Beacon Hill Civic Association will meet on **Wednesday, May 3 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@bhcvic.org) prior to the meeting. **Design plans and additional information and updates on these matters are posted on the BHCA website at www.bhcvic.org**

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

The applicant came to the April ZLC meeting to present plans and answer questions. Given the skepticism expressed about the original plans, the applicant withdrew the proposal to make modifications. Those changes will be presented at this meeting. New plans will be posted on the BHCA website on Friday, 4/28.

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 pair of decks and an expanded headhouse structure to allow access via a code-compliant staircase. 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).

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).

170 CHARLES STREET (JOHN JEFFRIES HOUSE ADDITION) –

The Related Beal development team will present their proposal for the construction of a 4-story addition to the John Jeffries House on the parking lot parcel next to Savenor’s. The applicant has held several planning meetings with immediate abutters and other stakeholders, but this meeting will be the primary opportunity for the neighborhood to ask questions and provide input. Extensive materials are available on the BHCA website for your review prior to the meeting.

The proposed use is a hotel lobby and limited commercial use (such as a coffee shop) on the street level with hotel use (expansion of the existing JJH use) on the upper floors. The parcel straddles the line between the residential and local business zoning districts, and ISD has determined that the proposal requires conditional use permits for (a) expansion of the existing nonconforming hotel use in the H-2-65 District and (b) hotel use conditional in the L-2-65. In addition, a Groundwater Conservation Overlay District (GCOD) permit is required. The project has been designed so as to comply with the dimensional/density requirements of the zoning code; so no variances are required.

APPLICANT’S REQUEST: Non-opposition to the zoning relief required for construction of the project.