

BEACON HILL CIVIC ASSOCIATION

Zoning and Licensing Committee - Wednesday, September 6, 2017

NOTICE/AGENDA

The Zoning and Licensing Committee of the Beacon Hill Civic Association will meet on **Wednesday, September 6 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@bhccivic.org) prior to the meeting. **Design plans and additional information and updates on these matters are posted on the BHCA website at www.bhccivic.org**

127 CHARLES STREET – *ISD Description: Change occupancy from “6 apts, dry cleaner drop off, office space” to “6 apts, dry cleaner drop off, retail store”. Replace existing signage with signage same dimensions. No work to be done on store.*

The building is located on the uphill side of Charles Street mid-block between Revere and Cambridge Street. The premises in question are the first floor (step up) level presently occupied by “Bedazzled” (psychic readings and new age crystals). The applicant proposes to convert the premises (which are currently listed with ISD as being used for office purposes) to a retail clothing store, thus requiring a change of occupancy to ‘retail use.’ This would be allowed as of right except for the fact that the rear portion of the building lies in the H-2-65 (Residential) District where retail use is forbidden. The applicant has applied for a **variance** to occupy the entire floor, including the rear portion for retail use.

APPLICANT’S REQUEST: Non-opposition to the requested relief.

52 BEACON STREET – *ISD Description: Change occupancy from 10 residential units and 2 offices to 7 residential units. Renovate existing building as per plans with additions to existing building to increase FAR. Two roof-decks, one for unit 5, one for unit 7.*

The building is located across from the Common just a bit below Spruce Street. The lot on which it is situated runs from Beacon in front to Branch Street in the rear. The applicant is undertaking a major rehabilitation/modification of building which includes the addition of 2207 s.f. of new living space, increasing the floor area ratio FAR from 2.73 to 3.46. The maximum FAR permitted as of right is 2.0, but the existing 2.73 FAR is ‘grandfathered.’

On June 14, 2017, the building department (ISD) issued a Zoning Code Refusal letter for the project citing (1) the need for a **variance** under Article 15, Section 01 of Boston Zoning (FAR excessive), and (2) Groundwater Conservation Overlay District (“GCOD”) applicability. 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 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 variance, requiring exceptions to the BHCA policy of opposition to such variances (see Zoning & Licensing Policies #s 4&5).