

BEACON HILL CIVIC ASSOCIATION

Zoning and Licensing Committee - Wednesday, December 7, 2016

NOTICE/AGENDA

The Zoning and Licensing Committee of the Beacon Hill Civic Association will meet on **Wednesday, December 7 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**

37 BEACON STREET – **Second meeting.** *Proposed penthouse/roofdeck addition requiring variance to add living space to a building that already exceeds the maximum floor area ration (FAR).*

37 Beacon is the large condominium building at the corner of Beacon and Walnut Streets. The applicant owns two units on the top (6th) floor and roof rights to part of the roof (there is already a large common roofdeck elsewhere on the roof). The applicant proposes to construct a large private roofdeck with private staircase access from within the unit via a new headhouse which will include about 200 square feet of solarium/living space. The building already exceeds the maximum allowed FAR of 2.0 in the H-2-65 District; so while the deck is apparently allowed as of right, the headhouse (access and solarium) requires a **variance** as added living space.

Project plans and related documentation are posted on the website. **The applicant and architect presented the project to the Committee in October and then requested a deferral to allow time to review the plans and contact neighbors.** 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 variance, requiring an exception to the BHCA policy of opposition to such variances (see Zoning & Licensing Policies #s 4&5).

28 HANCOCK STREET – *Proposed penthouse/roofdeck addition requiring variance to add living space to a building that already exceeds the maximum floor area ration (FAR).*

28 Hancock is the 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 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 decks and penthouse require **variances** under BZC Art. 15, Sec. 1 (FAR excessive) and Art. 16, Sec. 1 (Building height excessive).

Project plans and related documentation 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 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 and height variances, requiring exceptions to the BHCA policy of opposition to such variances (see Zoning & Licensing Policies #s 4&5).