

Reasons for requesting a variance from dimensional requirements:

1. BAY EXTENSION

The existing 3 story bay at the rear wing of the building is a cantilevered structure that has deteriorated over the years due to water damage. This damage requires extensive repairs to the bay. Extending the bay two floors in conjunction with the structural repairs would improve the interior spaces at the ground and first levels in terms of light.

We are seeking a variance because a portion of the proposed bay extension will project into the 10' required rear yard area and the additional square footage will increase the FAR which is already non-conforming.

2. INCREASE TO EXISTING FLOOR AREA RATIO (FAR)

As is the case with most Beacon Hill residences, the existing FAR is already nonconforming. The proposed reconfiguration of interior space, the extension of the bay (see above) and the addition of a head house access to the rooftop deck will result in the addition of 116 SF of gross floor area broken down as follows:

- a. Extending the existing bay to garden level - 35 SF @ garden & 1<sup>st</sup> floor level = 70 SF total
- b. Providing a head house to the roof which is a State Building Code requirement - 40 SF total  
There are a number of similar rooftop structures in the neighborhood.
- c. Interior closet reconfiguration to improve interior layout - 6 SF total

Consequently we are seeking a small increase in the FAR to provide amenities that are consistent with neighborhood standards. As is the case with most Beacon Hill residences, the existing FAR is already nonconforming.

The existing FAR is 3.69 and the proposed FAR is 3.82

Submitted by

Julia Smith, Project Architect