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Zoning & Licensing Committee
Beacon Hill Civic Association

Re: 42-44 S. Russell Street, Beacon Hill, MA
ALT950003

Project Narrative

The owners of 42-44 South Russell Street seek zoning relief to construct a dormer on the rear of the top floor of 44 South Russell Street. The dormer will also have a roof deck above accessed by a hatch. No headhouse is proposed.

The new dormer would match the existing shed dormer at 42 South Russell Street.

These buildings were combined in 1995 to create a four unit dwelling.

Relief is required for Floor to Area Ratio. ISD has also cited a side yard setback violation, but no side yard setback applies in the H-2-65 district for the first 70 feet of the lot when the property has adjoining buildings such as the case in this instance.

The existing FAR is 2.59 and we propose an increase of .02 to 2.61 which is above the maximum of 2.0 allowed in this district.

We are hoping to construct the former this fall if possible or in the spring of 2020.

The project is not visible from a public way and is not reviewed by the Architectural Commission.