



Patricia Tully
Beacon Hill Civic Association
74 Joy Street
Boston, MA 02114

RE: 11 Chestnut St. Documentation for Zoning & Licensing Committee

Dear Patricia,

Please see items below in response to the requested documentation.

1. Project Narrative

- a. We propose to complete an interior drywall gut renovation of the existing property located at 11 Chestnut St. in Boston, MA. The demolition work for this project has already been completed. The proposed schedule for construction will commence upon receipt of appropriate city approvals and is estimated to be 12 months in duration. Before commencing work we are seeking approvals from the Zoning Board of Appeals. Pending ZBA approval we will then seek issuance of our ALT long form building permit.

2. Plot Plan

- a. Please note that the scope of our work does not involve changing the existing building footprint. We are in the process of working with a surveyor to develop a plot plan.

3. Permit Plans

- a. Please see attached for permit plans and Beacon Hill Architectural Commission submittal.
- b. Note that the BHAC drawings are represented of what was submitted for the hearing on 07.19.18. We were issued a continuance at this hearing and will be updating our BHAC submission accordingly.

4. Building Permit

- a. Long form building permit pending approval from Inspectional Services, which is dependent on ZBA approval. Please see attached status for permit ALT811981.

5. Zoning Compliance

- a. Our scope of work includes digging out the basement space. This is in violation of zoning regulations as it increases the FAR of an already non-conforming building.

6. Photographs

- a. Please see attached.

7. ISD Refusal letter

- a. Please see attached.

8. Appeals Application to ZBA

- a. Please refer to BOA # 855955.

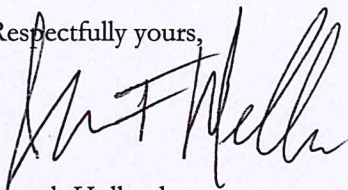
9. ZBA Hearing Notice

- a. Pending completion of abutters meeting.

10. Abutters Meeting

- a. Currently in process of scheduling meeting with abutters.

Respectfully yours,



Joseph Holland
Owner/Contractor
M. Holland & Sons Construction, Inc.