

Peter J. Wood
85 Pinckney Street
Boston, MA 02114
March 28, 2019

Renovation Project Description:

Peter Wood, who has lived at 85 Pinckney Street as his Boston home for approximately 25 years, is restoring the building after suffering water damage from a frozen pipe. 85 Pinckney Street is a single family home. In addition to remediating the water damage, Mr. Wood would like to infill a small area of the penthouse located at the rear of the building (indicated on the attached existing plans as, "Balcony") for a bathroom and to add a bedroom with a modest kitchenette in the existing basement. There is a small alteration to an existing bay window to the rear of the property. And finally, Mr. Wood seeks to restore a minor element of the facade to its original historic state replacement of non-historic windows to historically accurate windows. As a result of the proposed changes, there is a small increase in interior living area of approximately 233 square feet primarily in the existing basement. We will detail the break down of square footage in our subsequent submission (please see the attached drawing package cover sheet for all zoning information).

The second area of relief sought is a small extension of the existing roofline for the top floor penthouse bathroom infill to the pre-existing, non-conforming building height of 67 feet. The overall building height is not increasing, but the infill of the ell at the rear of the building top floor is what requires relief. Finally, the bay in the rear of the building which continues the pre-existing non-conformity of the rear yard set back.

Anticipated Project Approvals Required:

- ZBA relief for FAR, additional 245 sf in the penthouse bathroom, kitchen bay window and basement bedroom and kitchenette (FAR increase from 4.11 to 4.25).
- ZBA relief for rear yard setback, expansion of existing non-conforming kitchen bay window at the second floor.
- ZBA relief for building height. The existing penthouse rear roof is existing non-conforming by approximately 1.7' (elevation 66.7'). The proposed infill would not exacerbate the existing non-conforming condition.

- Landmarks approval for penthouse rear bathroom infill.
- Landmarks approval for expansion of kitchen bay.
- Landmarks approval for replacing non historic lover, located at the front of the building, with a window to match all other windows.

Please note that the proposal to infill the rear corner of the existing penthouse is approved, the existing two mechanical condensers will be removed from the roof and relocated out of sight from any public way or abutter. In addition, the condenser located on the ell roof will also be removed.

A public abutter's meeting, coordinated with the Mayors Office of Neighborhood Services, has been announced with a meeting scheduled for Thursday April 4th at 6:00pm.

Please don't hesitate to call or email with questions.

Thank you very much,

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