



MAKE YOUR VOICE HEARD

Zoning and Licensing Committee

Virtual Public Meeting via Zoom

Wednesday, August 5, 2020, 7:00 PM

Please note: This meeting will be held virtually via Zoom. If you would like to participate, please send an e-mail in advance to the Beacon Hill Civic Association office at info@bhcivic.org, and they will send you the link to join the meeting.

IF YOU HAVE ANY QUESTIONS OR COMMENTS regarding the below matter to be heard, please join the Zoom meeting. If you are unable to join but would like to express an opinion, please send an email to the BHCA office at info@bhcivic.org prior to the meeting. **Design plans and additional information and updates on this matter will be posted on the BHCA website at <https://www.bhcivic.org/zoning--licensing-archives.html>**

42 IRVING STREET *Applicant requests non-opposition to the requested variance for relief from Article 20, Section 01, Rear Yard Insufficient.*

The applicant is proposing to construct a new stair to the roof and to construct a new deck on the existing flat roof. Applicant will also be installing new railings for the deck, installing associated electrical, mechanical, and plumbing work.

From the applicant: "Our proposed roof work has been motivated by the fact that we have a deteriorating, 20-year-old air-conditioning system on the roof that needs to be replaced . . . we would like to replace this AC system while at the same time provide safe access to the roof, reconstruct the roof surface, and build a deck with safety railings. Currently, aside from fire escapes, our sole access to the roof is a small hatch that is only accessible via 12-foot ladder through the upper ceiling of the top floor bedroom Ultimately, replacing the AC system will improve the quality of life in our home, and constructing safe roof access and a deck with railings will ensure worker safety in this area (and) . . . will improve the aesthetics of our rooftop, since the existing AC system is in poor condition and visually unappealing."

The proposed deck would extend across the entire width of the rear building wall (at the 4th floor level) and would be accessed by a low-profile, walk-up sliding hatch. The rear wall is 3' 9" from the rear lot line; so 6' 3" of the deck and part of the hatch would lie within the required 10' rear setback, thus requiring a variance. According to applicant's plans, the deck itself would increase the structure height at the rear wall by about 14 inches, plus the railing above. In addition to the standard variance issues of hardship, special circumstances and precedent, concerns commonly raised when roof decks are proposed include such impacts on neighbors as loss of light, views and privacy and noise and light associated with deck use.

All meetings are open to the public in order to provide a forum for community input. Applicants seeking zoning relief or food/alcohol licenses will present to the Committee to explain their proposals and answer questions. The Committee will vote to either oppose or not oppose each application, and such decisions, subject to BHCA Board ratification, are subsequently communicated to the Zoning Board of Appeals or the Licensing Board so that community views are considered. We encourage all residents to share how the respective matter may affect their residences.