



# MAKE YOUR VOICE HEARD

## Zoning and Licensing Committee

Virtual Public Meeting via Zoom

Wednesday March 4, 2026, at 6:00 PM

*This meeting of the Beacon Hill Civic Association's (BHCA) Zoning and Licensing Committee (ZLC) will be held virtually via Zoom. If you would like to participate, the Zoom link is:*

<https://us02web.zoom.us/j/87090758035>

IF YOU HAVE ANY QUESTIONS OR COMMENTS regarding the below matter(s) to be heard, please join this ZLC 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](mailto:info@bhcivic.org) prior to the meeting. (Please understand that all letters and emails will be part of the public record.) Design plans and/or additional information are posted to the BHCA website at: <https://www.bhcivic.org/zoning--licensing-committee-archives.html>

### 7 SMITH COURT

Applicant is returning to the ZLC with a revised plan. Applicant seeks zoning relief for the below-cited violations. The following is a screen shot of the applicant's zoning refusal letter. "FAR" stands for Floor Area Ratio.

Michelle Wu  
Mayor

### ZONING CODE REFUSAL

Marc A. Joseph  
Inspector of Buildings

TIMOTHY BURKE  
142 BERKELEY ST  
BOSTON, MA 02116

02/04/2026

**Location:** 7 SMITH CT BOSTON, MA 02114  
**Ward:** 03  
**Zoning District:** Boston Proper  
**Zoning Subdistrict:**  
**Appl. #:** ALT1798566  
**Date Filed:** November 16, 2025  
**Purpose:** Remove existing roof deck, install new single-ply membrane roof system, re-install wood framed roof deck as shown on the drawings. Construct new headhouse for existing stair to roof.

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 09 Sec. 01	Reconstruction/Extension of Nonconforming Bldg.	
Art. 13 Sec. 13-1	Dimensional Regulations	Excessive FAR

All meetings are open to the public 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.