



MAKE YOUR VOICE HEARD

Zoning and Licensing Committee

Virtual Public Meeting via Zoom

Wednesday, September 4, 2024, 6:00 PM

Join via Zoom <https://us02web.zoom.us/j/87090758035>

Meeting ID: 870 9075 8035

One tap mobile +13017158592, 87090758035# US (Washington DC), +13092053325, 87090758035# US

IF YOU HAVE ANY QUESTIONS OR COMMENTS regarding the below matter(s) to be heard, please join the Zoning and Licensing Committee (“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 prior to the meeting. (Please understand that all letters and emails will be part of the public record.) **Design plans and additional information on these matters are posted on the BHCA website at <https://www.bhcivic.org/zoning--licensing-archives.html>**

7 BEAVER PLACE

Applicant requests non-opposition to the requested variance for relief from Article 13, Section 01, Insufficient Rear Yard Setback. Boston Inspectional Services Dept. determined that a variance from the 10-foot rear yard setback required by Article 13 of the Zoning Code is needed to allow no rear yard. Applicant is also subject to GCOD applicability.

Proposal: Reconstruction of 7 Beaver Place, with minimal changes to original dimensional footprint. Previous Zoning Board of Appeal’s approval of same variance lapsed in May 2023. Applicant is now looking to reconstruct building with new plan submittals.

39 CHARLES STREET, BOSTON MA

Applicant seeks non-opposition to:

- (1) requested transfer of Wine & Malt Beverages with Cordials/Liqueurs License, and*
- (2) relief from the below listed zoning code violations:*

- Article 8, Sec. 04 – Forbidden Use: Use item 37 (Restaurant) is forbidden in H districts*
- Article 8, Sec. 04 - Forbidden Use: Use item 36A (Retail Catering) is forbidden in H districts*
- Article 23, Sec 01 - Off-street parking requirements*
- Article 32, sec. 04 - GCOD Applicability*

The Applicant has applied to the Licensing Board for the City of Boston for transfer to this location of a beer, wine, and cordials license to be used in connection with a proposed “upscale farm-to-table restaurant” to be called “Hill Kitchen.” The Applicant has also applied for: Change of occupancy from Coin Operated Laundry and 5 Residential Units to Restaurant with 5 Residential units. Restaurant to include takeout.

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.