



745 Boylston Street
7th Floor
Boston, MA 02116

March 29, 2018

#16 Pinckney Street
Beacon Hill
Boston, MA 02114
Ward 05
Zoning District: Boston Proper
Zoning Subdistrict: H-2-65
Floor Area Ratio: 2.0

#16 Pinckney Street Project Narrative

The proposed Zoning Board of Appeals application is to seek relief from Article 15, Section 1: Floor Area Ratio. The city of Boston zoning code (dated 2/18/18) states a maximum Floor Area Ratio of 2.0 for the subdistrict that #16 Pinckney Street lies within. The lot area of #16 Pinckney Street is 1,000 square feet for a by-right square footage of 2,000. The existing, single family home is currently non-conforming with 2,767 square feet and the non-conformity is consistent with other homes in the neighborhood.

Our project proposes to finish 357 square feet on the basement level for use as a playroom. The project does not increase the number of bathrooms or bedrooms. The proposed playroom would improve the use and enjoyment of the home for a family by providing a play area for children or entertaining, which is in close proximity to the first floor level that contains the kitchen, living room, and dining room. It is in my professional opinion that the addition of this playroom is not significantly more detrimental to the neighborhood than the existing unfinished basement area of storage and utility space. The finished basement level would be consistent with other homes in the area and does not increase the footprint of the structure, massing of the building, and we cannot increase our lot size to allow for a by-right increase in the allowable square footage.

The Zoning Board of Appeals variance for the floor area ratio is the only required approval for this project. The finishing of the space would commence immediately upon receiving the approval and amended building permit from Inspectional Services and would take approximately 3 weeks to complete.

Sincerely,
Dustin Nolin R.A.