

Ms. Lisa Hoang
Building Official: Plan Review
Inspectional Services Department: City of Boston
1010 Massachusetts Avenue
Boston, MA 02118

Re; ALT860485 : 78 Mount Vernon Street

19 August 2108

Dear Ms. Hoang:

Payne Bouchier has passed along to Frank McGuire Architects (FMA) your Information Request Letter. We attach additional documents that we hope will respond to your concerns. We would also like to add the following comments, in the interest of clarification.

1. The proposed dormer expansion runs from brick to brick, and thus there are no new side walls. We have added a graphic to make that condition more evident.
2. No work is proposed by FMA on the front (Mount Vernon Street) elevation. A separate window replacement in kind, in which FMA has had no involvement, has already been approved by the Beacon Hill Architectural Commission, (BHAC).
3. The proposed dormer will add 121.75 gross square feet to the building total floor area, thus requiring zoning relief for FAR.
4. When we presented the documents you have seen, our goal was not to obtain a permit, but to receive a Letter of Denial (Refusal) from ISD without which we cannot initiate the zoning review process.
5. The proposed dormer expansion is visible from a public way (Chestnut Street) as indicated on the attached photograph. Thus it will require review and approval by the BHAC, as we are fully aware. We do not know whether BHAC will accept the proposal, or require modifications and if so we would need to revise the proposal before re-submitting to you for actual permit.
6. In any case the FAR issue will remain, whether the dormer is visible or not.
7. We cannot bring the proposal before BHAC, as you know, until outstanding Zoning issues have been resolved. Thus the submittal that is before you. We simply want to engage the normal process.

I hope that this letter is helpful. Please let me know if I can be of further assistance.

Best regards,

Frank McGuire AIA
Mass. Lic. No. 3974

