

BEACON HILL CIVIC ASSOCIATION
Zoning and Licensing Committee - Wednesday, August 3, 2016

SUMMARY NOTICE/AGENDA

The Zoning and Licensing Committee of the Beacon Hill Civic Association will meet **Wednesday, August 3, 2016, at 7:30 p.m. at 74 Joy Street**. All meetings are open to the public. If you have any questions or comments regarding the matters to be heard, please attend. If you are unable to attend but would like to express an opinion, please call (617.227.1922), write (74 Joy Street, Boston, MA 02114) or send an email to the BHCA office (patricia.tully@bhcivic.org) prior to the meeting. **BHCA policies and additional information on these matters are posted on the BHCA website at www.bhcivic.org.**

12 Byron Street – Request to renovate interior of existing single family house and construct a Third Floor addition and roof deck, requiring FAR and rear yard variances.

The owners of this two-story carriage house presently used as a single-family residence propose to make substantial renovations including the addition on the roof of (a) a 400+ s.f. roofdeck on the front portion of the roof (to be set back 10 feet from the building façade on Byron Street), (b) a 400 +/- s.f. building addition on the rear portion of the roof extending to the property line with abutters to the north on Chestnut Street, and (c) solar panels and heat pump units on top of the proposed addition.

According to the building department, the project requires variances from the Boston Zoning Code for “Excessive FAR” because the proposed third-floor addition adds livable space in excess of the 2.0 Floor Area Ratio (FAR) maximum in the H-2-65 residential district (BZC Article 13, Sec. 13-1); and for “Insufficient rear yard” because the addition extends into the required setback area of 10 feet from the rear lot line (Article 20, Sec. 20-8).

The applicant’s representatives will appear to explain the details of the project and the grounds for zoning relief and to respond to questions and comments from the Committee and neighbors. In addition to the standard variance issues of hardship, special circumstances and precedent, concerns commonly raised when external additions and roof decks are proposed include such impacts on neighbors as loss of light, views and privacy and intrusion of noise from HVAC units and noise and light associated with deck use.

APPLICANT’S REQUEST: That BHCA vote not to oppose the variances required to construct the building addition. This would require an exception to the BHCA policy of opposition to such variances (see Zoning & Licensing Policies #4 & 5).