



September 1, 2022

Beacon Hill Civic Association
74 Joy Street,
Boston, MA 02114

To whom this may concern:

This letter is in reference to permit application #**ALT1203718/BOA1343873**. The purpose of this hearing is to address the FAR refusal letter issued on 06/01/2022. The project in question is the proposed demolition of the existing 'L' which is perpendicular to the main house and reposition the area of this "L" across the width of the rear of the house, as a one story structure with a walk out deck above. The current 'L' is a thin, space with a structurally unsound non-compliant exterior deck above. The square foot area of the proposed new construction will be exactly the same as the square footage of the existing 'L'. The drawings that were uploaded to the Inspectional Services Portal online on 05/16/2022, show the dimensions of both the existing 'L' and the proposed new one-story construction with new compliant deck above. Based on the dimensions as noted on the submitted drawings, the existing 'L' occupies approximately 217 sq. ft. of space in the rear yard of the house. The proposed new construction will occupy approximately 216 sq. ft. of space in the rear yard of the house. We have included plot plans as well, that show the existing conditions of the property and proposed plot plan for the property. This trading of square footage would continue the current compliance with FAR zoning calculations.

Due to safety concerns in the structure, the existing 'L' and non-compliant deck above have since been demolished under Permit # **SF1244718**.

We look forward to meeting with the Zoning & Licensing Committee to provide additional information as needed. We greatly appreciate your time and consideration on this matter and look forward to hearing from you.

Sincerely,

David R. McMahon
President
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