

Image 5: Visible railing from Myrtle St @ Anderson St

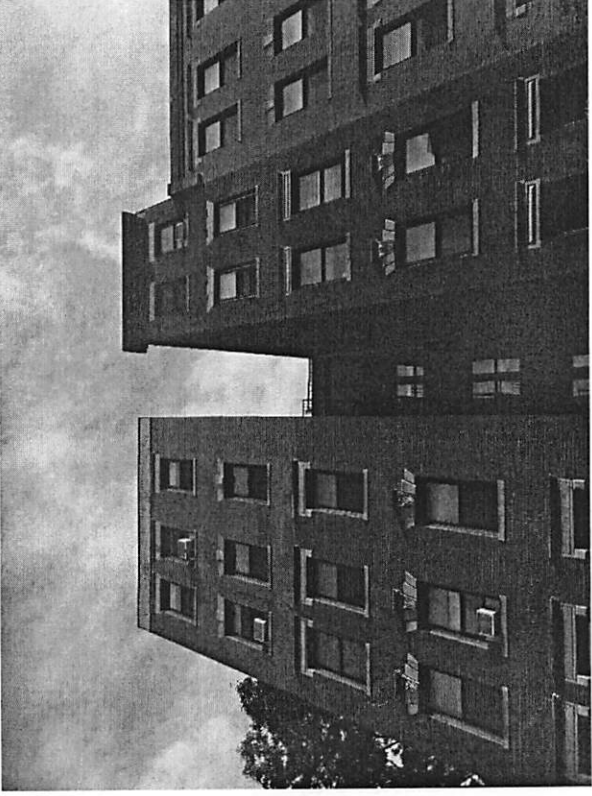


Image 6: Railing visible from 19 Revere

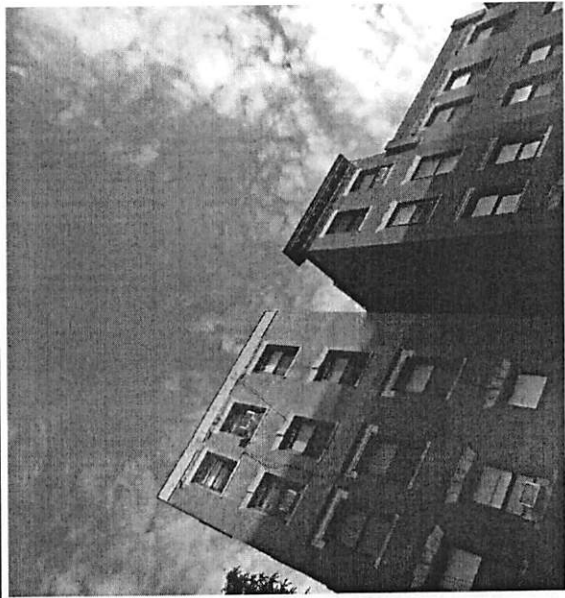


Image 7: Rear portion of deck railing visible from Revere St @ Garden St

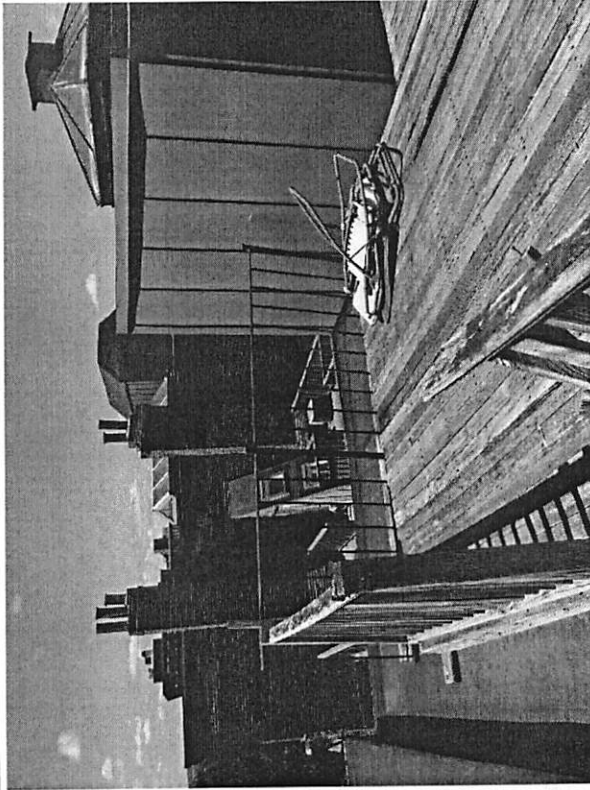


Image 1: Standing at the southeast corner of the deck (“front left”). The iron railing visible in the photo is partially visible from Myrtle St @ Anderson St.

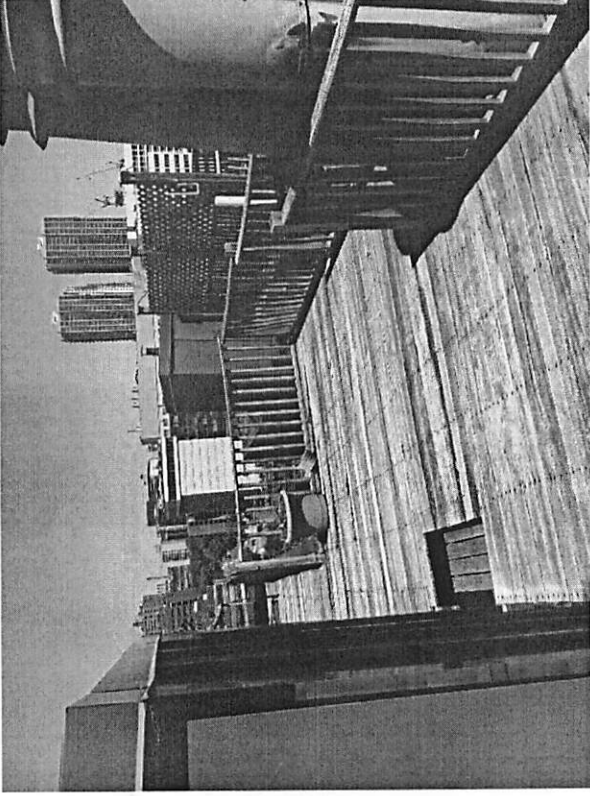


Image 2: Standing at the south end (“the front”) facing North. The latticework at right is part of the adjacent building (69 Myrtle St).

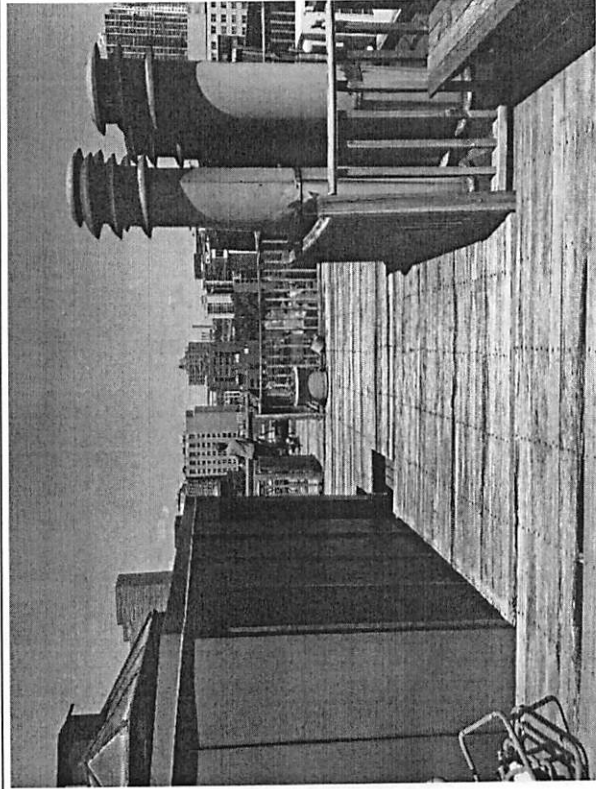


Image 3: Similar vantage as Image 2 (facing the rear of the building from the front). The railing straight ahead is partially visible from 19 Revere.

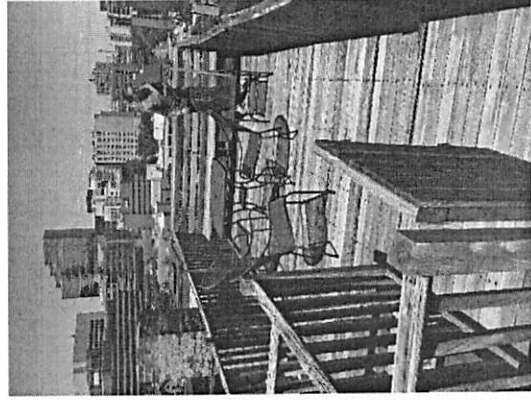


Image 4: Facing the small portion at the back of the building (towards Revere). The railing near the person is partially visible from Revere St @ Garden St.

to retain the outdoor enjoyment afforded to the residents of 71 Myrtle by the deck, the 71 Myrtle Trust proposes to repair the deck on its existing framing, with two minor modifications: (1) to partially reduce the perimeter of the area visible from public right of way and (2) to replace all railings with iron railings.

The current structure was approved for construction in 1988. An exhibit of this approval is included in this document.

As a Trustee and a representative of 71 Myrtle Street, I hereby certify that this proposal has the support of the 71 Myrtle Street Condo Trust.

Cliff Longley, Trustee
Date:

EXISTING DECK PHOTOS & DRAWINGS

The photographs and drawings on the next several pages detail the existing state of the deck.

To: The Beacon Hill Architectural Commission (“BHAC”)
From: 71 Myrtle Street Condo Trust (the “71 Myrtle Trust”)
Brittany Baker (Trustee), Apt B101
Adrian Carter (Trustee), Apt 101
Cliff Longley (Trustee), Apt 501
Subject: Roof Deck Repair & Improvement
Address: 71 Myrtle Street Condo Trust
Attn: Cliff Longley
71 Myrtle St Apt 501
Boston, MA 02214
Via Email: adriancarter30@gmail.com
brittanyleighbaker@gmail.com
clifflongley@gmail.com
Via Phone: (404) 408-1325 (Cliff Cell)
Date: June 22, 2018

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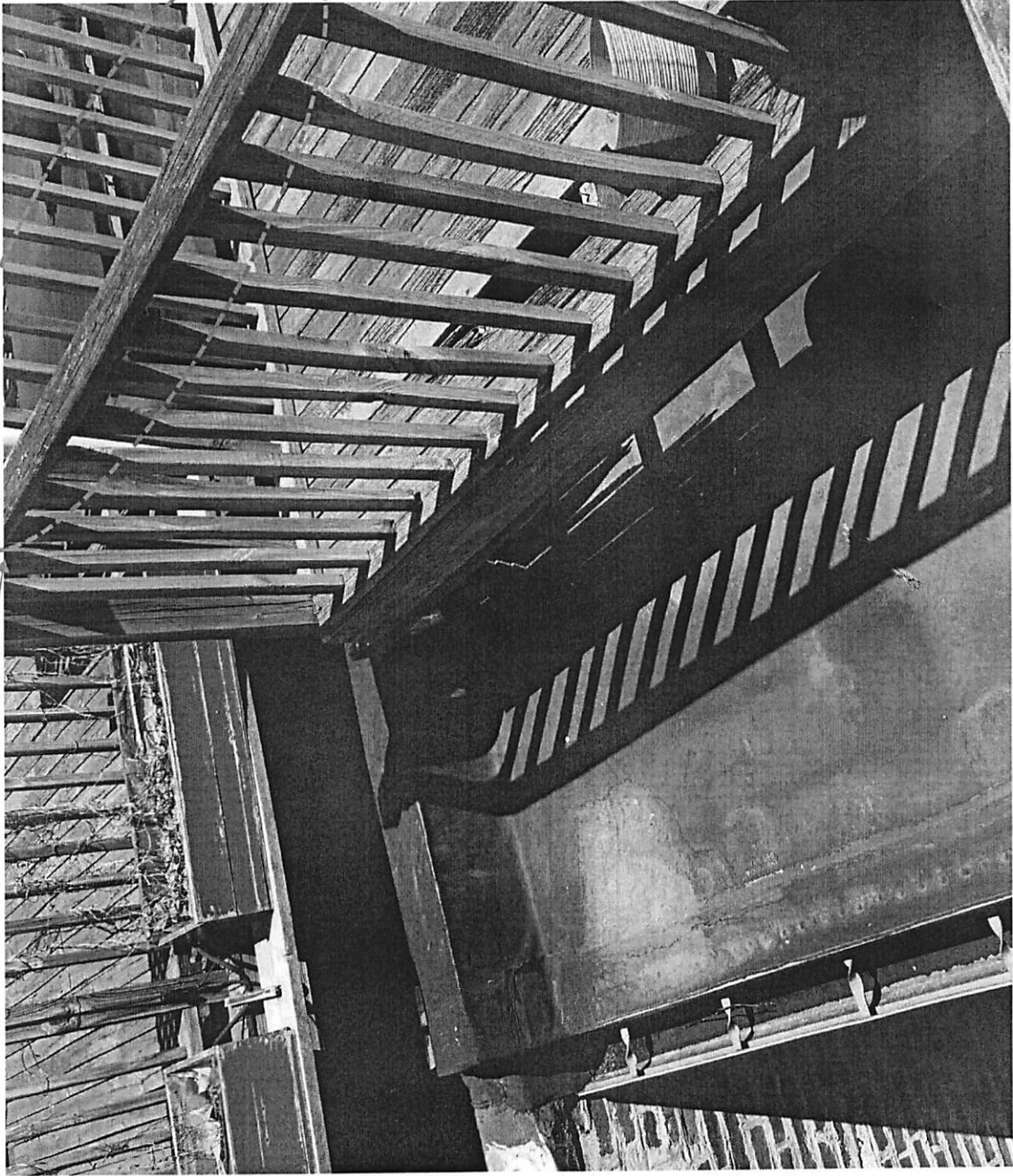
INTRODUCTION

The roof deck of 71 Myrtle Street has fallen into disrepair, and the 71 Myrtle Trust would like to repair and improve it, largely on its existing footprint, but with some proposed improvements to benefit the neighborhood.

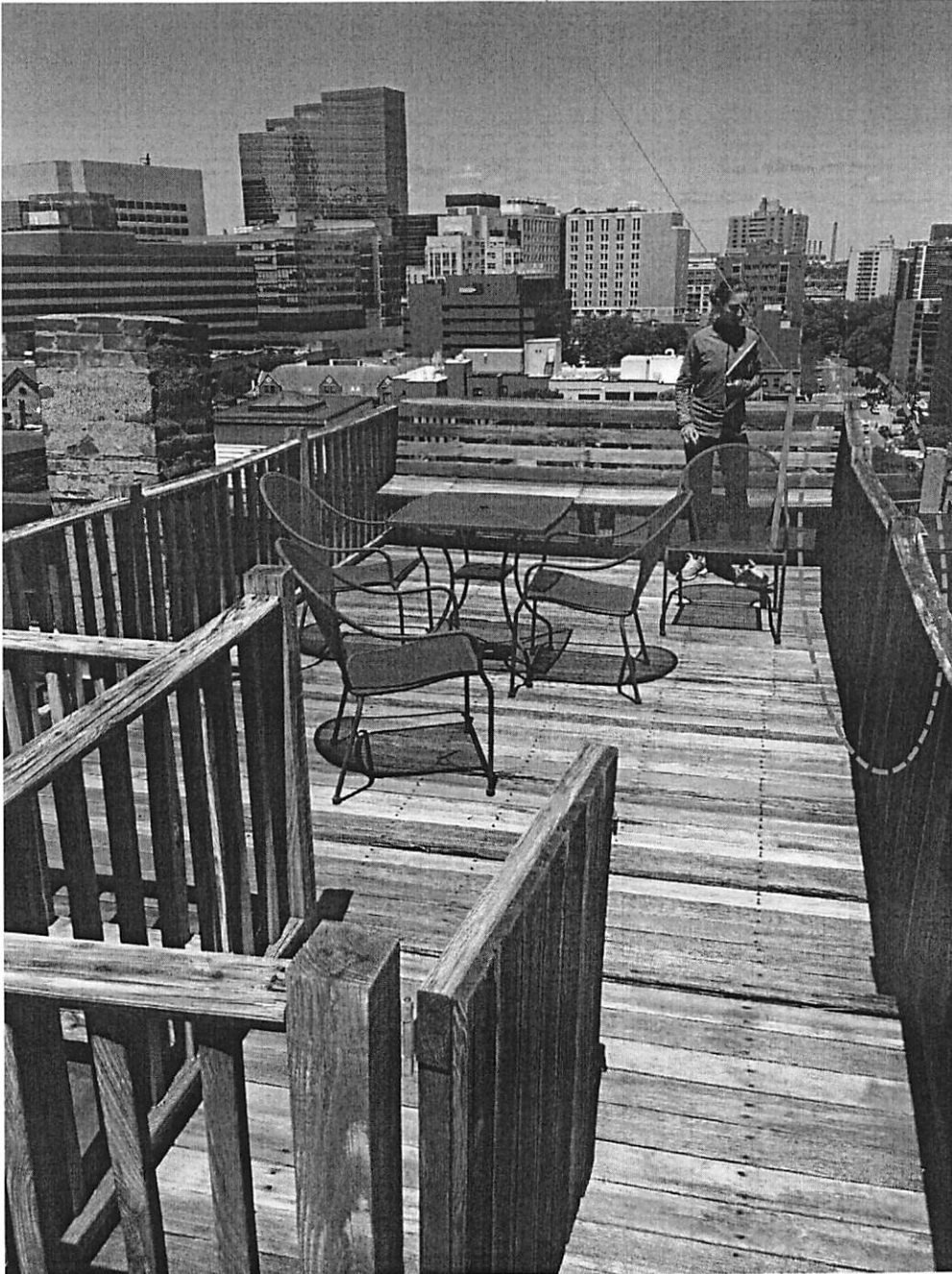
71 Myrtle Street is on the north side of Myrtle Street between Anderson St and Garden St, closer to Garden St. The rear of the building backs up to Revere St. The current roof deck railing is partially visible from two public rights of way. The southwest corner (or the “front right” corner) of the deck is currently partially visible from the intersection of Myrtle St and Anderson St, and the northeast corner (the “rear left” corner) is partially visible when standing at the intersection of Revere St and Garden St. The deck railing is also partially visible when standing at the doorway of 19 Revere St. The current deck is constructed completely of wood, except for a section of iron railing at the front right corner.

The current deck is unsafe and is in need of immediate repair, with loose and rotted decking and railing sections. In order to improve the functional safety of the deck for the benefit of the neighborhood and also

Back edge of the main section of the deck facing 19 Revere St
(will be moved back 12-18 inches).

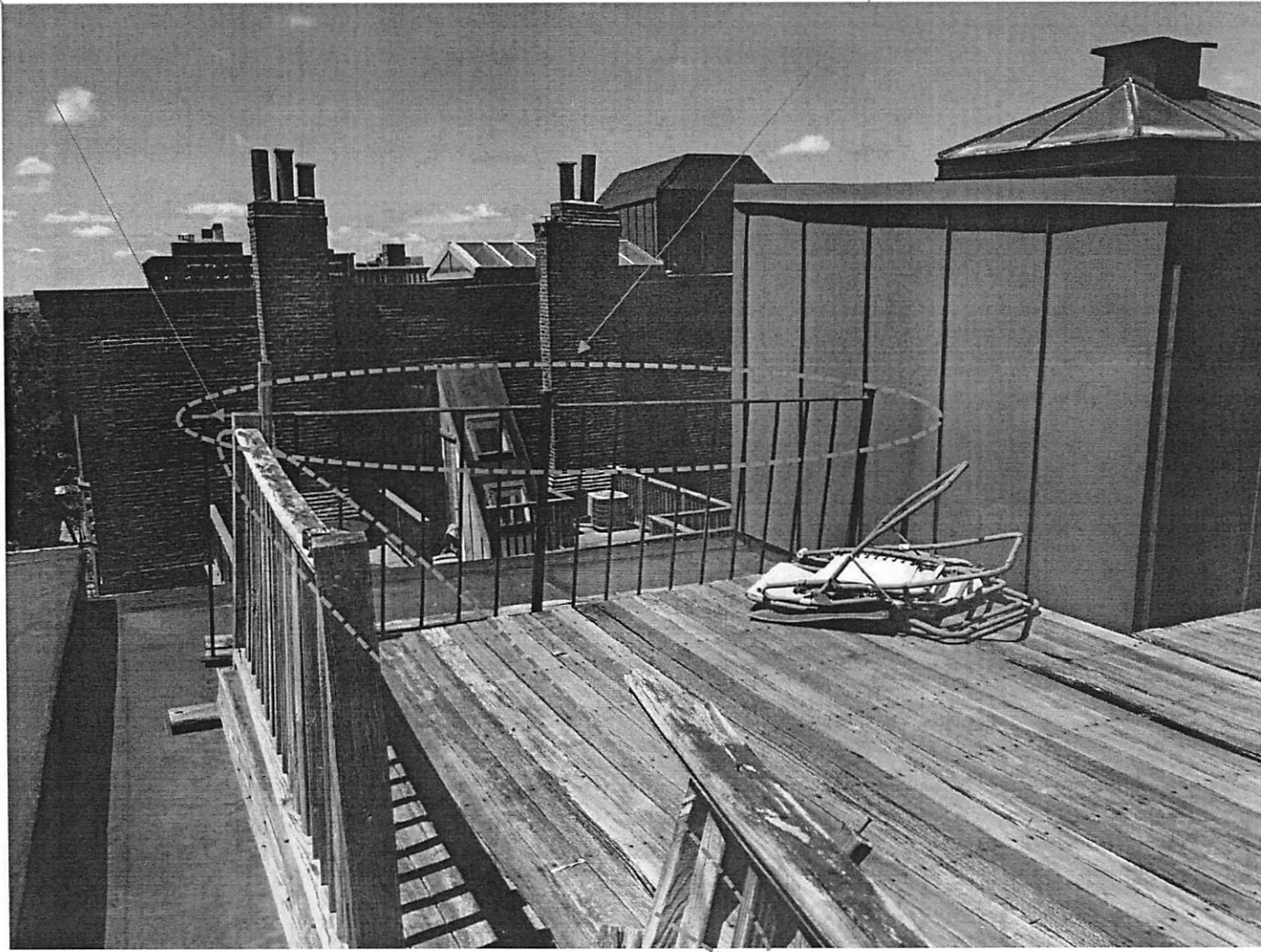


Northeast edge of the deck to be moved inwards (west) by approximately 12 inches and to be replaced with iron railing.



Front edge railing will be upgraded to iron railing, as this edge is also somewhat visible from the street.

Southwest corner of the deck will move back from the street and in from the right edge by 12 inches in each direction. Railing will be replaced with new but similar material.



PROPOSED PLAN OVERVIEW

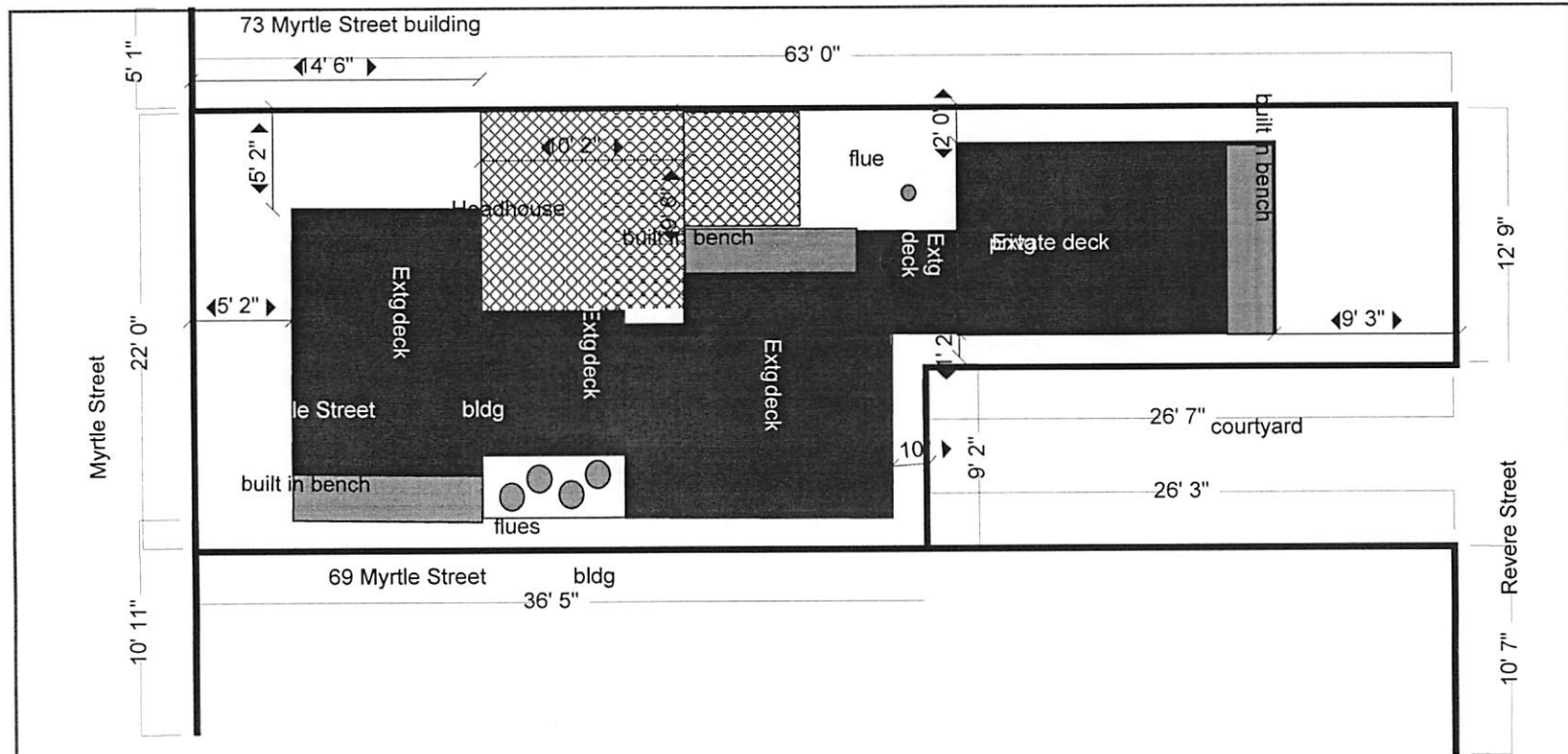
The proposed deck repair plan would include the following:

- Removing the existing decking and repairing the underlying structure where possible.
- Replacing the existing railing footprint, but with the following modifications (detailed for clarity on the following pages):
 1. Bringing back the visible front right corner inwards (east) by approximately 3 feet.
 2. Bringing back the railing visible from 19 Revere St as far as necessary so it is not visible from the street (approximately 12-18 inches).
 3. Bringing the rear edge of the deck visible from Revere St @ Garden St inwards (west) by ~12 inches. To offset this reduction in space, the west edge of the back deck would be moved towards 73 Myrtle St by an equal distance, but this side of the deck is not visible from the road.
- Replacing all railings with iron railings so the structure is aesthetically consistent.
- The existing bench next to the headhouse will be removed to accommodate the narrower entryway onto the rear deck.
- Increasing the railing height to 42 inches in compliance with current building codes.

The railings that are currently visible from Myrtle St @ Anderson St and Revere St @ Garden St will still be partially visible, but a smaller section of each will be visible, and the visual appeal of each will be greatly improved via the use of new iron railings.

The annotated photos on the following pages will help to detail this proposal further.

Image 13: A sketched layout of the current roof deck footprint is below.



| | | | | | |
|--|-------------------------------|------------------------------------|-------------------------|--------|--|
| Site: 71 Myrtle Street roof deck | Drawing: 61818 | Project: Myrtle Street Condo | Drawn: Adrian Carter | Notes: | A.M.Carter Const. Inc., 1101 Heron Pond Drive Chapel Hill, NC 27516 |
| Title: Existing conditions | Scale: 1/8" : 1' 0" | Date: 6/20/18 | Rev: A | | |



CITY OF BOSTON

BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

Decision of the Board of Appeal on the Appeal of

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Date of Hearing: August 23, 1988

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grant the requested variance as described above, annuls the refusal of the Building Commissioner and orders him to grant a permit, in accordance with this decision.

APPROVED AS TO FORM:

Maudie W. Brennan

Assistant Corporation Counsel

DEC 13 1989

SIGNED

Richard J. Dennis
RICHARD J. DENNIS CHAIRMAN

James Farmer
JAMES FARMER SECRETARY

Paul Parks
PAUL PARKS - ACT. SEC.

Chia-Ming Sze
CHIA-MING SZE

Alfred Gross
ALFRED GROSS

INSPECTION SERVICES DEPT.
BUILDINGS AND STRUCTURES
DIVISION

A True Copy
Attest
Carol A. McDonough
CAROL A. MC DONOUGH
Executive Secretary



CITY OF BOSTON

BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

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- b) That for reasons of practical difficulty and demonstrable and substantial hardship fully described in the findings, the granting of the variance is necessary for the reasonable use of the land or structure and that the variance as granted by the Board is the minimum variance that will accomplish this purpose; and
- c) That the granting of the variance will be in harmony with the general purpose and intent of this Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

In determining its findings, the Board of Appeal has taken into account:

- 1) the number of persons residing or working upon such land or in such structure;
- 2) the character and use of adjoining lots and those in the neighborhood;
- 3) traffic conditions in the neighborhood.

The Board is of the opinion that all conditions required for the granting of a variance under Article 7, Section 7-3 of the Zoning Code have been met and that the varying of the terms of the Zoning Code as outlined above will not conflict with the intent and spirit of the Zoning Code.

Therefore, acting under its discretionary power, the Board (the members and/or substitute members sitting on this appeal) unanimously voted to

INSPECTORAL SERVICES DEPT. BUILDINGS AND STRUCTURES DIVISION

DEC 19 10 48 AM '88

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CITY OF BOSTON

BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

Decision of the Board of Appeal on the Appeal of

BZC-11770

Date of Hearing: August 23, 1988

Page # 2

This appeal seeks permission to construct a roof deck, as per plans, at 71 Myrtle Street. This property fronts to the sidewalk of Myrtle Street, and the property rear to the sidewalk of Revere Street, with a courtyard to the side for the 20 Revere Street owner (basement of 71 Myrtle Street) and the petitioner requests a variance of Section 20-1 Rear Yard Insufficient.

The petitioner feels the roof deck will provide recreational space for the use of condominium owners of 71 Myrtle Street.

The petitioner believes that the granting of this appeal for a variance will be of benefit to the condominium owners and act as an incentive for people to live in the Beacon Hill area.

The Board of Appeal finds that all of the following conditions are met:

- a) That there are special described circumstances or conditions, fully described in the findings, applying to the land or structure for which the variance is sought (such as, but not limited to, the exceptional narrowness, shallowness or shape of the lot, or exceptional topographical conditions thereof), or structure but not the neighborhood and that said circumstances or conditions are such that the applications of the provisions of this Code would deprive the appellant of the reasonable use of such land or structure;

INSPECTORIAL SERVICES DEPT. BUILDINGS AND STRUCTURES DIVISION

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CITY OF BOSTON

BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

August 23, 1988

Decision of the Board of Appeal on the Appeal of
71 Myrtle Street Management

to vary the terms of the Boston Zoning Code, under Statute 1956, Chapter 665, as amended, Section 8, at premises:

71 Myrtle Street, Ward 5

in the following respect: Variance

Article(s): 20(20-1)

Construct roof deck, as per plans.

In his formal appeal, the Appellant states briefly in writing the grounds of and the reasons for his appeal from the refusal of the Building Commissioner as set forth in papers on file numbered BZC- 11770 and made a part of this record.

In conformity with the law, the Board mailed reasonable notice of the public hearing to the petitioner and to the owners of all property deemed by the Board to be affected thereby, as they appeared on the then most recent local tax lists, which notice of public hearing was duly advertised in a daily newspaper published in the City of Boston, namely:

THE BOSTON HERALD on August 9, 1988

The Board took a view of the petitioner's land, examined its location, lot and other characteristics.

The Boston Redevelopment Authority was sent notice of the appeal by the Building Department and the legal required period of time was allotted to enable the BRA to render a recommendation to the Board, as prescribed in the Code.

After hearing all the facts and evidence presented at the public hearing held on Tuesday, August 23, 1988 in accordance with notice and advertisement aforementioned, the Board finds as follows:

The Appellant appeals to be relieved of complying with the aforementioned section of the Boston Zoning Code - all as per Application for Permit # A-375 dated 3-14-88 and plans submitted to the Board at its hearing and now on file in the Building Department.

CW

DEC 19 11 06 AM '88
INSPECTION & SERVICES DEPT.
BUILDINGS AND STRUCTURES DIVISION

(This form must be filed in quadruplicate with the Inspectional Services Division of the City of Boston. This form must also be completed and signed by the property owner or by an authorized agent. Please attach the appropriate authorization.)



INSPECTIONAL SERVICES DEPT.
PERMIT DESK

MAY 20 12 29 PM '88

APPEAL
under Boston Zoning Code

\$1457
\$700

Boston, Massachusetts, May 19, 1988.

To the Board of Appeal in the Inspectional Services Department of the City of Boston:

The undersigned, being.....OWNER.....
The owner(s) or authorized agent

of the lot at...71 Myrtle Street...05...Beacon Hill...
number street ward district

03-88 -
0378

hereby appeal(s) under St. 1956, c. 665, s.8, to the Board of Appeal in the Inspectional Services Department of the City of Boston the action taken by the Inspectional Services Commissioner as outlined in the attached refusal letter.

April 6, 1988 - Section 20-1

Please set forth in detail what is sought by this appeal and the reasons therefor. Refer to instructions.

1. We wish to erect a 600 sq. ft. deck on the ROOF of 71 Myrtle Street. This property fronts to the sidewalk of Myrtle Street, and the property rear to the sidewalk of Revere Street, with a courtyard to the side for the 20 Revere Street owner (basement of 71 Myrtle)
2. This roof deck will provide recreational space for the use of the condominium owners of 71 Myrtle Street.
3. We believe that the granting of this appeal will be of benefit to the condominium owners and act as an incentive for people to live in the Beacon Hill area.

For official use only:

Appeal #.....

Permit #.....

Code #.....

PDA Y N

IPOD Y N

IA = Planned Development Area

ID = Interim Planning Overlay District

Appellant...71 Myrtle Street Management...

By: Robert K. Sanborn... Robert K. Sanborn...
Owner

Address...25 Commercial Drive...
Wrentham, MA 02093

Telephone... (617) 384-6165

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ORIGINAL PERMIT APPLICATION AND APPROVAL

Form BD 7

Location, ownership and detail must be correct, complete and legible.

Duplicate application required for every building.

Plans must be filed with this application when required.



APPLICATION FOR PERMISSION TO AMEND PLANS

Boston, MARCH 10, 19 88

To the
BUILDING COMMISSIONER:

The undersigned applies for permission to amend plans on file of the following-described building:

Location 71 MYRTLE STREET Ward 5 District BOSTON
 Name of owner is 71 MYRTLE ST MANAGEMENT Address 25 COMMERCIAL DR. WRENTHAM
 Name of architect is DAVID J. BATES
 Material of building is? BRICK Material of roofing? RUBBER
 What was the building last used for? 6 FAMILY (DOC 3565/1987)
 Building to be occupied for 6 FAMILY
 Progress of work to date 75% COMPLETE

Description of Building

DETAIL OF PROPOSED AMENDMENTS

CONSTRUCT A 600 FT. DECK OF 2 x 8 FRAME, 1 x 3 DECKING, 4 x 4 POSTS
 LATTICE SCREEN ON 2 x 4 BOTTOM AND CENTER RAIL, 2 x 6 TOP RAIL AND 5 x 8
 TREADED ROD BOLDBONES AT LOCATIONS IN ATTACHED PLANS. 1/2" x 4 x 6"
 RUBBER BLOCKS TO BE PLACED BETWEEN FRAME AND ROOF MEMBRANE TO PROTECT
 ROOF. 5/8 RODS TO BE FLASHED BY ROOFER AT EACH PENETRATION.

Cost \$ 4,000.00

Signature of owner or authorized representative,

Address,

Wrentham Ma 02184

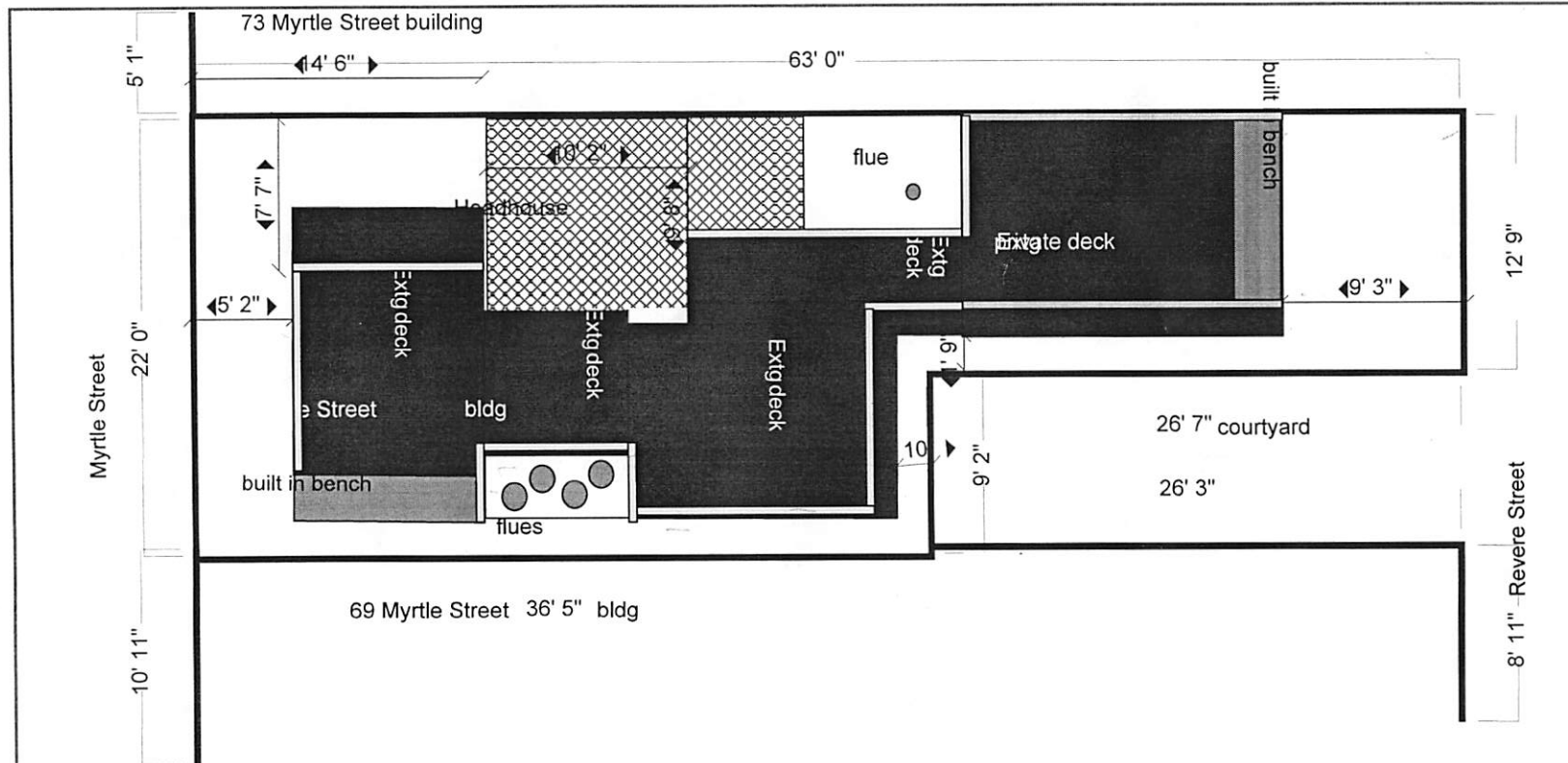
Example of the proposed replacement railings (black simple iron):



REVISED DRAWINGS

(white bars represent new iron railing sections, moved inboard on deck framing to reduce visible impact on the neighborhood):

1 1/3 φ
11 φ 12 φ



rd of deck perimeter to lessen visual impact on the neighborhood

| | | | | |
|---|----------------------------|--------------------------|-------------------------|--|
| Site: 71 Myrtle Street roof deck | Drawing: 6181801 | Project: | Drawn: Adrian Carter | Notes: A.M.Carter Const. Inc., 1101 Heron Pond Drive Chapel Hill, NC 27516 |
| Title: Proposed railing relocations | Scale: 1/8":1'0" | Date: 06/18/18 | Rev: | |