

2 SENTRY HILL PLACE ABUTTER'S MEETING



2 SENTRY HILL PLACE

REVERE ST

PUBLIC STREET VIEW

REVERE STREET



PHILLIPS STREET





Michelle Wu

Mayor

Boston Inspectional Services Department

Planning and Zoning Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

ZONING CODE REFUSAL

Marc A. Joseph

Inspector of Buildings

03/21/2025

NICHOLAS LANDRY

546 EAST BROADWAY

BOSTON, MA 02127

Location:

Ward:

Zoning District:

Zoning Subdistrict:

Appl. #:

Date Filed:

Purpose:

2 SENTRY HILL PL BOSTON, MA 02114

05

Boston Proper

H-2-65

ALT1689613

February 04, 2025

INTERIOR RENOVATION TO EXISTING BUILDING, ROOF DECK ADDITION, AND DORMER ADDITION. NO CHANGE IN OCCUPANCY, USE OR EGRESS.

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

Violation	Violation Description	Violation Comments
Art. 15 Section 1 **	Floor Area Ratio Excessive	You need relief from the BOA for the said violations
Art. 16, Section 8 **	Restricted Roof Structure District	You need relief from the BOA for the said violation

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485. For more information visit boston.gov/zba-appeal.

DARELL BOYD

Darell Boyd

Darell.Boyd@boston.gov / (617)961-3235

for the Commissioner

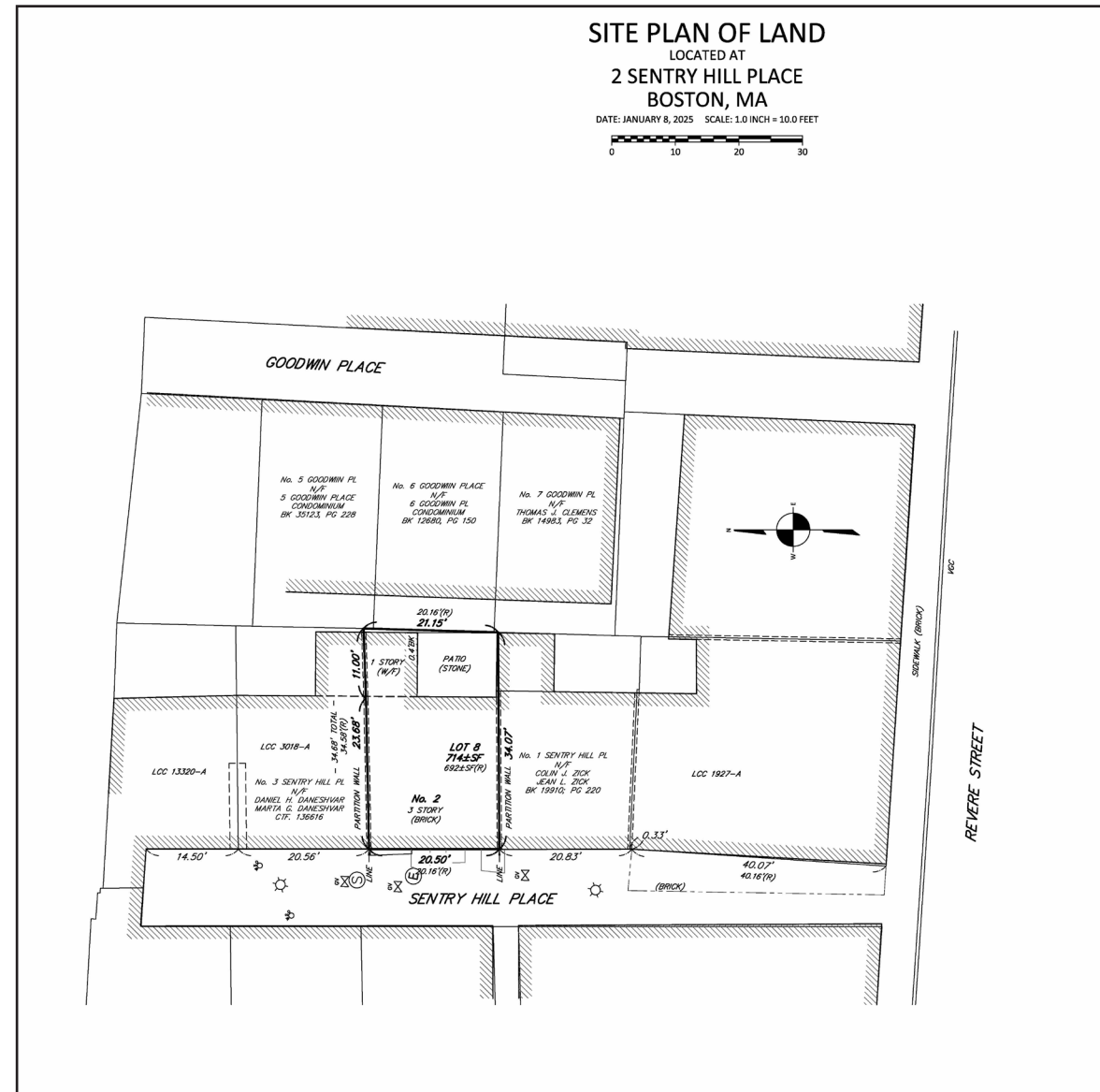
Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.

2 SENTRY HILL PLACE ZONING SUMMARY PROPOSED APARTMENT RESIDENTIAL SUBDISTRICT				
BEACON HILL NEIGHBORHOOD, APARTMENT RESIDENTIAL ZONING SUBDISTRICT - H-2-65 BEACON HILL HISTORIC DISTRICT	PERMITTED	EXISTING	PROPOSED	RELIEF REQUIRED
USE	SINGLE FAM	SINGLE FAM	SINGLE FAM	N
LOT AREA (SF) MINIMUM	N/A	714	714	N/A
ADDITIONAL LOT AREA PER DWELLING UNIT	N/A	N/A	N/A	N/A
LOT WIDTH (FEET) MINIMUM	N/A	20.5	20.5	N/A
LOT FRONTAGE (FEET) MINIMUM	N/A	20.5	20.5	N/A
FLOOR AREA RATIO (FAR) MAXIMUM	2.0	2.80 [1997/714]	3.0 [2140/714]	Y
BUILDING HEIGHT (STORIES) MAXIMUM	N/A	3	3	N/A
BUILDING HEIGHT (FEET) MAXIMUM	65	33' 7"	34' 3"	N
USABLE OPEN SPACE (MIN. SQUARE FEET/DW UNIT)	150	128	128	E/N
FRONT YARD MIN. DEPTH (FEET - SOUTH SIDE)	20 OR MODAL	0	0	N
SIDE YARD DEPTH (FEET - WEST SIDE)	4	0	0	E/N
SIDE YARD DEPTH (FEET - EAST SIDE)	4	0	0	E/N
REAR YARD DEPTH (FEET - NORTH SIDE)	10 + L(6) 20...	0.4	0.4	E/N
SETBACK OF PARAPET (MINIMUM DISTANCE FROM LOT LINE)	H + L 1 6 all uses	0	0	N
REAR YARD MAXIMUM % OCCUPANCY BY ACCESSORY BUILDING	30	0	0	N
# OF PARKING SPOTS REQUIRED	RESTRICTED PARKING DISTRICT	0	0	N
RESTRICTED ROOF STRUCTURE DISTRICT				Y
FOOTNOTES TO TABLE 1. L = Length of wall parallel (or within 45° of parallel) to lot line, measured parallel to lot line. L1 = Length of wall parallel (or within 45° of parallel) to lot line, measured parallel to lot line at greatest length above the height below which no setback is required. 2. (15)Except in a district designated with two numerical parts, in which case the second number is the maximum height in feet. See Section 3-1A(i). 3. the statute authorizes the Beacon Hill Architectural Commission to review proposed changes to the exterior architectural features of buildings within the historic district before any alteration is undertaken and before a building permit is issued. The legislation establishing the BHHD confers upon the BHAC authority to review/regulate proposed alteration, construction, reconstruction, or demolition of any exterior architectural feature within the district that open to view from a public way." No alteration will be approved that is inappropriate to the historical character, architectural design, and materials of the building or its setting. 4. For each full foot by which a lot existing at the time this code takes effect is less than one hundred feet deep, six inches shall be deducted from the depth otherwis...				

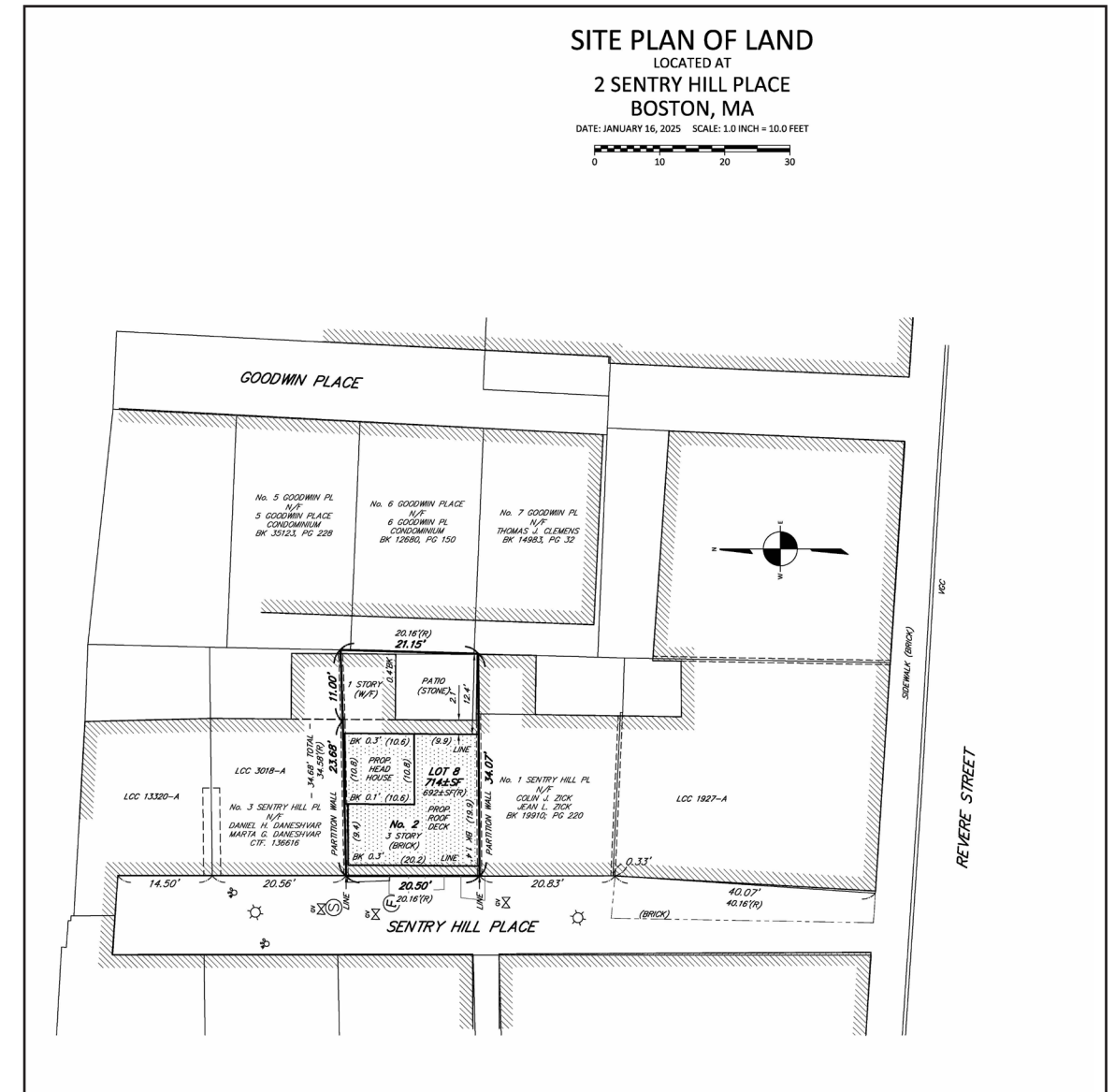
dr

design | resource | team

SITE PLAN

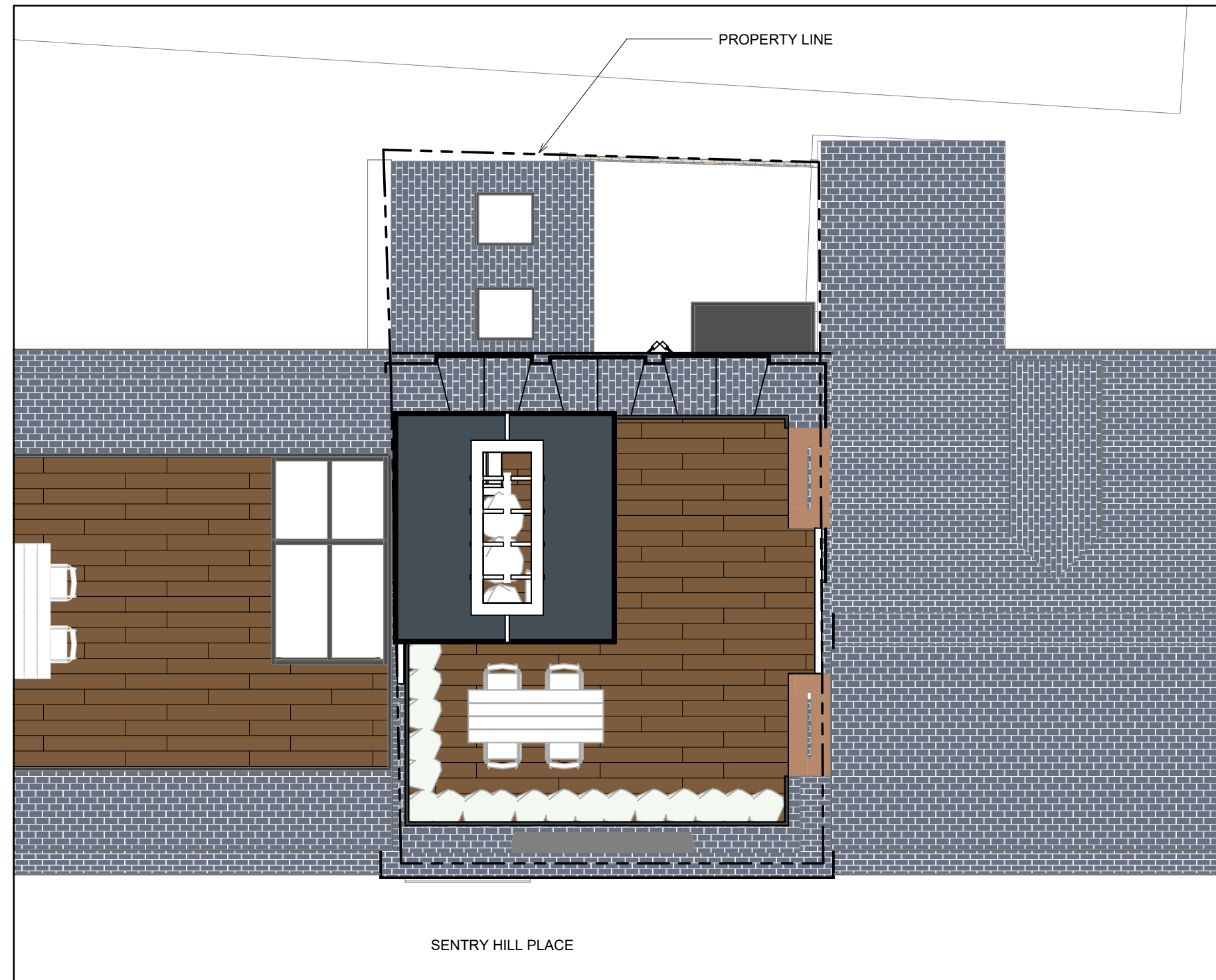


EXISTING SITE PLAN



PROPOSED SITE PLAN

PROPOSED ROOF PLAN



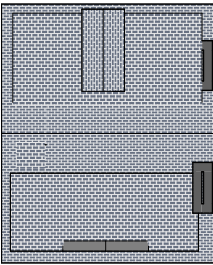
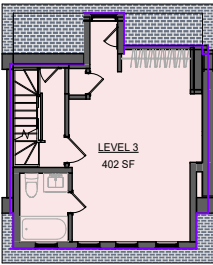
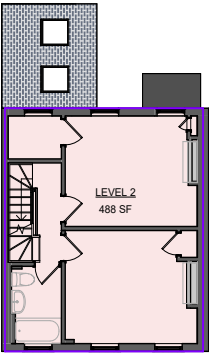
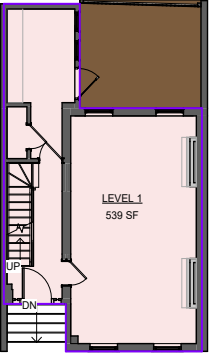
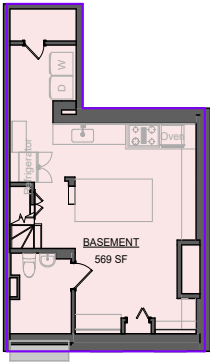
2 SENTRY HILL PLACE

ABUTTER'S MEETING

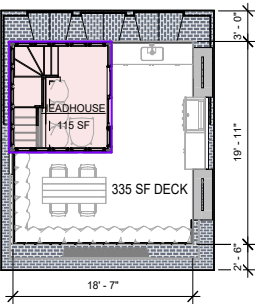
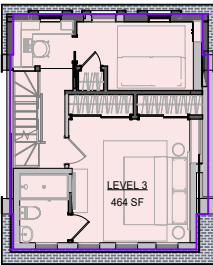
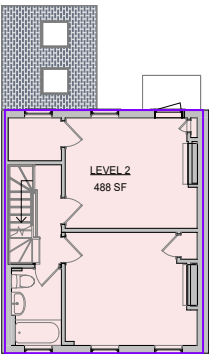
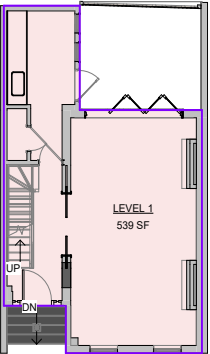
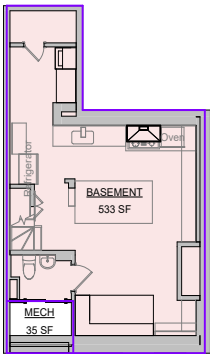
7.8.2025

PLANS

Existing Gross Building	
FAR	1997/714= 2.80
Name	Area
BASEMENT	569 SF
LEVEL 1	539 SF
LEVEL 2	488 SF
LEVEL 3	402 SF
1997 SF	



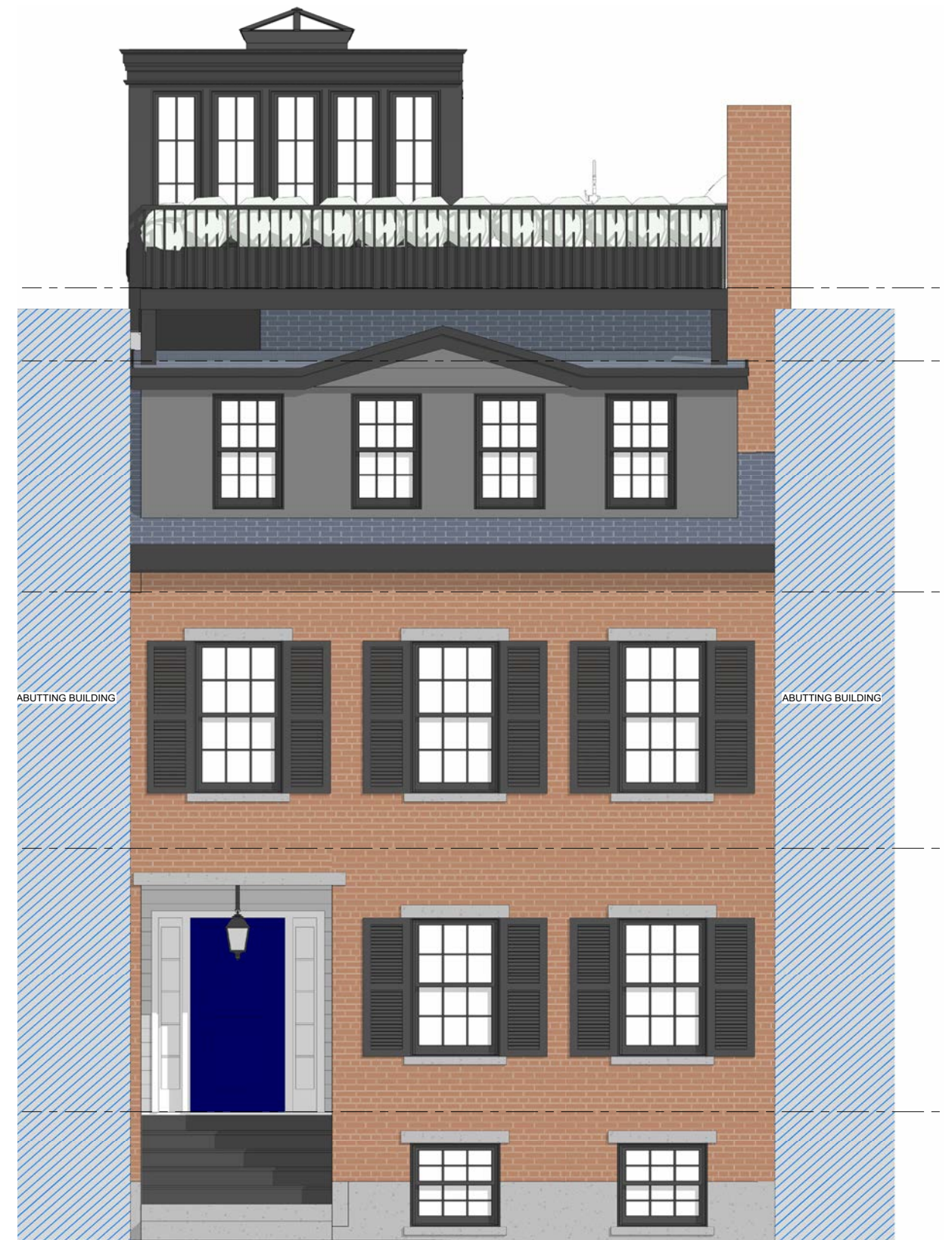
Proposed Gross Building	
FAR	2140/714= 3.0
Name	Area
BASEMENT	533 SF
LEVEL 1	539 SF
LEVEL 2	488 SF
LEVEL 3	464 SF
HEADHOUSE	115 SF
2140 SF	
MECH	35 SF
2175 SF	



EXISTING/PROPOSED ELEVATIONS



SOUTH ELEVATION (FRONT) EXISTING



SOUTH ELEVATION (FRONT) PROPOSED

EXISTING/PROPOSED ELEVATIONS

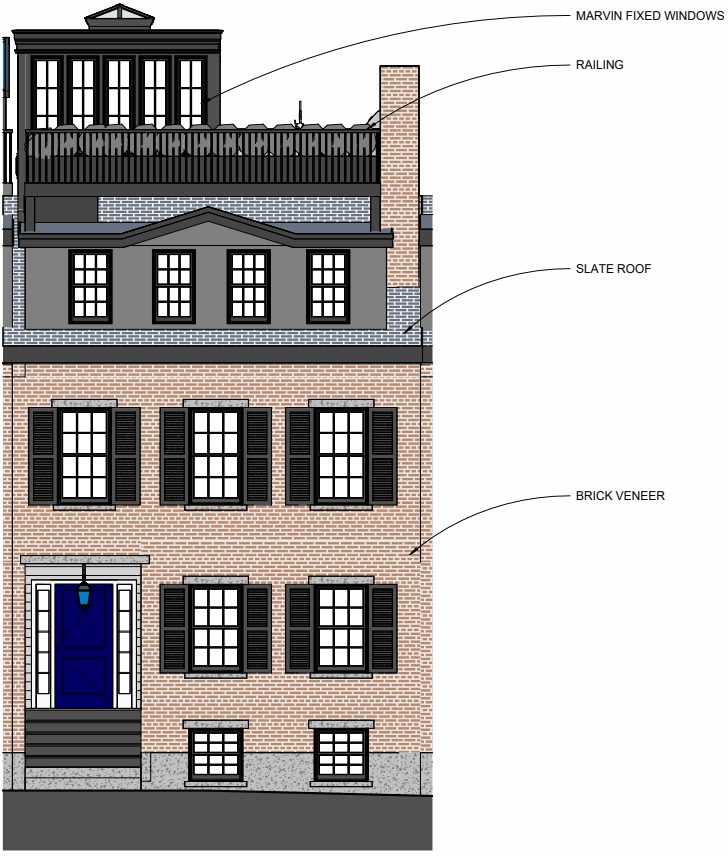


NORTH ELEVATION (REAR) EXISTING



NORTH ELEVATION (REAR) PROPOSED

MATERIALS



WASCO SKYLIGHT:
EXTENDED PYRAMID SYSTEM



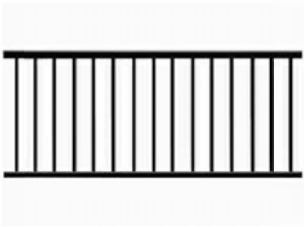
BRICK VENEER TO MATCH EXISTING



AZEK PVC TRIM
COLOR: BLACK



MARVIN FIXED WINDOWS
COLOR: BLACK EXTERIOR W/ WHITE INTERIOR



EXTERIOR RAILING AROUND DECK BLACK IRON
RAILING



DECK FINISH TIMBERTECH AZEK®
COLOR - CYPRESS
(OR EQUAL)



EPDM ROOF



SLATE ROOF
COLOR - DARK GREY