

Back Bay Architectural Commission

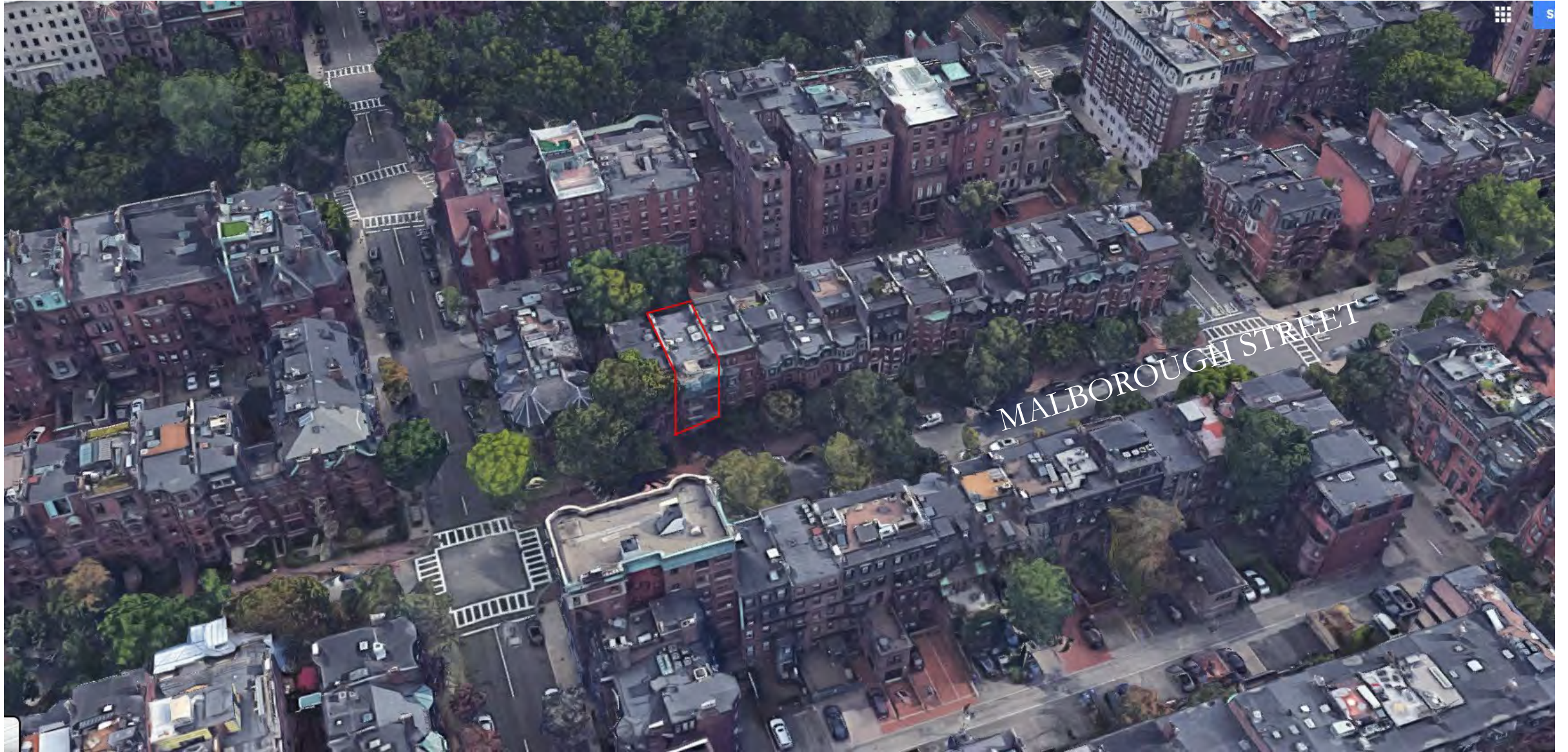
Design Review Hearing
338 Marlborough Street

Proposed Roof Deck and Head House for Unit 4.



Proposed Project

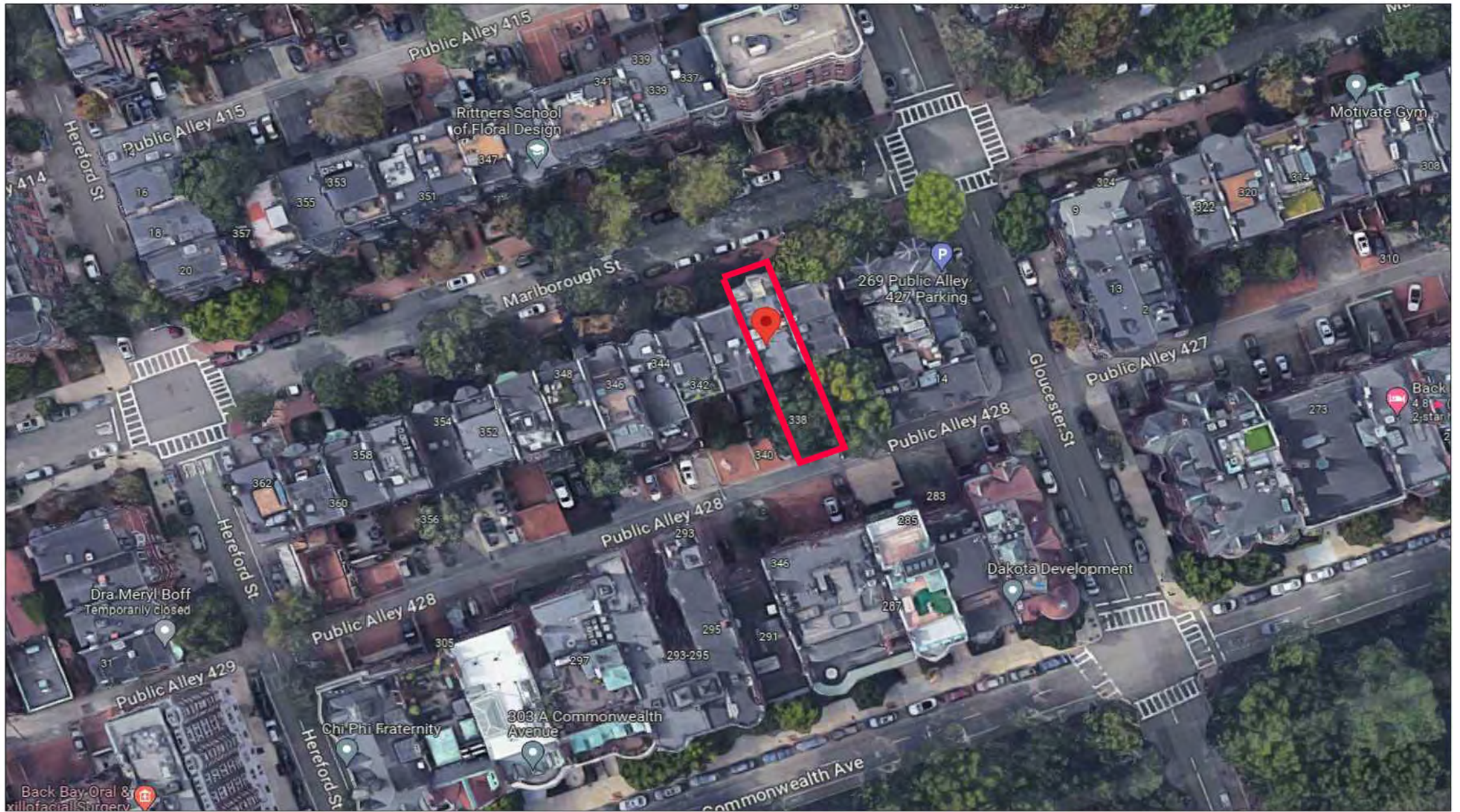
- Proposed Private Roof Deck and Head House.
- Replacement of Rooftop HVAC equipment with smaller modern units.
 - Existing unit is a package AHU and Condenser-AHU to move inside and condenser to be downsized.



View From the North



View From the South



SITE AERIAL



FRONT ELEVATION



LOOKING WEST FROM MARLBOROUGH



LOOKING EAST FROM MARLBOROUGH



REAR ELEVATION



LOOKING EAST FROM MARLBOROUGH



LOOKING WEST FROM PA 428



EXISTING ROOF LOOKING FROM FRONT TO REAR



EXISTING ROOF LOOKING FROM REAR TO FRONT



EXISTING ROOF LEFT SIDE PARAPET



EXISTING ROOF RIGHT SIDE PARAPET FRONT



EXISTING ROOF HATCH AND STAIR



MOCK UP FROM THE FRONT



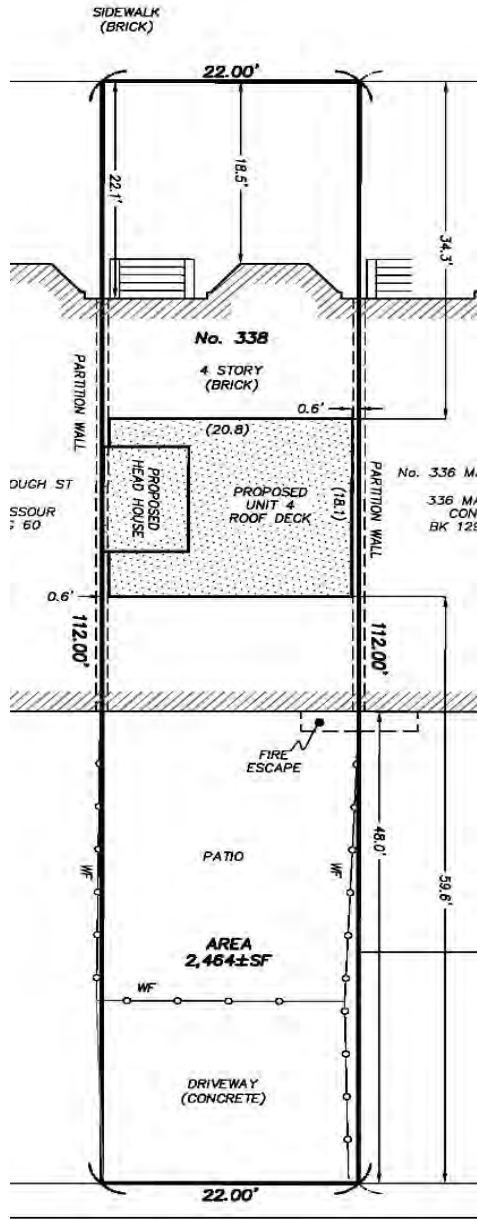
MOCK UP FROM THE REAR



MOCK UP FROM THE RIGHT



MOCK UP FROM THE LEFT



PUBLIC ALLEY No. 428
 (PUBLIC - 16.0' WIDE)
 L-3261

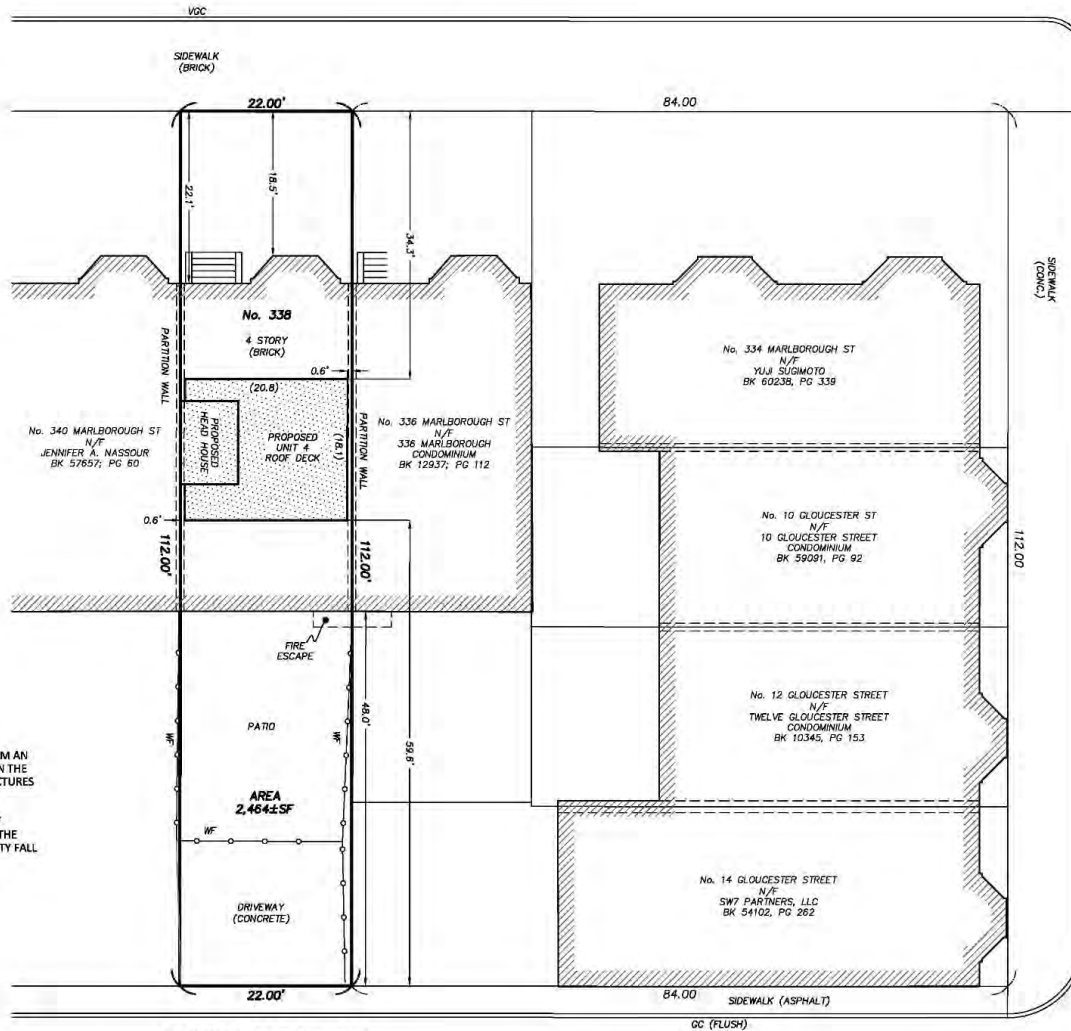
PREPARED FOR:
 OWNER OF RECORD:
 338 MARLBOROUGH STREET CONDOMINIUM TRUST
 JOHN B. LAZOR, TRUSTEE
 THE JOHN B. LAZOR REVOCABLE TRUST OF 2008
 338 MARLBOROUGH STREET, UNIT 4
 BOSTON, MA 02115

REFERENCES:
 MASTER DEED: BK 12696, PG 135
 UNIT DEED: BK 69126, PG 213
 PLAN: BK 12696; PG 135
 LCC: 17856-A

NOTES:
 PARCEL ID: 0503557000
 0503557008

MARLBOROUGH STREET

(PUBLIC - 60.0' WIDE)
 L-1131



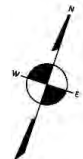
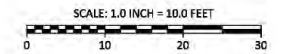
PUBLIC ALLEY No. 428
 (PUBLIC - 16.0' WIDE)
 L-3261

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF AUGUST 15, 2023 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
 ZONE: X
 COMMUNITY PANEL: 25025C0077J
 EFFECTIVE DATE: 03/16/2016



CERTIFIED PLOT PLAN
 LOCATED AT
338 MARLBOROUGH STREET
BOSTON, MA

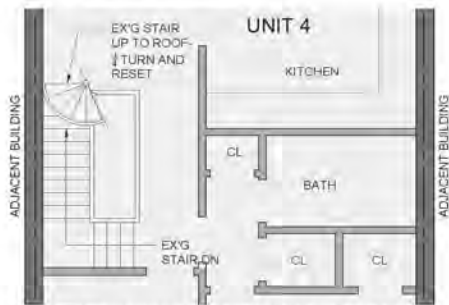


FIELD:	DRM
DRAFT:	NPP
CHECK:	GCC
DATE:	08/28/23
JOB #	23-00488

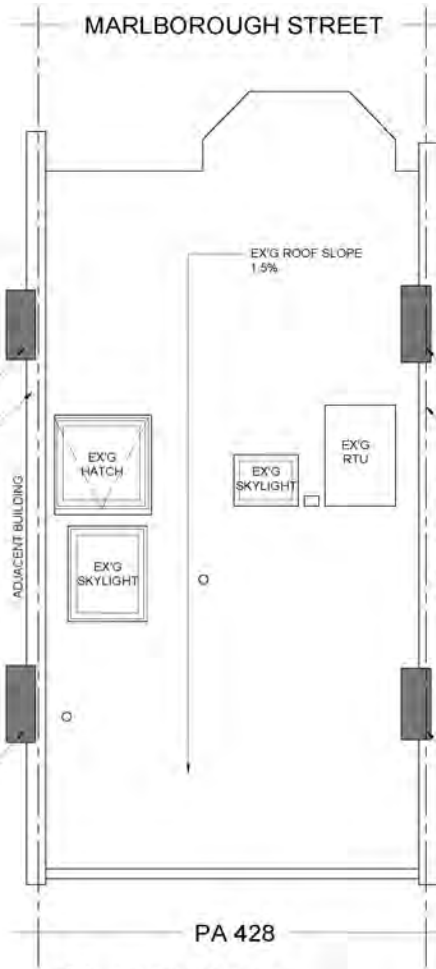




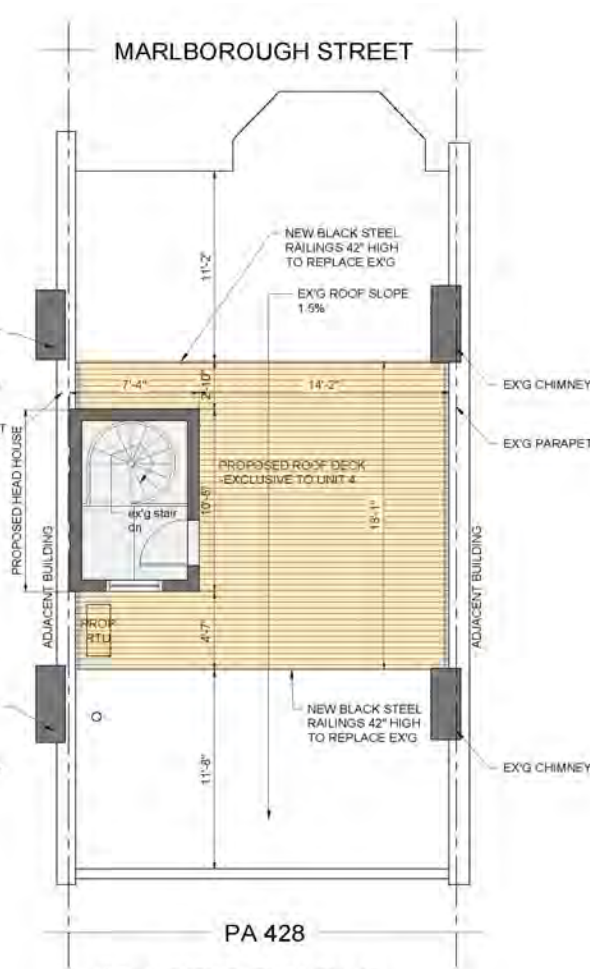
1 EXISTING 4TH FLOOR PLAN
1/4" = 1'-0"



1B PROPOSED 4TH FLOOR PARTIAL PLAN
1/4" = 1'-0"



2 EXISTING ROOF PLAN
1/4" = 1'-0"



2B PROPOSED ROOF DECK PLAN
1/4" = 1'-0"

ZONING CODE ANALYSIS

Governing Article: Article 13
Subdistrict: H-3-65

Use Regulations: Section Table	
Existing	Proposed
mf	mf
	No Change

A=Allowed F=Forbidden C=Conditional

Dimensional Regulations: Table

	Code Requirement	Existing Condition	Proposed Project	Notes
Lot Area Minimum	na			
Min Lot Area for Additional Units	na			
Total Required Lot Size	na	2464	2464	No Change
Min Required Lot Width and Frontage	na	22	22	No Change
Max FAR	3	4750/2464=1.93	4828/2642=1.96	
Max Building Height / Stories	65	47'-3"	56'-6" TO NEW HEADHOUSE	
Usable Open Space	50	262 per unit		No Change
Min Front Yard	modal/ 22.4	modal/ 22.4	modal/ 22.4	No Change
Min Side Yard	0 for 70'	0'	0'	No Change
Min Rear Yard	28'	48.1	48.1	No Change
Max Use of Rear Yard	25%	na		

Overlays:	
MHC Inventory	
BB Arch Comm	Requires Review
GCOD	NA

Parking:	
	.6 per unit - Existing 3 spaces
	No Change

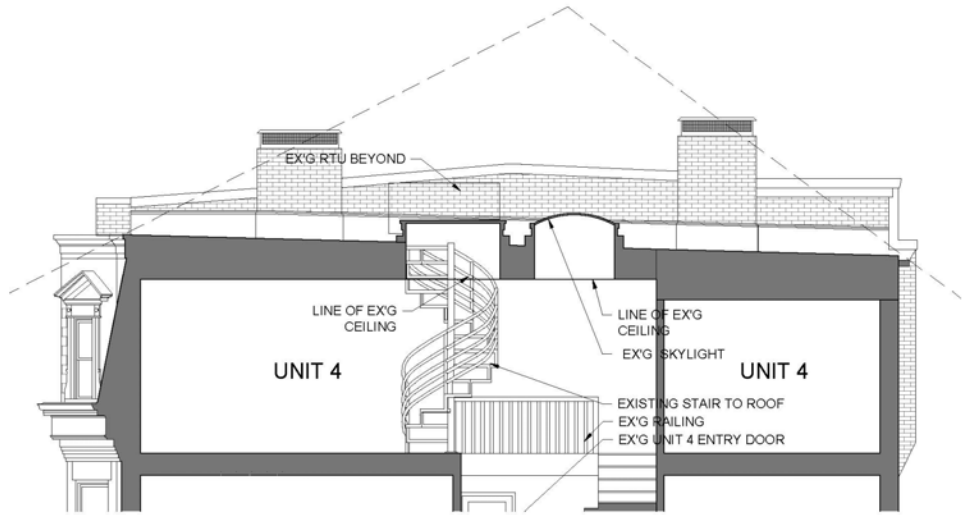
Other Non-Dimensional Zoning Issues:

NO FORESEEN VIOLATIONS-

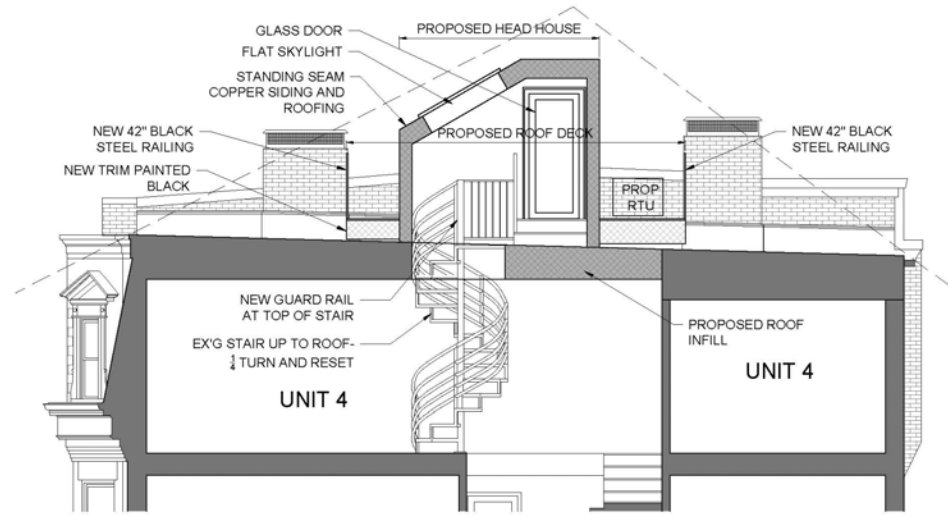
Violations

CODE SUMMARY

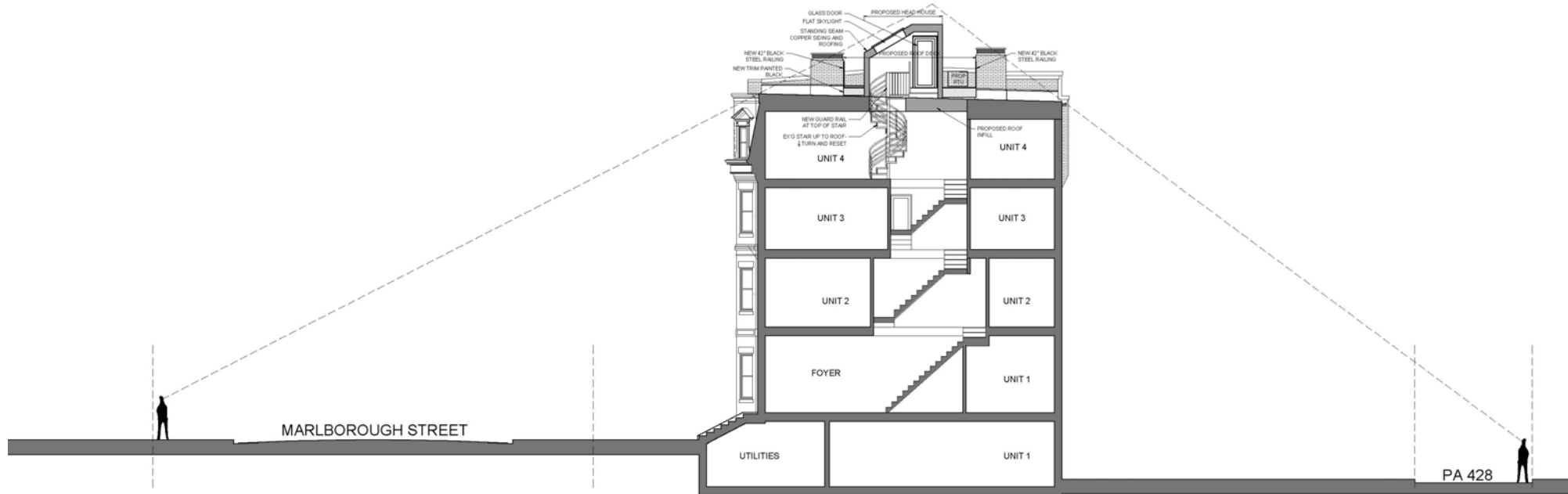
EX'G TYPE 3 CONSTRUCTION
EX'G R-2 USE GROUP (FOUR FAMILY)
EX'G 4 STORIES



2A EXISTING ROOF LONG SECTION AT STAIR
1/4" = 1'-4"



2B PROPOSED ROOF LONG SECTION AT STAIR
1/4" = 1'-4"



1 PROPOSED SITE SECTION
1/8" = 1'-4"



1A EXISTING FRONT ELEVATION
1/4" = 1'-0"

1B PROPOSED FRONT ELEVATION
1/4" = 1'-0"



2A EXISTING REAR ELEVATION
1/4" = 1'-0"

2B PROPOSED REAR ELEVATION
1/4" = 1'-0"