



199 Elm St - Special Permit for Elevator Bulkhead Height - Narrative
June 9, 2025

Project Summary

- MR4 Zoning District
- 10 Residential Apartments (2 affordable)
- Approx. 3,500 sf commercial space (1,600 sf at ground floor and 1,900 sf at lower level)
- 14,875 total GSF
- 4 Stories / 48'-0"
- Transit-oriented development
- All-electric building
- All units Group 1 Accessible, one unit sensory accessible

The proposed development at 199 Elm Street seeks a Special Permit for the proposed elevator penthouse. Per SZO 4.2.8.d., the maximum permitted height for a penthouse is 10'. The proposed elevator penthouse height is approximately 15'. Per SZO 4.2.14.c.iii, roof-mounted mechanical equipment, screening, and penthouses may exceed the maximum height permitted for each building type by Special Permit.

We believe the proposed roof deck is an important amenity for residents of the building, providing access to the outdoors and a communal gathering space. Since any amenities must be accessible per 521 CMR and the Fair Housing Act, the elevator must extend to roof level. The proposed elevator penthouse height of approximately 15' is determined by: the elevator overrun as defined by the elevator manufacturer; the depth of the hoist beam; and the depth of the elevator shaft roof. We will minimize the overall height of the penthouse by working with the structural engineer to specify a hoist beam that minimizes its depth and by designing a roof assembly that is as thin as possible while meeting its technical requirements.

Attached: See appendix for photographs and renderings illustrating the narrative.