



# *Town of Brookline*

## *Massachusetts*

### **PLANNING BOARD**

Town Hall, 2<sup>nd</sup> Floor  
333 Washington Street  
Brookline, MA 02445-6899  
(617) 730-2130 Fax (617) 730-2442

Linda K. Hamlin, Chairman  
Steve Heikin, Clerk  
Robert Cook  
Blair Hines  
Sergio Modigliani  
Matthew Oudens  
Mark J. Zarrillo

To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: September 8, 2016  
Subject: **Install a façade sign exceeding height limit**  
Location: **40 Aspinwall Avenue (Brookline Teen Center)**

Atlas Sheet: 32

Block: 155

Lot: 10 and 11

Case #: 2016-0046

Zoning: L-1.0

Lot Area (s.f.): 23,083

Board of Appeals Hearing: September 29, 2016 at 7:00 pm

---

### **BACKGROUND**

**May 2016 - Sign Review** – The Planning Board approved to install a free standing sign located at the rear of the parking lot near the building entrance and a secondary 16” galvanized steel plate sign suspended over the beginning of the pedestrian walkway leading to the building entrance.

**2015 – BOA Case #2015- 0046** – Board of Appeals approved relief to convert the building’s basement garage to a Cross Fit gym.

**2011 – BOA Case # 2011-0028** - Board of Appeals approved relief to convert an auto sales and repair shop to a Brookline Teen Center with five short term parking spaces (out of 21) and three to six employee parking spaces off-site and construct an addition to make it handicap accessible.

### **SITE AND NEIGHBORHOOD**

40 Aspinwall Avenue is a renovated two story brick building currently used by the Brookline Teen Center but used at an earlier time for automotive related uses, including a repair garage and outdoor storage space of motor vehicles for sale or lease. The surrounding neighborhood is made up of larger multi-family buildings, triple deckers, and non-automobile commercial uses. On the corner of Aspinwall and Harvard Streets is a Walgreen’s Drugstore. Walgreen’s parking lot and an NStar transformer site is

located directly behind the Brookline Teen Center.

**APPLICANT’S PROPOSAL**

The Applicant, Brookline Teen Center, is proposing a 24” diameter, round sign that will be placed on the exterior of the building’s stair tower and fixed to the tower’s slats using concealed fasteners. The proposed sign will read “BTC”. The sign will not be centered on the stair tower but rather will be located 3.5 feet from the left edge.

Due to the building’s distance from the street and the density of the neighborhood, the applicant would like the sign to sit higher than 25 feet off the ground and is proposing a height of 28.5 feet. The applicant believes that lowering the sign on the tower below 25 feet high would impede its visibility from the public way.

**FINDINGS**

**Section 7.00.1.b – Signs in All Districts**

No sign or other advertising device, or part thereof, shall be more than 25 feet above ground level except signs announcing the name of an individual building by special permit of the Board of Appeals.

	Required	Proposed	Finding
<b>Height Above Ground</b>	<25 feet	28.5 feet	<u>Special Permit</u>

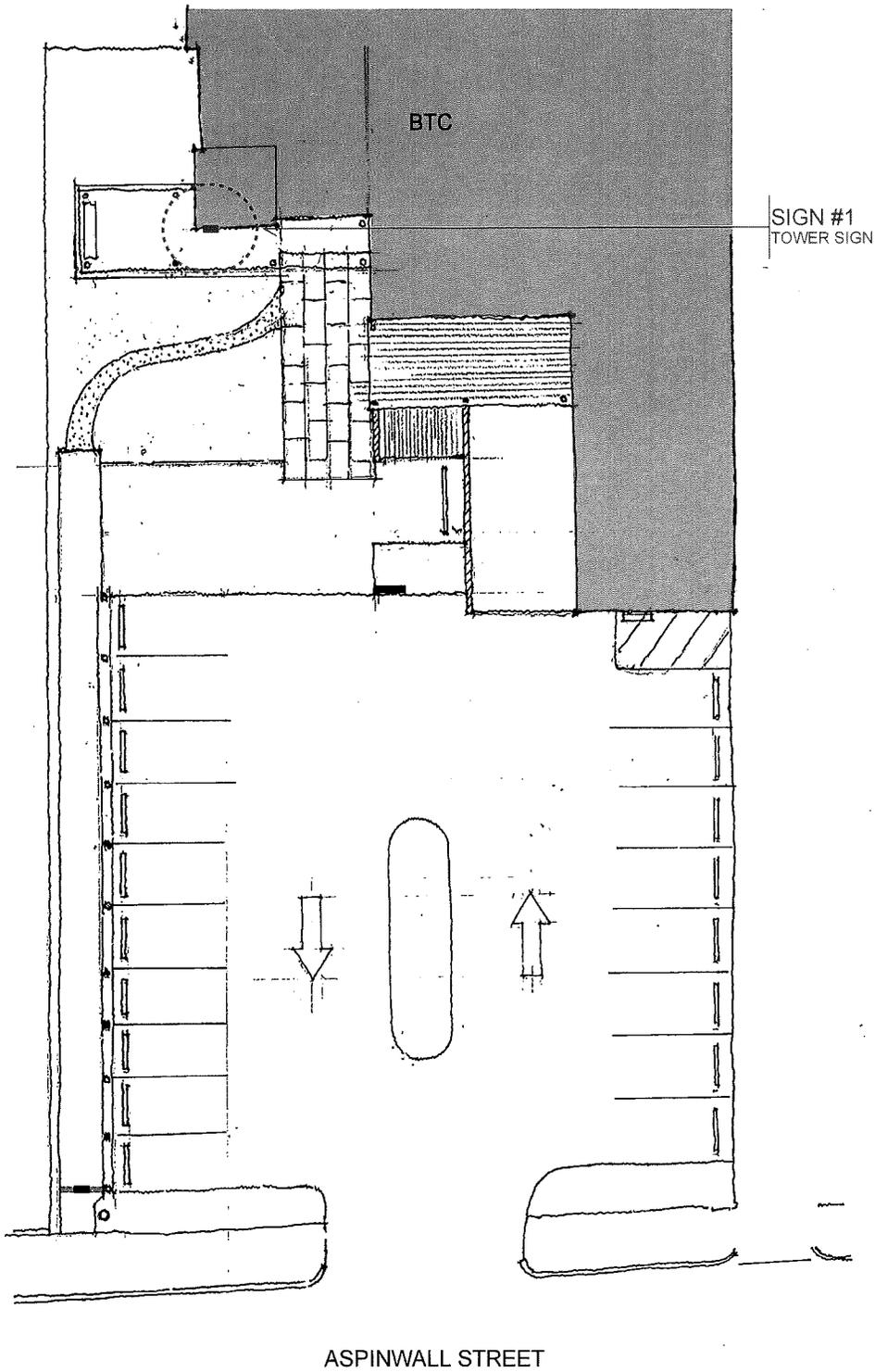
**PLANNING BOARD COMMENTS**

The Planning Board supports the proposed sign and its placement. The building is set far enough off the street that the height of the sign is not overwhelming within its context. The sign itself is not large in size and blends in with the design and materials of the Teen Center’s exterior. The Brookline Teen Center will benefit from identifying signage that is visible to the public from Aspinwall Street.

Therefore, the Planning Board recommends approval of the signage site plans labelled “Brookline Teen Center,” by StudioMLA Architects dated 4/28/16, subject to the following conditions:

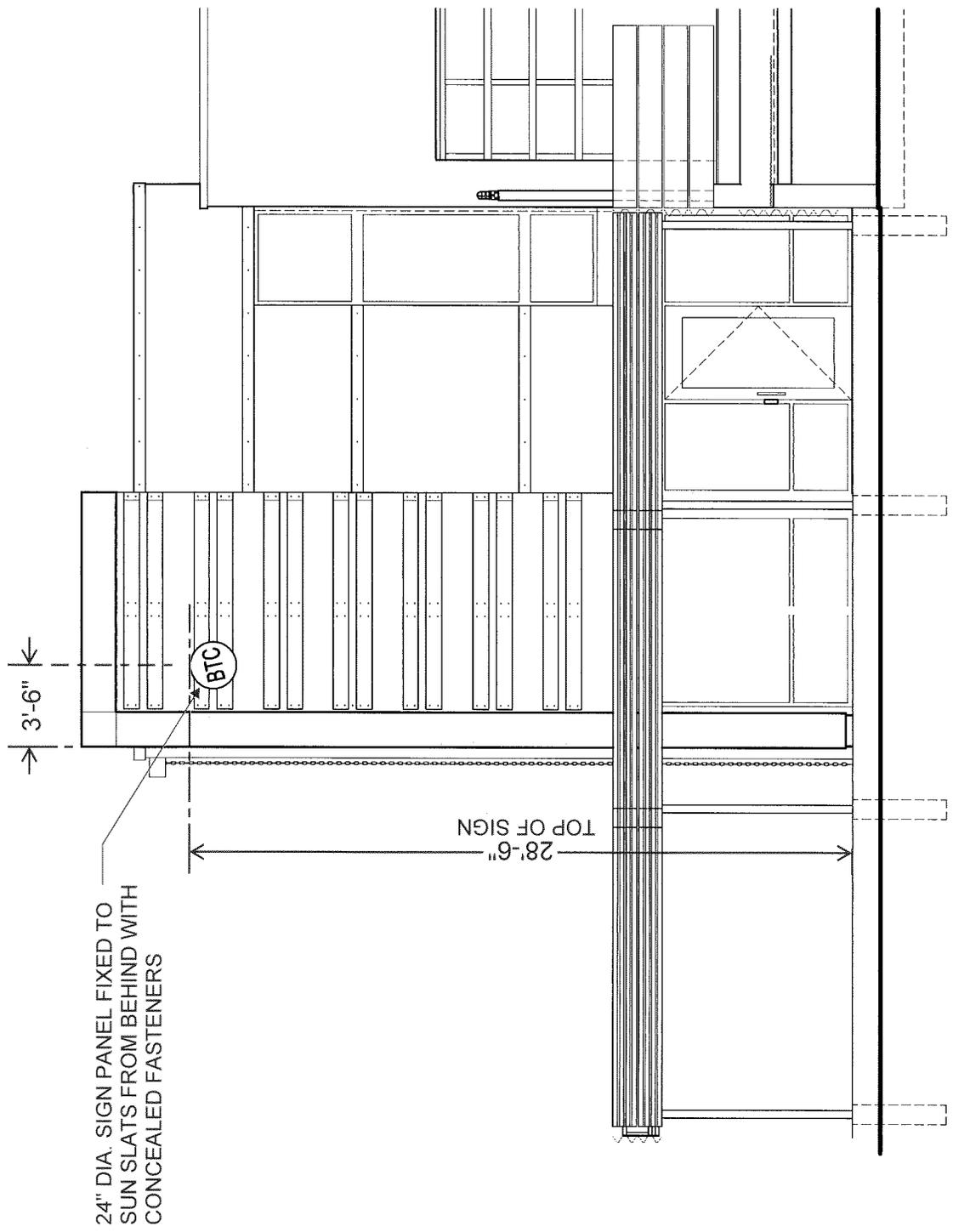
- 1. Prior to the issuance of a building permit, a final signage site plan shall be subject to the review and approval of the Assistant Director for Regulatory Planning.**
- 2. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) signage site plans stamped and signed by a registered architect; and 2) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.**





studioMLA Architects

BROOKLINE TEEN CENTER  
PROPOSED SIGNAGE SITE PLAN: SIGN #1  
SCALE: N.T.S.  
DATE: 04/28/2016



FRONT ELEVATION

studioMLA Architects

BROOKLINE TEEN CENTER  
 SIGN #1: TOWER SIGN  
 SCALE: N.T.S.  
 DATE: 04/28/2016



REF 7581

BTC

BCC

28-8