



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: April 4, 2013
Subject: Expand yoga studio beyond 2,500 square feet
Location: **1052-1054 Beacon Street**

Atlas Sheet:	1	Case #:	2013-0018
Block:	001	Zoning:	L-1.0
Lot:	14	Lot Area (s.f.):	2,572

Board of Appeals Hearing: April 25, 2013 at 7:00 p.m.

BACKGROUND

1052 Beacon Street was most recently occupied by Mirage Hair and Spa, and 1054 Beacon Street was occupied by Zia, a clothing store.

SITE AND NEIGHBORHOOD

The surrounding uses are primarily commercial with a number of restaurants, bars, and retail stores as well as residential buildings in the neighborhood. The retail shops are contained in a one-story, pre-cast concrete building built in the 1920s. The area is part of the St. Mary's/Lower Beacon commercial district.

APPLICANT'S PROPOSAL

The applicants, Jeffrey and Justine Cohen, are proposing to enlarge the existing business space at the two addresses. The existing yoga studio is 2,500 square feet, and the proposed studio is 3,249 square feet. The proposal will convert 749 square feet of unfinished floor area to usable space. The increase in floor area for the yoga studio will take place at the basement level. The first floor area will not be increased.

FINDINGS**Section 4.07** – Table of Use Regulation, Use#18a (amended TM spring 2012)**Section 6.02, Paragraph 1** – Table of Off-Street Parking**Section 6.02.1.b** – Off-Street Parking Space Regulations

	Required	Existing	Proposed	Finding
Parking	4	0	0	Special Permit*

* The Board of Appeals, by *special permit* may waive up to 10 parking spaces for any increased parking requirement when a change or expansion of a non-residential use in a business district is proposed. The applicant is requesting 4 parking spaces to be waived. *Special permit required.*

Section 8.02.2 – Alteration or Extension

A special permit is required to alter a pre-existing non-conforming structure or use.

PLANNING BOARD COMMENTS

The Planning Board is supportive of this proposal. The use appears to be an appropriate one for the space, and is not expected to detract from the surrounding neighborhood. The increase in floor area at the basement level will allow for a more usable basement space for the business. The business is located along the MBTA Green Line, and can be accessed by public transportation, therefore the Planning Board supports the waiving of 4 parking spaces required for the proposed Yoga Studio by special permit.

Therefore, should the Board of Appeals find the proposal meets the statutory requirement for a use variance, the Planning Board recommends approval of the plans by Studio Luz Architects, LTD, dated 3/5/13, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final floor plan proposed subject to the review and approval of the Assistant Director of 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) a final site plan stamped and signed by a registered engineer or land surveyor; and 2) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

tcr



1052-1054 Beacon Street façade



1052-1054 Beacon Street rear of building