



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: May 24, 2013
Subject: Increase seating in Michael's Deli from 12 to 24 seats
Location: **256 Harvard Street**

Atlas Sheet:	33	Case #:	2013-0036
Block:	163	Zoning:	G-1.75 (CC)
Lot:	01	Lot Area (s.f.):	14,825 s.f.

Board of Appeals Hearing: June 13, 2013, at 7:00 p.m.

SITE AND NEIGHBORHOOD

256 Harvard is currently occupied by Michael's Deli. The property is located in Coolidge Corner, and is on the southwest corner at the intersection of Harvard and Beacon Street. The building is a one-story commercial structure with stone, metal and glass storefronts on both Beacon and Harvard Street.

APPLICANT'S PROPOSAL

The applicant, Michael's Deli, is proposing to expand the seating in the deli from 12 to 24 total seats. The increased number of seats will reduce the customer walking/standing area by roughly two feet. No exterior changes are being proposed to accommodate this increase.

FINDINGS

Section 6.01.2– General Regulations Applying to Required Off-Street Parking Facilities

Section 6.02, Paragraph 1 –Table of Off Street Parking Space Requirements

Section 6.02.1.b – Off Street Parking Space Regulations

The Board of Appeals shall consider the following items when waiving parking spaces.

1. The operating characteristics of the proposed use including but not limited to a description of the type of business, hours of operation, number of employees, and

delivery service requirements

2. The peak parking demand for the proposed use in relation to the peak parking demand generated by other uses in the area
3. The need for and provision of employee parking
4. The availability and/or shortage of existing public parking and transit facilities in the area

Design of Parking Requirements	Required	Existing	Proposed	Relief
Total Parking Spaces	5	0	0	Special Permit*

* Under **Section 6.02.1.b**, the Board of Appeals may waive 10 parking spaces or 50% of the increased parking requirement, whichever is greater, by special permit.

PLANNING BOARD COMMENTS

The Planning Board is supportive of the applicant’s proposal to increase the number of seats in the restaurant from 12 to 24. The applicant is currently required to have 2 parking spaces that serve the restaurant. The increased number of seats requires two additional spaces, which is a total of 4 spaces to serve the restaurant. The addition of 12 seats is not anticipated to have an impact on parking in the area due to the proximity of public transit, and the general nature of pedestrian foot traffic in Coolidge Corner.

Therefore the Planning Board recommends approval of the proposal and the floor plan by XChange Architects, LLC, dated 3/1/13, subject to the following conditions:

1. Prior to the issuance of a building permit, a final floor plan indicating all table locations, including total square footage, shall be submitted 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 floor plan stamped and signed by a registered engineer or architect; and 2) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

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Front Façade of 256 Harvard Street