



# Town of Brookline

## Massachusetts

### PLANNING BOARD

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To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: February 20, 2014  
Subject: Add 10 seats to existing 18 seat restaurant for a total of 28 seats  
Location: **213 Washington Street (formerly Stoli Bar and Restaurant)**

Atlas Sheet:	30	Case #:	2014-0005
Block:	140	Zoning:	G-2.0
Lot:	08	Lot Area (s.f.):	3,730 s.f.

Board of Appeals Hearing: March 6, 2014 at 7:00 p.m.

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### **BACKGROUND**

**Board of Appeals Case No. 3189** – The Board of Appeals granted a special permit to legalize an increase in the restaurant seating from 10 to 15 seats by waiving one parking space. At this time the restaurant was called *The Coffee Bar* with peak hours during the morning and lunch hours.

### **SITE AND NEIGHBORHOOD**

213 Washington Street is located on the east side of Washington Street between Station Street and Kent Street. This storefront is part of the Colonnade block, a four-story Panel Brick style building distinguished by cast iron columns and fine brick detailing. This building was built in 1875 and is within the Brookline Village National Register District. It is currently occupied by Stoli Bar and Restaurant.

### **APPLICANT'S PROPOSAL**

The applicant, Sivika Hunter, is proposing to add 10 seats to the existing restaurant for a total of 28 seats. The proposal includes kitchen renovations to upgrade the existing conditions of the restaurant. Three seats were added to the restaurant 10 years ago, and a Certificate of Occupancy was signed allowing the additional seats. The seats have continuously remained since that time, for a current total of 18 seats in the restaurant.

## **FINDINGS**

### **Section 6.02, Paragraph 1 – Table of Off-Street Parking Requirements**

#### **Section 6.02.1.b – Off-Street Parking Regulations**

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:*** The proposed use is a full-service restaurant and bar with hours of operation Monday to Saturday 11 a.m. to 3 p.m. and 5 p.m. to 10 p.m., and the restaurant will be open until 11 p.m. on Friday and Saturday. There will be 5-7 employees required to operate the restaurant and bar.
2. ***The peak parking demand for the proposed use in relation to the peak parking demand generated by other uses in the area:*** The peak hours for the restaurant are expected to be between 12 p.m. to 2 p.m. and after 5 p.m. Lunchtime hours for this establishment are not anticipated to draw as big of a crowd as dinnertime hours, which will help to minimize the parking demand, as many food establishments in Brookline Village tend to be busiest during the morning and lunchtime hours.
3. ***The need for and provision of employee parking:*** The applicant states that there are currently two parking spots that come with the lease that are in the back of the building.
4. ***The availability and/or shortage of existing public parking and transit facilities in the area:*** The Brookline Village MBTA stop is located around the corner on Station Street. The 65 and 66 MBTA Bus Routes stop in Brookline Village. There are numerous metered spots along Washington Street and Harvard Street. In addition there are three Town parking lots in the vicinity; Kent Station Parking Lot, Kent-Webster Place Parking Lot, and Town Hall Parking Lot.

<b>Dimensional Requirements</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Relief</b>
<b>Number of Parking Spaces</b>	3**	0	0	Variance/ Special Permit*

\* Under Section 6.02.1.b, the Board of Appeals can waive up to 10 parking spaces, or 50%, whichever is greater, under a special permit for a non-residential use in a business district, provided the change is proposed primarily or entirely within the building.

\*\* There is a theoretical parking credit from the previous use of 2 parking spaces. On July 8, 1993 the Board of Appeals waived one parking space by special permit when the applicant added five seats to the restaurant.

### **Modification of Board of Appeals Decision #3189, September 16, 1993, as necessary.**

No conditions were attached to this grant of a special permit to allow an increase in seats from 10 to 15.

## **PLANNING BOARD COMMENTS**

The Planning Board is supportive of the proposal to increase the total number of seats in the restaurant by 10. The Board of Appeals waived one parking space by special permit in 1993 to accommodate an increase of five seats, resulting in 15 seats.

The Planning Board feels that the waiver of parking by special permit is warranted due to the restaurant's location in Brookline Village. The MBTA stop is around the corner on Station

Street, there are multiple metered spaces in the vicinity, and three town-owned parking lots are nearby.

**Therefore, the Planning Board recommends approval of the plans by Design Nuance Architecture, dated 12/17/13, to increase the seating by 13 total spaces.**

1. Prior to the issuance of a building permit, a final seating plan, shall be submitted to the Assistant Director for Regulatory Planning for review and approval.
2. Plans for any and all signage shall be reviewed and approved by the Planning Board, prior to installation.
3. The restaurant's management shall implement an employee T-pass program, where management subsidizes at least 50 percent of the cost of monthly subway and bus T-passes for all of the restaurant's employees.
4. Deliveries for the restaurant by large trucks with more than a single rear axle shall not occur during the hours of 7:00-9:00 a.m. and 3:00-7:00 p.m.
5. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner to ensure conformance with the Board of Appeals decision: 1) a final site plan and copy of the lease; 2) final floor plans, stamped and signed by a registered architect; and 3) evidence the Board of Appeals decision has been recorded at the Registry of Deeds.

*tcr*



213 Washington Street front façade