



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals

From: Brookline Planning Board

Date: April 17, 2014

Subject: Demolish two existing structures for parking and convert a third structure from retail use to a Brookline Bank with a drive-thru window requiring design review and parking relief

Location: **1212-1220 Boylston Street (formerly Dining Room Showcase & C. Stumpo Development)**

Atlas Sheet: 122B

Case #: 2014-0013

Block: 427

Zoning: G-2.0

Lots: 01, 02 & 03

Lot Area (s.f.): 3,458 s.f., 3,335 s.f., & 3,568 s.f.

Board of Appeals Hearing: April 24, 2014 at 7:30 p.m.

BACKGROUND

Preservation Commission Demolition Delay – The applicant applied for Demolition Certificates for 1212 and 1216 Boylston Street on November 5, 2012. The Preservation Commission reviewed the cases on December 11, 2012, and a stay of demolition was imposed on the two structures for one year. The stay of demolition expired on December 11, 2013.

SITE AND NEIGHBORHOOD

1220 Boylston Street is a one-story building located on the corner of Boylston Street and Holly Lane. It has a small parking lot in the rear accessed from Holly Lane. The building is directly across from the Chestnut Hill Shopping Center. The structure is currently occupied by Dining Room Showcase. The existing structure is located over the property line by roughly 8', and on Town owned property.

1216 Boylston is a three-story commercial and residential building that was built in 1905 for Jeremiah Driscoll. The structure was originally built as a single-family home, but was converted to a mixed-use building in 1995. 1212 Boylston Street is a three-and-a-half-story commercial

and residential building built in 1912, located next to the Met Bar. The building includes space for a commercial tenant on the first floor and residential units on the second and third floors. The surrounding neighborhood includes a mix of commercial and residential uses. All of the buildings are located near the Brookline/Newton town line. The immediate neighborhood consists of residential uses, condominiums and multi-family buildings to the rear, and commercial uses on either side along Boylston Street.

APPLICANT'S PROPOSAL

The applicant, 1212-1220 Boylston, LLC, is proposing to demolish 1212 and 1216 Boylston Street and use these two lots as a parking area for a bank at 1220 Boylston Street. The bank will utilize the existing structure and will renovate the interior and exterior of the façade. The bank will have 2,500 square feet and 10 parking spaces, including one ADA parking space.

The building will have a drive-up window on the side façade that will be accessed from Holly Lane. There will be two vehicular entrances onto the premises, a curb cut on Boylston Street, and a curb cut on Holly Lane. The curb cut on Boylston Street will be an entrance only; and Holly Lane an entrance and exit.

FINDINGS

Section 4.07 – Table of Use Regulations, Use #39

Section 5.09 – Design Review

The applicant has not submitted elevations for review by the Planning Board. This proposal is subject to Design Review because it involves demolition of two existing structures, a change of use, and the property is located along Boylston Street.

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.72 – Accessory Buildings or Structures in the Rear Yard (Dumpster)

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

Section 6.02.5.c – Off-Street Parking Space Regulations

Section 6.04.6 – Design of All Off-Street Parking Facilities

The applicant is required to screen the property from abutting properties with either a densely planted four foot wide strip of shrubs or trees which are to be at least four feet high at the time of planting; or the applicant can install a wall, barrier, or fence that is at least five feet high, but not more than seven feet. The applicant is also required to shield lighting in the parking lot so it does not shine upon abutting properties, or other properties nearby.

Dimensional Requirements	Required	Existing	Proposed	Relief
Number of Parking Spaces	7*	0	10	Complies

* Under **Section 6.02.5.c**, where a principal use includes a drive-in use where customers remain in their cars, off street parking shall be provided at twice the number specified in the table in **Section 6.02, Paragraph 1**, which makes the required parking 14 spaces; however, there is a theoretical parking credit from the previous use of 7 parking spaces for the retail store on the 1220 Boylston Street lot, which reduces the parking requirement.

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 the drive-thru use portion of the proposal. Should the Board of Appeals recommend approval, the Planning Board would like the applicant return to the Planning Board for Design Review for the structure and final approval of the landscaping plan. The Planning Board would like to review the final site plan for circulation of traffic and pedestrians, as well as landscaping.

Voted (6-0): The Planning Board recommends approval of the drive-thru use and the site plan by Tighe & Bond Consulting Engineers, dated 2/13/14. Should the Board of Appeals find that the applicant meets the statutory requirements for a special permit, the Planning Board recommends the following conditions:

1. Prior to the issuance of a building permit, the applicant shall return to the Planning Board for full Design Review of elevations and approval of a final landscaping plan.
2. Prior to the issuance of a building permit, the applicant shall submit a final lighting plan for the parking lot to the Building Commissioner for review and approval.
3. Prior to the issuance of a building permit, a final site plan and elevations, and a final landscaping plan, consistent with what was discussed by the Planning Board shall be submitted to the Planning Board for final approval.
4. Prior to the issuance of a building permit, the applicant shall obtain approval from the Director of Engineering and Transportation for all curb cuts and changes to on-street parking and site circulation.
5. 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; 2) final building elevations stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

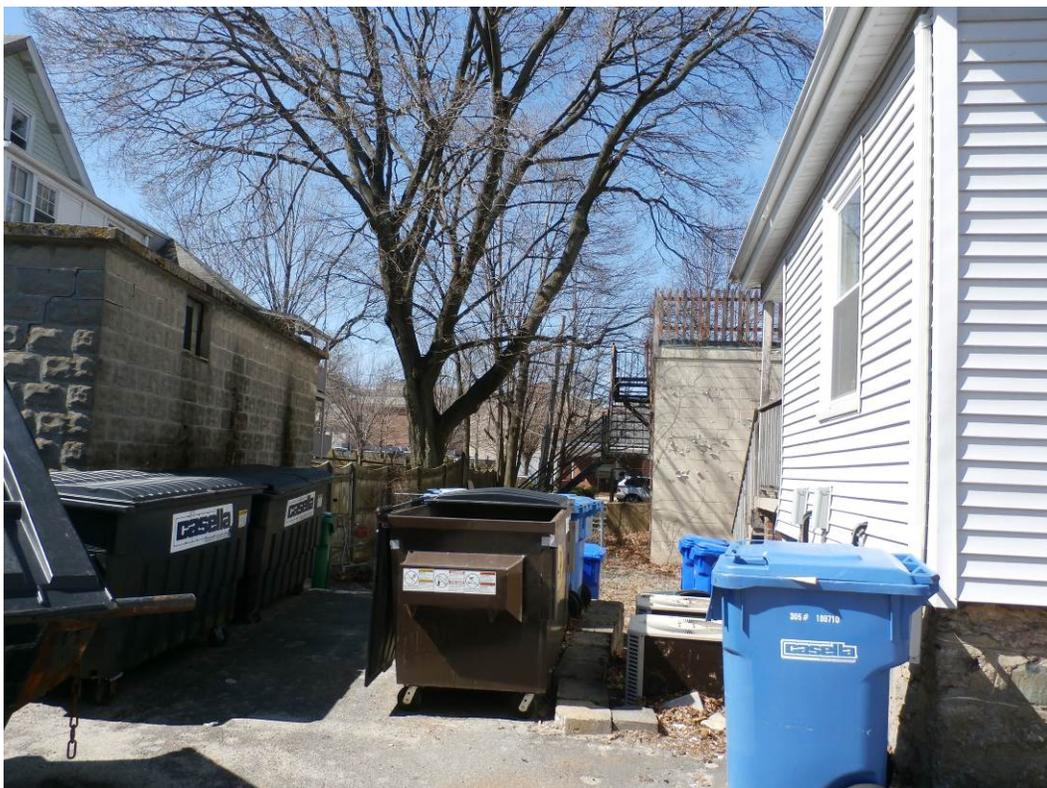
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Existing Streetscape of 1212-1220 Boylston Street



View of Streetscape from sidewalk near 1212 Boylston Street



View of rear of property from 1212 Boylston Street



View of rear of property



Location of proposed curb cut from Holly Lane



1212 & 1216 Boylston Street and location of proposed curb cut