



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: May 15, 2014
Subject: Add overnight parking to existing parking garage for neighboring residences
Location: **1285 Beacon Street**

Atlas Sheet:	33	Case #:	2014-0022
Block:	161	Zoning:	G-1.75 CC
Lot:	4	Lot Area (s.f.):	14,153

Board of Appeals Hearing: June 12, 2014 at 7:15 p.m.

BACKGROUND

6/1/2004, Case # 030035 (or 62) – Board of Appeals approved with conditions special permits for the construction of a retail building of 24,805 s.f. and a single retail use over 10,000 s.f..

3/24/2005, Case #050012 – Board of Appeals approved with conditions a modification of the prior Board of Appeals case to allow by special permit a health club on the second floor.

8/9/2005, Case #050037 - Board of Appeals approved with conditions a one year time extension of BOA decision, Case #030035, to construct a two-story retail building with two levels of underground parking.

11/13/2007, Case #050048 - Board of Appeals approved dual use parking in the underground structure for two years, with renewal allowed by the Board of Appeals.

12/1/2011, Case #2011-0056 – Board of Appeals approved overnight residential parking [decision not filed].

10/10/2013, Case #2013-0076 – Board of Appeal approved the applicant to convert the existing retail space into a 3,070 square foot fitness center.

SITE AND NEIGHBORHOOD

1285 Beacon Street, located at the corner of Beacon and Charles Street, was previously a Gulf Service Station and is now a two story building with retail stores on the first floor and a health club/fitness center on the second floor. The main post office building is the adjacent building to the west, a temple adjacent to the south; and to the east and south are mixed uses with residential apartment buildings, medical office buildings, and two-family residences. It is located in the Coolidge Corner Business District.

APPLICANT'S PROPOSAL

The applicant, 1285 Beacon Investors, LLC, is proposing to provide for 28 overnight parking spaces at 1285 Beacon Street. There are currently 49 total parking spaces in the lot. The proposed hours for the overnight parking are 7 p.m. to 8 a.m. every day.

Section 4.07: Table of Use Regulations, Use #22a – Not Applicable

Section 6.02.1.c – Off-Street Parking Space Regulations (Dual Use Parking)

A special permit is required for dual use parking. The number of spaces in a common parking facility for two or more uses may be reduced below the sum of the spaces required for each use individually if it can be demonstrated to the Board of Appeals that the hours or days of peak parking need for the uses are so different that a lower total will provide adequately for all uses served by the facility.

Modification of BOA Case #2003-0035, January 22, 2004 and BOA Case #2005-0012, February 17, 2005, and Case #2013-0076 as necessary.

PLANNING BOARD COMMENTS

The Board is not opposed to this proposal to allow for 28 overnight parking spaces at 1285 Beacon Street. The Board is typically supportive of proposals for overnight parking in garages to meet the needs of parking in the neighborhood because of the overnight on-street parking ban in Brookline. The applicant and tenants of the building have agreed to reduce the number of overnight parking spots to 22, which the Board finds to be a reasonable concession.

Should the Board of Appeals finds that the applicant meets the requirements for a special permit, the Planning Board recommends 22 spaces for overnight parking with the following conditions:

1. Prior to the initiation of shared parking, the applicant shall submit a final parking lot plan showing the specific spots designated for overnight parking, subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Overnight leased parking to residential neighbors shall be limited to 22 spaces in the garage and to the hours of 7 p.m. to 8 a.m., seven days a week. If it becomes apparent that there is not adequate parking for users of the building, this number shall be reduced accordingly.

tcr



1285 Beacon Street Garage



Picture of garage taken Thursday May 8, 2014 at 10:30 a.m.



Picture of garage taken Thursday May 8, 2014 at 10:30 a.m.