



# Town of Brookline

## Massachusetts

### PLANNING BOARD

Town Hall, 3<sup>rd</sup> Floor  
333 Washington Street  
Brookline, MA 02445-6899  
(617) 730-2130 Fax (617) 730-2442

Linda K. Hamlin, Chairman  
Steven Heikin, Clerk  
Robert Cook  
Steven Heikin  
Sergio Modigliani  
Jonathan Simpson  
Mark J. Zarrillo

To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: 10/30/2014  
Subject: Convert the structure from a single-family and day care to a three-family dwelling, requiring parking relief  
Location: **240 Babcock Street**

Atlas Sheet:	11	Case #:	2014-0056
Block:	056	Zoning:	G-2.0 (CA)
Lot:	15	Lot Area (s.f.):	33,455

Board of Appeals Hearing: November 6, 2014 at 7:30 p.m.

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### SITE AND NEIGHBORHOOD

240 Babcock Street is a Georgian Revival style structure that was built in 1899 by Warren Gould. The structure was built with brick and was originally a three-family dwelling that has three stories and a flat roof. The property is located near the intersection of Babcock Street and Commonwealth Avenue. The neighborhood consists of a mix of commercial uses along Commonwealth Avenue and single and multi-family dwellings and office uses along Babcock Street.

### APPLICANT'S PROPOSAL

The applicant, Kenneth and Helen Hoang, are proposing to convert the structure from a single-family and a day care to a three-family dwelling. The applicants are proposing to remodel the interior of the structure and create three separate units with one on each floor. The basement will remain unfinished and used as a common storage area. The applicant is proposing to retain the two existing parking spaces on the property.

### FINDINGS

#### Section 6.01.2.a – General Regulations Applying to off Street Parking Facilities

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

	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Relief</b>
<b>Parking Required*</b>	7	2	2	Special Permit*

\* Under Section 6.01.2.a, the Board of Appeals may waive up to one half of the required parking by special permit.

**Section 8.02.2 – Alteration or Extension**

A special permit is required to alter a non-conforming structure.

**PLANNING BOARD COMMENTS**

The Planning Board is supportive of the conversion from a single-family and day care use to a three-family dwelling. The surrounding uses are primarily multi-family, and the property is adjacent to the rapid transit line. The conversion requires parking relief, which the Board is supportive of granting for the proposal. Two parking spaces are located on the north side of the building, but there is not enough room for other parking on the site. The Board feels that the day care use is more parking intensive than the proposed conversion.

The Board feels that the change in use will create needed housing in this neighborhood. The MBTA Green Line is in the vicinity and the Board feels this will diminish the need for additional parking.

**Therefore, the Planning Board recommends approval of the plans by The Architects Forum, Inc., dated 7/11/14 if granted by special permit subject to the following conditions:**

1. Prior to issuance of a building permit, final floor plans 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 a final site plan, indicating the proposed parking spaces with dimensions, subject to the review and approval of the Assistant Director of Regulatory Planning.
3. 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 floor plans and 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.

*tc*



240 Babcock Front Façade and Easement (left of building)



Existing Parking Spaces

The Architects Forum, Inc

72 Manchester Road  
 Newton, MA 02461  
 Tel 617 244 4669  
 Fax 617 964 6000

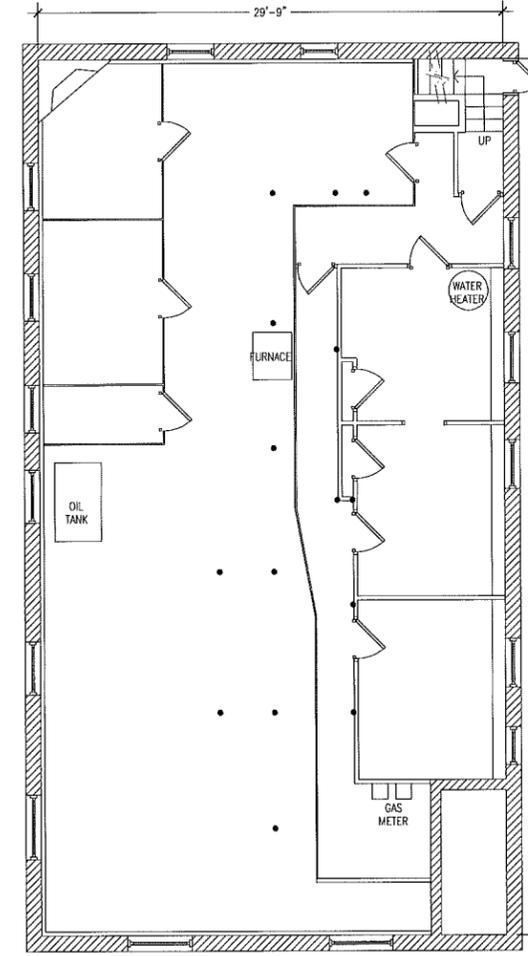
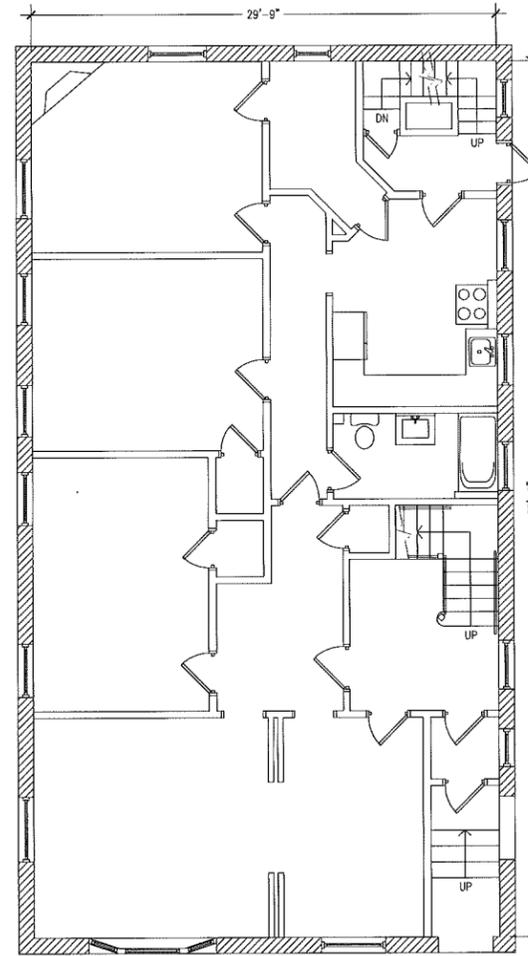
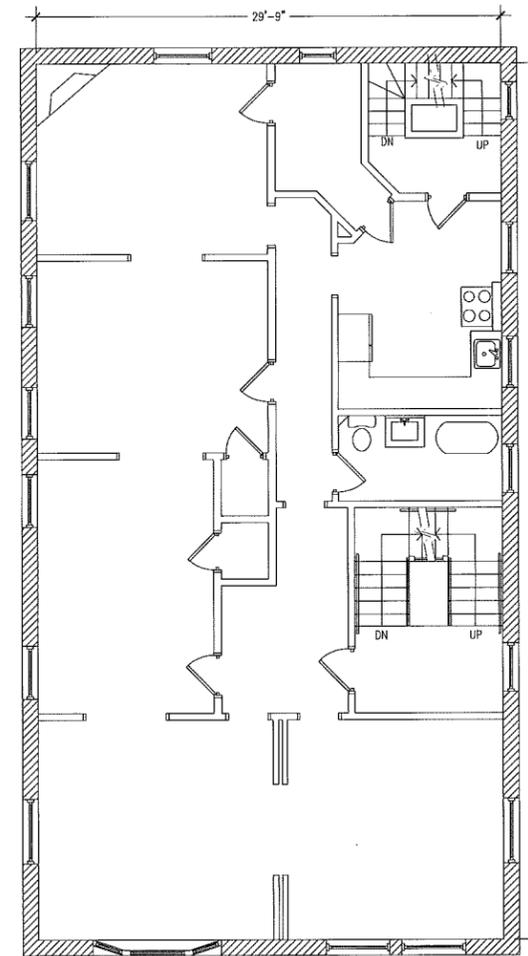
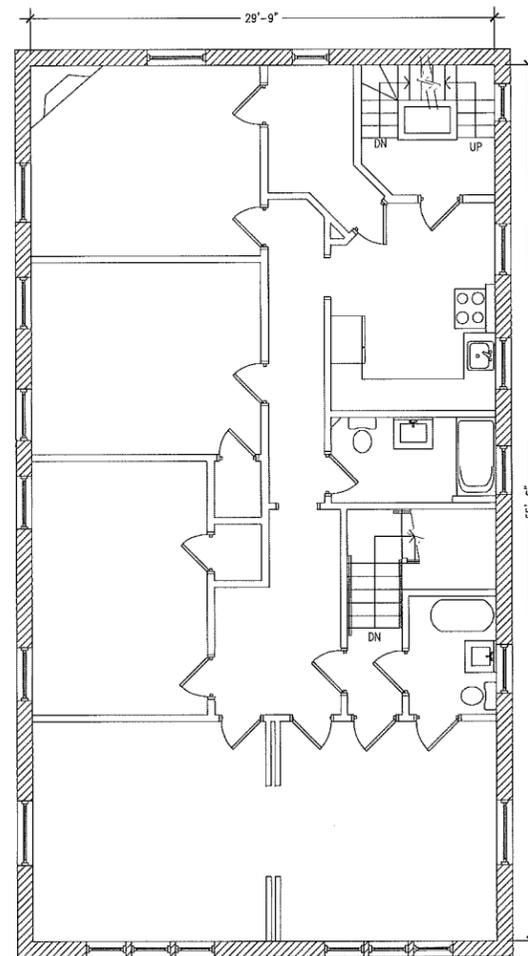
ZONING SUMMARY		
ZONING DISTRICT	REQUIRED	PROPOSED
G-2.0	G-2.0	EXISTING
LOT SIZE MINIMUM	NONE	3,920 SF EXISTING
FLOOR AREA RATIO MAXIMUM	2.0	1.4 (EXISTING)
LOT WIDTH MINIMUM	NONE	EXISTING
HEIGHT MAXIMUM	45	EXISTING
FRONT YARD SETBACK	NONE	EXISTING
SIDE YARD SETBACK	NONE	EXISTING
REAR YARD SETBACK	10'x10'	EXISTING
OPEN SPACE %	NONE	EXISTING
PARKING REQUIREMENT	2.3 PER 3 BEDROOMS	3 (EXISTING)

PROJECT DESCRIPTION	
PROJECT DESCRIPTION:	CHANGE OF USE
BUILDING CODE	780 CMR MA STATE BUILDING CODE - 8TH EDITION
BUILDING GROSS FLOOR AREA	5,475 SF
BUILDING NUMBER OF STORIES	3
PREVIOUS OCCUPANCY TYPE	MIXED OCCUPANCIES: E (DAYCARE) & R-2
PROPOSED OCCUPANCY TYPE	R-2
CONSTRUCTION TYPE	5B
FIRE SPRINKLER SYSTEM REQUIRED	YES
FIRE ALARM & DETECTION SYSTEM REQ'D	YES
REQUIRED TENANT SEPARATION (508.4)	NO SEPARATION REQUIREMENT

GENERAL LEGEND	
	EXISTING WALL
	EXISTING MASONRY WALL
	NEW WALL
	EXISTING DOOR
	NEW DOOR

GENERAL NOTES:

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL INTERIOR DIMENSIONS ARE FROM FINISHED FACE OF WALLS.
- CONSTRUCT IN STRICT COMPLIANCE OF MASSACHUSETTS BUILDING CODE, 8TH EDITION AND ALL OTHER APPLICABLE REGULATING AGENCIES.
- CONTRACTOR TO VERIFY ALL ACCESSIBLE COMPONENTS WITH THE 521CMR ARCHITECTURAL ACCESS BOARD HANDBOOK
- ALL STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION ENGINEERING BY OTHERS.



4 EXISTING THIRD FLOOR PLAN  
 SCALE: 3/16" = 1'-0"

3 EXISTING SECOND FLOOR PLAN  
 SCALE: 3/16" = 1'-0"

2 EXISTING FIRST FLOOR PLAN  
 SCALE: 3/16" = 1'-0"

1 EXISTING BASEMENT PLAN  
 SCALE: 3/16" = 1'-0"

DESCRIPTION	DATE	MARK

Three-Family  
 Residence Renovation  
 Change of Use

240 Babcock Street  
 Boston, MA

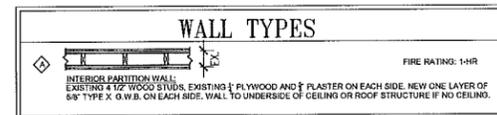
EXISTING  
 FLOOR PLANS

Commission Number:	B29
Scale:	AS NOTED
File Name:	B29_A1.0
Drawn By:	LH
Issue Date:	October 17, 2014

A1.0

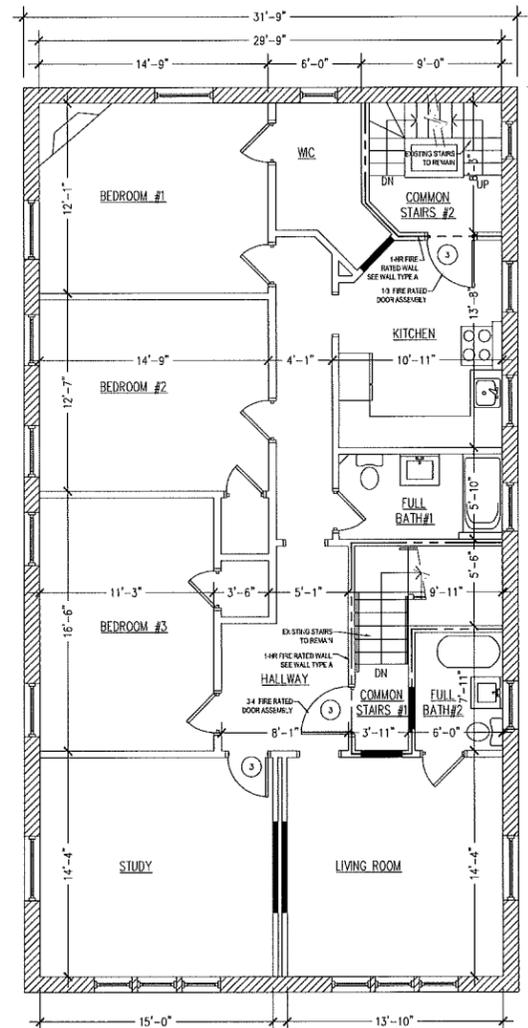
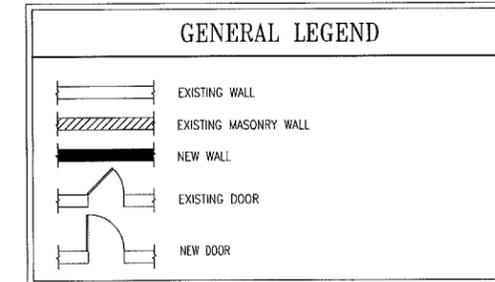
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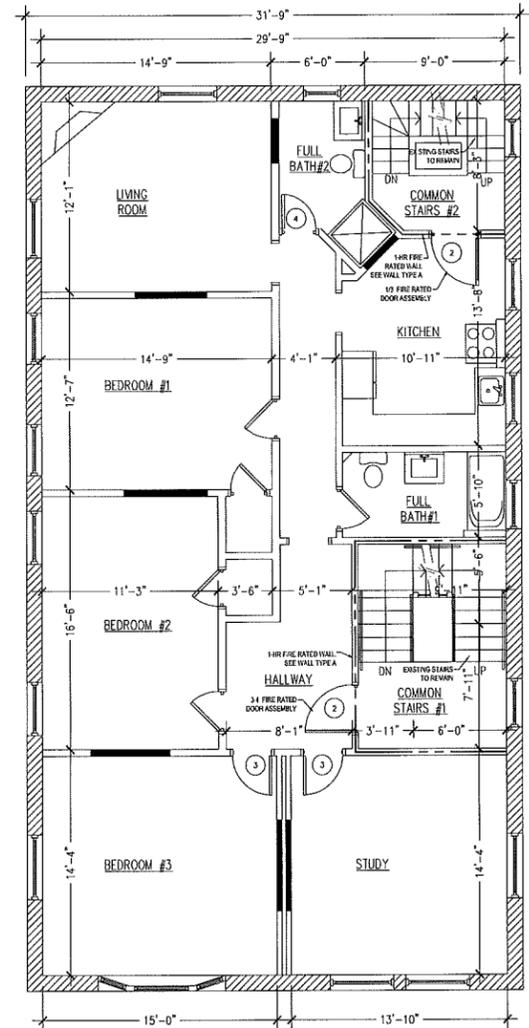
**DOOR SCHEDULE**

#	DOOR DIMENSIONS	NOTES
1	3'-0" X 6'-8"	MINIMUM 32" CLEAR OPENING
2	3'-0" X 6'-8"	3/4 FIRE RATED DOOR ASSEMBLY
3	2'-6" X 6'-8"	
4	2'-2" X 6'-8"	



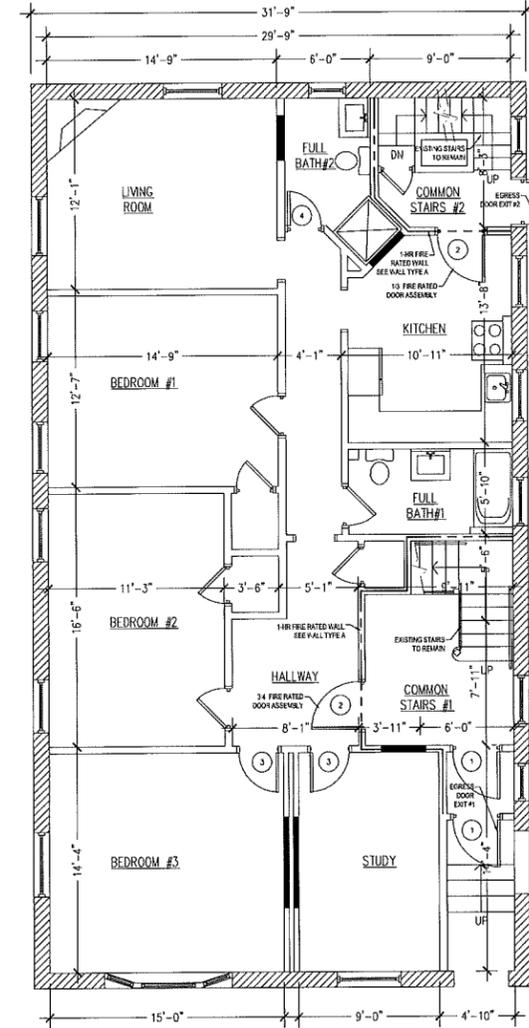
4 PROPOSED THIRD FLOOR PLAN - UNIT 3  
SCALE: 3/16" = 1'-0"

SQ. FT. = 1,825 SF  
G.F.A. = 1,825 SF



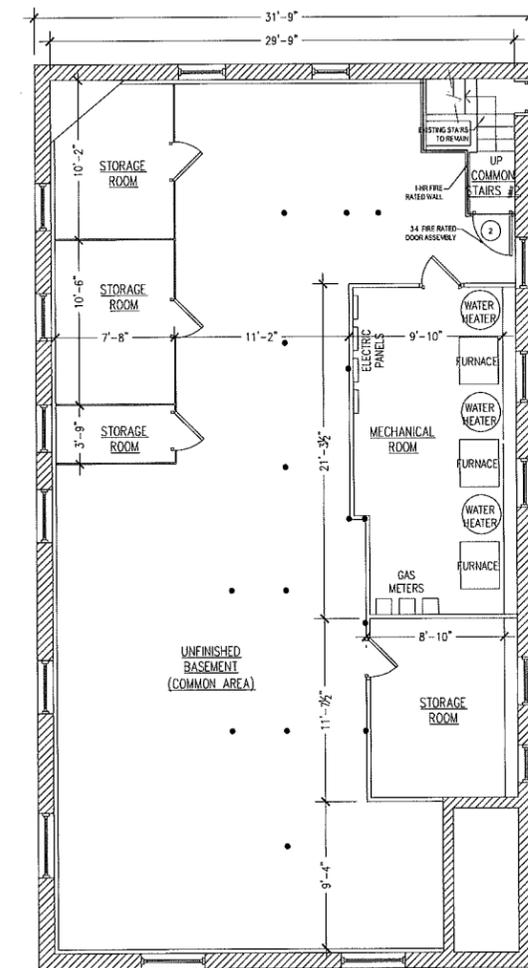
3 PROPOSED SECOND FLOOR PLAN - UNIT 2  
SCALE: 3/16" = 1'-0"

SQ. FT. = 1,825 SF  
G.F.A. = 1,825 SF



2 PROPOSED FIRST FLOOR PLAN - UNIT 1  
SCALE: 3/16" = 1'-0"

SQ. FT. = 1,825 SF  
G.F.A. = 1,825 SF



1 PROPOSED BASEMENT PLAN - COMMON AREA  
SCALE: 3/16" = 1'-0"

SQ. FT. = 1,825 SF  
G.F.A. = 0 SF

DESCRIPTION	DATE	MARK

**Three-Family Residence Renovation Change of Use**

240 Babcock Street  
Boston, MA

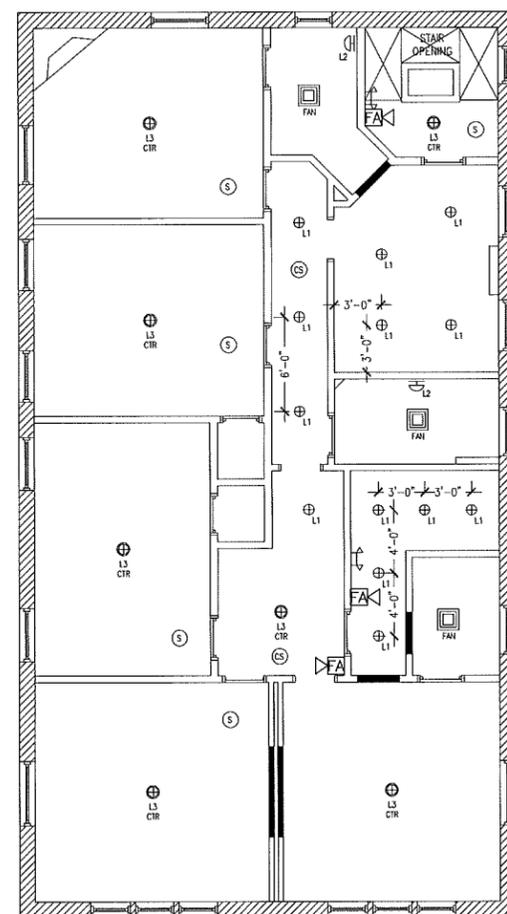
Drawing Title  
**PROPOSED FLOOR PLANS**

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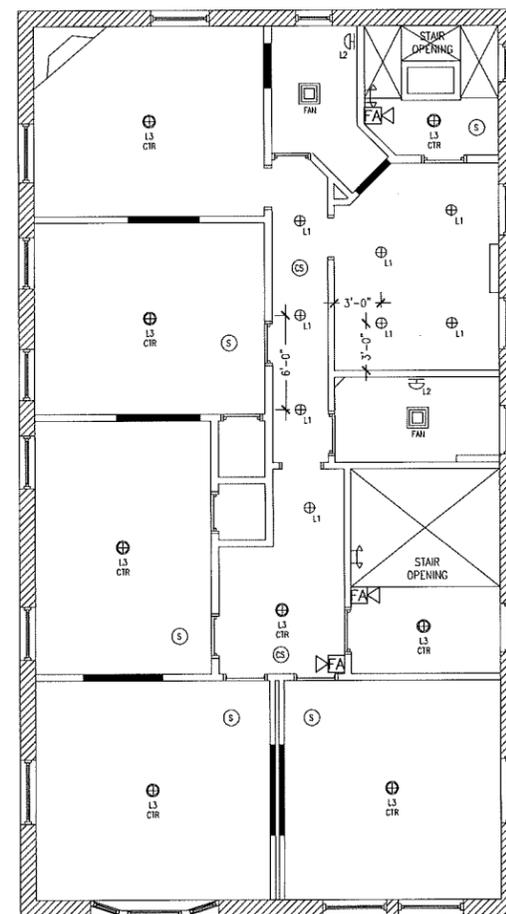
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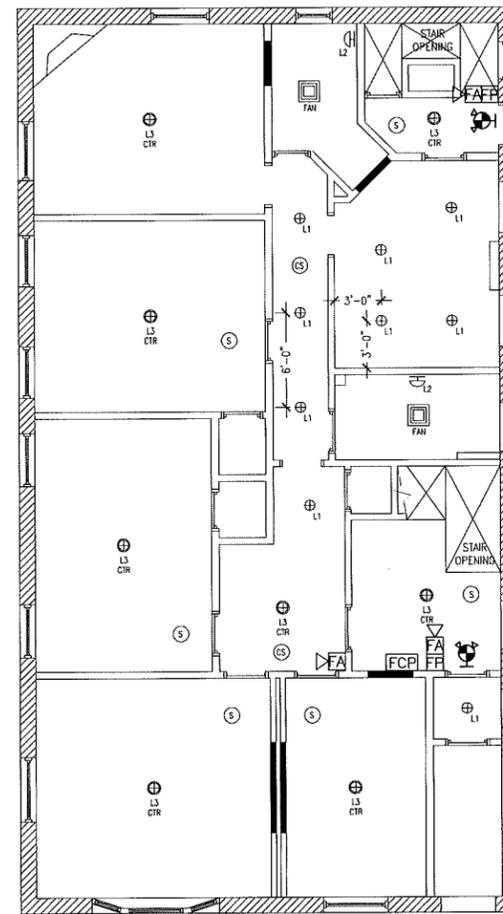
REFLECTED CEILING LEGEND	
	ILLUMINATED EXIT LIGHT W/ EMERGENCY BACKUP LIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE/SMOKE DETECTOR COMBO
	EMERGENCY BACKUP LIGHT
	FIRE ALARM HORN/STROBE COMBO
	FIRE CONTROL PANEL
	FIRE PULL STATION
	2X2 HVAC VENT
	L1: 4" RECESS LIGHTING
	L2: WALL SCONCE
	L3: SURFACE MOUNT LIGHT



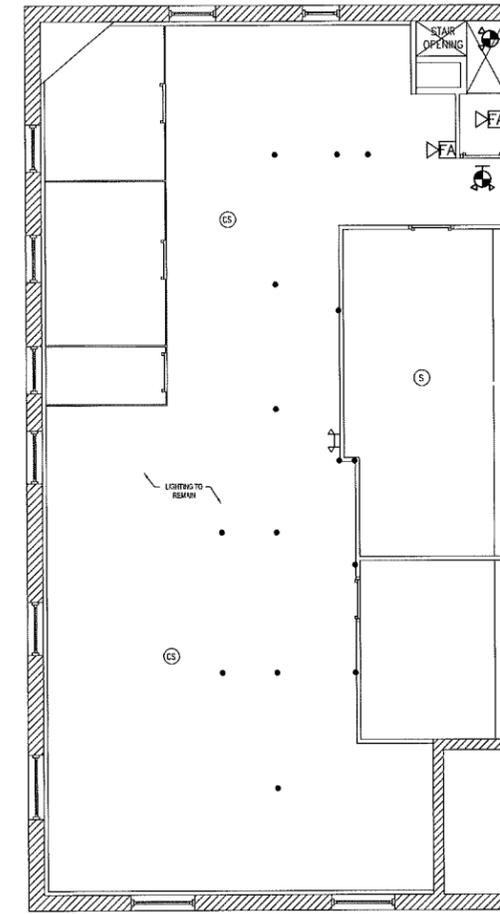
4 REFL CEILING THIRD FLOOR PLAN - UNIT 3  
 SCALE: 3/16" = 1'-0"



3 REFL CEILING SECOND FLOOR PLAN - UNIT 2  
 SCALE: 3/16" = 1'-0"



2 REFL CEILING FIRST FLOOR PLAN - UNIT 1  
 SCALE: 3/16" = 1'-0"



1 REFL CEILING BASEMENT PLAN - COMMON AREA  
 SCALE: 3/16" = 1'-0"

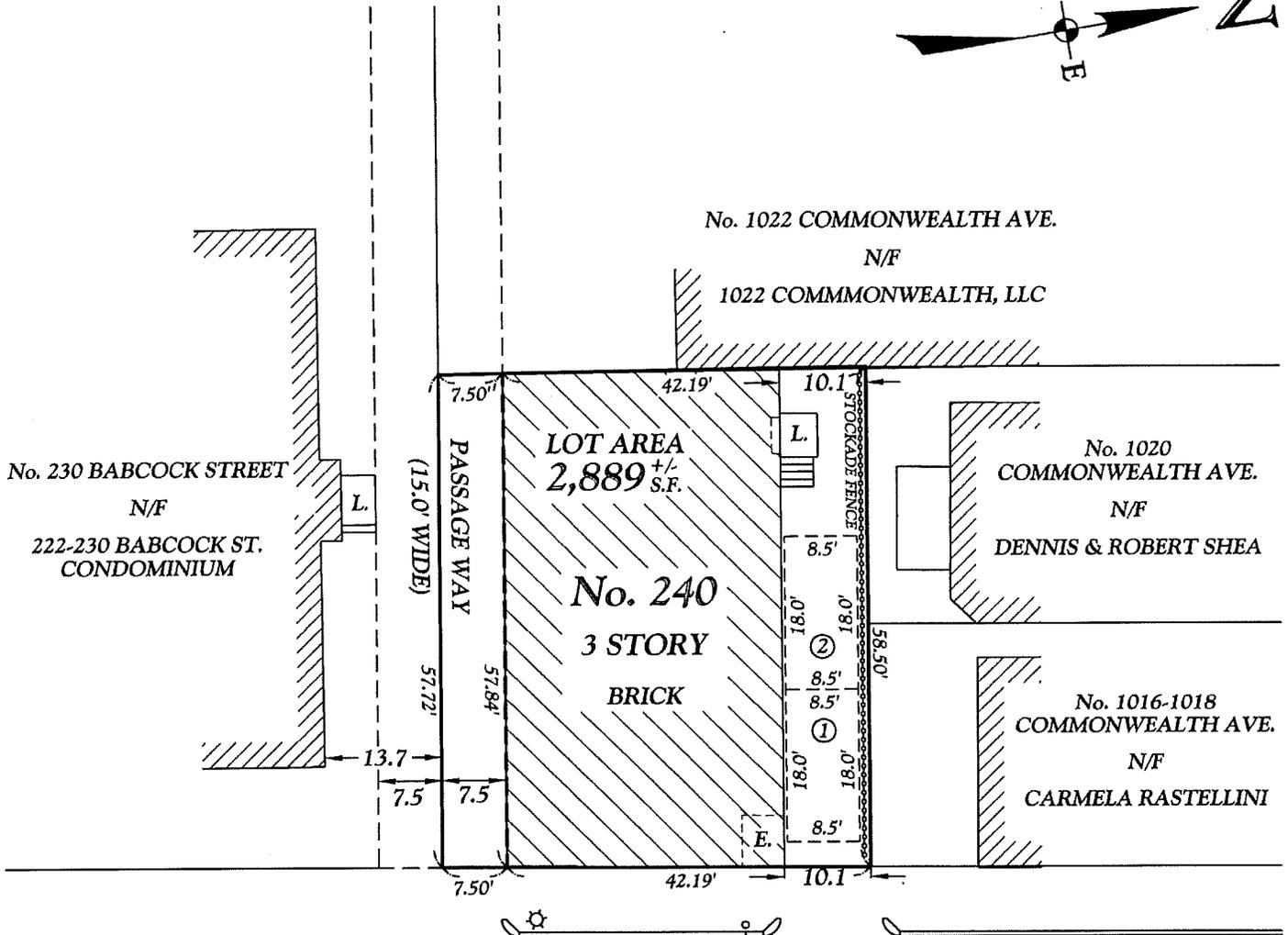
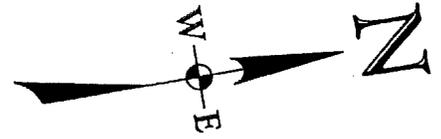
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 Change of Use**

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**BABCOCK (PUBLIC) STREET**

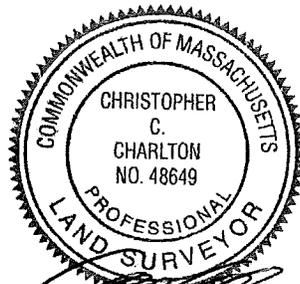
**PREPARED FOR:**  
KENNETH & HELEN HOANG  
27 BROOK ROAD  
WESTON, MA 02493

**REFERENCES:**  
DEED: BOOK 32297, PAGE 189  
PLAN: BOOK 867, PAGE 13  
BOOK 278, PAGE 1183

**SITE PLAN**  
LOCATED AT  
**240 BABCOCK STREET**

ASSESSORS PARCEL # 056-15-00  
**BROOKLINE, MA**  
NORFOLK COUNTY  
CONTINENTAL LAND SURVEY, LLC  
105 BEAVER STREET, FRANKLIN, MA  
(508) 528 - 2528  
SCALE: 1"=20' SEPTMEBER 22, 2014

I CERTIFY THAT THIS PLAN WAS CREATED BY AN INSTRUMENT SURVEY ON THE GROUND AND THAT ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.



CHRISTOPHER C. CHARLTON, PLS

