



# Town of Brookline

## Massachusetts

### PLANNING BOARD

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To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: October 16, 2014  
Subject: Convert existing office space into a medical office  
Location: **1070 Beacon Street**

Atlas Sheet:	3	Case #:	2014-0060
Block:	009B	Zoning:	M-2.0
Lot(s):	09	Lot Area (s.f.):	10,442

Board of Appeals Hearing: October 30, 2014 at 7:00 p.m.

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### **SITE AND NEIGHBORHOOD**

1070 Beacon Street is a Second Renaissance Revival structure that was built in 1897 by Frederick Pope, who named the building *The Wolloton*. The building was first used as a 12-unit apartment, and was converted to allow for more units, between 1939 and 1951. This part of Beacon Street consists of multi-family structures that are similar in size and scale. The property is listed on the National Register of Historic Places, along with all other properties along Beacon Street.

### **APPLICANT'S PROPOSAL**

The applicant, 1070 Beacon Street LLC, is proposing to change the use of the garden level unit from General Office to Medical Office to allow for a dental or psychiatry tenant. The proposed medical office will occupy 1,505 square feet of floor area in the structure.

### **FINDINGS**

#### **Section 4.07 – Table of Use Regulations: Use #20**

Use #20 is for medical or dental examination offices or clinics. The use is not allowed in an M-2.0 Zoning District.

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

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

**Section 6.02.5.b – Off-Street Parking Regulations**

**Section 6.03.1.b – Location of Off-Street Parking**

	Required	Proposed by special permit	Relief
<b>Parking Required</b>	5*	6 on abutting prop. by lease**	Special Permit

\*Nine parking spaces are required (3 per doctor); however, there is a theoretical parking credit of 4 spaces for the previous office use.

\*\* Under Sec. 6.03.1.b, a special permit may be granted for parking on a lot within 400’ of the subject property.

**Section 8.05 – Substitution**

A special permit is required to substitute one non-conforming use for another, provided the new non-conforming use is allowed in zoning districts where the previous non-conforming use is allowed. Furthermore, the new use should be less objectionable in terms of noise, traffic, or other characteristics.

**PLANNING BOARD COMMENTS**

The Planning Board does not object to the conversion from office to medical space. The Board does not feel that this proposal meets the requirements for a special permit, as the new non-conforming use is more objectionable in terms of traffic and visitors to the medical office space.

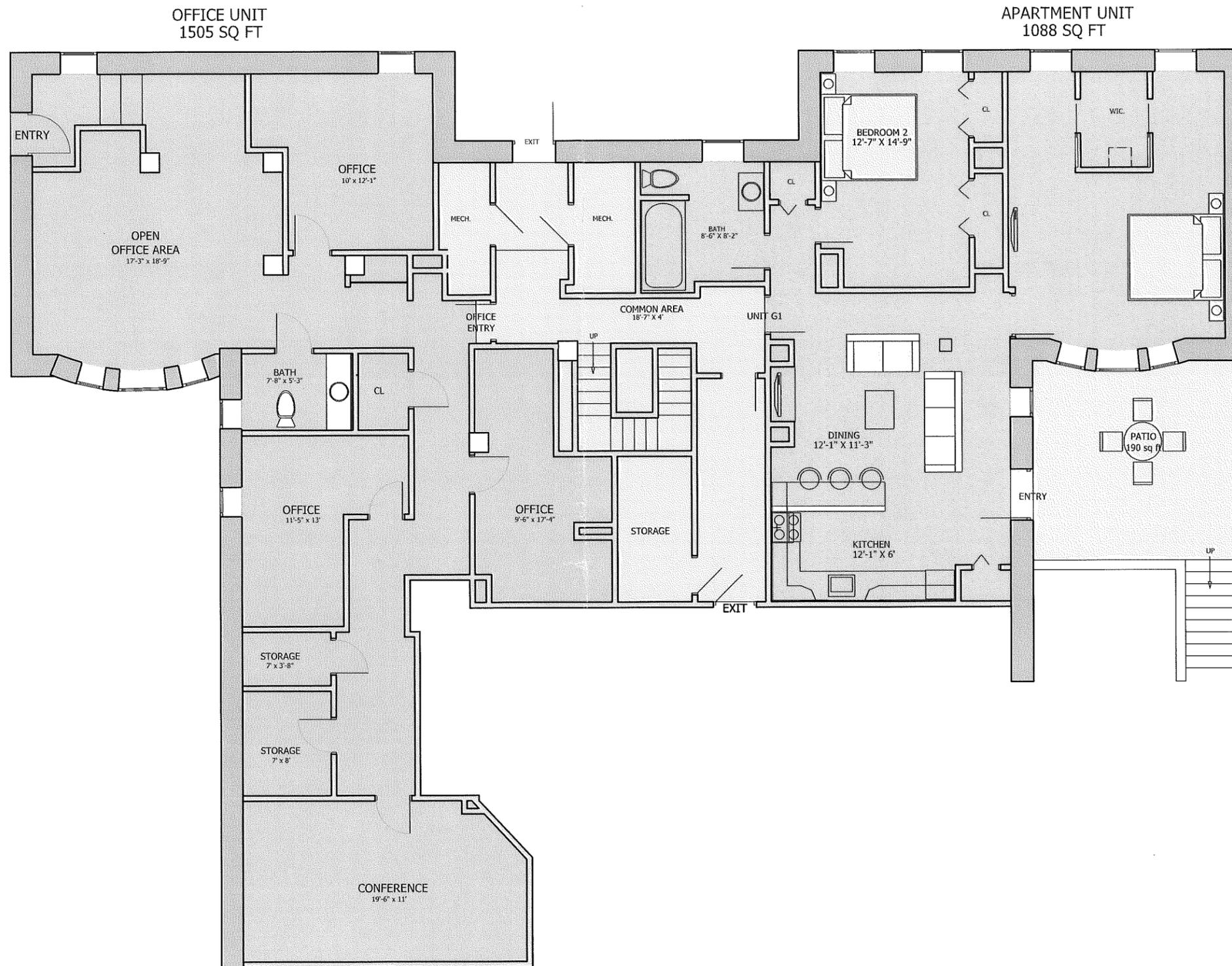
**Therefore, the Planning Board recommends denial of the floor plans by JAKKA Architecture, dated 4/7/14. Should the Board of Appeals find that the proposal meets the statutory requirement for a variance, the Planning Board recommends the following conditions:**

1. Prior to the issuance of a building permit, the applicant shall submit final floor plans, 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 site plan stamped and signed by a registered engineer or land surveyor; 2) final floor plans stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

*tcr*

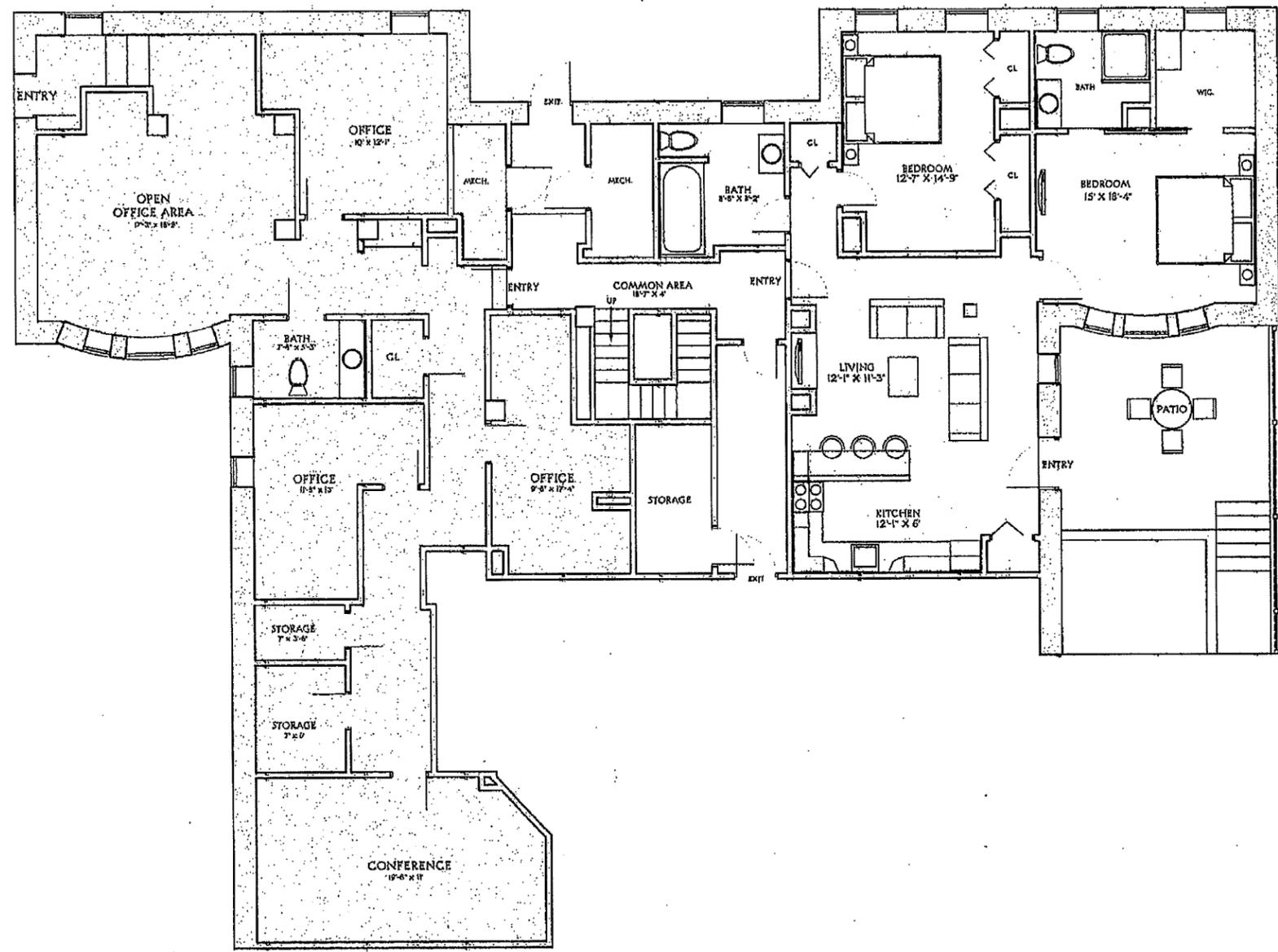


1070 Beacon Street



OFFICE UNIT  
1522 SQ FT

APARTMENT UNIT  
1214 SQ FT



<b>JAXA</b> ARCHITECTURE DESIGN / BUILD. <small>JAKKADDESIGN.COM MARION, MA</small>	SCALE: 1/8" = 1'-0"	EXISTING OFFICE & PROPOSED APARTMENT UNIT G1	AMORY GARDENS REALTY 1070 BEACON STREET BROOKLINE, MA
	DATE: OCT 29, 2013		



Town of Brookline  
Board of Assessors



1070 Beacon Street

Map data updated Feb 2010 by Town of Brookline GIS and printed on 04/08/2010