



# *Town of Brookline*

## *Massachusetts*

### **PLANNING BOARD**

Town Hall, 3<sup>rd</sup> Floor  
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Brookline, MA 02445-6899  
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Linda K. Hamlin, Chairman  
Steven Heikin, Clerk  
Robert Cook  
Sergio Modigliani  
Jonathan Simpson  
Mark J. Zarrillo

To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: December 18, 2014  
Subject: Change occupancy from florist to parent toddler recreation facility  
Location: 224 Washington Street

Atlas Sheet:	37B	Case #:	2014-0082
Block:	138	Zoning:	G-2.0
Lot:	15	Lot Area (s.f.):	4,450

Board of Appeals Hearing: January 8, 2015, at 7:10 p.m.

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### **Site and Neighborhood**

224 Washington Street is located in the Brookline Village National Register District (Algonquin Building). The property is a four-story commercial and residential building located on the west side of Washington Street. The Building was built in 1897, and is distinguished by paneled bays on the upper two floors, limestone sills and lintels, and a bracketed cornice. The Brookline Village neighborhood contains similar mixed-use buildings along Washington and Harvard Streets, with single and multi-family residential structures set back behind these primary commercial corridors.

### **Applicant's Proposal**

The applicant, Cecilia Caballero, is proposing to convert an 840 square foot first-floor commercial unit from a florist shop (E.C. Florist and Gifts) to a parent toddler recreation facility (The Golden Chickpea Center). Interior alterations will result in a front seating area, two rear play areas for toddlers and young children, storage space, a restroom, and a rear kitchen area. Scheduled activities will take place at the center, but formal membership is not required to

participate in activities. The business will maintain daytime operating hours, with peak activity occurring during structured activity periods from 9:00 am to 3:45 pm. Staff will consist of one program director and one program assistant.

Fixed bench seating for 26 visitors is proposed for the front seating area and no parking spaces are proposed for center employees or visitors.

### **Findings**

#### **Section 4.07 – Table of Use Regulations Use #16**

A special permit is required to locate a recreation facility within General Business District.

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

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

<b>Parking Requirements</b>	<b>Required Parking Spaces</b>	<b>Existing Parking Spaces</b>	<b>Proposed Parking Spaces</b>	<b>Relief</b>
<b>Public Assembly</b>	3 Additional Spaces	0	0	Special Permit*

\*Under *Section 6.02.1.b*, the Zoning Board of Appeals may waive up to 10 parking spaces, or 50% of required, whichever is greater, by special permit for a change of a non-residential use within a business district.

The G-2.0 General Business District requires 1 off-street parking space for every 5 seats within a public assembly use. In determining whether a waiver of parking is appropriate, the Zoning Board of Appeals shall consider the following items:

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
2. The peak parking demand for the proposed use in relation to the peak parking demand generated by other uses in the area
3. The need for and provision of employee parking
4. The availability and/or shortage of existing parking and transit facilities in the area

### **PLANNING BOARD COMMENTS**

The Planning Board is supportive of this proposal to change the occupancy at 224 Washington Street from a florist shop to a parent-toddler recreation center. The proposed new use does present more intense user activity during peak daytime hours, however the site is located in close proximity to multiple public transportation systems and municipal parking lots. This proposed recreation use also stands to generate more community activity within a center for town business

and culture. Concern regarding designated employee parking is reduced because the primary employee is the applicant and business owner.

**Therefore the Planning Board recommends approval of the plans submitted by XChange Architects LLC, dated 12/11/2014, subject to the following conditions:**

1. Prior to the issuance of a building permit, the applicant shall submit final floor plans to the Assistant Director for Regulatory Planning for review and approval
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) final floor plans stamped and signed by a registered architect; and 2) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds

*jr*

*Image 1: 224 Washington Street Façade*



Image 2: Algonquin Building



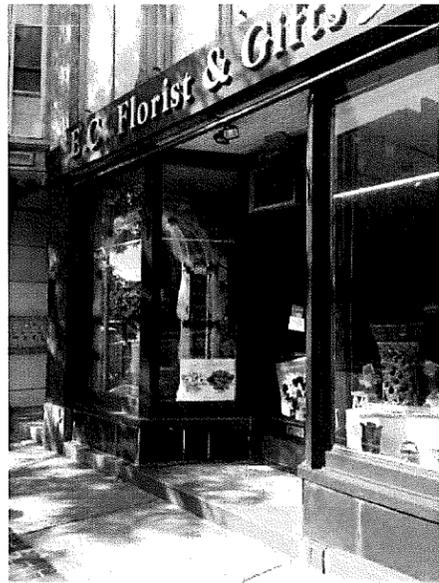


PHOTO - existing

SCALE: NTS



LOCUS PLAN

SCALE: 1" = 400'

**PROPOSED SCOPE OF WORK**

- The existing first floor will be proposed to be renovated to accommodate the needs of a new business and use. Proposed scope of work includes a new accessible toilet, lavatory and wall partitions, as represented in the floor plan on this sheet.
- An exterior signage proposal shall be submitted to the Planning Board separately.

**PROPERTY & OWNER INFORMATION**

PROPERTY ID: 183-15-02 TOTAL AREA: 840 SF (first floor)  
 OWNER: ERIC WONG 840 SF (basement - not for lessee's use)  
 ZONING (Current) G-2.0 COMMERCIAL information is approximate & based on  
 ZONING (Proposed) G-2.0 Entertainment & Recreational Town of Brookline Assessor's database.  
 Facility, per Use #16, Section 4.07 Table of Regulations

**CODE INFORMATION**

**EXITS**  
 Req'd: One (1) Provided: Two (2)

**RESTROOMS**  
 Req'd: Two (2) Provided: One (1)  
 Comments: 1 accessible "family room" provided  
 Note: Overall interior improvements do not exceed \$100,000. No MAAB, 521CMR compliance required.

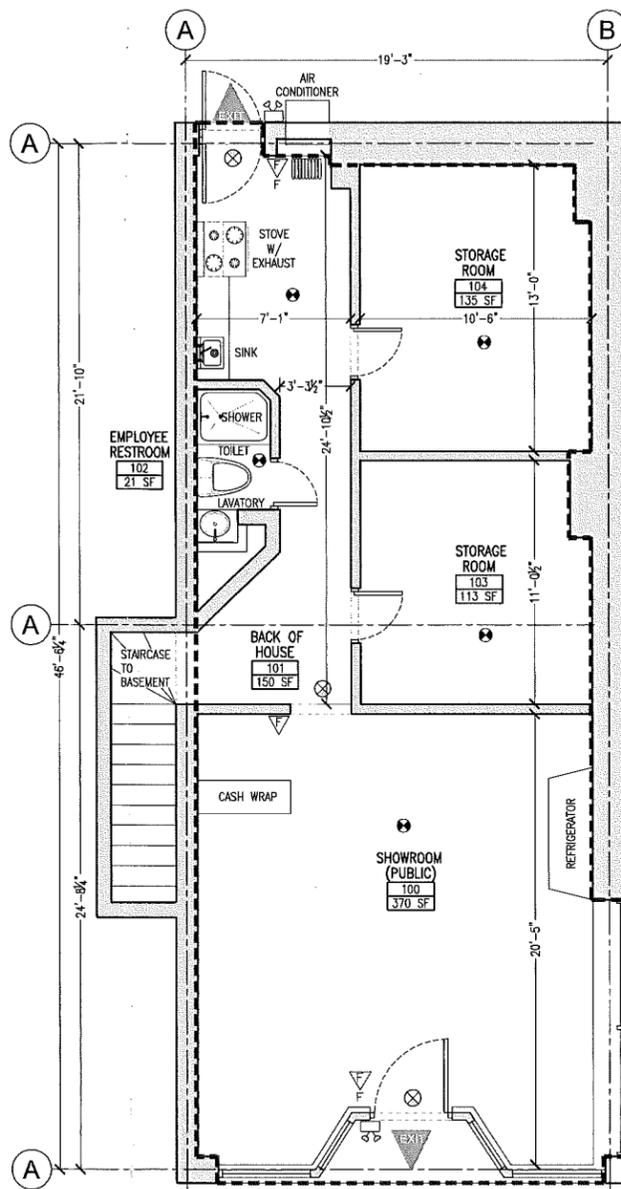
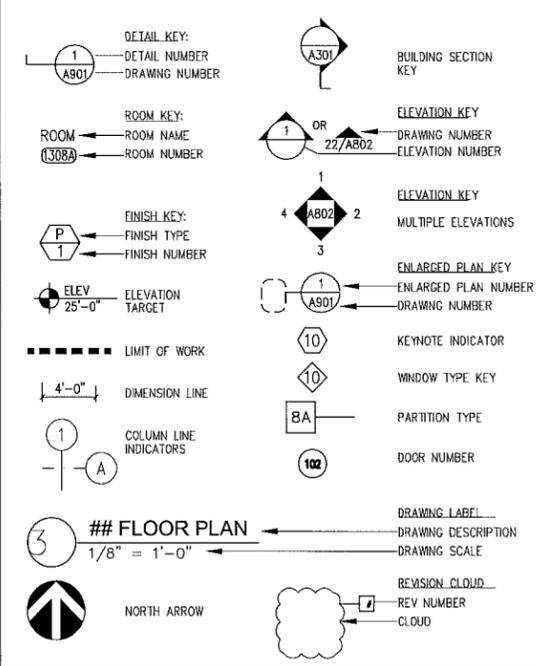
**FIRE PROTECTION**  
 Fire Sprinklers  
 Req'd: N/A Provided: None  
 Comments: Spaces < 7,000 SF are exempt, per MGL.

Fire Alarm  
 Req'd: Addressable Panel Provided: Yes, 1 unit

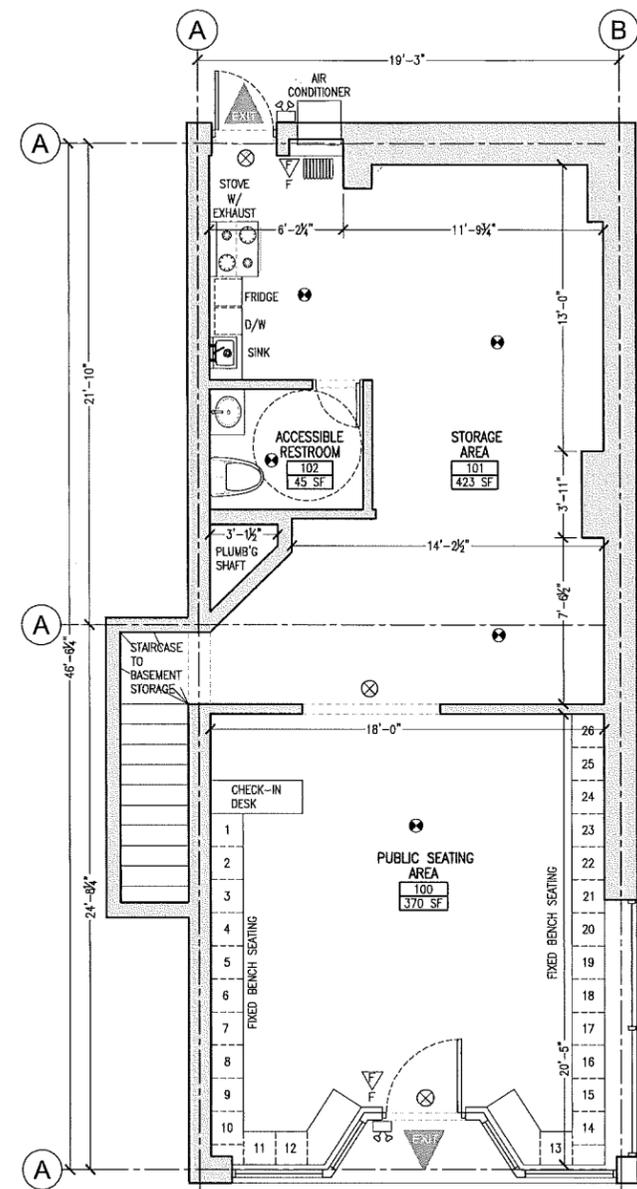
**PARKING\***  
 Req'd: 5 spaces Provided: None (0)  
 Factor: 1 space per 5 seats  
 Proposed seats (public assembly only):  
 #100 26 seats 5.2 spaces  
 #101 423 sf 0 (back of house)  
 #102 45 sf 0 (toilet)  
**TOTAL 5 spaces**

\* Source:  
 Zoning By-Laws, Town of Brookline  
 Section 6.02 - OFF-STREET PARKING SPACE REGULATIONS  
 3. Places of Public Assembly shall include Uses 9, 12 to 14 inclusive, 16, 30, and 34, as listed in Article IV.  
 a. Where Places of Public Assembly are provided with benches rather than fixed individual seats, each 1.5 linear feet of bench shall equal one seat.  
 b. Where no fixed seats are used, each 20 square feet of public floor area shall equal one seat.

**SYMBOLS**



**2 FIRST FLOOR PLAN EXISTING**  
 SCALE: 1/8" = 1'-0"  
 Project boundary



**1 FIRST FLOOR PLAN PROPOSED**  
 SCALE: 1/8" = 1'-0"

- LEGEND**
- ⊗ Exterior emergency lighting
  - ⊗ Wall-mounted exit sign
  - ▽ Horn-strobe unit
  - F Fire alarm pull
  - ⊙ Smoke detector

REVISIONS NO.	DESCRIPTION	DRAWN BY	DATE
01	parking reqmt changes - per B. Gaffney	DC	11 Dec, 2014

**PROJECT GOLDEN CHICKPEA CENTER**

**ADDRESS 224 WASHINGTON STREET BROOKLINE | MA 02445**

**SUBMISSION ISSUED FOR PERMITTING**

**APPLICANT Ms. Coella Garcia Caballero**  
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**ARCHITECT XChange Architects LLC**  
 318 Harvard Street | Suite 25  
 Brookline | MA | 02446  
 T: (617) 650-0488

**XCHANGE ARCHITECTS**

**STAMP**

DATE no stamp required

**TITLE EXISTING & PROPOSED CONDITIONS INTERIOR RENOVATIONS - FLOOR PLAN 224 WASHINGTON STREET | BROOKLINE**

JOB # 1403 WAS SHEET

DATE 11 December, 2014

SCALE As Noted

**A-100**