



# *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 Hamlin, Chairman  
Steven Heikin, Clerk  
Robert Cook  
Sergio Modigliani  
Blair Hines  
Mark J. Zarrillo

To: Brookline Board of Appeals

From: Brookline Planning Board

Date: December 3, 2015

Subject: Convert existing structure from six offices and one residential unit to one office and six residential units (3 studios and 3 three-bedroom apartments)

Location: 1776 Beacon Street

Atlas Sheet:	23	Case #:	2015-0038
Block:	106	Zoning:	M-2.0
Lot:	02	Lot Area (s.f.):	±2,379

Board of Appeals Hearing: January 7, 2015, at 7:05 p.m.

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### **BACKGROUND**

**June 4, 1959** – Board of Appeals Case #946 resulted in the grant of a special permit to convert the first and second floors to four separate medical office uses.

**December 17, 1997** – Board of Appeals modified Case #946 to legalize two additional general office uses at the basement level that were constructed without the issuance of additional permits.

**March 12, 2003** – Board of Appeals Case #030008 resulted in the grant of a special permit to install a retaining wall and two off-street parking spaces at the rear of the property.

**September 10 and October 22, 2015** – The Planning Board requested that the applicant produce more detailed floor plans, specifically for proposed studio units, in order to ensure compliance with minimum square footage, entry and egress, and natural light requirements.

### **SITE AND NEIGHBORHOOD**

1776 Beacon Street is a four-story brick attached building, the second town house to the west of

Corey Road. There are six total offices within the structure, including two medical office units at the basement level and four general office units on the first and second floors. A three-bedroom residential unit is located on the third and fourth floors. Two off-street parking spaces are provided for the entire structure.

Abutting attached structures at 1774 and 1778 Beacon Street include six and five residential units respectively, partially finished basement space, and three off-street parking spaces that are accessible from the rear alleyway. The immediate neighborhood consists of multi-family residences along Beacon Street and Corey Road.

**APPLICANT’S PROPOSAL**

The applicant, Beacon 1776 Investment Partners LLC, revised project plans and is now proposing to convert 5 of the existing 6 offices in the building to residential use. Floors 2-4 will be reconfigured to create three separate dwelling units, each containing three bedrooms. The first floor will be reconfigured to create two separate studio units. The rear portion of the basement level will also be converted to a studio unit and the front portion of the basement level will be maintained as a general office (*figure 1*). Each of these proposed studio units provide at least 220 square feet of living space as required by the International Building Code and the Department of Public Health for efficiency dwelling units that house 2 or fewer residents. Additionally, each of these studio units will include kitchen and bathroom facilities. Existing central and rear staircases provide access to all of these residential units.

The applicant is also proposing to install a front facing entryway at the basement level that will provide access to the remaining office unit. This entryway will include a front door (96” x 36”), a brick walkway from Beacon Street, and a brick staircase down from the natural grade. An existing black metal fence will also be extended to enclose this modified front-yard area. No additional exterior alteration is required to complete this use conversion. The applicant is also proposing the installation of a bicycle rack and designated trash/recycling storage at the rear of the property.

*Figure 1: Proposed uses by floor*

Dwelling Unit (3 Bedrooms)	
Dwelling Unit (3 Bedrooms)	
Dwelling Unit (3 Bedrooms)	
Dwelling Unit (studio)	Dwelling Unit (studio)
Dwelling Unit (studio)	Office Unit (general office)

**FINDINGS**

**Section 4.08.3.a – Affordable Housing Requirements**

This proposed use conversion results in the creation of 5 net new residential units. This does not meet the threshold requiring affordable units or a payment in lieu of affordable units under Zoning By-Law Section 4.08.

**Section 5.09.2.d – Design Review**

Exterior alterations to a building containing multiple dwellings with four or more units on the premises is subject to design review standards listed under Section 5.09.4 (a-m). The most relevant design review standards are described below:

- a. Preservation of Trees and Landscape – Several existing plantings in the front-yard will be removed and the natural grade of the front-yard area will be altered in order to install the proposed basement entry. Despite this alteration/soil removal, the basement level entrance is consistent with the general appearance of neighboring structures, particularly amongst attached townhouses at 1774 and 1778 Beacon Street. Minimal landscaped open space will also be maintained on both sides of the proposed brick walkway.
- c. Relation of Buildings to the Form of the Streetscape and Neighborhood – Basement level entrances of comparable design and scope are common along this portion of Beacon Street (1834, 1824, 1774, 1768, 1742, 1728). The applicant’s proposed exterior alterations do not substantially detract from the existing area streetscape and a deliberate effort was made to mimic the design of the adjacent basement entrance at 1774 Beacon Street.
- d. Open Space – The 1776 Beacon Street property does not comply with either landscaped open space or open space requirements for the M-2.0 district. This condition is pre-existing and the applicant proposes to maintain existing landscaped open space, insofar as practicable, within the front-yard. Additionally, the Applicant proposes to install new landscape features within the existing front yard.
- e. Circulation – The proposed basement entry serves to improve both interior and exterior pedestrian circulation. Pedestrians visiting the basement office are no longer required to enter residential portions of the structure, and direct access is provided from area public parking and public transit. The applicant is also proposing to improve existing trash storage and to install a new bicycle rack at the rear. No additional off-street parking spaces are included in this conversion proposal therefore increased vehicular traffic within the rear ally is not anticipated.
- j. Safety and Security – The design of the proposed basement entrance is specifically intended to improve natural light and emergency egress. Additionally, this entrance will create a clear separation between residential and office uses.
- k. Heritage – 1776 Beacon Street is located within the Beacon Street National Register and State Register District. The majority of proposed façade alterations will occur below the natural grade and two of the three visible basement windows will not be altered.

Proposed façade alterations also limit the disruption of significant architectural elements. The applicant also intends to repair deteriorating portions of the stone façade and roof.

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

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

The proposed use conversion results in a required parking increase of 1.6 off-street spaces. The Board of Appeals may waive up to 50% of these additional required spaces (.8) and the property will maintain 2 existing off-street parking spaces.

	Existing Use	Existing Parking Requirement	Proposed Use	Proposed Parking Requirement	Relief Required
<b>Total Required</b>	6 Offices; 1 Residential Unit	12.3	1 Office; 6 Residential Units	13.9	Special Permit*
<b>Existing Parking</b>		2		2	

*\*Under **Section 6.01.2.a** of the Zoning By-Law, when a structure within an M District is converted for one or more additional dwelling units and the conversion results in an increased parking requirement, parking requirements for the entire structure shall be provided in accordance with the requirements of **§6.02** and **§6.05**. However, the Board of Appeals by special permit under Article IX may waive not more than one-half the number of parking spaces required.*

**Section 8.02.1 and 2 – Alteration or Extension**

A special permit is required to alter the non-conforming structure and uses.

**Modification, as required, of BOA case #946 – June 4, 1959 and modified December 17, 1997**

Special permit relief was previously granted to create 6 offices within the 1776 Beacon Street town house. This proposal will convert all but one of these offices back to residential use.

**PLANNING BOARD COMMENTS**

The Planning Board supports this proposed conversion from six offices and one residential unit to one basement office and six residential units. Revised floor plans detail compliance with minimum interior space dimensions for studio units, means of egress, and natural light requirements. This proposal also represents a substantial conversion from non-conforming office uses to conforming residential uses within the M-2.0 district. The applicant has also reduced the number of proposed residential units from previous iterations in response to abutter concerns regarding the number of potential residents, and trash generated by those residents.

Basement level façade alterations do modify the existing streetscape but in a manner that is not inconsistent with attached townhouses. The single staircase design down to this new basement entry requires far less excavation and foundation alteration than the neighboring basement entry at 1774 Beacon Street but the Planning Board does recommend that this staircase be angled to meet the existing front walkway rather than extending directly to the Beacon Street sidewalk. The Planning Board also recommends that all exterior repair/repointing should be completed

using a grout component that is not stronger than existing brick, e.g. lime-sand composite, in an effort to maintain design consistency within this National Register District. Similarly, the Planning Board recommends the submission of final plans for any window replacement indicating profile, color, and materials. In general, the Planning Board recommends wood rather than metal or aluminum for any potential window replacement.

The Planning Board, and a majority of abutting residents, support overall renovation of this Beacon Street townhouse and agree that additional off-street parking at the rear of the property is not feasible. Board Members also support the installation of automatic sprinklers to further improve resident safety, and the installation of designated trash/recycling facilities as a strategy to alleviate congestion in the rear ally. The Board also suggests that all cooking facilities be vented to the exterior of the structure. This recommendation is also supported by the Brookline Health Department.

**Therefore, the Planning Board recommends approval of plans submitted by George Warner, dated 11/13/2015, and the site plan submitted by John Hamel, dated 9/4/2015, subject to the following conditions:**

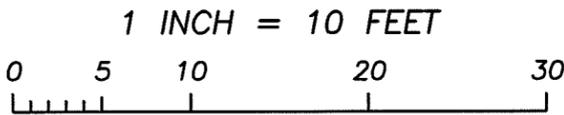
- 1. Prior to the issuance of a building permit, the applicant shall submit a final site plan including the front staircase configuration, provided off-street parking, and the location of all trash/recycling facilities, final floor plans including gross floor area calculations, a final front elevation including all window and door dimensions, and a final building section that specifically details the new basement level entryway, subject to the review and approval of the Assistant Director for Regulatory Planning.**
- 2. Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan for the front-yard area along Beacon Street, subject to the review and approval of the Assistant Director for Regulatory Planning.**
- 3. Prior to the issuance of a building permit, the applicant shall submit plans for any window replacement that indicate window profiles, materials, and colors, subject to the review and approval of the Planning Board.**
- 4. 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, sections and elevations stamped and signed by a registered architect or engineer; 2) a final site plan, stamped and signed by a registered engineer or land surveyor; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.**

*jr*





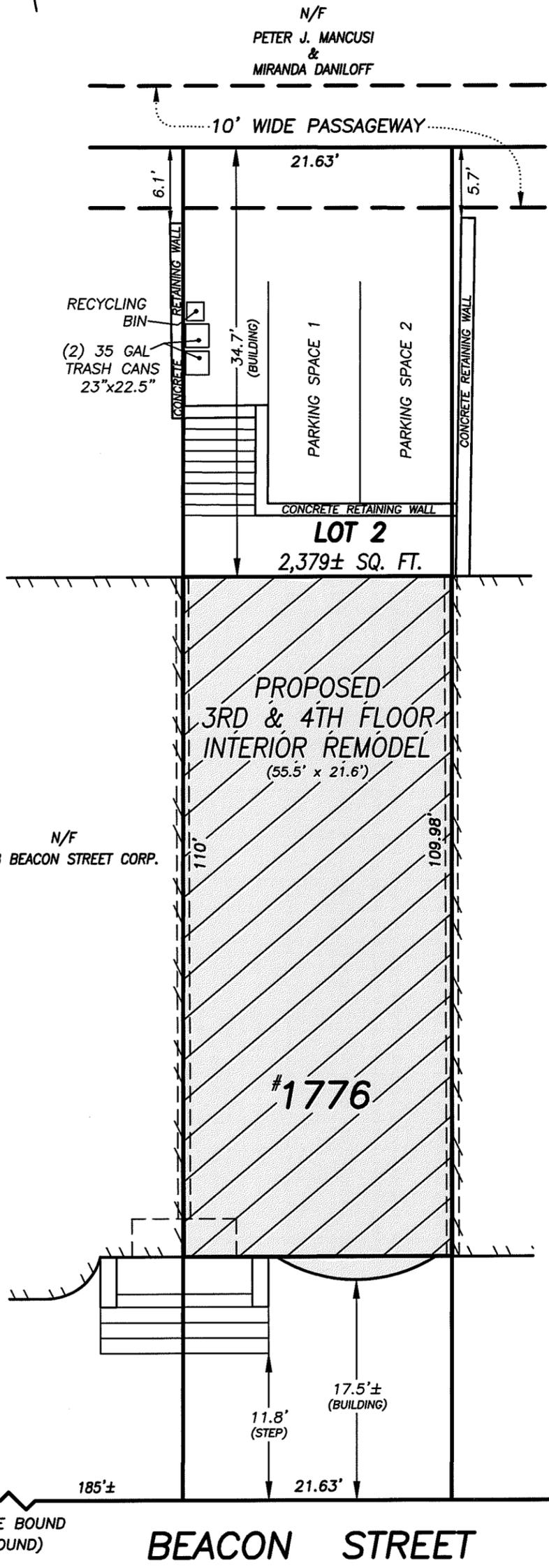
APPROXIMATE NORTH



PROPOSED SITE PLAN  
1776 BEACON STREET  
**BROOKLINE, MASSACHUSETTS**  
1 INCH = 10 FEET SEPTEMBER 4, 2015

SNELLING & HAMEL ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS & ENGINEERS  
10 LEWIS STREET P.O. BOX 102  
LINCOLN, MASSACHUSETTS 01773  
(781) 259-0071

OWNERS OF RECORD:  
1776 INVESTMENT PARTNERS LLC  
BK.32515 PG.87



- REFERENCES:  
- PLAN RECORDED IN BOOK 705 ON PAGE 465  
- PLAN RECORDED IN BOOK 775 ON PAGE 327

I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF SEPTEMBER 1, 2015, WITH THE USE OF A TOPCON TOTAL STATION.



*John R. Hamel*

JOHN R. HAMEL  
PROFESSIONAL  
LAND SURVEYOR

SEPTEMBER 4, 2015  
DATE:

STONE BOUND (FOUND)

292'± TO STONE BOUND  
COREY ROAD

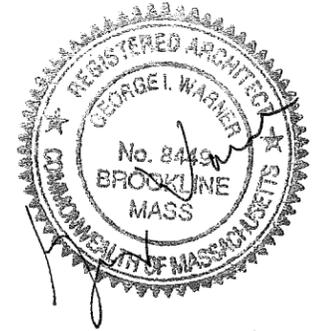
N/F  
1774 BEACON STREET  
CONDOMINIUM

STONE BOUND (FOUND)

BEACON STREET

STONE BOUND (FOUND)

# PROPOSED PLANS



Basement: Garden Level - Front(F) and Rear (R)  
 GF = 337 sf- Office, Existing  
 GR = 350 sf- New Residence  
 Common = 481 sf

1st Floor - 1F and 1R, Two New Studio Apts.  
 1R = 336 sf  
 1F = 353 sf  
 Common Area = 479 sf

2nd Floor - 1 New Apartment  
 Upper 2 = 789 sf

Common Area = 379 sf

Third Floor - 1 New Apartment  
 Upper 3 = 837 sf  
 Common Area = 331sf

Fourth Floor - 1 Apartment, Existing  
 Upper 4 = 861 sf  
 Common Area = 307sf

**TOTAL GROSS AREA EACH FLOOR  
 1168 SF**

**FOR 5 FLOORS = 5840 SF**

**LOT AREA - 2379SF  
 FAR = 2.45**

WARNER + CUNNINGHAM, INC.  
 Brookline, MA 02467

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**1776 BEACON STREET**

**BROOKLINE MA**

No.	Description	Date

**FAR CALCULATIONS**

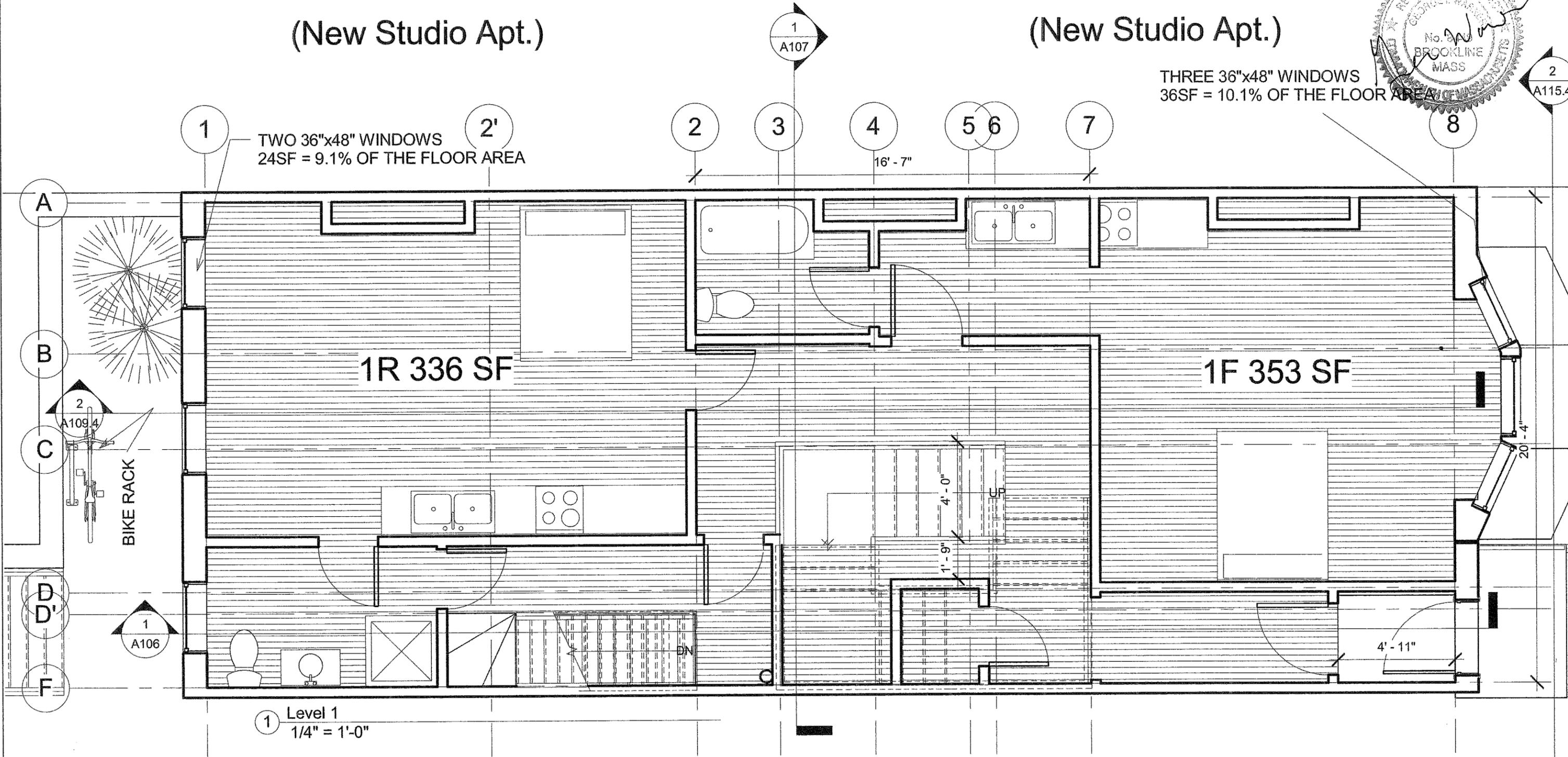
Project number	Project Number	<b>A100</b>
Date	11-13-2015	
Drawn by	GW	
Checked by	LC	
		Scale 1 1/2" = 1'-0"

(New Studio Apt.)

(New Studio Apt.)



THREE 36"x48" WINDOWS  
36SF = 10.1% OF THE FLOOR AREA



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1776 BEACON STREET

BROOKLINE MA

No.	Description	Date

1st FLOOR PLAN

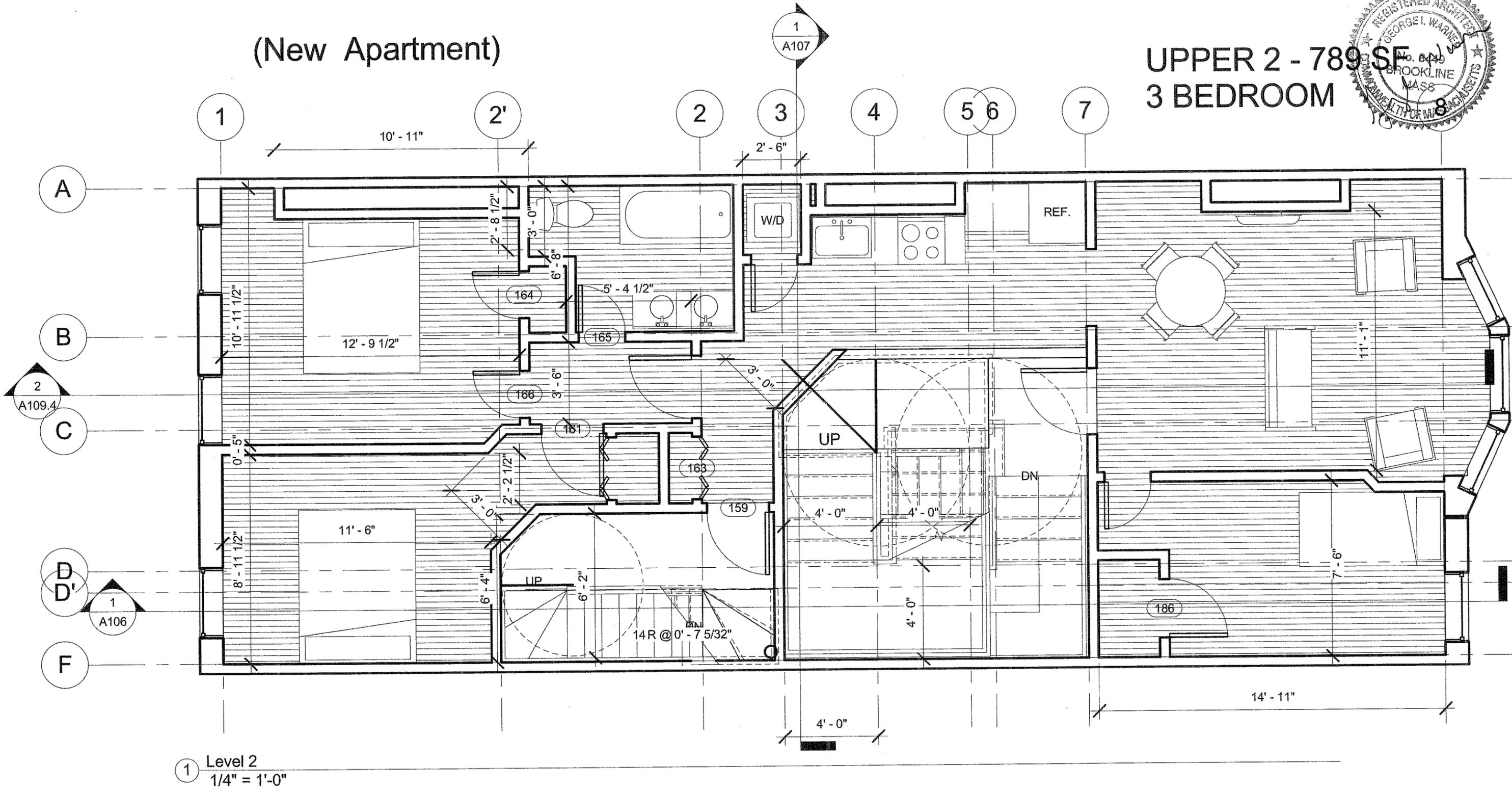
Project number Project Number  
Date 11--13-2015  
Drawn by DRV  
Checked by GW

A101

Scale 1/4" = 1'-0"

(New Apartment)

UPPER 2 - 789 SF  
3 BEDROOM



① Level 2  
1/4" = 1'-0"

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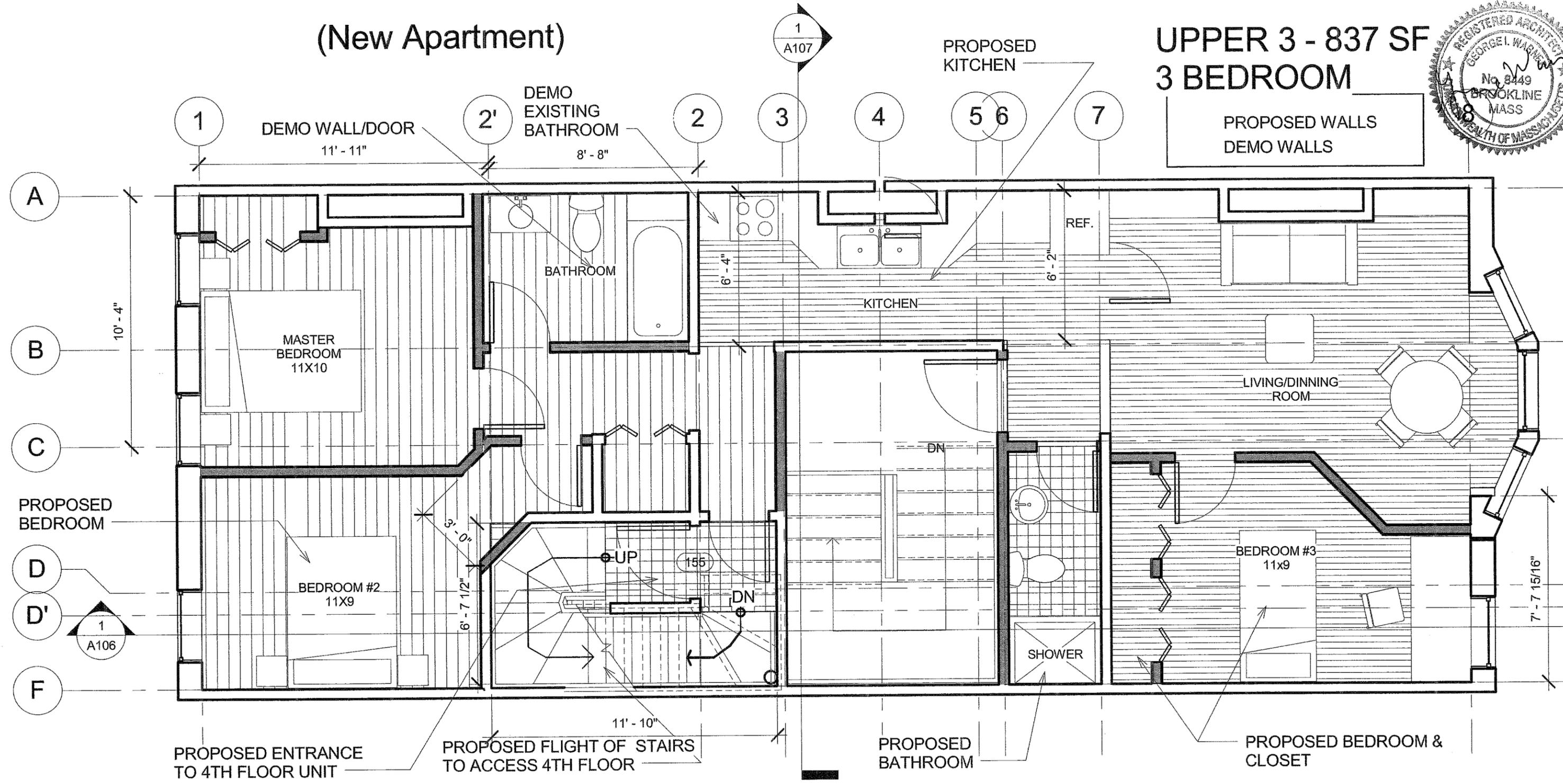
1776 BEACON STREET  
  
BROOKLINE MA

No.	Description	Date

2nd FLOOR PLAN		A102
Project number	Project Number	
Date	11-13-2015	
Drawn by	LC	
Checked by	GW	
Scale 1/4" = 1'-0"		

(New Apartment)

UPPER 3 - 837 SF  
3 BEDROOM



① Level 3  
1/4" = 1'-0"

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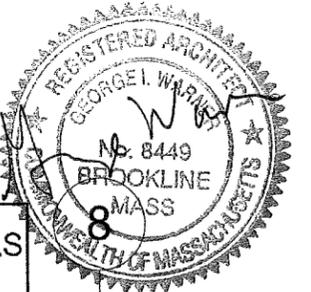
1776 BEACON STREET  
  
BROOKLINE MA

No.	Description	Date

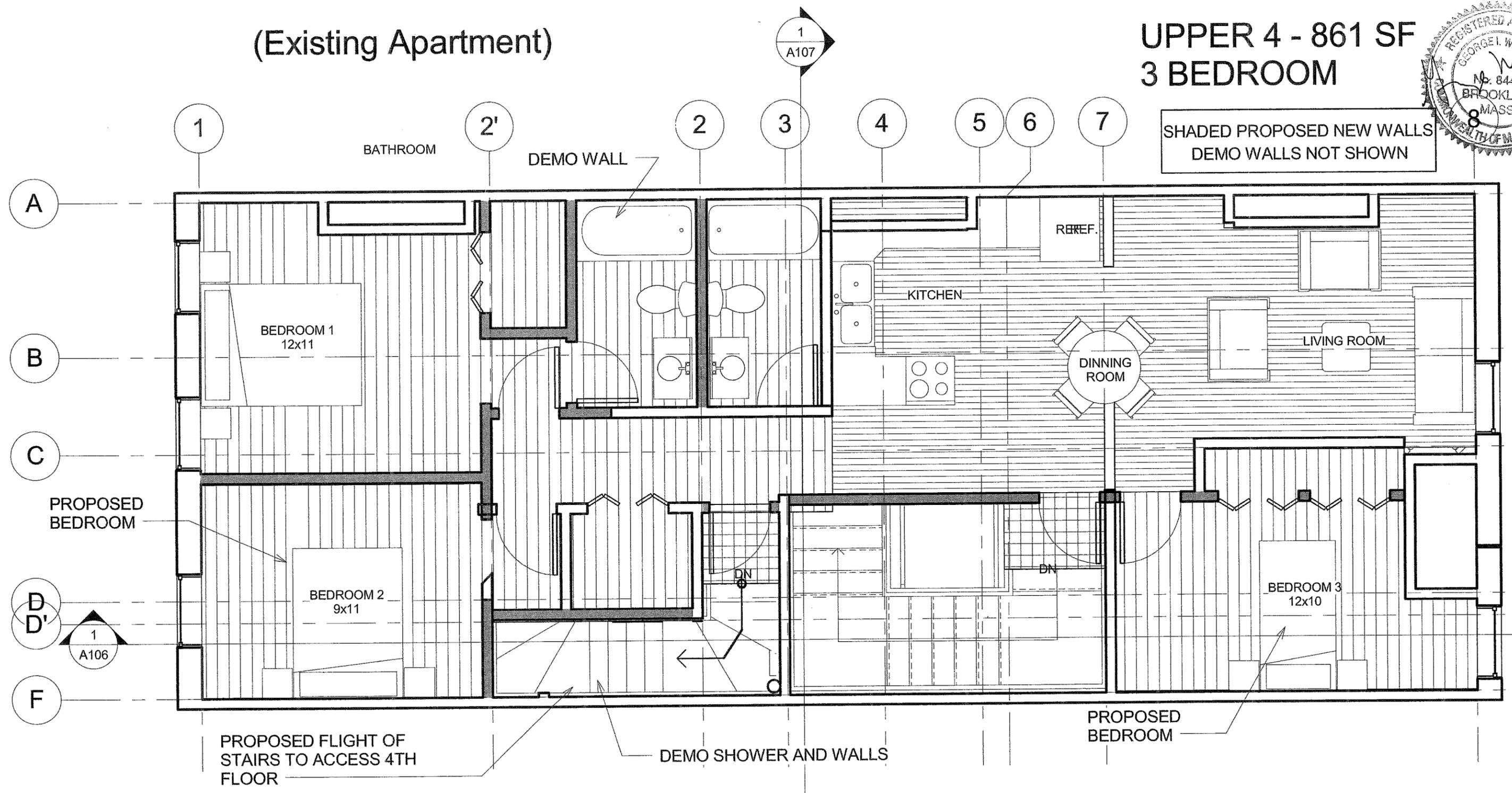
3rd FLOOR PROPOSED PLAN		
Project number	Project Number	<b>A103</b>
Date	11-13-2015	
Drawn by	GW	
Checked by	LC	
Scale		1/4" = 1'-0"

(Existing Apartment)

UPPER 4 - 861 SF  
3 BEDROOM



SHADED PROPOSED NEW WALLS  
DEMO WALLS NOT SHOWN



① Level 4  
1/4" = 1'-0"

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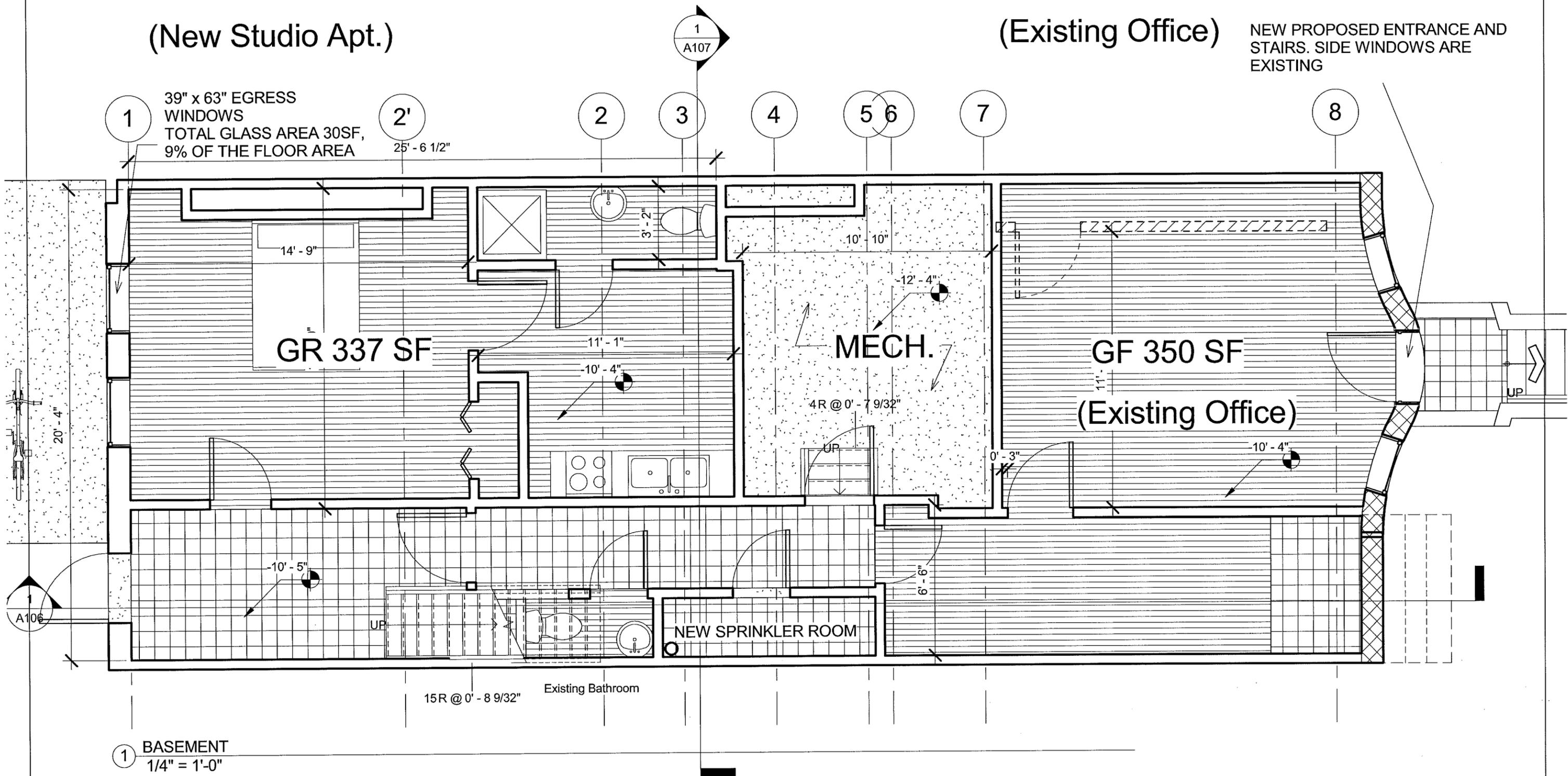
No.	Description	Date

4th FLOOR PROPOSED PLAN		
Project number	Project Number	<b>A104</b>
Date	11--13-2015	
Drawn by	GW	
Checked by	LC	
Scale		1/4" = 1'-0"

(New Studio Apt.)

(Existing Office)

NEW PROPOSED ENTRANCE AND STAIRS. SIDE WINDOWS ARE EXISTING



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1776 BEACON STREET

BROOKLINE MA

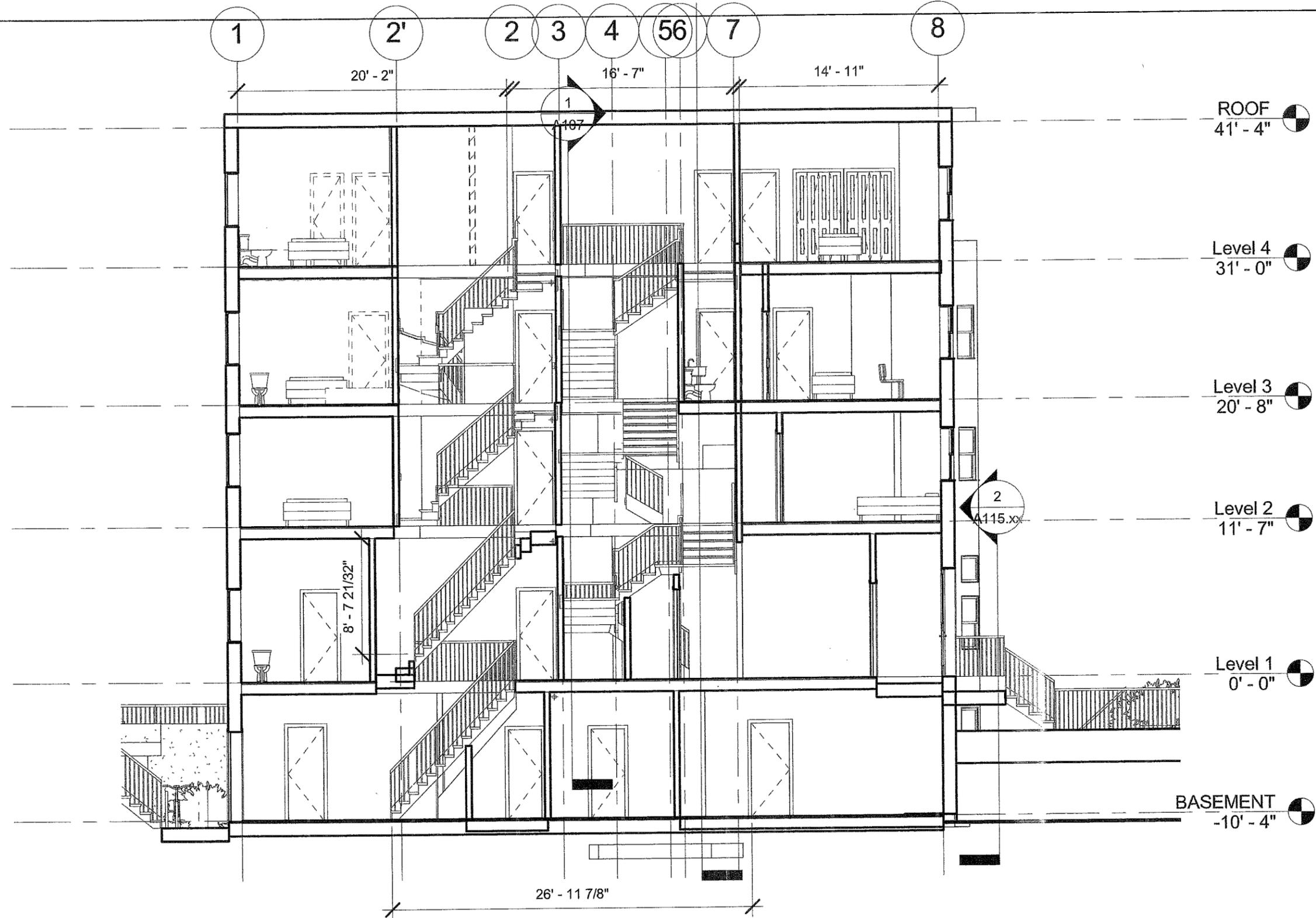
No.	Description	Date

BASEMENT - GARDEN LEVEL

Project number Project Number  
Date 12-30-2015  
Drawn by GW  
Checked by LC

A105

Scale 1/4" = 1'-0"



1 Section 1  
1/8" = 1'-0"

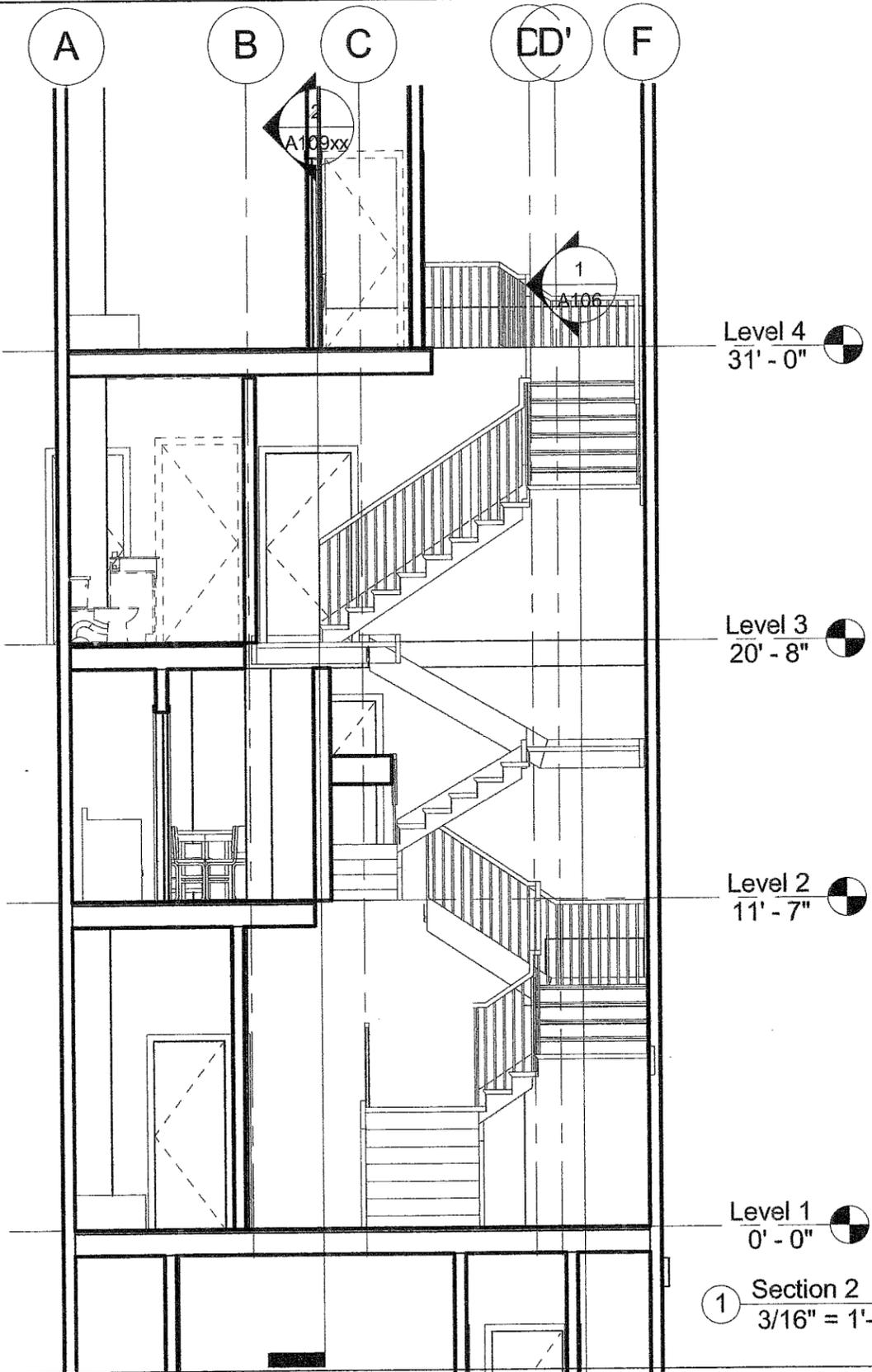
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1776 BEACON STREET  
BROOKLINE MA

No.	Description	Date

SECTION I		A106
Project number	Project Number	
Date	11-13-2015	
Drawn by	DV	
Checked by	GW	
Scale 1/8" = 1'-0"		



Level 4  
31' - 0"

Level 3  
20' - 8"

Level 2  
11' - 7"

Level 1  
0' - 0"

1 Section 2  
3/16" = 1'-0"

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BROOKLINE MA

No.	Description	Date

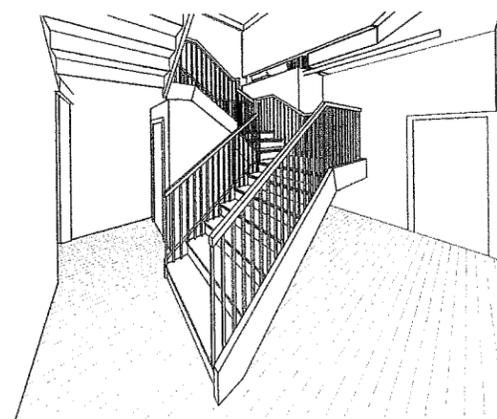
SECTION II		
Project number	Project Number	<b>A107</b>
Date	11-13-2015	
Drawn by	DV	
Checked by	KL	
		Scale 3/16" = 1'-0"



PROPOSED FLIGHT OF STAIRS TO ACCESS 4TH FLOOR



1 Stair 3D View 2



2 1th floor stairs

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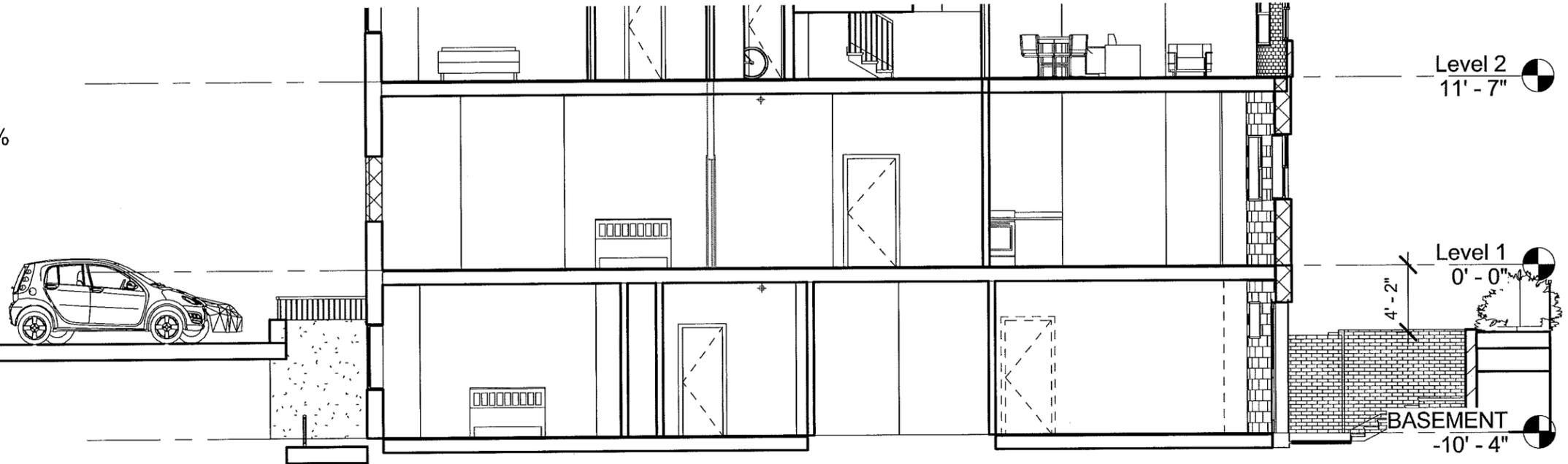
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BROOKLINE MA

No.	Description	Date

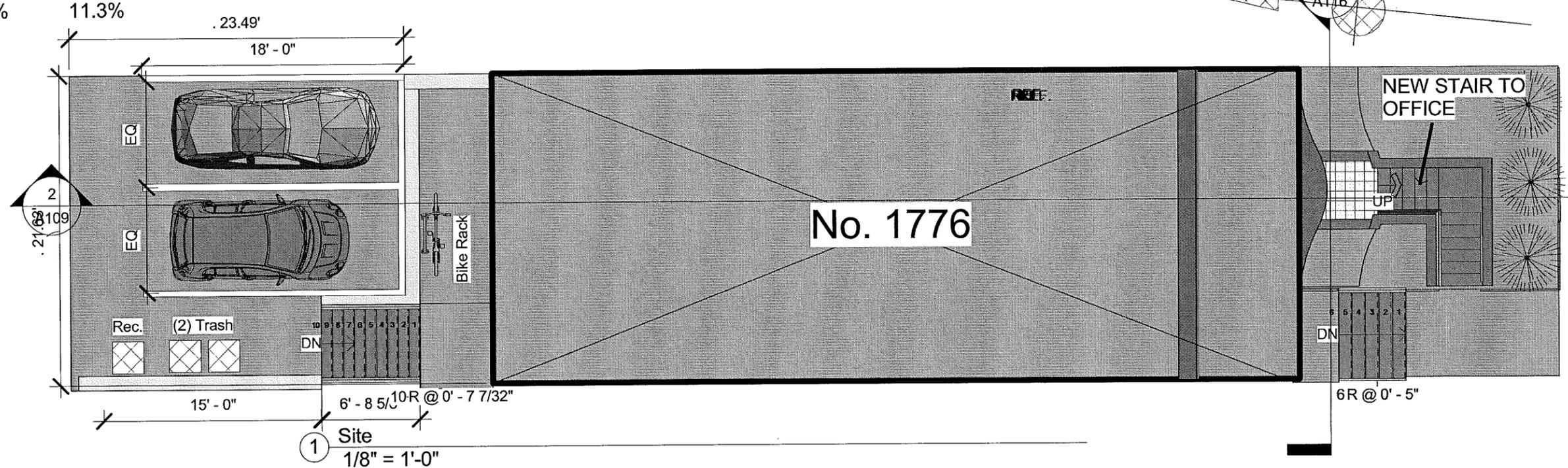
STAIRS VIEW		A108
Project number	Project Number	
Date	11-13-2015	
Drawn by	DV	
Checked by	GW	
Scale		

**ZONING REQUIREMENTS - M2.0**

DESCRIPTICREQ	EXISTING	PROPOSED
MIN LOT SIZE-SF	2379	2379
FLOOR AREA-SF	4758	5840
(% ALLOWED)	200%	245.48%
LOT WIDTH	21.63'	21.63'
HEIGHT MAXIMUM	50FT	46FT+/-
FRONT SETBACK	20FT	18.02'
REAR SETBACK	16.9FT	23.48'
(H+L)/6		
SIDE SETBACK	16.9FT	0
USABLE OPEN SPACE	10%	50.9%
LANDSCAPED OPEN SPACE	10%	11.3%



② Section 5  
1/8" = 1'-0"



① Site  
1/8" = 1'-0"

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**1776 BEACON STREET**  
**BROOKLINE MA**

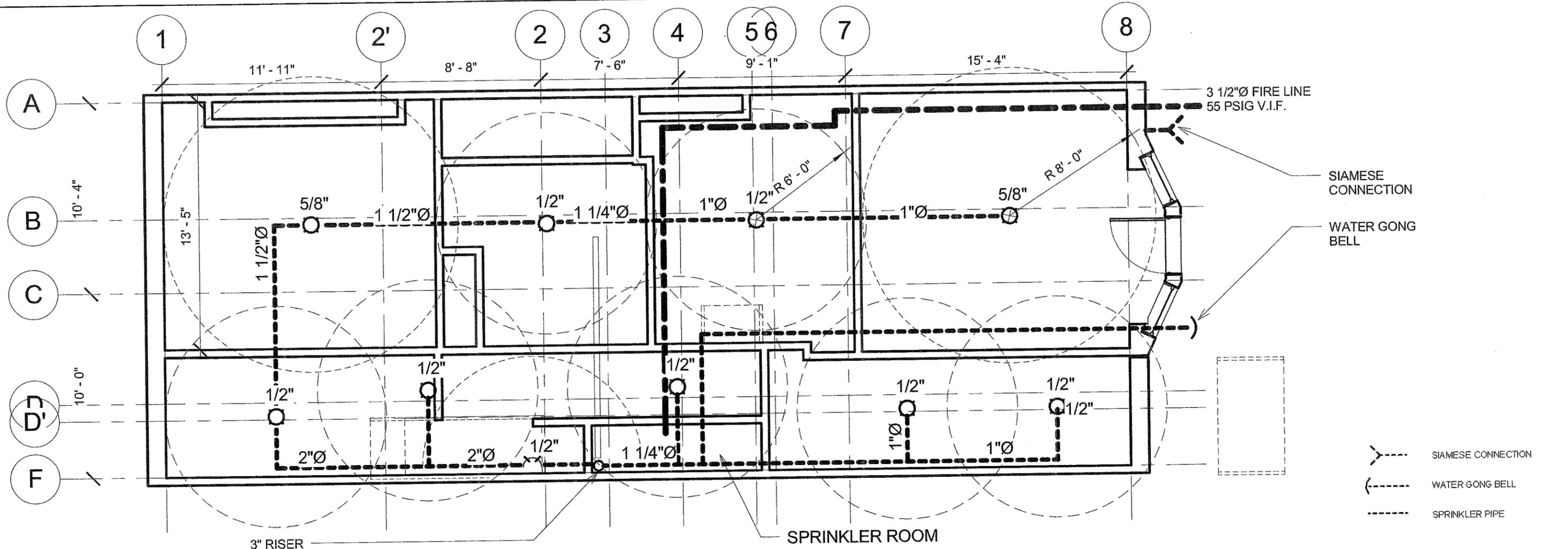
No.	Description	Date

**SITE PLAN**

Project number	Project Number
Date	12-30-2015
Drawn by	DRV
Checked by	GW

**A109**

Scale 1/8" = 1'-0"

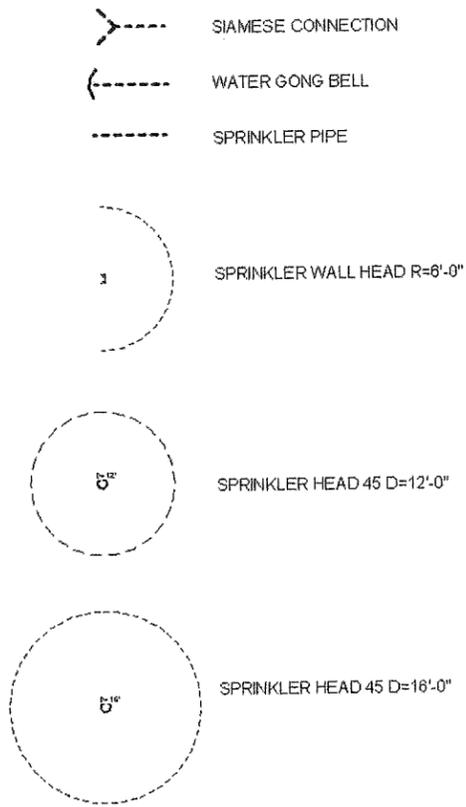


1. System design and installation to confirm to NFPA13 and state code.
2. All equipment to be U.L. Listed and FM approved if required.
3. Hangers to be installed per NFPA13.
4. Pipe sized 1" and smaller to be schedule 40 with cast iron fittings.
5. Pipe sized 1 1/4" and larger to be grooved schedule 10 with mechanical fittings.
6. Pipe sized by hydraulic calculations?  Yes,  No
7. Pipe sized by NFPA13 pipe schedule?  Yes,  No
8. Design Criteria:  
 Light Hazard  YES Ordinary Hazard Group   
 Extra Hazard  Other

9. Pipe Sizing Table Used - Pipe  # of Sprinklers Light Hazard

1"	2,	1 1/4"	3,	1 1/2"	5,	2"	10,	2 1/2"	30
3"	60,	3 1/2"	100,	4"	130				

1 BASEMENT  
3/16" = 1'-0"



KANAYO LALA-P.E.  
4 WEST ROAD, ACTON, MA01720

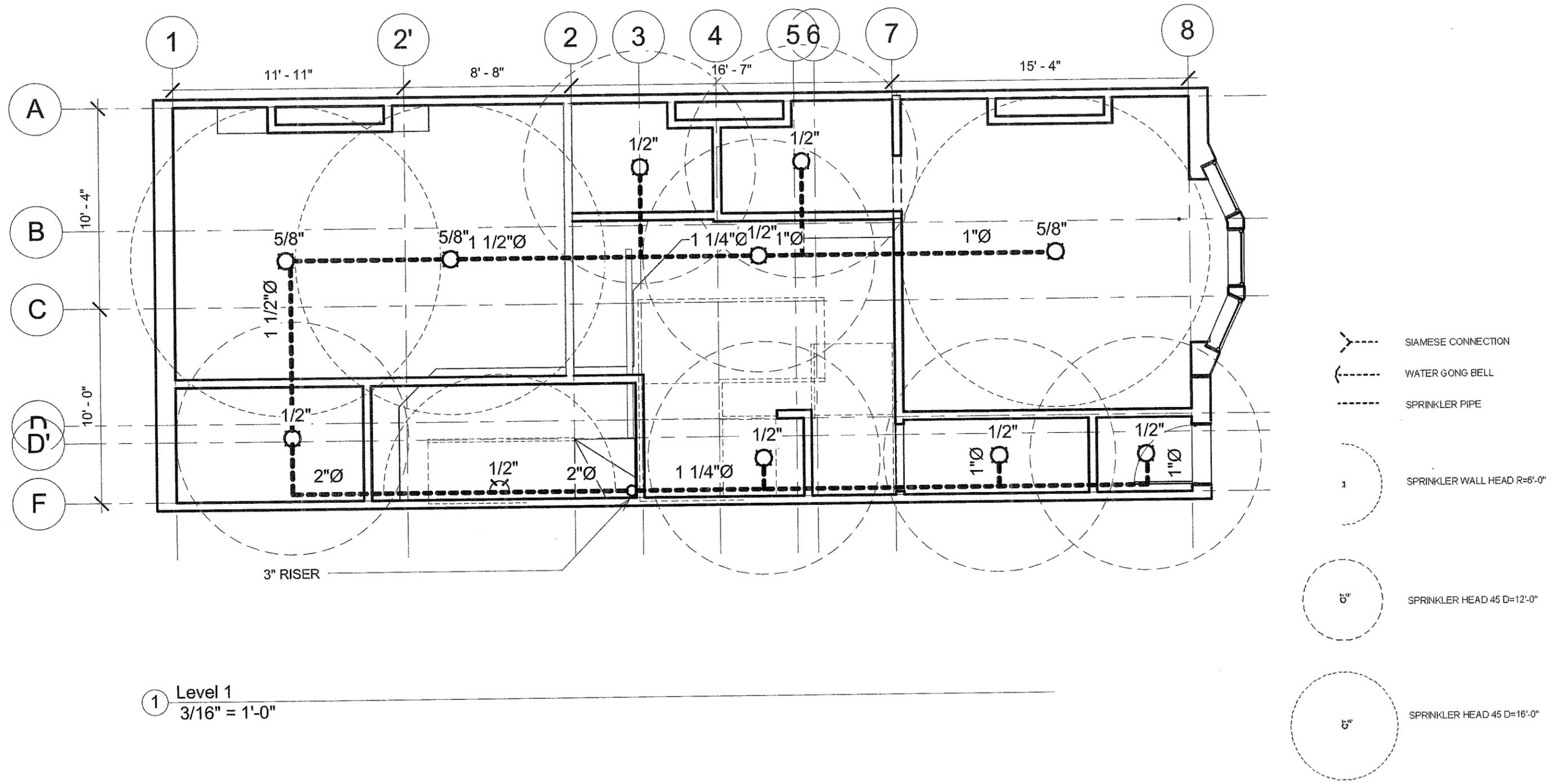
KANAYOLALA@GMAIL.COM / 978 337 5252

1776 BEACON STREET  
BROOKLINE MA

No.	Description	Date

**BASEMENT SPRINKLERS**

Project number	Project Number	<b>A110</b>
Date	11--13-2015	
Drawn by	DRV	
Checked by	KL	
		Scale 3/16" = 1'-0"



① Level 1  
3/16" = 1'-0"

KANAYO LALA-P.E.  
4 WEST ROAD, ACTON, MA01720

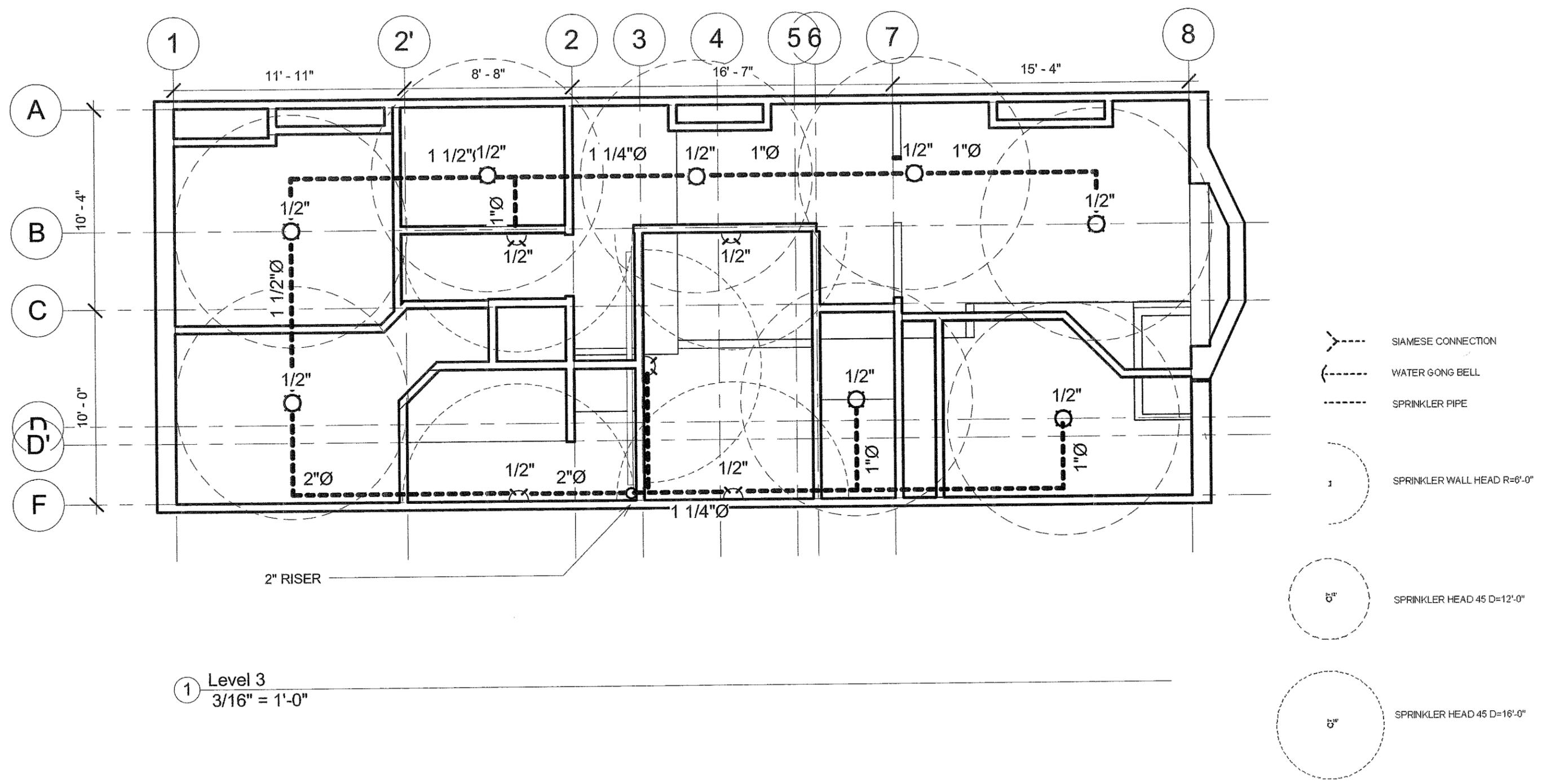
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**1776 BEACON STREET**  
**BROOKLINE MA**

No.	Description	Date

1ST FLOOR SPRINKLERS		
Project number	Project Number	<b>A111</b>
Date	11-13-2015	
Drawn by	DRV	
Checked by	KL	
Scale		3/16" = 1'-0"





① Level 3  
3/16" = 1'-0"

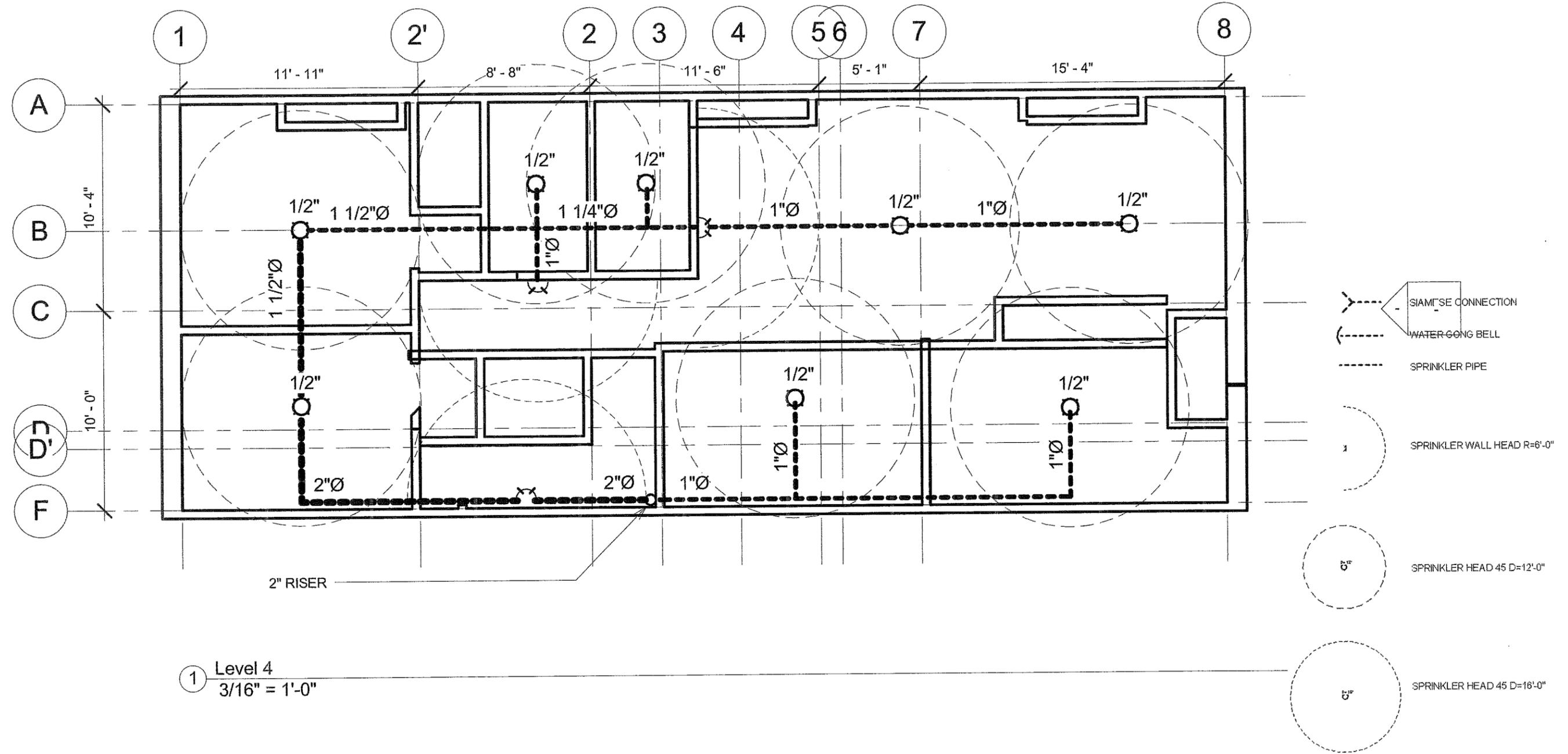
KANAYO LALA-P.E.  
4 WEST ROAD, ACTON, MA01720

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**1776 BEACON STREET**  
**BROOKLINE MA**

No.	Description	Date

<b>3RD FLOOR SPRINKLERS</b>		<b>A113</b>
Project number	Project Number	
Date	11-13-2015	
Drawn by	DRV	
Checked by	KL	Scale 3/16" = 1'-0"



1 Level 4  
 3/16" = 1'-0"

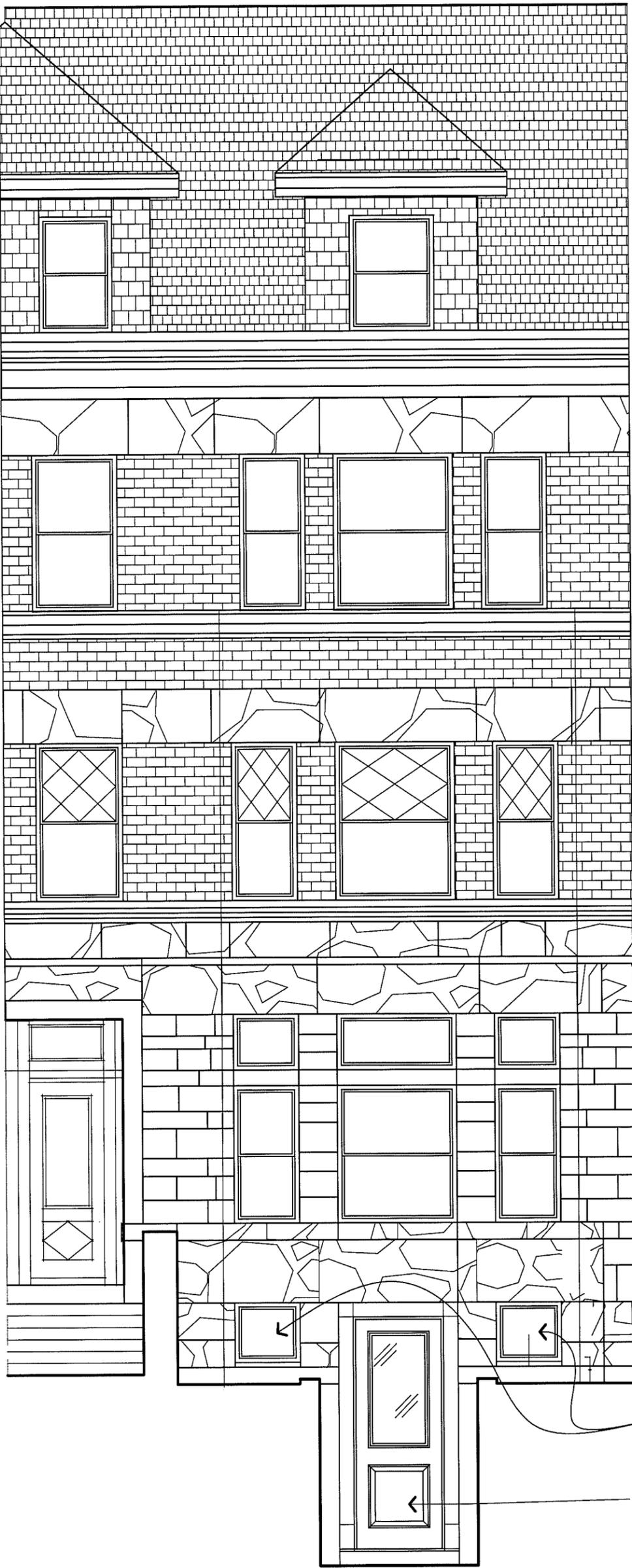
KANAYO LALA-P.E.  
 4 WEST ROAD, ACTON, MA01720  
 KANAYOLALA@GMAIL.COM / 978 337 5252

1776 BEACON STREET  
 BROOKLINE MA

No.	Description	Date

**4TH FLOOR SPRINKLERS**

Project number	Project Number	<b>A114</b>
Date	11-13-2015	
Drawn by	DRV	
Checked by	KL	
Scale		3/16" = 1'-0"



- Roof
- Gutter
- Brownstone
- Brick
- Stone Band
- Brick
- Brownstone
- Brick
- Stone Band
- Brownstone
- Brownstone
- Small Brownstone
- Brownstone
- Brownstone
- Existing Windows
- New Entry Door

**Front Elevation**

1

**WARNER + CUNNINGHAM, INC.**  
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**1776 BEACON STREET**  
**BROOKLINE MA**

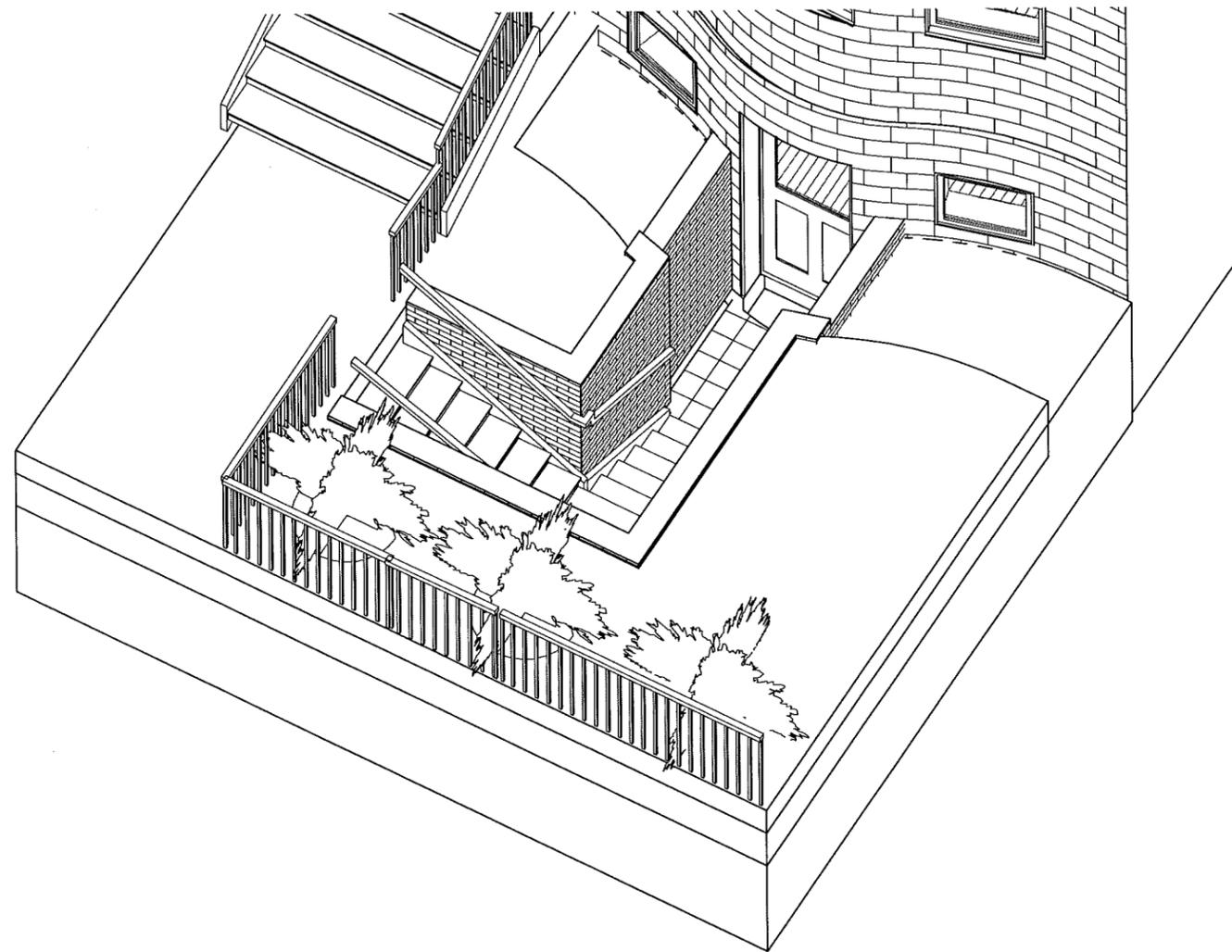
No.	Description	Date

**Elevation: Front- South**

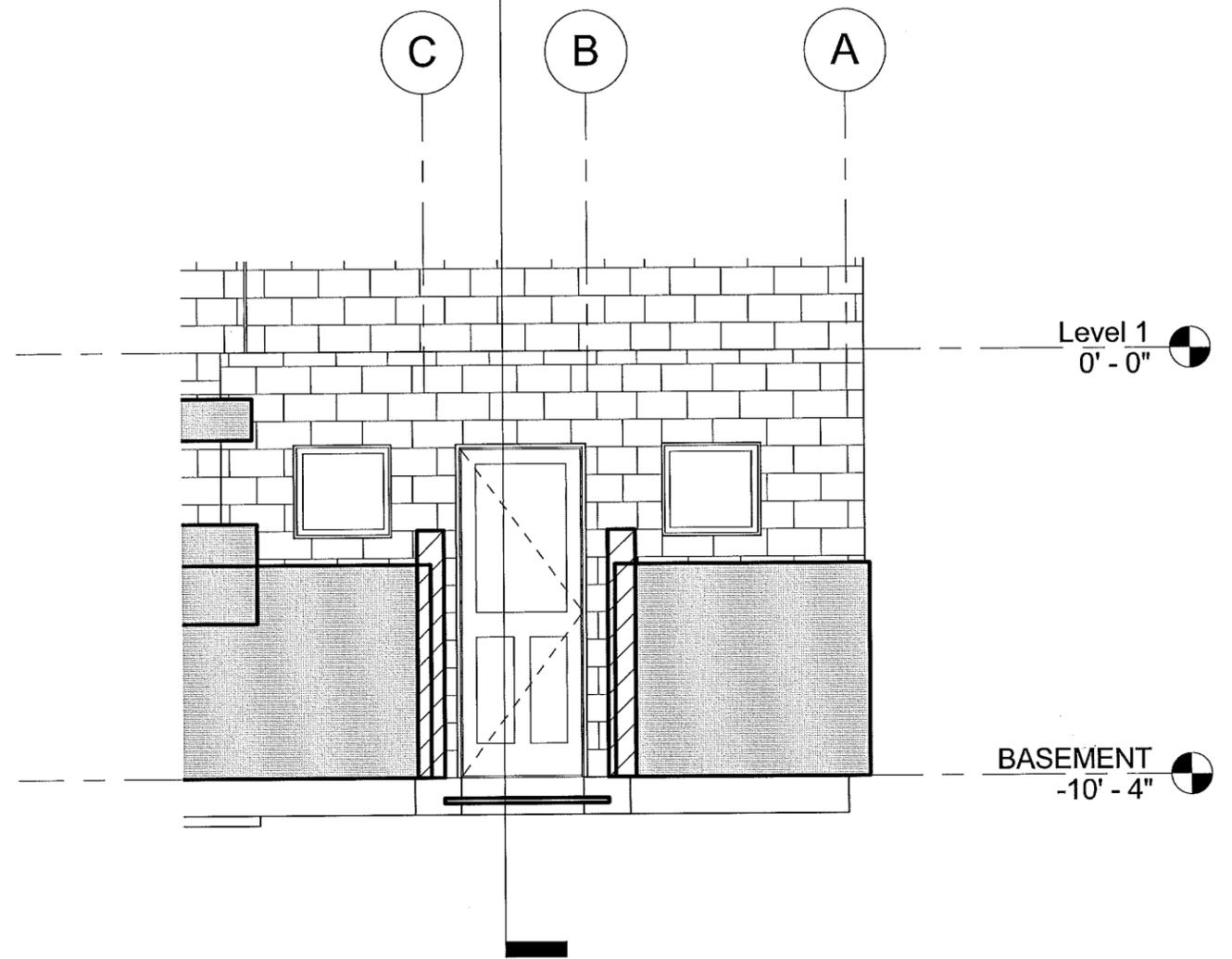
Project number	Project Number
Date	12-30-2015
Drawn by	GW
Checked by	EC

**A115**

Scale: 1/4" = 1' - 0"



① 3D Office Entrance



② Section 8 Front Office Entrance  
1/4" = 1'-0"

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1776 BEACON STREET  
BROOKLINE MA

No.	Description	Date

3D Front Office Entrance

Project number	Project Number
Date	12-30-2015
Drawn by	GW
Checked by	LC

**A116**

Scale 1/4" = 1'-0"