



# *Town of Brookline*

## *Massachusetts*

### **PLANNING BOARD**

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Steven Heikin, Clerk  
Robert Cook  
Sergio Modigliani  
Mark J. Zarrillo

To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: January 7, 2016  
Subject: Convert full-service gas station to partial self-service  
Location: 850 Commonwealth Avenue

Atlas Sheet:	4	Case #:	2015-0064
Block:	017	Zoning:	G-2.0
Lot:	04	Lot Area (s.f.):	±7,250

Board of Appeals Hearing: January 14, 2016, at 7:00 p.m.

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### **BACKGROUND**

BOA Case #1759, January 16, 1973 – The Board of Appeals granted special permit relief for design review associated with façade alterations to the structure located at 850 Commonwealth Avenue.

BOA Case #2970, July 26, 1989 – The Board of Appeals granted special permit relief to construct a 16-foot tall gas station canopy with illuminated signage. Relief was required for an 8 foot front setback and design review.

July 18, 1989 – The Board of Selectmen extended an inflammables license following completed gas station renovations at 850 Commonwealth Avenue. The most significant property alteration included the replacement of three underground storage tanks with a capacity of 16,000 gallons with three underground double-wall fiberglass tanks with a capacity of 32,000 gallons.

### **SITE AND NEIGHBORHOOD**

850 Commonwealth Avenue is a full-service Mobile gas station located at the corner of Commonwealth Avenue and Amory Street. The property currently maintains two separate fuel pumps able to serve four vehicles at a time, three garage bays for vehicle state inspection, and an

865 square foot convenience store. The gas station, as it is currently configured, was constructed in 1989. Two primary curb cuts provide ingress and egress for the property from Commonwealth Avenue with a third curb cut located on Amory Street. This third access point is most commonly used to relocate vehicles that are completing state inspection. Gas station/convenience store hours of operation are 7:00am-12:00am, Monday-Friday and 8:00am-11:00pm on Sundays.

Commonwealth Avenue is an active commercial corridor that presents a wide variety of retail and academic uses. Residential neighborhoods are located to the south of 850 Commonwealth Avenue with large multi-family buildings along Dummer Street and predominately single-family homes further to the south along Amory Street.

### **APPLICANT'S PROPOSAL**

The Applicant, Emile Heraiki, is proposing to convert one of the two existing fueling pumps for self-service use with the intent to improve customer service. The Applicant is also proposing to continue minor automotive repair services on-site in addition to the existing state inspection service. This partial conversion to self-service also requires the installation of an automatic fire suppressions system which the applicant intends to install in the roof canopy in accordance with fire safety requirements.

### **FINDINGS**

#### **Section 4.07 – Table of Use Regulations, Use #25A**

A special permit is required to establish a partial self-service gas station located within the G-2.0 district.

#### **Section 5.09.2.f – Design Review**

Design review is required for all gasoline service stations however the Applicant is not proposing any exterior modifications to the existing station/site, which satisfied necessary design review standards through BOA case #2970. Subsequent sign and façade alterations were also approved by the Planning Board accordingly.

#### **Section 8.02.2 – Alteration or Extension**

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

#### **Modification – Board of Appeals case #1759, January 16, 1973 and Board of Appeals case #2970, July 26, 1989**

No modification of these previous Board of Appeals decisions is required because the Applicant is not proposing exterior modifications to the property. No established conditions explicitly prohibit conversion to self-service and no previous special permit relief was granted for the gas station use itself.

## **PLANNING BOARD COMMENTS**

The Planning Board supports this proposal to provide partial self-service fueling at 850 Commonwealth Avenue. This conversion requires no significant changes to the property and is not anticipated to alter vehicular circulation in a manner that may adversely impact pedestrian and vehicular safety. Required automatic canopy sprinkler system installation will also serve to improve overall fire safety for the station. The Planning Board did consider the installation of surface painted directional arrows to organize vehicle circulation on the site but was satisfied that eastbound only traffic along Commonwealth Avenue sufficiently encourages gas station patrons to enter at the curb cut located directly at the intersection of Commonwealth Avenue and Amory Street.

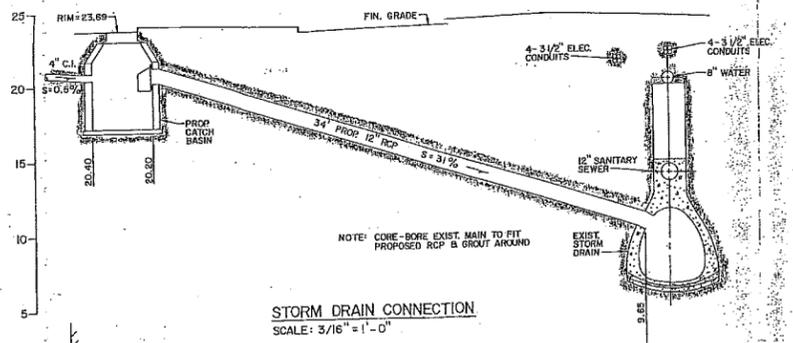
Therefore, the Planning Board recommends approval of the site plan submitted by engineer Edward M. Sabbagh, dated 10/31/88, subject to the following conditions:

- 1. 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; and 2) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.**

*jr*







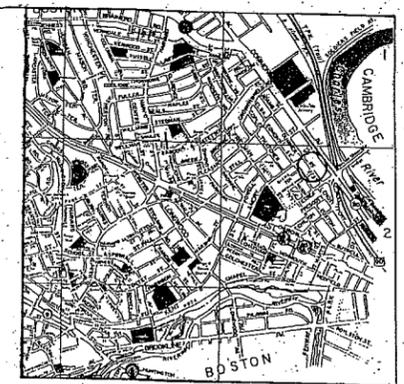
ZONED: GENERAL BUSINESS  
 USE: GASOLINE SERVICE STATION  
 SPECIAL PERMIT REQ'D  
 \* PERMITTED AS ACCESSORY USE  
 ENVIRONMENTAL IMPACT AND DESIGN REVIEW REQ'D

SETRACKS:  
 BLDG-MIN 40' FROM ALL STREET & LOT LINES  
 DISPENSERS-MIN. 12' FROM ALL STREET & LOT LINES  
 PARKING & LOADING: NONE REQ'D

AREA = 10,000 SQ. FT. MIN.  
 FRONTAGE 100 FT. MIN.

DRIVEWAYS:  
 MAX = 30'  
 MIN = 20'  
 MIN = 20' FROM CORNER  
 MIN = 10' FROM INSIDE LOT LINES

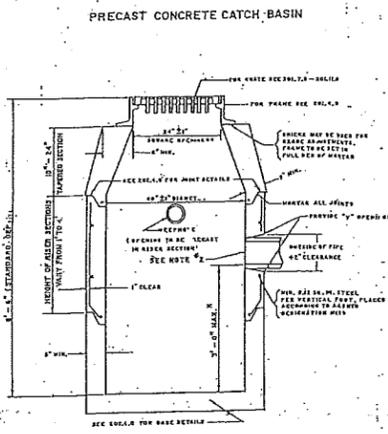
SIGNS:  
 MAX 30SQ.FT. EA FACE  
 27' HEIGHT (PRICE INCL.)



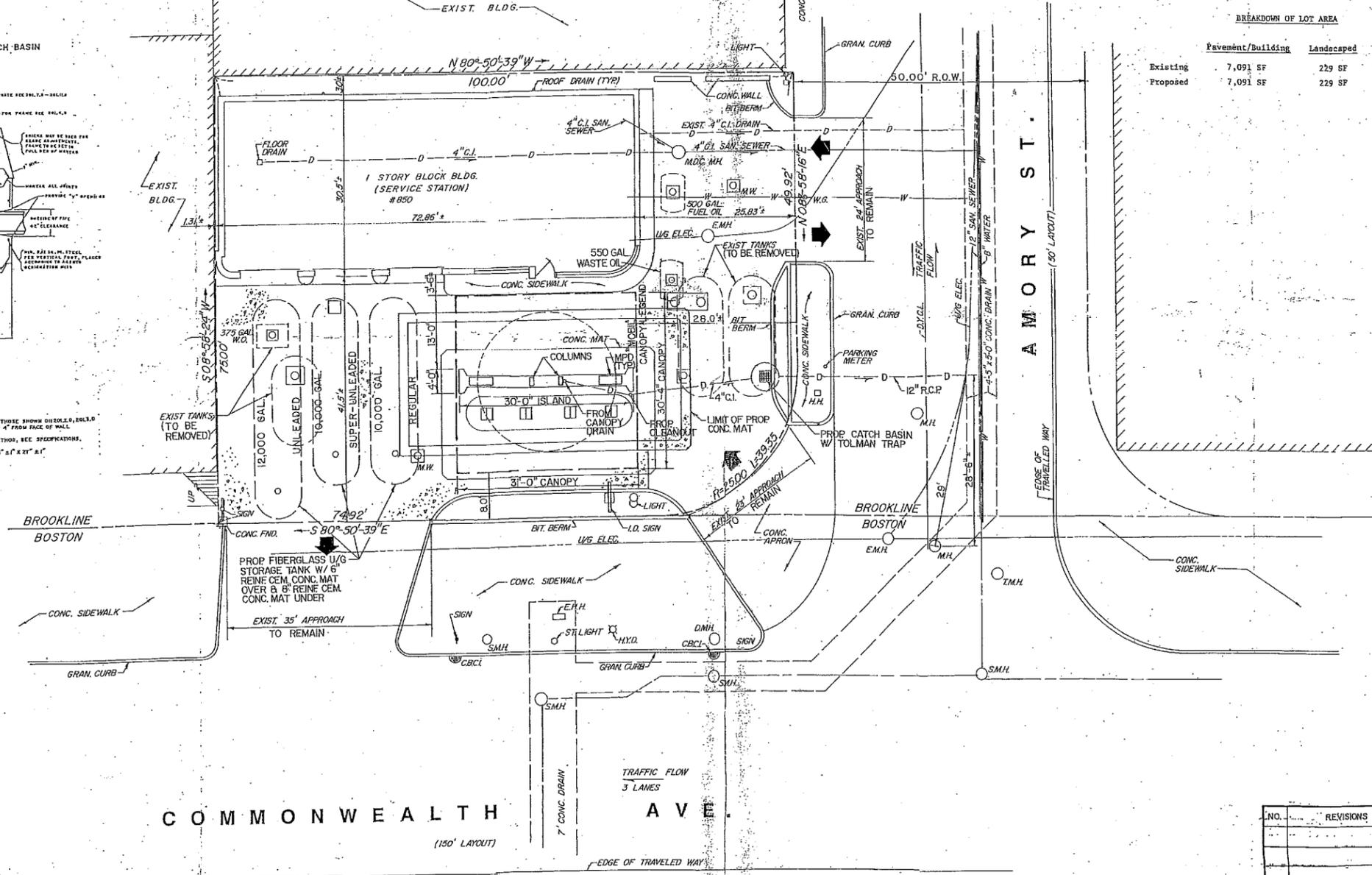
LOCATION MAP

BREAKDOWN OF LOT AREA

	Pavement/Building	Landscaped	% Coverage
Existing	7,091 SF	229 SF	.97
Proposed	7,091 SF	229 SF	.97



NOTES:  
 1. DETAILS NOT INDICATED ABOVE ARE TO BE SIMILAR TO THOSE SHOWN ON SHEETS 8805.0, 8805.1  
 2. FACE OF PIPE FLUSH OR NOT TO PROJECT MORE THAN 4" FROM FACE OF WALL.  
 3. ALONG CENTERLINE OF PIPE.  
 4. FOR DESCRIPTION, MATERIALS AND CONSTRUCTION METHODS, SEE SPECIFICATIONS.  
 5. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 6. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



LEGEND

- EXISTING TEL./ELEC. LINE
- EXISTING SANITARY SEWER
- D- EXISTING STORM DRAIN
- W- EXISTING WATER LINE
- G- EXISTING GAS LINE
- OO- EXISTING CONTOUR
- D- PROPOSED TEL./ELEC. LINE
- D- PROPOSED SANITARY SEWER
- W- PROPOSED STORM DRAIN
- G- PROPOSED WATER LINE
- OO- PROPOSED GAS LINE
- OO- PROPOSED CONTOUR
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE



NO.	REVISIONS	DATE	BY	CHK.

**Mobil Oil Corporation**  
 TITLE  
 PROPOSED SITE PLAN  
 COMMONWEALTH AVE. & AMORY ST.  
 BROOKLINE, MA.

**Bayside Engineering Associates, Inc.**  
 803 Summer Street  
 Boston Mass. 02127

DWG. BY: K.L.J.  
 CHECKED: J.V.G.  
 SCALE: 1" = 10'-0"  
 DATE: 10/31/88

DRAWING NUMBER: 88050.60  
 SHEET NUMBER: 2 OF 3

# 850 Commonwealth Avenue

