



Town of Brookline

Massachusetts

PLANNING BOARD

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

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: January 21, 2016
Subject: Change use of residential unit to include in-home tutoring
Location: 14 Harvard Place

Atlas Sheet:	35	Case #:	2015-0068
Block:	171	Zoning:	M-1.0
Lot:	32	Lot Area (s.f.):	±1,492

Board of Appeals Hearing: February 4, 2016, at 7:00 p.m.

BACKGROUND

July, 2015 – Necessary building permits were issued to complete a gut renovation of the three-story structure located at 14 Harvard Place. Ongoing property improvements include upgraded plumbing, electrical, heating, bathroom/kitchen fixtures, windows, and roofing.

SITE AND NEIGHBORHOOD

14 Harvard Place is a two-family dwelling located in close proximity to the Pierce School playground. The mansard style structure was constructed of wood clapboard and slate in 1888. The undersized lot provides no off-street parking, requiring residents to park on Harvard Place itself, which is a private way. The immediate neighborhood consists of relatively dense residential development that is framed by local business, municipal, and academic related uses.

APPLICANT'S PROPOSAL

The Applicant, Kay Park, is proposing to utilize the first floor portion of her residential unit at 14 Harvard Place for summer education programming and tutoring. Ms. Park currently operates the Lin Learning Center after school program located at 25 Holden Street. This program operates throughout the academic year and the Applicant intends to utilize this in-home tutoring as an

extension of her existing program. The in-home tutoring program will include approximately 4 students at a given time, ranging in age from 6-11 years old. In-home tutoring will operate from 9:00am to 1:00pm through June and July. There will be no off-street parking spaces dedicated to this tutoring use but metered parking for drop-off and pick-up is located to the east along Harvard Street and to the north along Harvard Avenue.

The Applicant is proposing to use approximately 750 square feet of the first floor for in-home tutoring related activities. This space includes 1 bathroom, 1 kitchen, and 2 additional rooms to be used as a study area and play space. Front and rear doors to the first floor also provide two means of egress.

FINDINGS

Section 4.07 – Table of Use Regulations, Use #60

A special permit is required to establish an accessory home occupation within the M-1.0 district if customers or pupils come to the house for business or instruction.

PLANNING BOARD COMMENTS

The Planning Board supports this proposed in-home tutoring use. Tutoring is only scheduled to occur during summer months and the limited number of pupils is not anticipated to have significant impact on abutting residents. The 14 Harvard Place property itself is located directly between the Pierce School and the Pierce School playground which already present high levels of student activity throughout the year. The Planning Board recommends that no student pick-up or drop-off occur on Harvard Place itself to limit vehicular use of this private way.

Therefore, the Planning Board recommends approval of the first floor diagram submitted by Kay Park, dated 12/17/2015, and the site plan submitted by Antoni Szerszunowicz, dated 12/9/2015, subject to the following conditions:

1. Vehicular pick-up and drop-off shall not occur on Harvard Place.
2. Tutoring hours of operation shall be 9 am to 1 pm, Monday through Friday, for the months of June and July. The number of students shall be limited to six at one time.
3. The applicant shall return to the Planning Board for review within one year.
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) a final first floor plan; and 2) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

jr



14 Harvard Place from Pierce School Playground



Harvard Place



14 Harvard Place



Town of Brookline
Board of Assessors



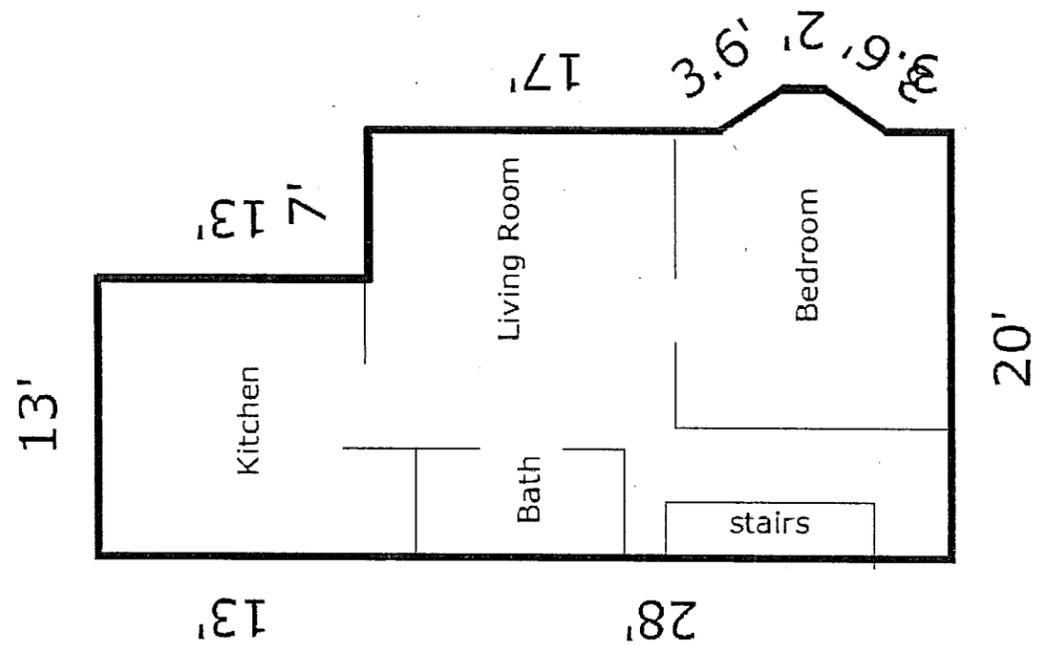
Map Scale 1:1,440

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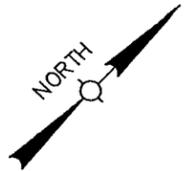
Map data updated Feb 2010 by Town of Brookline GIS and printed on 04/14/2010

14 Harvard Place
Brookline, MA 02445

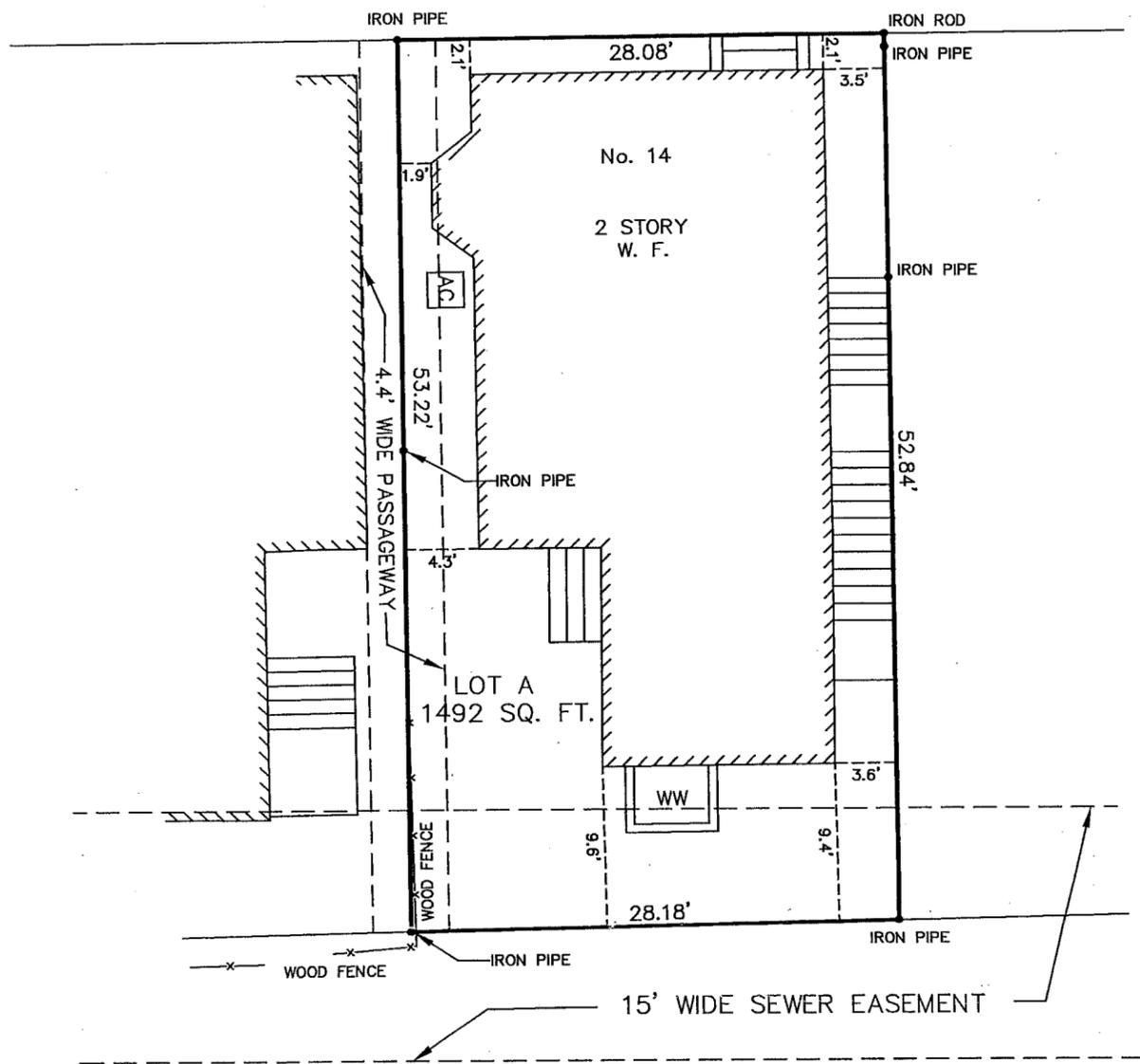
Kay Lin
Kaypark1@
yahoo.com
(617) 331-9777



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DEVELOPMENT DEPARTMENT



HARVARD PLACE



Antoni Szerszunowicz



PLOT PLAN 14 HARVARD PLACE BROOKLINE, MASS.

SCALE : 1" = 10'

DECEMBER 9, 2015

AGH ENGINEERING

166 WATER STREET

STOUGHTON, MA 02072

PHONE: (781)344-2386

GRAPHIC SCALE

