



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: February 18, 2016
Subject: Expand interior bakery seating from 8 to 35
Location: 1003-1005 Beacon Street (Tatte Bakery)

Atlas Sheet:	24	Case #:	2015-0075
Block:	112	Zoning:	L-1.0
Lot:	25-26	Lot Area (s.f.):	±12,712

Board of Appeals Hearing: February 25, 2016, at 7:00 p.m.

SITE AND NEIGHBORHOOD

1003 Beacon Street (Tatte Bakery) is a single-story commercial building located at the intersection of Beacon Street and St. Marys Street. Tatte Bakery has operated in this commercial space since 2008. The Bakery currently consists of 433 square feet of kitchen space and 331 square feet of storefront/seating space. Bakery hours are 7:00 am to 8:00 pm during the week with slightly reduced hours on weekends. A parking area at the rear of the structure provides off-street spaces for various commercial tenants from 999 Beacon Street to 1009 Beacon Street, with 2 spaces designated for Tatte Bakery staff members.

The immediate neighborhood consists primarily of attached apartment buildings along Beacon Street to the west and similar single-story retail and commercial uses along the northern portion of Beacon Street.

APPLICANT'S PROPOSAL

The Applicant, Tzurit Or is proposing to expand Tatte Bakery by converting the recently vacated attached commercial unit at 1005 Beacon Street (formerly Brookline Soap Opera). This expansion will create additional kitchen space and increase interior customer seating from 8 to 35. 24 of these seats will be distributed amongst four café tables and 11 of the seats will be

located at counters along the northern wall of the structure. A three-foot wide walkway will allow for customer circulation and access to two public restrooms. The Applicant is not proposing any additional off-street parking associated with this expansion.

The former Brookline Soap Opera was a ground floor general retail use totaling 903 square feet. This prior use provides a parking credit of 4 spaces to be applied to the bakery expansion.

FINDINGS

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

Section 6.02.1.b – Off-Street Parking Regulations

L-1.0 District	Required	Existing (Tatte)	Parking Credit (Soap Opera)	Proposed	Finding
Parking Spaces	8	2	4	2	Special Permit *

**Under Section 6.02.1.b the Board of Appeals may waive up to 10 parking spaces, or 50% of increased parking requirements, whichever is greater, for the expansion of a non-residential use within a business district after considering business operating hours, parking demand, area public parking, and proximity to public transit.*

Section 8.02.2 – Alteration or Extension

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

PLANNING BOARD COMMENTS

The Planning Board supports this request to expand bakery seating at 1003-1005 Beacon Street. Tatte has operated in Brookline for nearly a decade and is seeking to improve customer service and experience through this expansion. The 1003 Beacon Street location is served by multiple forms of public transportation and Beacon Street itself provides metered street parking and bicycle lanes. This northern portion of Beacon Street is pedestrian friendly and provides various neighborhood amenities including restaurants, dry cleaning, a hardware store, and a grocery store.

Tatte customer visit times are generally short in nature and it is anticipated that lines will be reduced as a result of the expanded kitchen area. Seasonal outdoor seating is not included for the purposes of calculating off-street parking requirements.

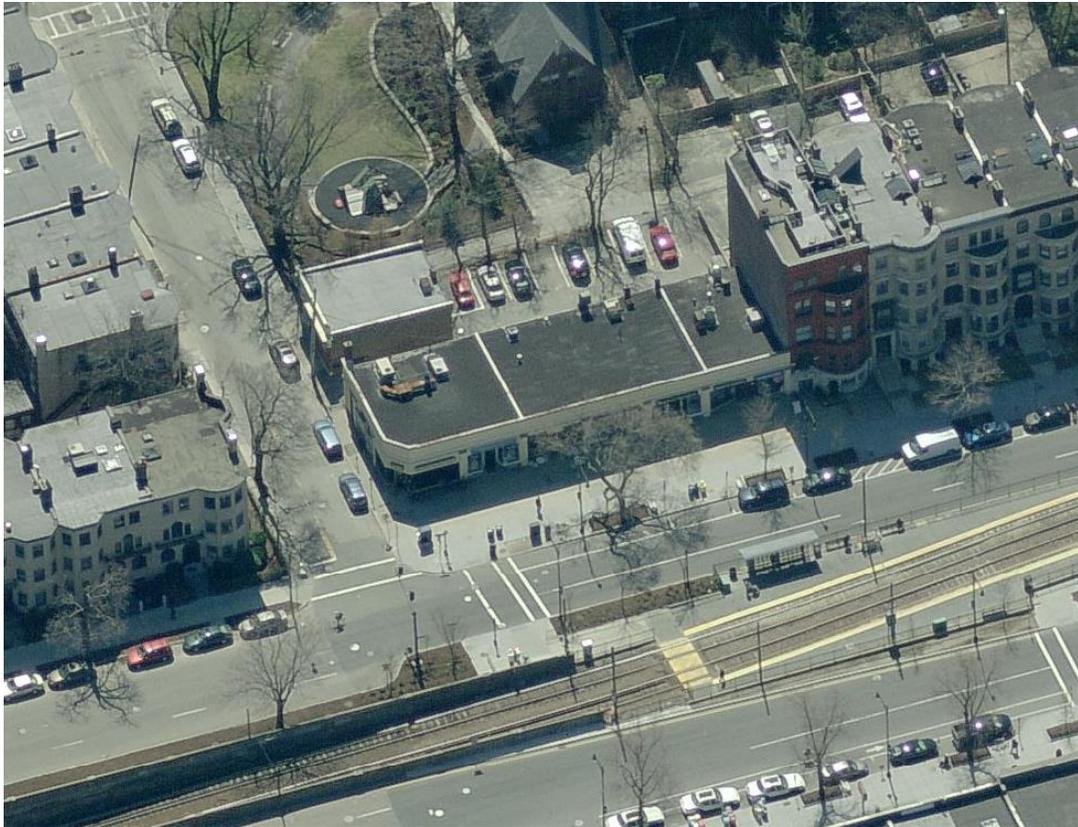
Therefore, the Planning Board recommends approval of the floor plan submitted by David McMahon, dated 12/3/2015, subject to the following conditions:

- 1. Prior to the issuance of a building permit the applicant shall submit a final floor plan including all proposed seating for review and approval by the Assistant Director for Regulatory Planning or designee.**
- 2. Prior to issuance of a building permit, the applicant shall submit to the Building Commissioner to ensure conformance to the Board of Appeals decision: 1) a final**

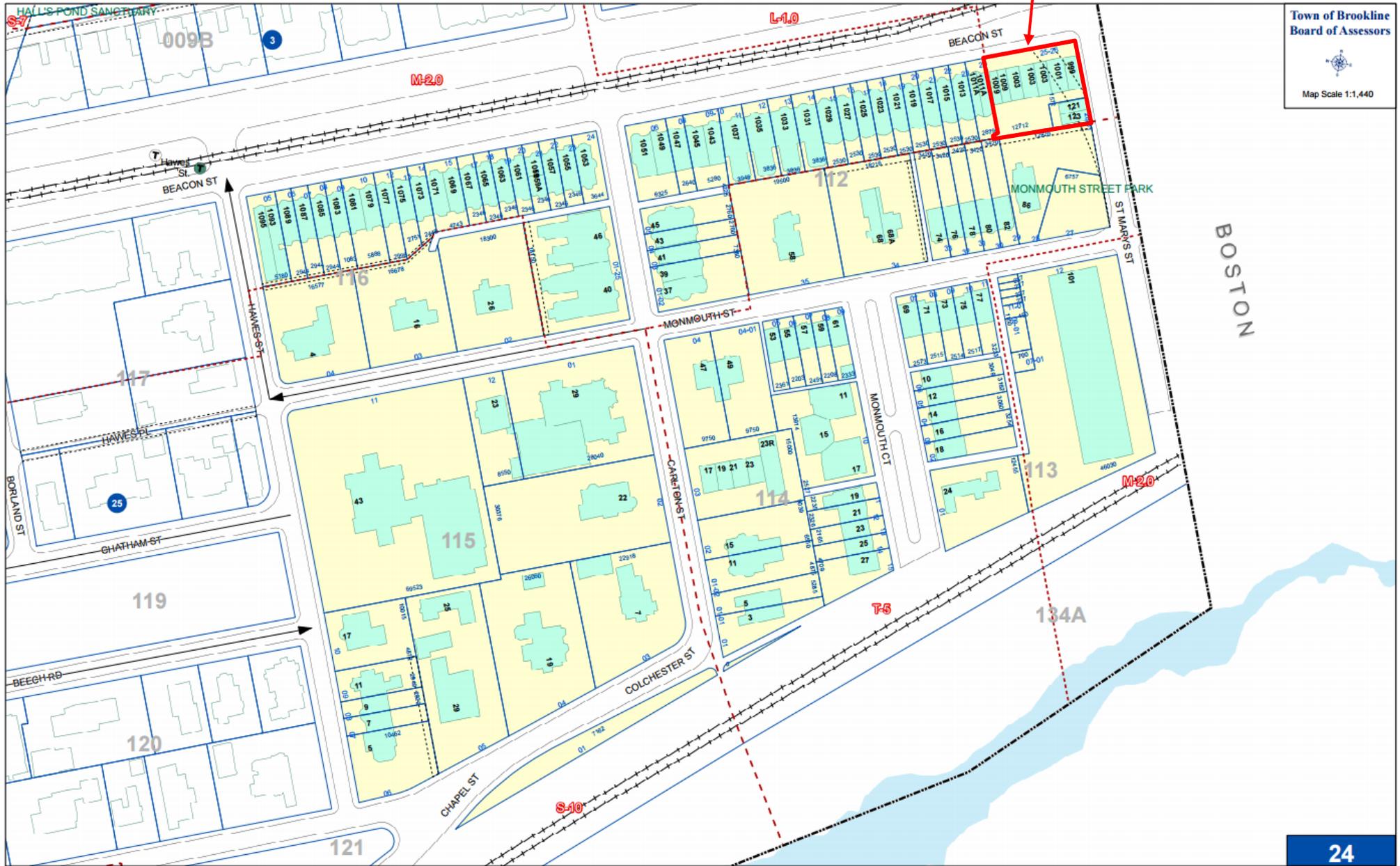
floor plan, stamped and signed by a registered architect; and 2) evidence the Board of Appeals decision has been recorded at the Registry of Deeds.

jr





1003 Beacon Street



Town of Brookline
Board of Assessors



Map Scale 1:1,440

