



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

To: Brookline Building Commissioner

From: Brookline Planning Board

Date: March 31, 2016

Subject: Construct a roof deck and hatch

Location: **1018 Beacon Street**

Atlas Sheet: 1

Block: 001

Lot: 09

Zoning: L-1.0

Lot Area (s.f.):  $\pm$  3,600

Board of Appeals Hearing: April 14, 2016 at 7:15 pm

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### **SITE AND NEIGHBORHOOD**

1018 Beacon Street is a 4.5-story brick commercial property located in the lower Beacon Street business district between St. Mary's Street and Carlton Street. This building has a stone base, multi-story hexagonal bay, and a lower level basement commercial space with street access. A parking lot located to the rear of the building has access from St. Mary's Court. Abutting properties on both sides of this building are single-story commercial storefronts. The surrounding neighborhood includes multi-family residential properties and commercial development along Beacon Street.

### **APPLICANT'S PROPOSAL**

The applicant, Glanz Properties, is proposing to construct a deck on the back half of the roof with a head house (57.6 s.f.) to access it. The deck will have a new hatch and skylight. The railing around the deck will be a cable rail system with a wood top. The deck and hatch do not contribute any changes in height and FAR. However, relief is required for height, which is pre-existing non-conforming, because a portion of the roof will be now be used by the fourth floor occupant.

### **FINDINGS**

#### **5.09.2.a – Design Review**

Any outdoor use or structure on Beacon Street requires a *special permit* subject to design review standards listed under *Section 5.09.4(a-l)*. All conditions have been met; the most relevant sections of the design standards are described below:

b. Relation of Buildings to Environment—Because this is the tallest building in the area and the deck is located on the rear of the building, it should not be visible from neighboring properties or Beacon Street.

**Section 5.20 – Floor Area Ratio**

**Section 5.30 – Maximum Height**

<b>Dimensional Requirements</b>	<b>Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Relief Required</b>
<b>Floor Area Ratio</b>	1.0	1.95	No change	Not applicable
<b>Maximum Height</b>	40'	66'2"	No change	Variance

\***Architect should specify the methodology used for calculating height and indicate this on the elevations.**

**Section 8.02.2 – Alteration or Extension**

A **special permit** is required when a non-conforming structure is being altered.

**Modification of ZBA Decision Case # 2342 (10/5/79), if necessary**

ZBA approved a new canopy entrance way to the basement and all conditions were related to the canopy and signage. No modification necessary.

**PLANNING BOARD RECOMMENDATION**

The Planning Board is supportive of this proposal to install a roof deck and head house to provide outdoor space for the top floor commercial occupants. The additional floor area is minimal and there should be no negative impacts from the roof deck, because it will not be visible from surrounding taller buildings or from Beacon Street. *The Architect should specify the methodology used for calculating height and indicate this on the elevations.*

**Therefore, if the Board of Appeals finds that the statutory requirements for a variance have been met, the Planning Board recommends approval of the site plan by Stephen Desroche, professional land surveyor, dated 10/2/15 and plans by architect Timothy Burke, dated 6/26/15, subject to the following conditions:**

1. Prior to the issuance of a building permit, the applicant shall submit a final roof plan and elevations with height specified, subject to review and approval by the Assistant Director for Regulatory Planning.
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) a final site plan stamped and signed by a registered engineer or land surveyor; 2) final roof plans and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

PSS



1018 Beacon Street



1018 Beacon St.



1018 Beacon Street

BOSTON

**NOTES:**

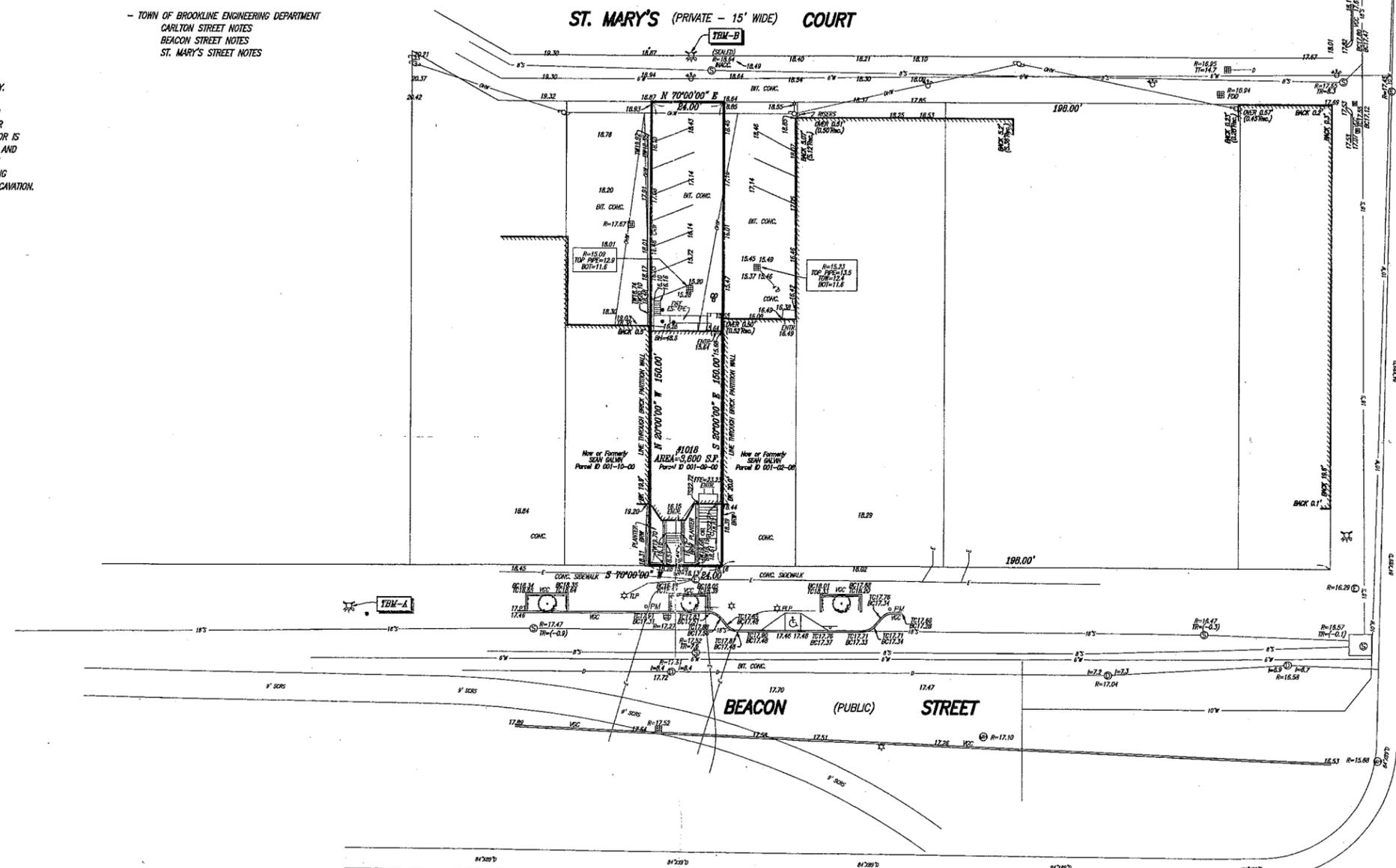
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 BM-17: HIGH CORNER OF A STONE BOUND LOCATED AT NO. 82 CARLTON STREET. ELEVATION=28.05  
  
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 TEMPORARY BENCH MARKS SET:  
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- 2) - ELEVATIONS REFER TO BROOKLINE TOWN BASE.
- 3) - THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FRAMINGHAM SURVEY CONSULTANTS ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FRAMINGHAM SURVEY CONSULTANTS SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT.
- 4) - RECORD UNDERGROUND GAS WAS NOT AVAILABLE AT THE TIME OF THE SURVEY.
- 5) - UNDERGROUND UTILITIES SHOWN ARE FROM FIELD OBSERVATIONS AND RECORD INFORMATION AND ARE NOT WARRANTED TO BE EXACT ITS SIZE, LOCATION, OR PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPTH NOR IS IT WARRANTED THAT ALL UNDERGROUND DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF PIPES OR STRUCTURES ARE SHOWN. SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY TWO HOURS PRIOR TO EXCAVATION.

**REFERENCES:**

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 BEACON STREET NOTES  
 ST. MARY'S STREET NOTES

**LEGEND**

- ⊙ - CLEANOUT
- ⊕ - SEWER MANHOLE
- ⊖ - DRAIN MANHOLE
- ⊗ - ELECTRIC MANHOLE
- ⊘ - TELEPHONE MANHOLE
- ⊙ - MANHOLE
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- ⊙ - PM - PARKING METER
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- S.F. - SQUARE FEET
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- OHW - OVERHEAD WIRES
- ⊙ - DECIDUOUS TREE



I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PLANS AND DEEDS OF RECORD.

*Stephen P. DesRoche*  
 STEPHEN P. DesROCHE, PLS (MA)  
 REGISTERED PROFESSIONAL LAND SURVEYOR

OCTOBER 2, 2014		METERS AND UNDERGROUND ELECTRIC ADDED	
<b>TOPOGRAPHIC PLAN OF LAND</b>			
1018 BEACON STREET			
BROOKLINE, MASSACHUSETTS			
<b>FRAMINGHAM SURVEY CONSULTANTS INC.</b>			
P.O. BOX 1190 FRAMINGHAM, MA 01701			
PH: 508-628-1444 FAX: 508-879-9292			
WWW.FRAMINGHAMSURVEY.COM			
SCALE: 1"=20'	DRAWN BY: RDH	DWG: 730_14	
DATE: JULY 26, 2014	CHECKED BY: SPD	JOB NO: 730_14	
GRAPHIC SCALE (IN FEET)			
IN ASSOCIATION WITH NEPONSET VALLEY SURVEY ASSOCIATES, INC.			

**NOTES:**

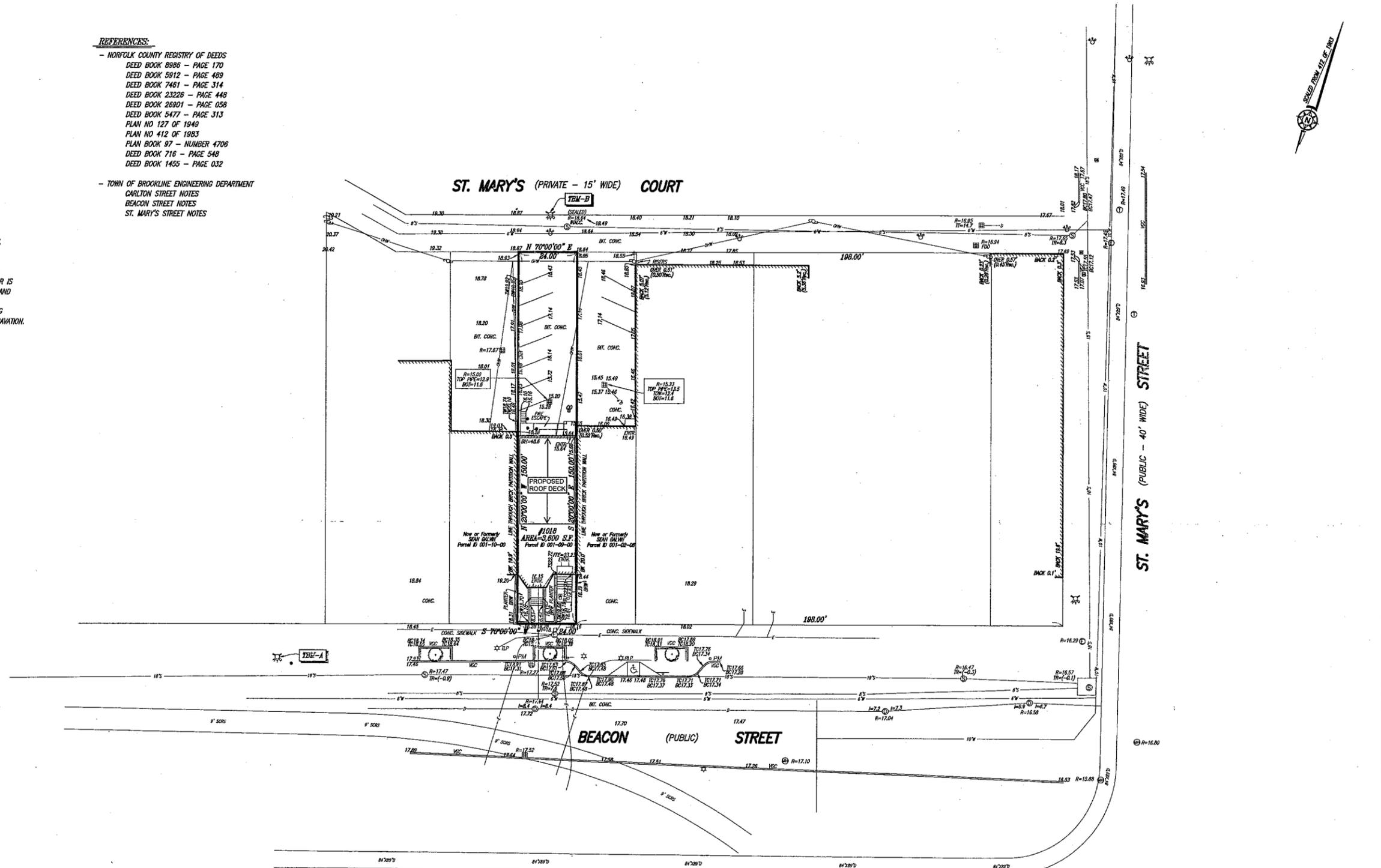
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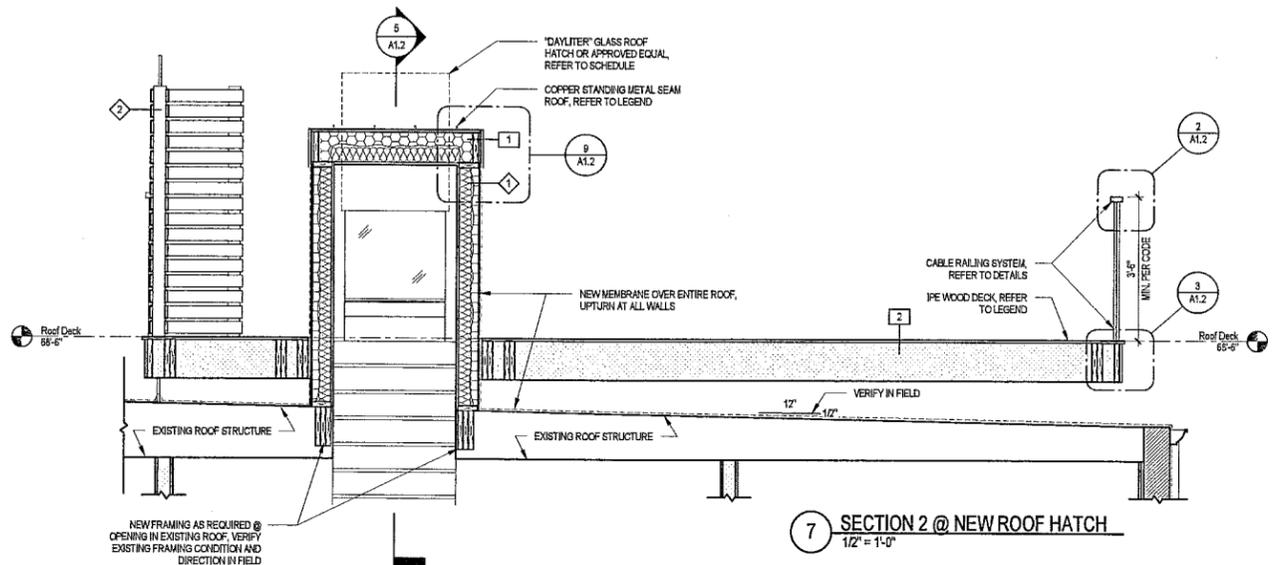


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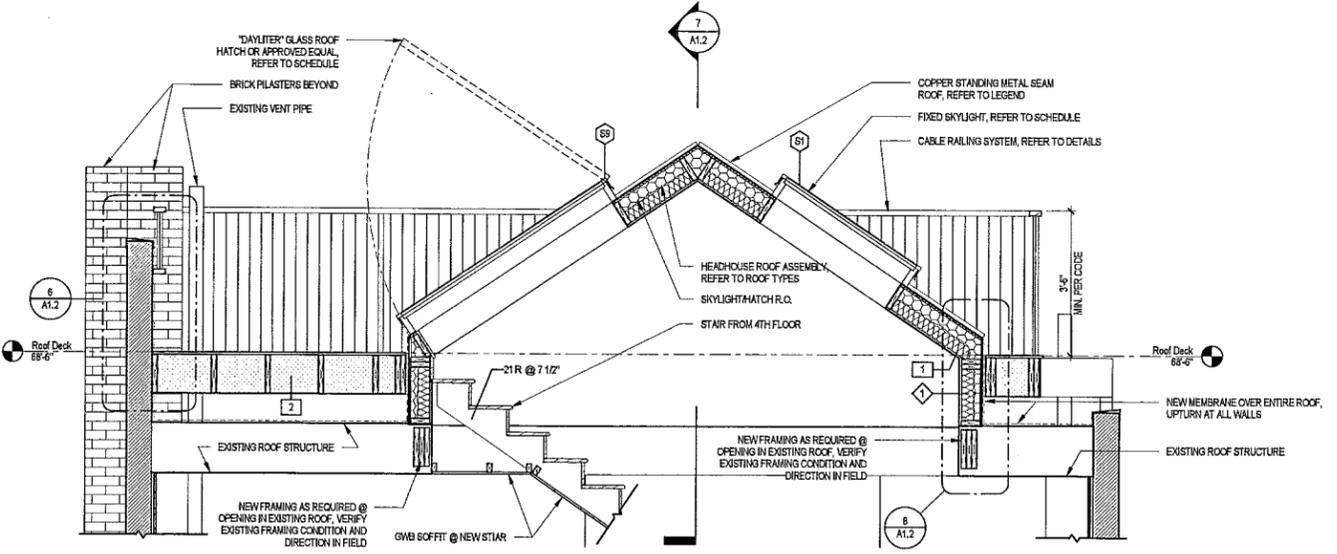
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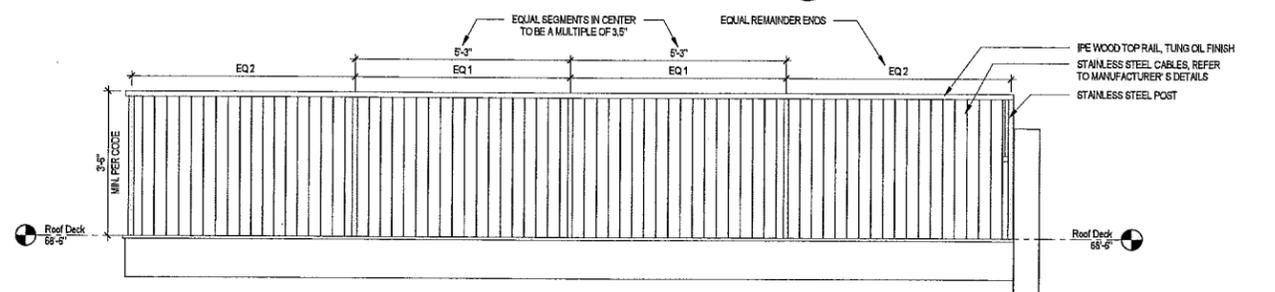




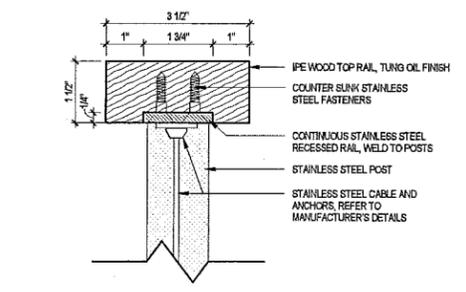
7 SECTION 2 @ NEW ROOF HATCH  
1/2" = 1'-0"



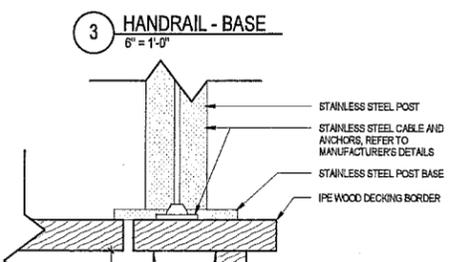
5 SECTION @ NEW ROOF HATCH - LONG  
1/2" = 1'-0"



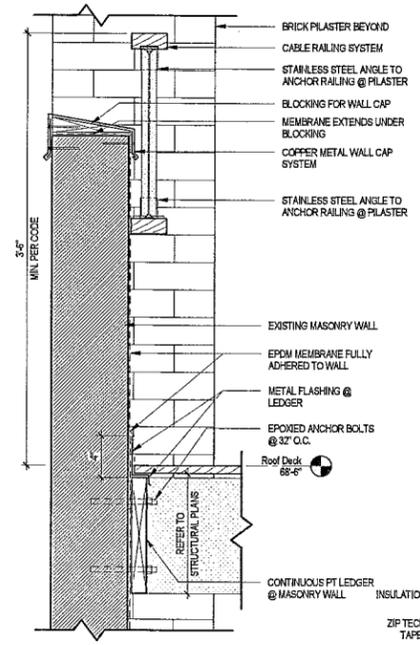
4 TYP. RAILING ELEVATION  
1/2" = 1'-0"



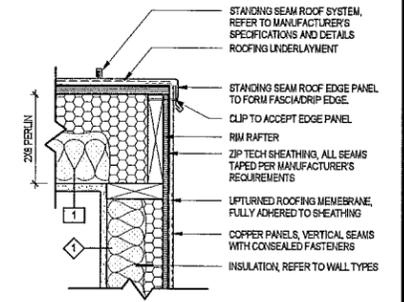
2 HANDRAIL - CAP  
6" = 1'-0"



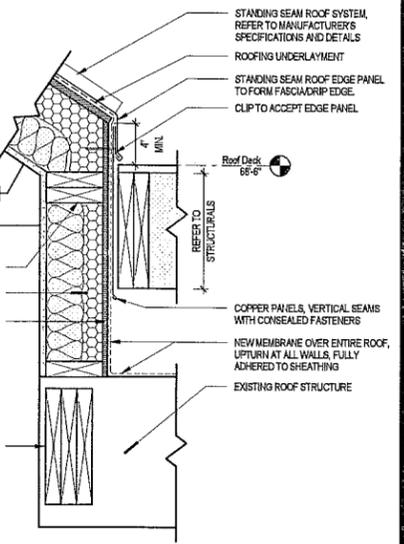
3 HANDRAIL - BASE  
6" = 1'-0"



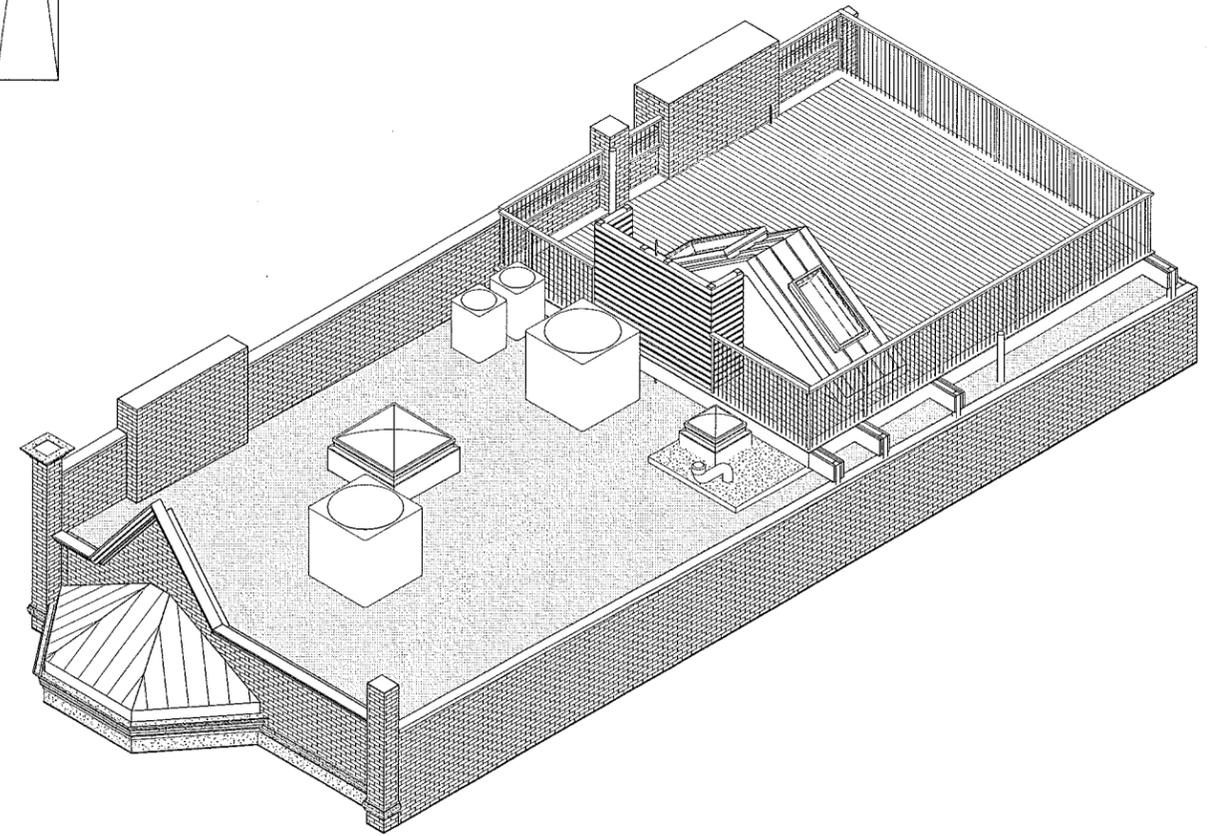
6 TYP. LEDGER CONDITION  
1 1/2" = 1'-0"



9 HEADHOUSE RAKE  
1 1/2" = 1'-0"



8 HEADHOUSE EAVE  
1 1/2" = 1'-0"



**Timothy Burke**  
ARCHITECTURE  
142 BEAKLEY STREET, BOSTON MASSACHUSETTS 02116  
P: 617.266.1332 | W: timothyburke.net | F: 617.266.1118

REV.	DATE	DESCRIPTION

DD Set

SECTIONS AND DETAILS

1018 Beacon Street  
Brookline, Massachusetts  
Glanz Properties  
Office Renovations

A1.2