



Town of Brookline

Massachusetts

PLANNING BOARD

Town Hall, 3rd Floor
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Brookline, MA 02445-6899
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Steven Heikin, Clerk
Robert Cook
Blair Hines
Sergio Modigliani
Mathew Oudens
Mark J. Zarrillo

To: Brookline Building Commissioner

From: Brookline Planning Board

Date: July 14, 2016

Subject: **Convert a three-family to a four-family and add three parking spaces in the basement in addition to the three garaged spaces**

Location: **1517 Beacon Street**

Atlas Sheet: 42	Case #: 2016-0044
Block: 214	Zoning: M-1.5
Lot: 13	Lot Area (s.f.): ± 4,679

Board of Appeals Hearing: August 4, 2016 at 7:00 pm

SITE AND NEIGHBORHOOD

1517 Beacon Street is a four story attached row house south of Beacon Street and east of Fairbanks Road. The site is located between Coolidge Corner and Cleveland Circle in a residential block of four attached buildings. At the rear of the attached buildings, on the downhill side of the lots, are a series of one story attached garages which are accessed via Intervale Crosscut and a common passageway. The back garage walls touch the rear foundation walls for the buildings. Stairways at either ends of the passageway lead up to the roofs of the garages and allow access to the rear of the attached buildings.

APPLICANT'S PROPOSAL

The applicant is proposing to convert 1,601 square feet of the lower level (one level above the basement) to habitable space to create a fourth unit in the building, create a roof deck and three additional parking spaces in the basement. The row buildings were constructed into a steep hillside with Beacon Street as the high point and the rear driveway as the low point. The existing garage roof is approximately 3 feet

below the floor of the lower level. Due to the topography and raised first floor, the existing lower level has windows on all four sides. The proposal is to install a steel beam at the rear foundation wall allowing the excavation under the existing building to deepen the garage bays for tandem parking, install an elevator in the center of the residential building from garage level to top floor and extend the interior stair down into the garage level allowing direct access from the apartments.

The proposal also includes repairs to the existing garage parapet walls, re-building the two common stairs from the garage roofs to the passageway and re-paving the passageway from Intervale Crosscut to the end of it.. Also, in order to provide some usable open space, a large roof top deck will be constructed for tenant use.

FINDINGS

Section 5.05 – Conversions

When converting a dwelling to create additional dwelling units in an M District, the Board of Appeals may by special permit waive any dimensional requirements except minimum lot size, provided no previously existing nonconformity to such requirements is increased and all other requirements of the By-law for conversions are met. This proposal conforms to the minimum lot size and seeks only an increase in the Floor Area Ratio to the level allowed under Special Permit in conformance with Brookline Zoning Bylaws Section 5.22 paragraph 3.b.2.

Section 5.09.2.d – Design Review

Exterior alterations on Beacon Street, multiple dwellings greater than four units, and any addition triggering FAR relief requires a *special permit* subject to design review standards listed under *Section 5.09.4(a-1)*. All conditions have been met; the most relevant sections of the design standards are described below:

b. Relation of Buildings to Environment

There are no exterior building envelope additions or increase in the building footprint. All work is underground and within the confines of the existing building. The renovations will include insulating of exterior walls, new thermal windows and new mechanical systems which will improve the efficiency of the building and reduce energy consumption.

c. Relation of Buildings to the Form of the Streetscape and Neighborhood

As stated above, the only obvious modifications to the building will be the new windows which were selected to match the existing size, mullion patterns and color of the existing building and in conformance with the architectural detailing of the block of row buildings.

k. Heritage

This proposal strives to preserve the architectural style and detailing of the street and preserve the heritage of these buildings while providing desirable living accommodations and additional parking.

Table 5.01 – Table of Dimensional Requirements, Footnote 1

Section 5.22.3.b.2 – Exceptions to Maximum Floor Area Ratio

Section 5.91 – Minimum Usable Open Space

Section 6.02.1.a – Off-Street Parking Space Regulations

	Existing	Proposed	Required/Allowed	Allowed By Sp Permit	Relief
Floor Area Ratio	1.5	1.7	1.5	1.8	SP *
Garage Setback	0 ft.	0 ft.	20 ft.	----	Pre-extg non-conforming/SP **
Usable Open Space	0 sq. ft.	290 sq. ft. (only ½ of 580 sf. roof deck may count):	240 sq. ft. (15% of addlt sf)	----	Compliant
Off-Street Parking	3	6	9	5	SP***

* Under **Section 5.22.3.b.2** the Board may allow by special permit an interior/exterior addition up to 120% of the permitted gross floor area so long as the maximum allowed FAR of 120% has not been reached.

Under **Section 5.05, when converting a dwelling to create additional dwelling units in an M District, the Board of Appeals may by special permit waive any dimensional requirements except minimum lot size, provided no previously existing nonconformity to such requirements is increased and all other requirements of the By-law for conversions are met.

***Under **Section 6.01.2.a** , the Board of Appeals may waive up to one half of the required parking spaces when a structure is converted for one or more additional dwelling units.

PLANNING BOARD RECOMMENDATION

The Planning Board does not object to the lower level being finished for an additional dwelling. The building has been gutted and will be renovated with new windows and sprinkler system and will be brought up to meet all current building codes. The elevator will provide handicap accessibility and convenience to the residents. There is rapid public transit directly across the street from the building and the additional finished floor area is within the 120 % increase allowed by special permit. The applicant is providing a benefit to residents of the attached row houses by agreeing to repave the common passageway and to repair the stairways at both ends of the garages. An abutter raised the issue of a tree on the edge of the common passageway damaging the concrete retaining wall and the applicant agreed to work with them and the other users of the passageway on evaluating the best way to address this, possibly replacing the tree with new landscaping and or installing a fence on top of the wall as part of the counter balancing amenity. The Planning Board was concerned about the impact of three additional cars on the common passageway and recommended that the parking be limited to five cars, which also presents a much more workable situation for moving the cars and storage of trash receptacles in the garage.

Therefore, the Planning Board recommends approval of the plans by Hendren Associates, dated 3/18/16 and the revised parking plan, dated 7/15/16, subject to the following conditions:

- 1) Prior to the issuance of a building permit, the applicant shall submit final floor plans, elevations, and parking plans, limited to five cars, subject to the review and approval of the Assistant Director of Regulatory Planning.
- 2) Prior to the issuance of a building permit, the applicant shall submit a final site plan, including landscaping, fencing and possible tree removal, subject to the review and approval of the Assistant Director of Regulatory Planning.
- 3) Prior to a certificate of occupancy, the common passageway shall be repaved and the two stairs to it repaired.
- 4) Prior to 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 building elevations and floor plans stamped and signed by a registered architect; and 3) evidence the decision has been recorded at the Registry of Deeds.

pss

4 UNIT CONVERSION 1517 BEACON STREET BROOKLINE, MA



HENDREN ASSOCIATES
ARCHITECTS & PLANNERS

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ARCHITECTURE
DEVELOPMENT

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architect@hendrenassociates.com

ARCHITECTURAL STANDARD SYMBOLS

NOTE: NOT ALL ITEMS PERTAIN TO THIS CONTRACT.

1ST FLOOR EL. 145.70'	PROPOSED ELEVATION IN ELEVATION OR SECTION	XXX ROOM	ROOM NUMBER
	CENTER LINE	XXX	DOOR NUMBER
	BREAK LINE	X	WINDOW TYPE
	BUILDING SECTIONS		INTERIOR ELEVATIONS
	EXTERIOR ELEVATIONS		REVISION REFERENCE
	WALL SECTION		PARTITION TYPE
	SECTION OR DETAIL		DISCONTINUOUS BLOCKING
	REFERENCE DETAIL		PLYWOOD (LARGE SCALE)
	DRAWING WHERE DETAIL IS DRAWN		BATT INSULATION
	COLUMN REFERENCE LINE		RIGID INSULATION

DRAWING INDEX

Sheet Number	Title
ARCHITECTURAL	
T-1.0	TITLE SHEET SITE PLAN GARAGE PLAN
A-1.0	BASEMENT FLOOR PLAN
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD FLOOR PLAN
A-1.4	ROOF PLAN
A-2.0	FRONT ELEVATION
A-2.1	REAR ELEVATION
A-3.0	BUILDING SECTION

BUILDING CODE REVIEW

Building Code: 780 CMR 8TH EDITION

USE GROUP	EXISTING	PROPOSED
R-2, S-2 (PARKING GARAGE)	R-2, S-2 (PARKING GARAGE)	R-2, S-2 (PARKING GARAGE)

CONSTRUCTION CLASSIFICATION

EXISTING	PROPOSED
3B (R-2), 1A (S-2)	3B (R-2), 1A (S-2)

FIRE SUPPRESSION

AUTOMATIC FIRE PROTECTION SYSTEM PER NFPA 13R

MAXIMUM HEIGHT

ALLOWED: 5 STORIES (WITH FIRE SUPPRESSION SYSTEM)
PROPOSED: 4 STORIES (WITH FIRE SUPPRESSION SYSTEM)

LENGTH OF EXIT ACCESS TRAVEL

PROPOSED MAXIMUM: (S-2) 62 ft	ALLOWED: 400 ft (W/ FIRE PROTECTION)
(R-2) 63 ft	ALLOWED: 250 ft (W/ FIRE PROTECTION)

OCCUPANT LOAD

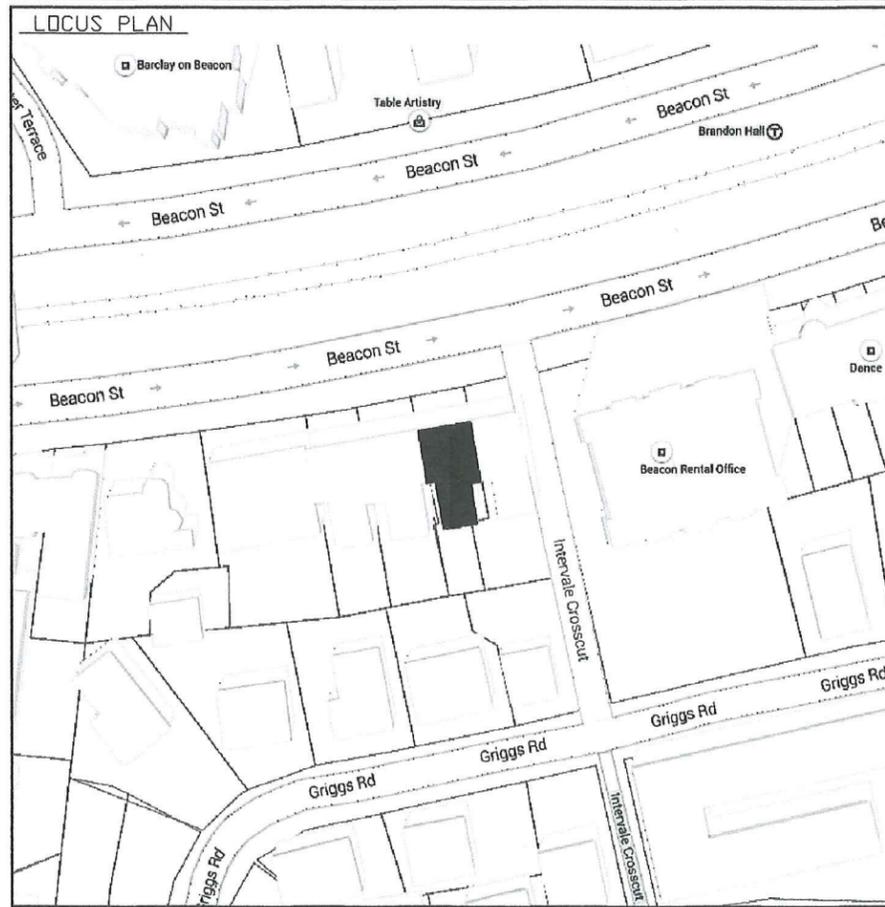
FLOOR AREA/OCCUPANT:	R-2 = 7503 S.F. / 200 gsf = 38 OCC	45 OCCUPANTS
	S-2 = 1404 S.F. / 200 gsf = 7 OCC	

CAPACITY OF EXITS

EGRESS WIDTHS PROVIDED	EGRESS WIDTH REQUIRED (in inches)
Doors/Corridors: 36" EXISTING	Stairs: 36"
36"/53"-72"	Doors/Corridors: 36"/44"

NUMBER OF EXITS PROVIDED: 2 NUMBER OF EXITS REQUIRED: 2

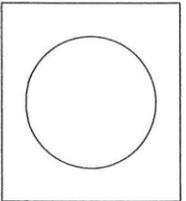
- GENERAL NOTES**
1. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECTS OF ALL DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS.
 2. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, AND LOCAL REGULATIONS THAT MAY APPLY TO THE CONSTRUCTION OF THE PROJECT.
 3. THE GENERAL CONTRACTOR SHALL LEAVE THE PROJECT SITE AND ALL SURROUNDING AREAS IN FINAL CLEAR CONDITION INCL. THE REMOVAL OF ALL DEBRIS RESULTING FROM CONSTRUCTION.
 4. THE CONTRACTORS SHALL AT ALL TIMES DURING THE PROGRESS OF WORK REMOVE ALL CONSTRUCTION DEBRIS AND MAINTAIN A DUST FREE ENVIRONMENT FOR ALL ADJACENT AREAS.
 5. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND VERIFY THAT ALL CUTTING AND PATCHING REQ. FOR THE INSTALLATION OF ALL MATERIALS BY ALL TRADES IN PROPERLY EXECUTED.
 6. ALL WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER ALL OTHERS.
DO NOT SCALE DRAWINGS.
IF THERE IS A QUESTION OR CONFLICT IN DIMENSIONS, NOTIFY THE ARCHITECT FOR CLARIFICATION.
 7. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. THE CONTRACT DRAWINGS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. THE CONTRACTORS SHALL COORDINATE ALL PORTIONS OF WORK.
 8. EXTERIOR DIMENSIONS ARE TO CENTER LINES OF OPENINGS, EXISTING BUILDING GRID LINES OR FACE OF PANEL UNLESS OTHERWISE NOTED.
INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE IS NOTED.
 9. ALL GYPSUM WALL BOARD CONSTRUCTION SHALL CONFORM TO RECOMMENDATIONS, PRACTICES, STANDARDS AND INSTRUCTIONS PUBLISHED BY US GYPSUM COMPANY HANDBOOK.
 10. ALL FINISHED WORK SHALL BE FREE OF DEFECTS. THE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AND WORKMANSHIP WHICH ARE NOT CONSIDERED TO BE AT THE HIGHEST STANDARDS OF THE VARIOUS TRADES INVOLVED.
 11. NO CHANGES OR SUBSTITUTIONS ARE ALLOWED UNLESS APPROVED BY THE ARCHITECT.



ZONING REVIEW DATA

Use Regulations			
Multiple Dwelling of 4 Units	Special Permit		
Accessory Parking	Allowed		
Dimensional Data			
SPACE	EXISTING GROSS AREA	NEW GROSS AREA	TOTAL
UNIT-B BASEMENT		1,801 SF	
UNIT-1 FIRST FLOOR	1,578 SF		
UNIT-2 SECOND FLOOR	1,801 SF		
UNIT-3 THIRD FLOOR	1,801 SF		6,779 SF
GARAGE		1,328 SF	
GARAGE MECHANICAL	50 SF		
BASEMENT MECHANICAL	75 SF		
COMMON AREAS		331 SF	
FIRST FLOOR	387 SF		
SECOND FLOOR	258 SF		
THIRD FLOOR	258 SF		1,230 SF
GROSS FLOOR AREA			8,009 SF

Dimensional Regulations			
Dimensional Element	M-1.5 District ALLOWED	EXISTING	PROPOSED
Maximum Floor Area Ratio	1.5	1.5	1.7 (AS ALLOWED PER SECTION 5.22 PARAGRAPH) 3.b.2)
Maximum Building Height	45-50 feet	36 feet	36 feet
Lot Size	None	4714 SQ.FT	4714 SQ.FT
Minimum Lot Width	None	29.98'	29.98'
Minimum Lot Area Per Dwelling Unit	None	1571 SF	1178 SF
Minimum Lot Frontage	None	38.09'	38.09'
Minimum Open Space, Usable	15% OF NEWLY ADDED SPACE (BASEMENT AREA OF 1,932 SF)	None	30% (580 SF) PROVIDED ON ROOF DECK PER SECTION 5.91 e.
Minimum Open Space, Landscaped	10%	22% (822 SF)	22% (822 SF)
Minimum Front Yard	15'	16.3'	16.3'
Minimum Side Yard	15'	0'	0'
Minimum Rear Yard	30'	24.5'	24.5'



4 UNIT CONVERSION
1517 BEACON STREET
BROOKLINE, MA

REV.	DATE	DESCRIPTION

SHEET TITLE:
TITLE SHEET

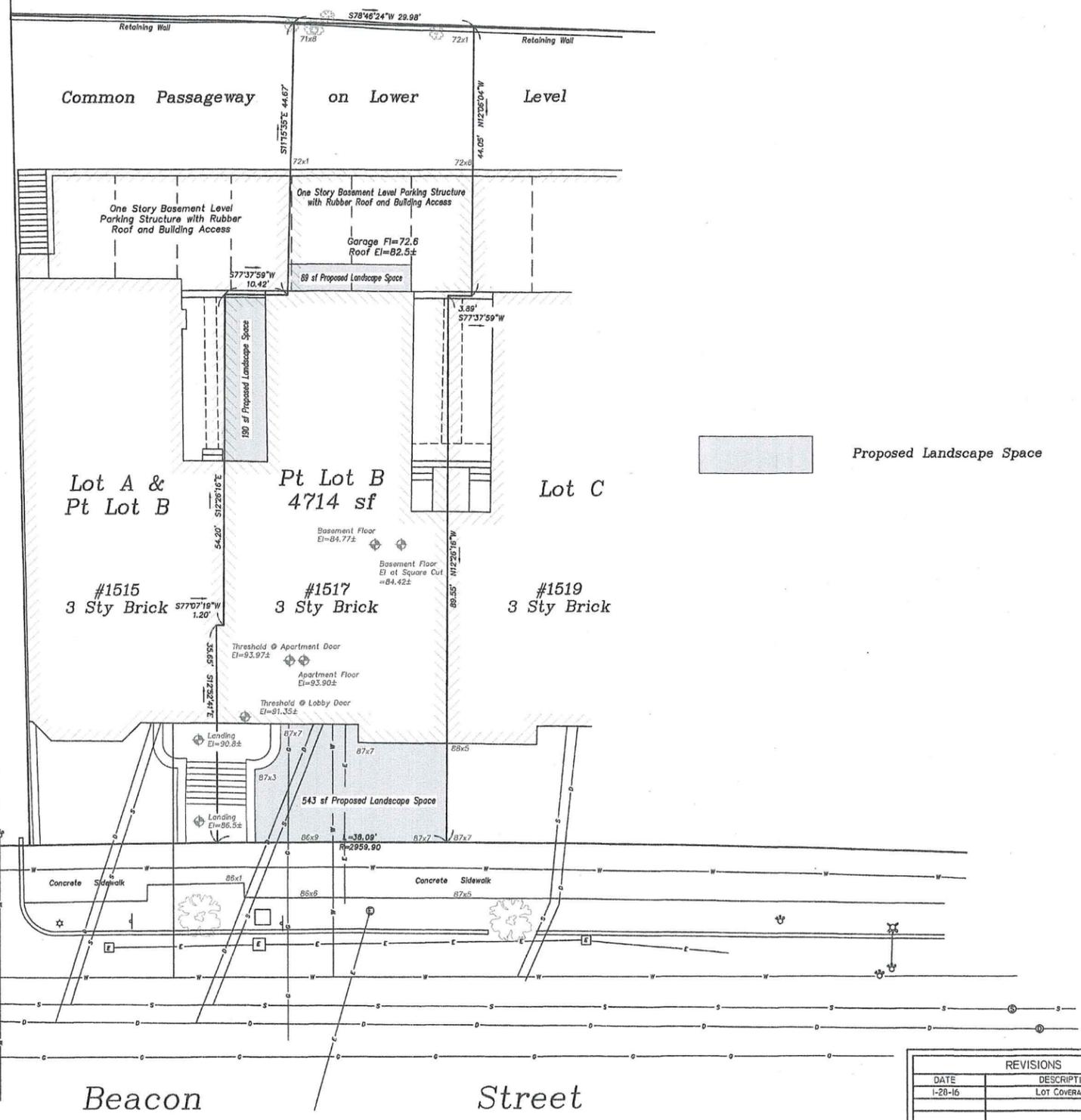
DATE: _____
DRAWN BY: _____
CHKD. BY: _____
JOB NO.: _____
DWG. NO.: _____

T-1.0

Dig Safe
 Excavators
 Before you dig contact the Dig Safe Center. To prevent damage to telephone, gas or electric underground facilities of member utilities, call toll free Massachusetts state law requires notification at least three business days before you start digging operations. In an emergency, call immediately.




Intervale Cross Cut



Note: Existing utilities shown are from field locations and available plans of record and may or may not be correct. Field verify all locations prior to any excavation.

- Notes:
- Parcel ID - 214-13-00
 - Benchmark Used:
 - R.O.C.B Concrete Step Entrance #1589 Beacon Street El=93.083
 - L.O.C. Cone Landing @ St Ln Entrance #1559 Beacon Street El=104.275

I certify that the lot corners, dimensions and elevations shown on this plan are from an actual survey on the ground completed October 19, 2015.

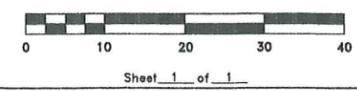
Verne T. Porter Jr. 10-19-15

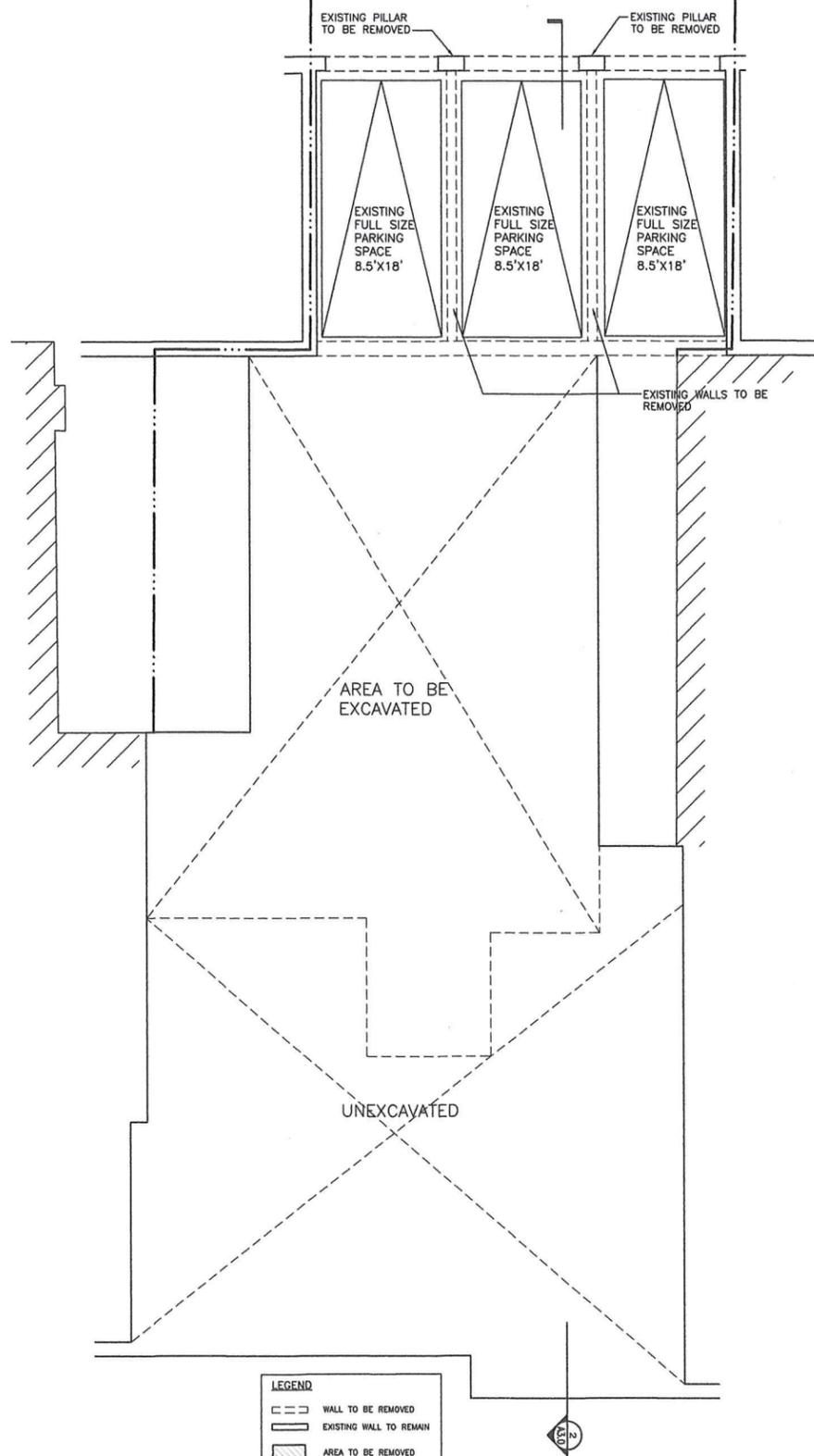
1517 Beacon Street
 Brookline, Massachusetts
 Existing Conditions Plan

Scale: 1"=10' November 9, 2015
VERNE T. PORTER Jr., PLS
 Land Surveyors - Civil Engineers
 354 Elliot Street Newton, Massachusetts 02464

Design By: _____
 Checked By: V. Porter Jr.
 Drawn By: R. Jardine Jr.

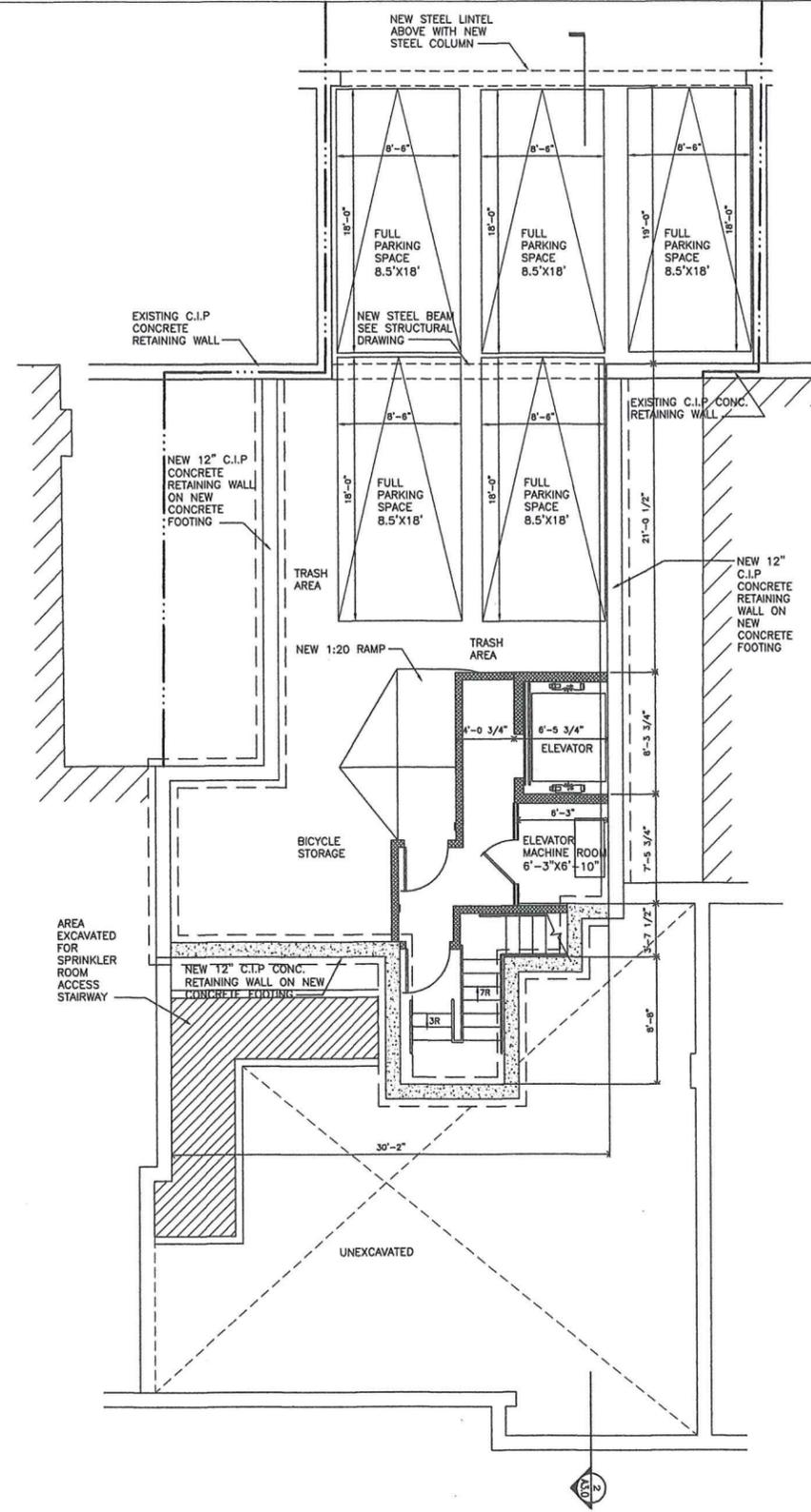
REVISIONS	
DATE	DESCRIPTION
1-20-16	LOT COVERAGES





LEGEND

	WALL TO BE REMOVED
	EXISTING WALL TO REMAIN
	AREA TO BE REMOVED
	DOOR TO BE REMOVED
	WINDOW TO BE REMOVED



LEGEND

	NEW WALL
	EXISTING WALL

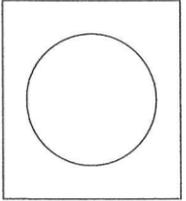
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CONVERSION**
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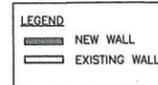
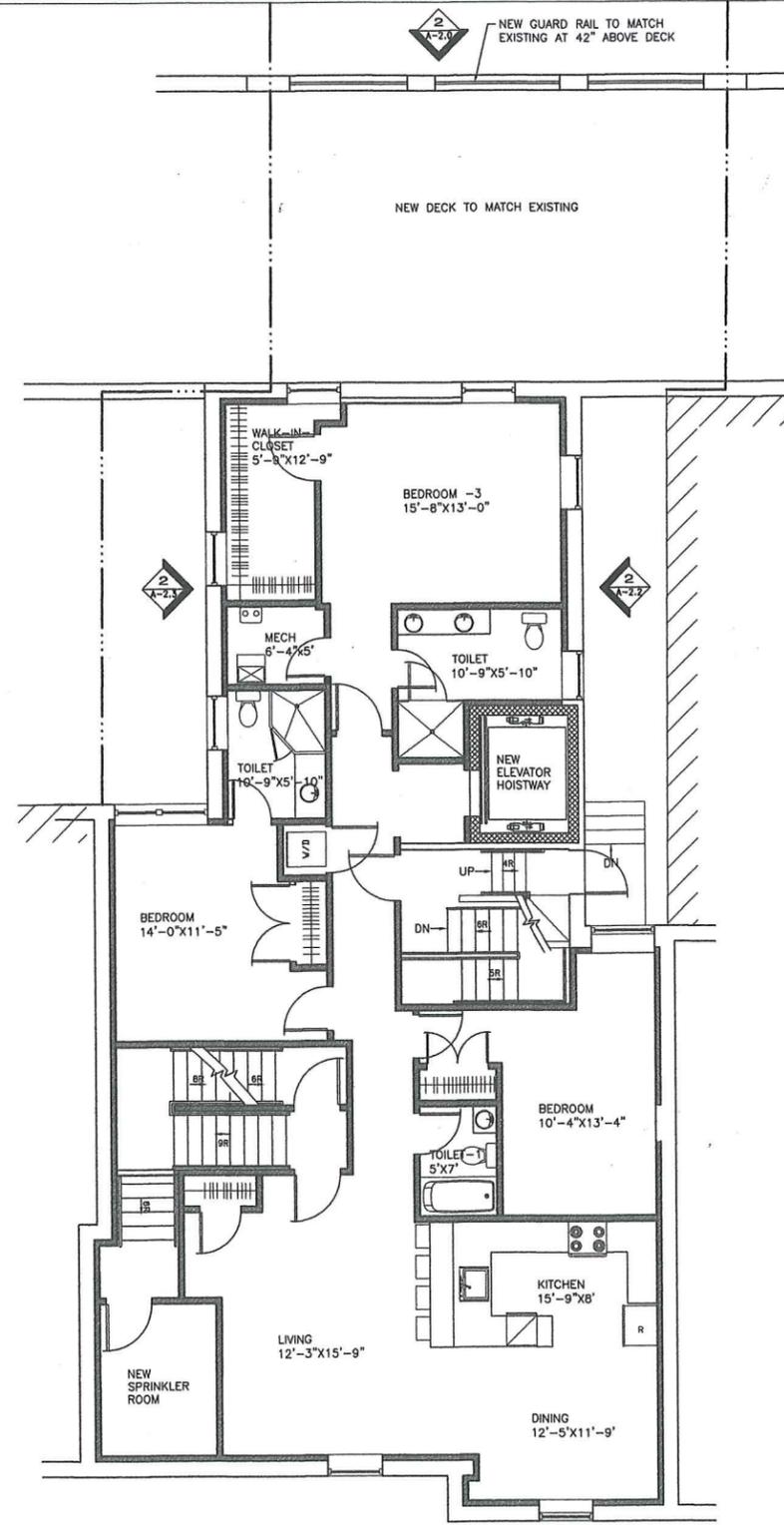
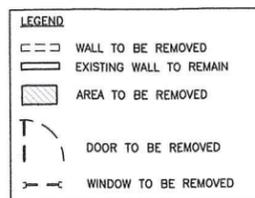
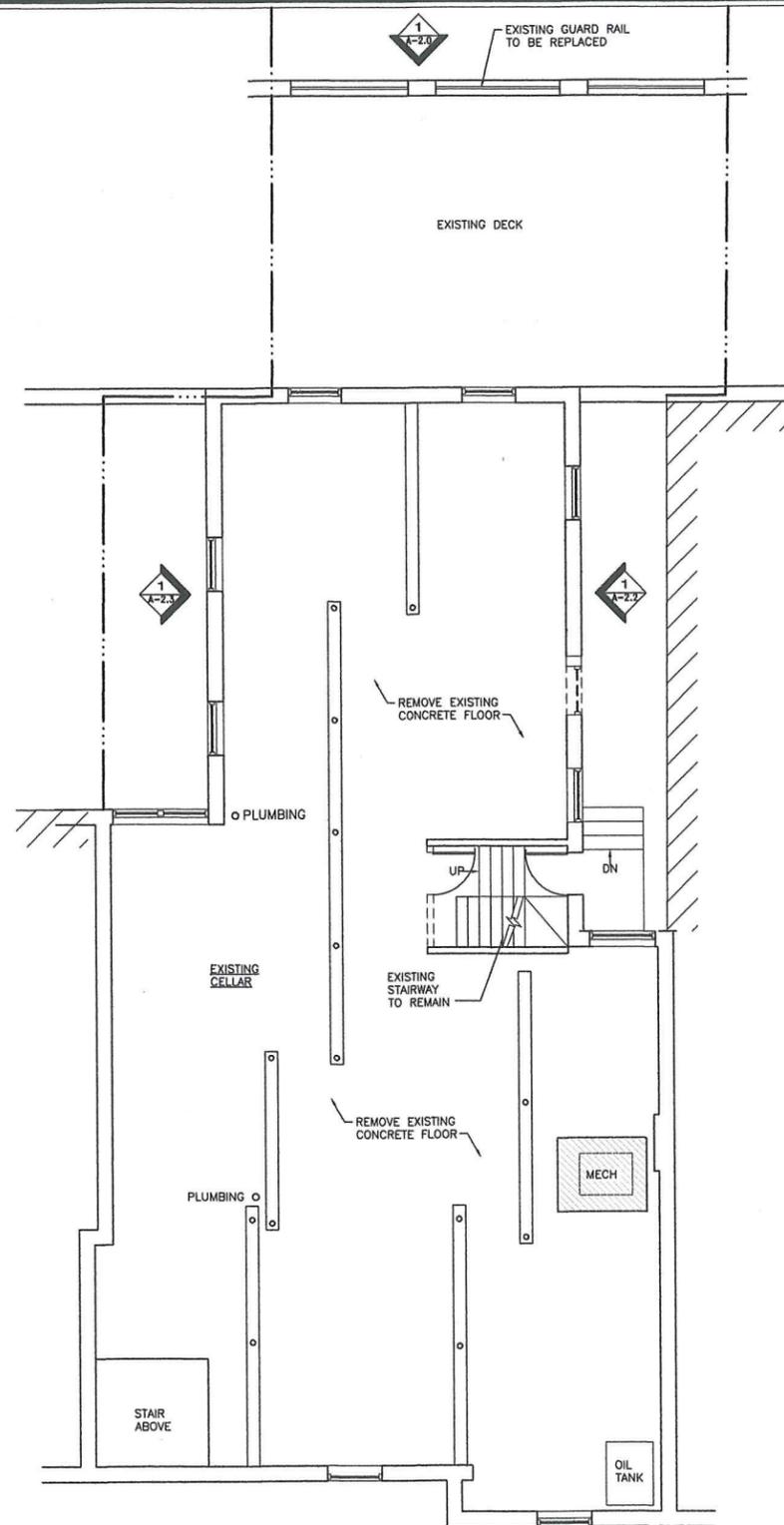
REVISIONS

NO.	DATE	ISSUE / DESCRIPTION
01-15-18		REVISED PARKING SPACES
01-22-18		REVISED STAIRWAY
01-22-18		ISSUED FOR PERMIT

SHEET TITLE:
EXISTING AND
PROPOSED
GARAGE PLANS

DATE: _____
DRAWN BY: _____
CHKD. BY: _____
JOB NO.: _____
DWG. NO.: _____

A-1.0



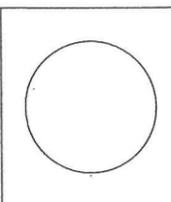
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REVISIONS

NO.	DATE	ISSUE/DESCRIPTION

SHEET TITLE:
**EXISTING AND PROPOSED
FIRST FLOOR
PLANS**

DATE: _____
DRAWN BY: _____
CHKD. BY: _____
JOB NO.: _____
DWG. NO.: _____

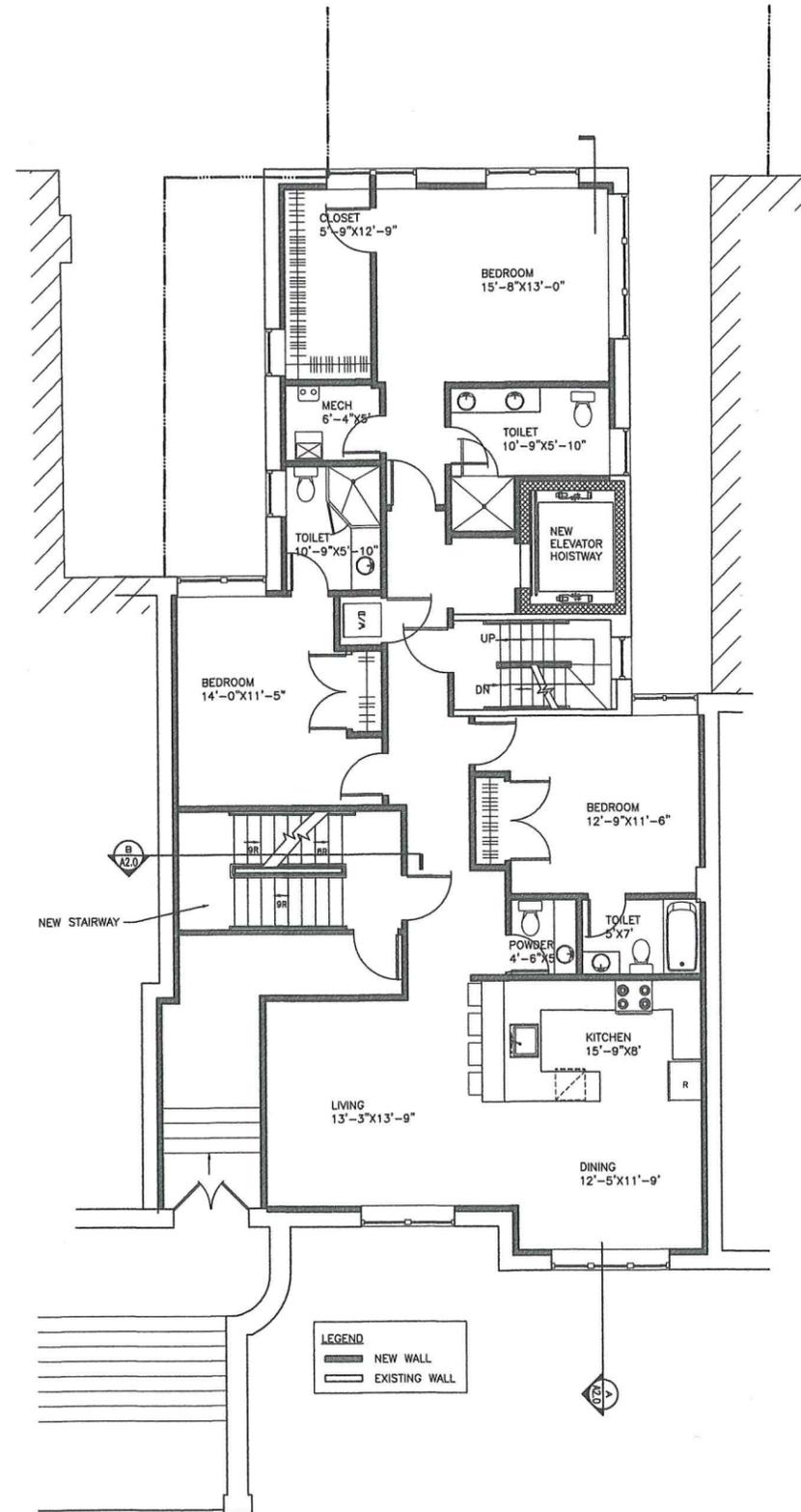
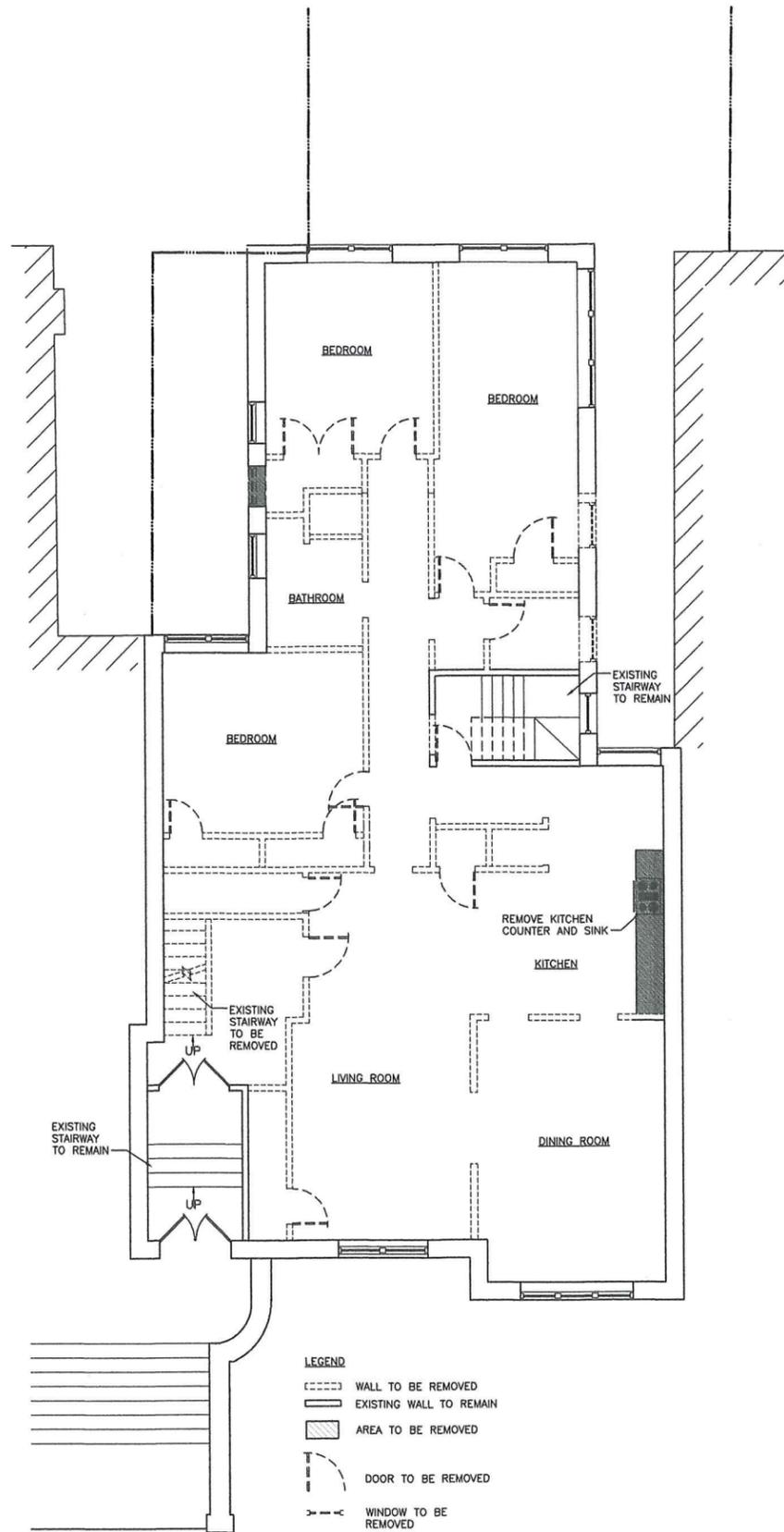
A-1.1

1 EXISTING FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"

2 PROPOSED FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"



1 EXISTING SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"

2 PROPOSED SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"

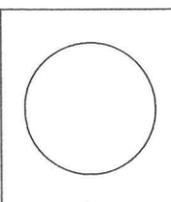
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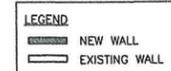
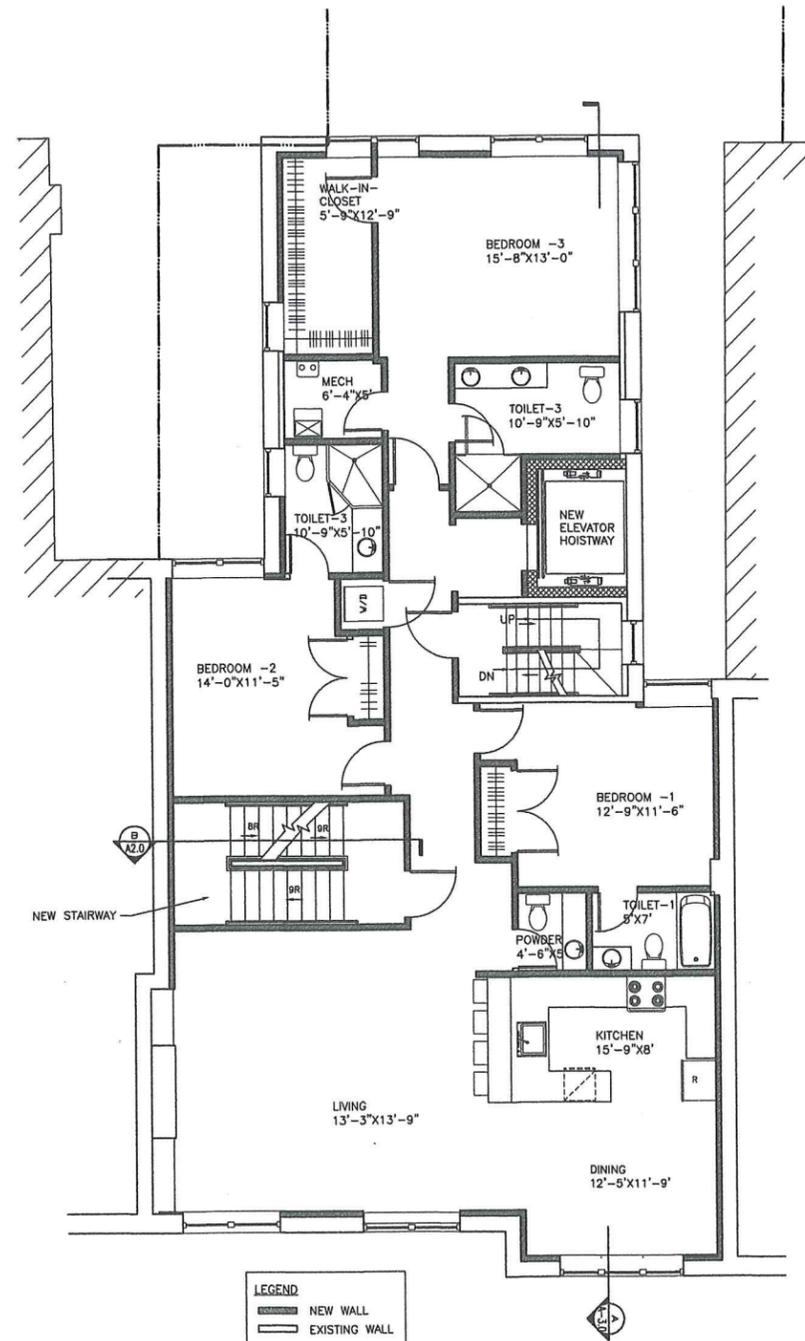
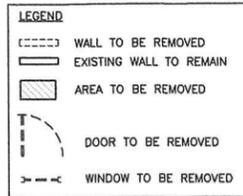
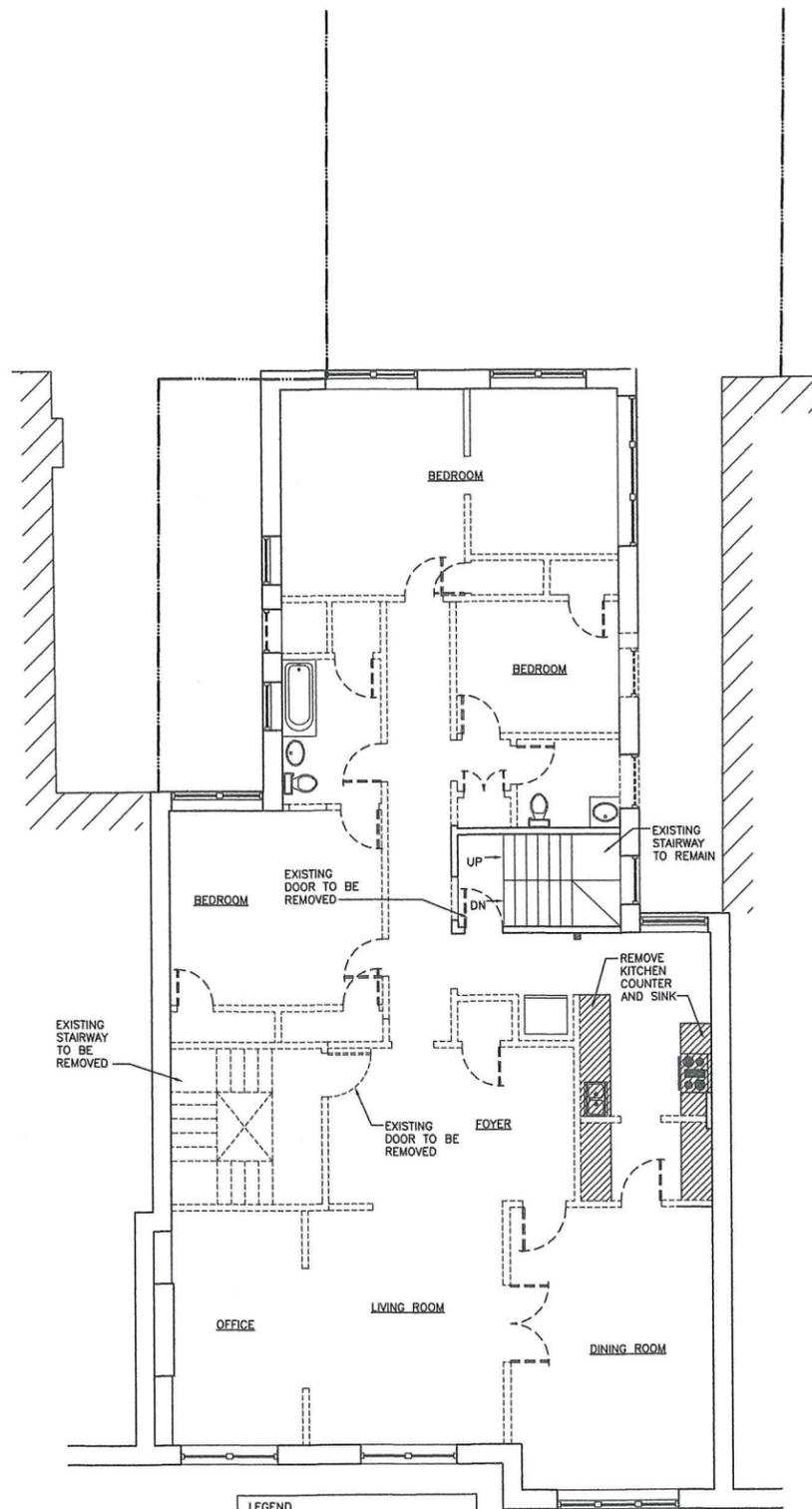
REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE:
EXISTING AND
PROPOSED
SECOND
FLOOR PLANS

DATE: _____
DRAWN BY: _____
CHKD. BY: _____
JOB NO.: _____
DWG. NO.: _____

A-12



1 EXISTING THIRD FLOOR PLAN

SCALE: 3/16"=1'-0"

2 PROPOSED THIRD FLOOR PLAN

SCALE: 3/16"=1'-0"

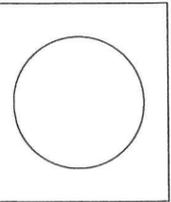
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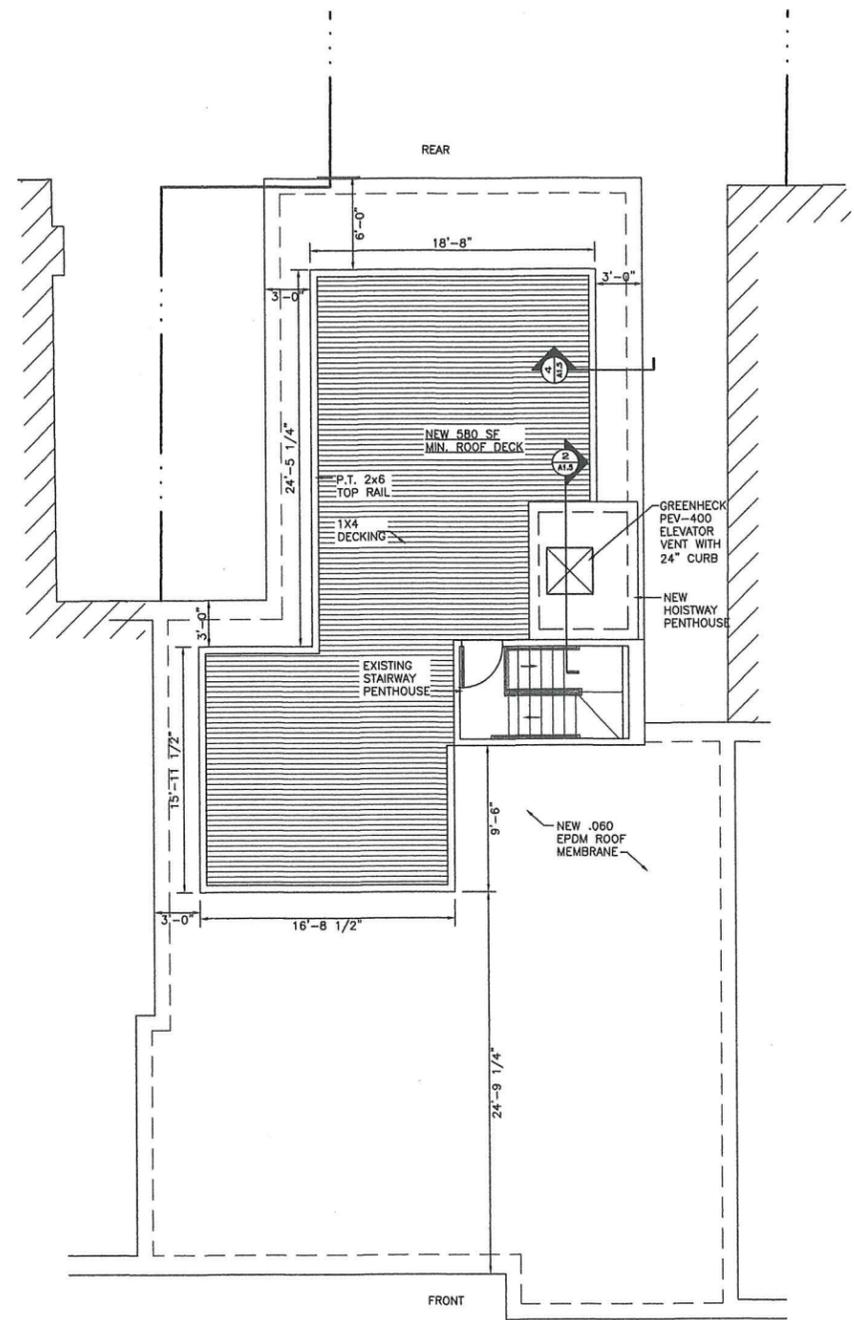
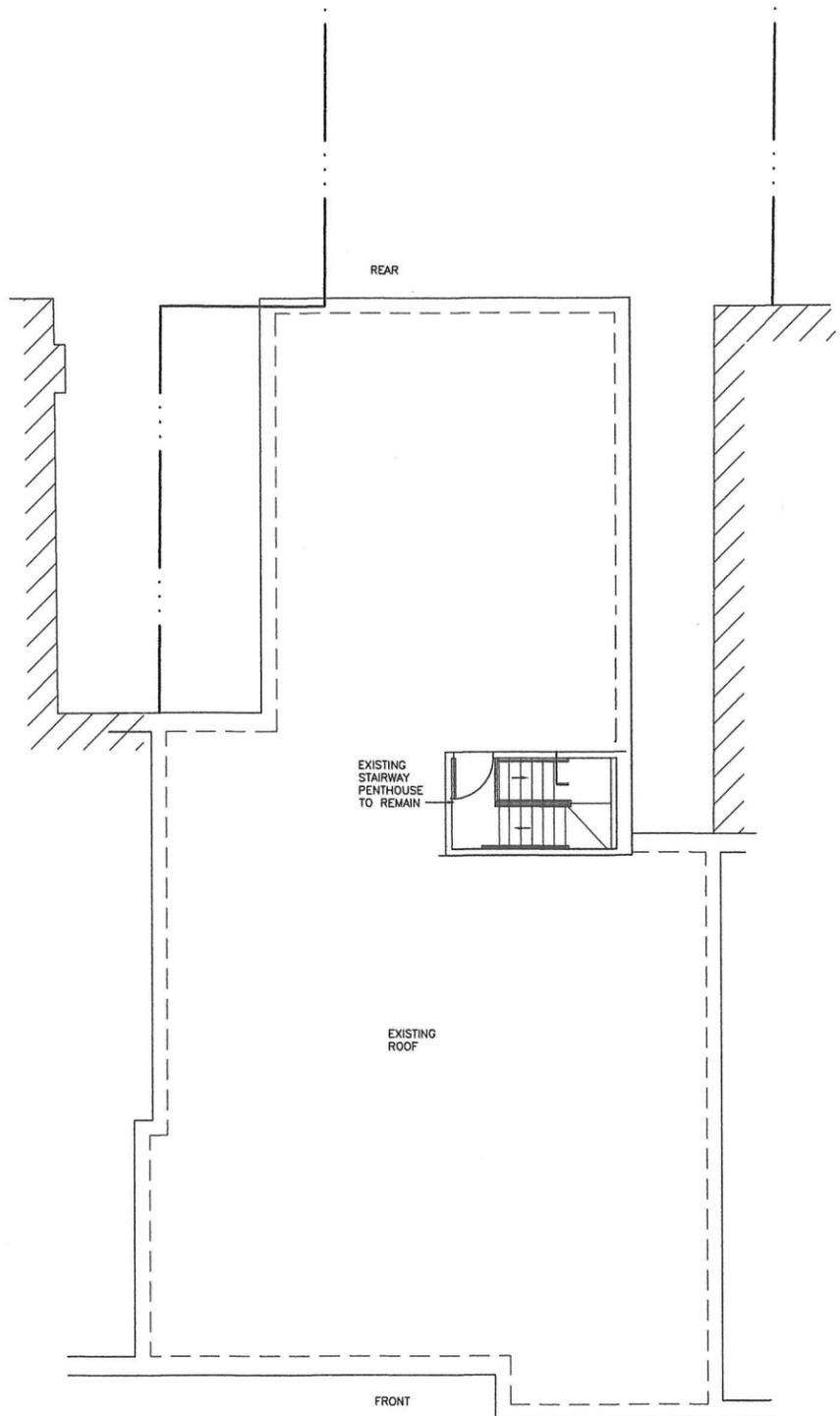
**1517 BEACON STREET
BROOKLINE, MA**

NO.	DATE	ISSUED FOR APPLICATION	SCALE / DESCRIPTION

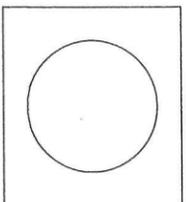
SHEET TITLE:
EXISTING AND PROPOSED
THIRD
FLOOR PLANS

DATE: _____
DRAWN BY: _____
CHKD. BY: _____
JOB NO.: _____
DWG. NO.: _____

A-1.3



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SHEET TITLE:
EXISTING AND PROPOSED ROOF PLANS
DATE:
DRAWN BY:
CHKD. BY:
JOB NO.:
DWG. NO.:

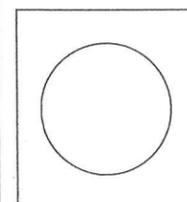
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1 EXISTING ROOF PLAN

SCALE: 3/16"=1'-0"

2 PROPOSED ROOF PLAN

SCALE: 3/16"=1'-0"

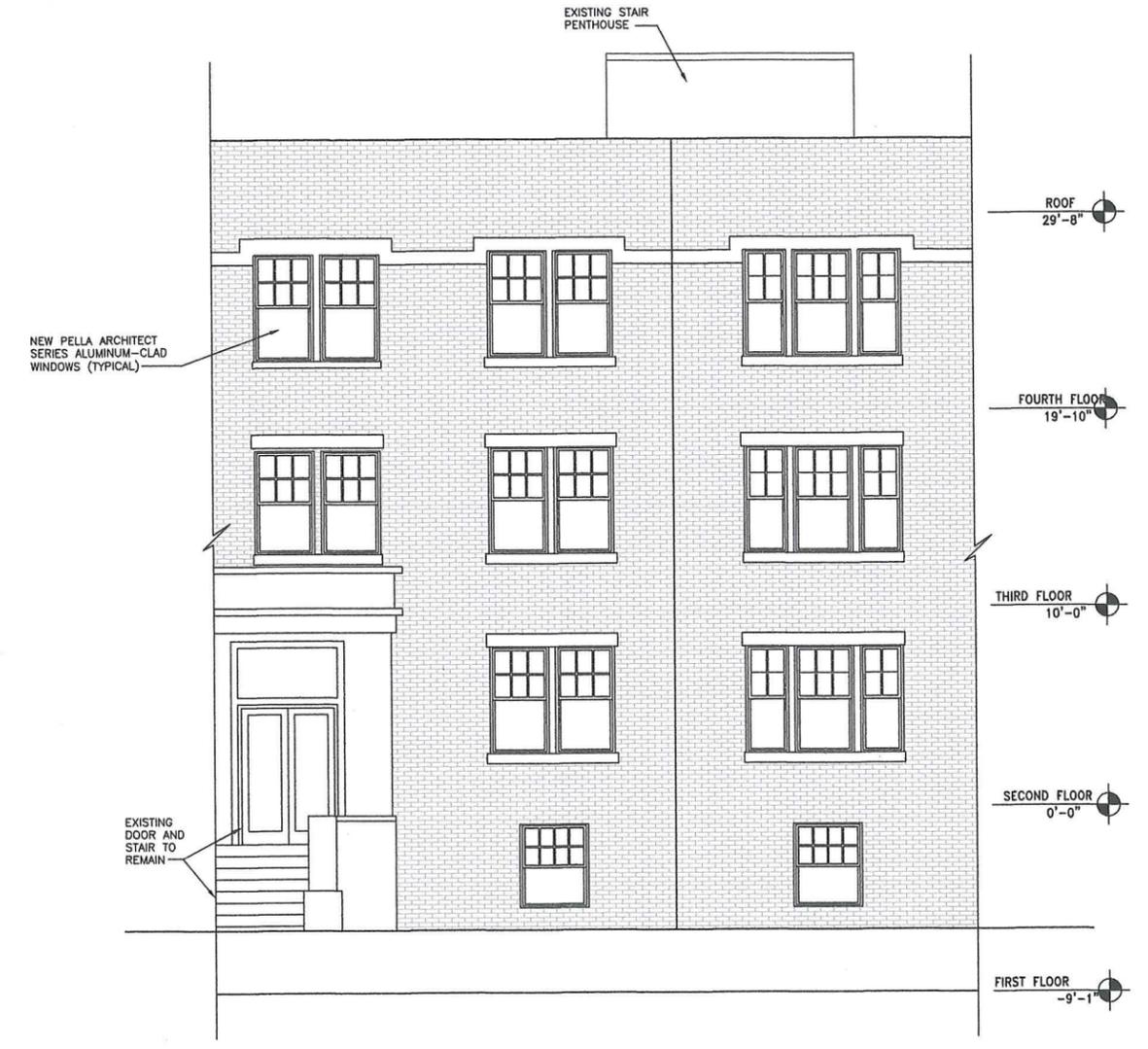


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NO.	DATE	ISSUE / DESCRIPTION

SHEET TITLE:
EXISTING AND PROPOSED FRONT ELEVATION
 DATE:
 DRAWN BY:
 CHECKED BY:
 JOB NO.:
 DWG. NO.:

A-2.0

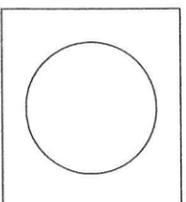


1 EXISTING FRONT ELEVATION

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

2 PROPOSED FRONT ELEVATION

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



FOUR UNIT
 CONVERSION
 1517 BEACON STREET
 BROOKLINE, MA

NO.	DATE	ISSUED FOR	ISSUE / DESCRIPTION

SHEET TITLE:
EXISTING AND PROPOSED REAR ELEVATIONS

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 JOB NO.: _____
 DWG. NO.: _____

A-2.1



1 EXISTING REAR ELEVATION

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

2 PROPOSED REAR ELEVATION

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

