



**TOWN of BROOKLINE**  
*Massachusetts*

**BUILDING DEPARTMENT**

Daniel F. Bennett  
Building Commissioner

**INTEROFFICE MEMORANDUM**

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**Date:** September 12, 2016

**To:** Members of the Zoning Board of Appeals

**From:** Daniel F. Bennett  
Building Commissioner

**Re:** 40 Center Street - Brookline Zoning By-Law – Off Street Parking

The issue of off street parking for this project has been the topic of discussion at many meetings. The issue raised by the Board has been the number of spaces provided and the response by the applicant is there are plenty of spaces in the municipal parking lots.

Pursuant to Section 6.03.1.a and b of the Zoning By-Law required off-street parking facilities shall be provided:

- a. On the same lot or premises with the principal use served.
- b. Where the requirements in **subparagraph a.** above cannot be met, the Board of Appeals by special permit under **Article IX** may authorize within the same district required parking on any lot in the same ownership within 400 ft. of the principal use served, subject to such bond or other assurance of permanence as it may deem adequate.

The language is clear, provide adequate parking on the same lot or premises or on a lot in the same ownership within 400ft of the property.

The Board of Appeals, to the best of my knowledge, has not considered Town owned properties used as parking lots as a measure to determine adequate parking.