Date: November 28, 2016

To: Zoning Board of Appeals

From: Daniel F. Bennett
Building Commissioner

Re: 40 Center Street Comprehensive Permit

Town staff reviewed the most recent waiver list dated November 10, 2016 received on November 28, 2016. In addition staff reviewed an unstamped Proposed Building Footprint Plan prepared by J. F. Hennessy Co. dated October 31, 2016, unstamped Existing Conditions Plan prepared by J. F. Hennessy Co. dated December 2015 and stamped Architectural Plans (11 pages) prepared by Cube 3 dated November 21, 2016.

Waivers were reviewed for consistency and proper application.

<table>
<thead>
<tr>
<th>Waiver No.</th>
<th>By-Law Sec</th>
<th>Description</th>
<th>Effect on Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>4.07 (6)</td>
<td>Required to allow Use (multi-family)</td>
<td>Req’d to Build</td>
</tr>
<tr>
<td>B</td>
<td>4.08</td>
<td>Affordable Housing Requirement’s – Inclusionary Zoning</td>
<td>Not Applicable</td>
</tr>
</tbody>
</table>

333 Washington Street, Brookline, Massachusetts 02445
Tel: (617) 730-2100 Fax: (617) 739-7542
www.brooklinema.gov
C 5.09 Design Review – staff recommends w/some exceptions

Req’d to Build w/some exceptions

5.09.3.c.2 - Existing Conditions Plan
5.09.3.c.3 - Drawing of Proposal
5.09.4.f - Storm water Drainage
5.09.4.g - Utility Service
5.09.4.h - Advertising Features
5.09.4.j - Safety and Security
5.09.4.m - Energy Efficiency

D 5.20,5.22, Tbl 5.01 Max FAR

Req’d to Build

E 5.30,5.31,Tbl 5.01 Bldg. Height

Req’d to Build

F 5.43 Exceptions to Yard/Setbacks

Req’d to Build

G 5.60, Tbl 5.01 Side Yards

Req’d to Build

H 5.50,5.51, Tbl 5.01 Front Yard

Req’d to Build

I 5.70, Tbl 5.01 Rear Yard

Req’d to Build

J Tbl 5.01 Max Bldg Stories

Not Applicable

K 5.54.2 Exceptions for Exist Alignment

Req’d to Build

L 5.90, Tbl 5.01 Min Landsapped Open Space 10%

Req’d to Build

M 5.91, Tbl 5.01 Min Usable Open Space 20%

Req’d to Build

N Tbl 6.02 Table of Off Street Parking Reg’s

Req’d to Build

O 6.02.2.f Residence Use visitor parking

Req’d to Build

P 6.04.4.c Max driveway width

Req’d to Build

Q 6.04.2.e Max no. of compact spaces

Not Applicable

R,S 9.00 Enforcement

Do Not Recommend

T 9.05 Condition for Approval Special Permit

Req’d to Build

“Req’d to Build” – This means the waiver is required to construct the project as proposed