

Maximum Allowable Height Calculations under Section 5.30 of Brookline Zoning Bylaw

The subject parcels are 420 Harvard Street (77-11-12) and 49 Coolidge Street (77-09-00).

420 Harvard Street is located within the L-1.0 Zoning District and 49 Coolidge Street is located within the T-5 Zoning District. The maximum height in the L-1.0 Zoning District is 40 feet whereas the maximum height in the T-5 Zoning District is 35 feet.

The evaluation of allowable building height under Section 5.30 of the Brookline Zoning Bylaw was performed with respect to the 3 abutting parcels:

- A. Parcel 77-13-00 (44 Fuller Street) T-5 Zoning District. Maximum height is more restrictive in the T-5 District.

5.30 2.a.1). applies – “Where the lot abuts other lots to the rear which are subject to more restrictive height limitations:

a. For a building or buildings on a lot not more than 160 feet in any dimension:

1) Height shall be measured from the record grade of the street opposite the midpoint of the street frontage of the lot, or, if a corner lot, of the street frontage having the lower record grade.”

420 Harvard Street is a corner lot – the record grade of the street opposite the midpoint of the street frontage along Fuller Street is 59.50. The record grade of the street opposite the midpoint of the street frontage along Harvard Street is 58.60.

Therefore the allowable maximum height = $58.60 + 40 = 98$.

- B. Parcel 77-08-00 (45 Coolidge Street) T-5 Zoning District

This parcel abuts 49 Coolidge Street (77-09-00) and 420 Harvard Street (77-11-12).

49 Coolidge Street (77-09-00) is located in the same zoning district as 45 Coolidge Street (77-08-00).

1. Mean Natural Grade at Proposed Building Foundation: Approx. 59.6
2. Mean Natural Grade of the Abutting Lot at the Lot Line: Approx. 59.75

Therefore 5.30 1.b. applies – “...height may be measured from the mean grade of said natural grade...”. Allowable height = $59.6 + 40 = 99.6$.

420 Harvard Street (77-11-12) is located in the L-1.0 Zoning District and 45 Coolidge Street (77-08-00) is located within the T-5 Zoning District. Maximum height is more restrictive in the T-5 District. Therefore 5.30 2.a.1). applies and the maximum height is 98.6 as calculated in A. above.

- C. Parcel 77-10-00 (426 Harvard Street) L-1.0 Zoning District

This parcel abuts 49 Coolidge Street (77-09-00) and 420 Harvard Street (77-11-12).

420 Harvard Street (77-11-12) is located in the same zoning district as 426 Harvard Street (77-10-00).

1. Mean Natural Grade at Proposed Building Foundation: Approx. 59.6
2. Mean Natural Grade of the Abutting Lot at the Lot Line: Approx. 59.4

Therefore 5.30 1.c. applies:

3. Mean Natural Grade of the Abutting Lot: Approx. 59.2
4. Height Calculation per Section 5.30.1.c.: $59.2 + (1.1 / 4) + 40 = 99.4$ ft.

426 Harvard Street (77-10-00) is located in the L-1.0 Zoning District and 49 Coolidge Street (77-09-00) is located within the T-5 Zoning District. Maximum height is more restrictive in the T-5 District.

1. Mean Natural Grade at Proposed Building Foundation: Approx. 59.6
2. Mean Natural Grade of the Abutting Lot at the Lot Line: Approx. 59.7

Therefore 5.30 1.b. applies – "...height may be measured from the mean grade of said natural grade...". Allowable height = $59.6 + 40 = 99.6$.

Summary: The most restrictive height calculation in A. through C. is 98.

Note: We did not include the existing structure on 49 Coolidge Street in the calculation of mean natural grade at proposed building foundation. We also used the entire building footprint to calculate the mean natural grade at proposed building foundation for all analyses.