



# McKenzie Engineering Group, Inc.

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*Professional Civil Engineering and Land Surveying • Land Planning • Project Management*

Date: December 28, 2016

To: Mr. Daniel F. Bennett, Building Commissioner, Town of Brookline, MA

From: Bradley C. McKenzie, P.E.

Regarding: 420 Harvard Street, Brookline, MA  
Maximum Allowable Height Calculation per Section 5.30 of Brookline Zoning Bylaw

MEG Project No.: 216-140

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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 most restrictive abutting parcel:

- 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 and the lot does not measure more than 160 ft. in any dimension. 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 =  $58.60 + 40 = 98$ .

The proposed building height is 116.83.

Notes:

1. We did not include the existing structure on 49 Coolidge Street (77-09-00) in the calculation of mean natural grade at proposed building foundation. We also used the entire proposed building footprint on 420 Harvard Street (77-11-12) to calculate the mean natural grade at proposed building foundation for all analyses.
2. 49 Coolidge Street (77-09-00) was not evaluated with respect to abutting parcels as there is no change in height proposed to the existing structure.