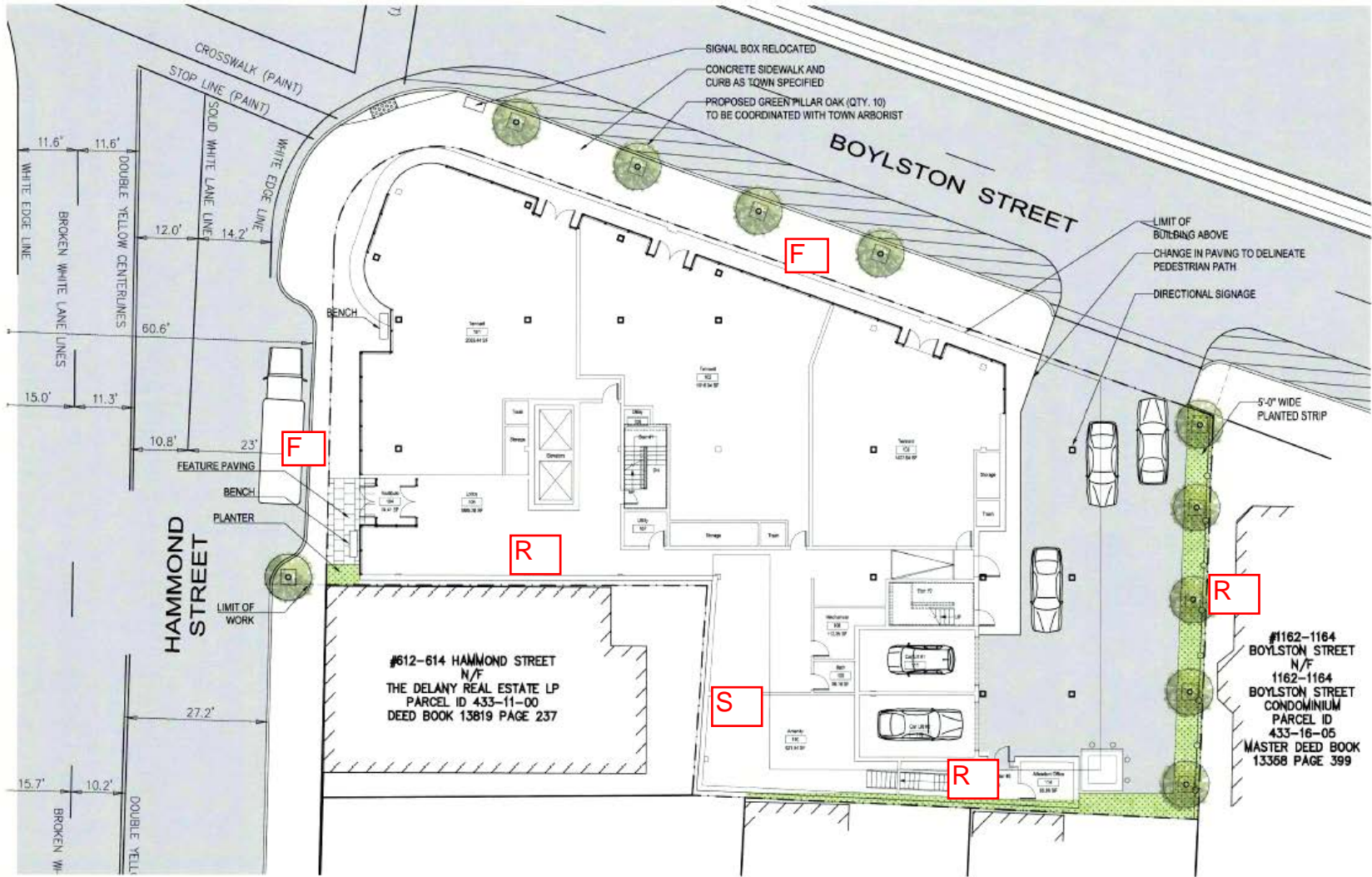


**1180 BOYLSTON STREET
PROPOSED WAIVER LIST
G1.0 Zoning District
February 14, 2017 [MM EDITS IN BOLD]**
Mixed-use project in a G-1.0 business district that abuts a T-5 district

Brookline Zoning By-Laws				
Bylaw Section	Requirement	Requested Waiver(s)	Details of Proposal Requiring Waiver	Waiver Number
§4.07 – Table of Use Regulations	Multi-Family Uses USE 6	Waiver to allow the property to be used as a multi-family dwelling, with ground floor retail uses, and accessory parking.	The Development is a multi-family housing development containing 45 age-restricted units and 5,388sf of retail/commercial uses on the ground floor. The Comprehensive Permit, as may be granted by Zoning Board of Appeals shall provide all local permits per M.G.L. c. 40B § 20-23.	A
§4.08	Affordable Housing Requirements	Waiver to allow affordable housing requirements under Chapter 40B, not under 4.08 0...	The Development is a multi family housing development. The Comprehensive Permit, as may be granted by Zoning Board of Appeals shall provide for affordable units per M.G.L. c. 40B § 20-23.	B
§5.09	Design Review	Design Review requirements not applicable under M.G.L. c. 40B, except Sec.5.09: 3.c.2 – existing conditions plan; 3.c.3 – drawing of proposal; 4.f – storm water drainage; 4.g – utility service; 4.h – advertising features; 4.j – safety and security; 4.m – energy efficiency	Comprehensive Permit, as may be granted by Zoning Board of Appeals shall provide all local permits per M.G.L. c. 40B § 20-23.	C
Sec. 5.20 Table §5.01	Maximum Floor Area	Waiver from maximum ratio of gross floor area to lot area (1.0 in G1.0 District)	The Development has 14,719sf. lot and will have a floor area ratio of approximately 4.40. Need GFA in sf per floor and separate retail from residential	D

Sec. 5.30 Table §5.01	Maximum Height of Buildings	Waiver from maximum building height limitations (40' in G 1.0 District)	In accordance with section §5.30 Paragraph 2, method c, The height of the Development will be 68'2" feet at its maximum.	E
Sec. 5.44.1	Accessory Underground Structures	Not within 10 feet of any lot line	Setback minimum of 0'-1" from lot line.	E.1
Sec. 5.60 / 5.07 Table 5.01 FTN 5	Side Yard 2 on attached waiver key site plan	Side yard min Any other structure or use (M-1.0) min side yard 20+L/10 = 24 feet	Provide 1'-0" side yard	E.2
Sec. 5.70 / 5.07 Table 5.01 FTN 5	Rear Yard 1 On attached waiver key site plan	Rear yard min Any other structure or use (M-1.0) 30-ft 40 feet	Provide 1'-0" rear yard	E.3
Sec. 5.70 / 5.07 Table 5.01 FTN 5	Rear Yard 2, marked as 4 on attached waiver key site plan	Rear yard Any other structure or use (M-1.0) 30-ft 40 feet	Provide 19'-3" rear yard	E.4
Sec. 5.73 / 5.07	Rear Yard 3, marked as 3 on waiver key site plan	Rear yard Commercial abutting T-5 district 20-ft 30 feet	Provide 1'-0" rear yard	E.5
Sec. 5.91/ 5.07 Table 5.01 FTN 5	Usable open space	Any other structure or use (M-1.0) 20% of GFA	0% usable open space	E.6
Table 6.02	Parking Spaces – 2.0/residential unit and 1 space/200' ground floor retail [Application submitted prior to Zoning Amendment 2016]	Number of spaces required for residential = 90 Number of spaces required for commercial = 27 TOTAL = 117 spaces	Waiver to allow 1 space/unit (45 total) and 1 space/225SF of commercial (19 total) for TOTAL 69 spaces.	F
Sec. 6.06 Table 6.02	Loading bay to be located on the lot being served	Loading bay off the site being served	The loading bay is not on the lot being served but it will serve other lots on the area not being served	H



1180 Boylston St.

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Project Status 02.06.2017



ARCHITECTURAL SITE PLAN

SCALE PROJECT # DATE ISSUED
1/4" = 1'-0" 147.135.00 02.06.2017

A003