

**1180 BOYLSTON STREET  
PROPOSED WAIVER LIST  
G1.0 Zoning District  
February 15, 2017**

<b>Brookline Zoning By-Laws</b>				
<b>Bylaw Section</b>	<b>Requirement</b>	<b>Requested Waiver(s)</b>	<b>Details of Proposal Requiring Waiver</b>	<b>Waiver Number</b>
<b>§4.07 – Table of Use Regulations</b>	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
<b>§4.08</b>	<del>Affordable Housing Requirements</del>	<del>Waiver to allow affordable housing requirements under Chapter 40B, not under 4.08 0...</del>	<del>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.</del>	<del>B</del>
<b>§5.09</b>	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
<b>Sec. 5.20 Table §5.01</b>	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.  <i>Ground Level (retail): 5,741 sf Ground Level (residential): 4,289 sf Level 2 (residential): 11,312 sf</i>	D

			<i>Level 3 (residential): 11,312 sf</i> <i>Level 4 (residential): 11,312 sf</i> <i>Level 5 (residential): 10,935 sf</i> <i>Level 6 (residential): 9,790 sf</i> <i>TOTAL = 64,694</i>	
<b>Sec. 5.30</b> <b>Table §5.01</b>	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
<b>Sec. 5.44.1</b>	Accessory Underground Structures	Not within 10 feet of any lot line	Setback minimum of 0'-1" from lot line.	E.1
<b>Sec. 5.60 / 5.07</b> <b>Table 5.01 FTN 5</b>	Side Yard, marked as 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
<b>Sec. 5.70 / 5.07</b> <b>Table 5.01 FTN 5</b>	Rear Yard, marked as 1 on attached waiver key site plan	Rear yard min Any other structure or use (M-1.0) 40 feet	Provide 1'-0" rear yard	E.3
<b>Sec. 5.70 / 5.07</b> <b>Table 5.01 FTN 5</b>	Rear Yard 2, marked as 4 on attached waiver key site plan	Rear yard Any other structure or use (M-1.0) 40 feet	Provide 19'-3" rear yard	E.4
<b>Sec. 5.73 / 5.07</b>	Rear Yard 3, marked as 3 on waiver key site plan	Rear yard Commercial abutting T-5 district 30 feet	Provide 1'-0" rear yard	E.5
<b>Sec. 5.91 / 5.07</b> <b>Table 5.01 FTN 5</b>	Usable open space	<del>Any other structure or use (M-1.0)</del> 20% of GFA	0% usable open space	E.6
<b>Table 6.02</b>	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
<b>Sec. 6.06</b> <b>Table 6.02</b>	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

