



TOWN of BROOKLINE

Massachusetts

BUILDING DEPARTMENT

Daniel F. Bennett
Building Commissioner

INTEROFFICE MEMORANDUM

Date: March 6, 2018 **REVISED March 14, 2018**

To: Zoning Board of Appeals

From: Daniel F. Bennett
Building Commissioner

Re: Babcock Place (134 Babcock Street) - Comprehensive Permit

Town staff reviewed the most recent waiver list entitled "Babcock Place 134 Babcock Street PROPOSED WAIVER LIST M-1.5 and T-5 Zoning Districts revised 'March 14, 2018'" received via email on March 12, 2018. In addition staff reviewed a set of stamped plans consisting of Civil, Landscaping and Architectural drawings; three stamped civil drawings dated January 12, 2018 and February 14, 2018 (C-100, C-200*, C-300*), five stamped landscaping plans dated February 14, 2018 (L-101, L-102, L-103, L-201, L-202 and stamped Architectural Plans (14 pages) prepared by CUBE3 dated February 14, 2018.

*Updated March 12, 2018 with additional information in regard to height of fence/wall.

Waivers were reviewed for consistency and proper application.

"Req'd to Build" – This means the waiver is required to construct the project as proposed

"w/excp" – This means with Exceptions (Granting waivers to "Exceptions" is not recommended.)

Waiver No.	By-Law Sec	Description	Effect on Project
A	4.07, Table 4.07	Required to allow Use 6 (multi family)	Req'd to Build
A.1	4.08	Affordable Housing Requirement's – Inclusionary Zoning	Req'd to Build
B	5.20,5.22, Tbl 5.01	Max FAR – prop FAR 2.60	Req'd to Build
C	5.30, Tbl 5.01	Max Bldg. Height (55.8' & 54.65')	Req'd to Build
D	5.60, Tbl 5.01	Side Yard	Req'd to Build

333 Washington Street, Brookline, Massachusetts 02445
Tel: (617) 730-2100 Fax: (617) 739-7542

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E	5.70, Tbl 5.01	Rear Yard	Req'd to Build
F	5.50*, Tbl 5.01	Front Yard	Req'd to Build
*Waiver Request references incorrect section of the by-law. Correct section is listed above.			
G	5.55, Tbl 5.01	Front Yard for Rear Lot	Req'd to Build
H	5.90, Tbl 5.01	Min Landscaped Open Space	Req'd to Build
I	5.91, Tbl 5.01	Usable Open Space	Req'd to Build
J	5.62	Fences and Terraces in Side Yards	Req'd to Build*

*Peter Ditto to review fence height in front side yard for traffic safety, re Sec. 6.04.4.f.

J-1	5.52	Fences and Terraces in Front Yard	Req'd to Build*
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*If measured against natural grade (prior to re-grading), according to by-law methodology, a waiver is likely not required to build. If measured against new grading, a waiver would be required to build. Peter Ditto to review fence height in front side yard for traffic safety, re Sec. 6.04.4.f.

K	5.09	Design Review w/ Exceptions listed below	Req'd to Build w/excp
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5.09.3.c.2 - Existing Conditions Plan

5.09.3.c.3 - Drawing of Proposal

5.09.4.f - Stormwater 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

L	6.02	Off Street Parking Regulations	Req'd to Build
M	6.04.2.a	Design Off St Parking -Stall width	Req'd to Build
N	6.04.2.c	Design Off St Parking - Aisles width	Req'd to Build
O	6.04.4.b	Design Off St Parking- Entrance/Exit drive width	Req'd to Build
P	6.04.4.c	Design Off St Parking- Drive width at prop line	Req'd to Build
Q	6.04.5.b	Design Off St Parking- Entrance/Exit drive set back	Req'd to Build

In regard to:

“In addition, the Applicant seeks such additional relief as may be necessary to conform the relief sought to the plans filed with this Application, as amended from time to time. Included within the relief sought are all ancillary, subsidiary, usual, customary or necessary permits in lieu of which the Board of Appeals may grant a Comprehensive Permit to the extent necessary to conform the relief granted to the plans submitted herewith, as amended.”

Granting a blanket waiver for future amendments, unknown at this time, to the Comprehensive Permit is not advised. The State has regulations under 760 CMR 56 in the event an owner wishes to amend the Comprehensive Permit after it is issued.