

REC'D 2/25/19
PLANNING DEPT

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February 11, 2019

Town of Brookline
Zoning Board of Appeals
Brookline Town Hall
333 Washington Street
Brookline, MA 02445

Town of Brookline
Building Department
Brookline Town Hall
333 Washington Street
Brookline, MA 02445

Attn: Jesse Geller, Chairman

Daniel Bennett, Commissioner

RE: Application for a Comprehensive Permit (40B)
1299 Beacon Street Proposal
By Brighton Allston Properties, LLC
Geotechnical Report and Civil Plans Review

Dear Chairman and Zoning Board of Appeals Members, Building Commissioner,

After review of the Geotechnical Report by GEI, Douglas J. Aghjayan, PE, dated January 2019, in particular Section 6, Construction Considerations and Civil Plans by cbt Architects and Nitsch Engineering, stamped and sealed by Deborah M. Danik, PE, dated January 11, 2019 and pursuant to the requirements of submittal of comments to the "Application for a Comprehensive Permit (40B), 1299 Beacon Street Proposal by Brighton Allston Properties, LLC, (Project)(Petitioner)" as a representative of the immediate abutter, Dr. Charles Heinberg, Owner of 1295-1297 Beacon Street, the following concerns are offered to the Town of Brookline Zoning Board of Appeals and Building Department for their consideration.


The Plans and Geotechnical Report, as submitted, as reflected of the Project indicate sharing their left wall with the right wall of 1295-1297 Beacon Street towards Sewall Avenue. The present tie of the party walls was granted under a previous Owner's agreement for extension on a lateral direction and was limited in height and depth. The existing wall "sisters" and shares the 1295-1297 Beacon Street footing. The proposed structure is considerably larger and deeper with a new scheme of a four level garage under (previously two level garage under). 1295-1297 Beacon Street has a one level basement along with the present adjacent 1299 Beacon Street structure. The impact of removal of the 1299 Basement wall (on the 1295-1297 foundation footing) and construction of a four level garage, underpin excavating the 1295-1297 foundation footing can cause an extreme probability of causing damage to 1295-1297 Beacon Street structure. Based on the fragility of the existing structure, we would request a minimum five to seven foot set-off between the buildings with inclusion of deep sheet piles between the structure to secure the existing loaded soils and 1295-1297 Beacon Street

structure. Although the Geotechnical Report contains recommendations to the Civil Engineer, they are ambiguous and unspecific to the high probability of the site conditions. The Civil stamped and sealed civil plans disregard all the recommendations by the Geotechnical Engineer.

The conditions stated above are 780 CMR Massachusetts State Building Code issues. Massachusetts Regulations involving the "rights" of a "40B" construction project does not relieve the Petitioner to freely violate the 780 CMR Massachusetts Building Code, 9th edition, the International Building Code (IBC) 2015, and the Town of Brookline related Regulations for construction activities.

Therefore, we respectfully petition the Town of Brookline Zoning Board of Appeals and the Building Department to accept these concerns and enforce compliance for structural and safety considerations. We further reserve the right to review additional designs and details as the project progresses.

Respectfully submitted,
RAV & ASSOCIATES, INC


Richard A. Volkin, PE

for/ Dr. Charles Heinberg, Office #295-1297, Beacon Street, Brookline

