



Planning Dept note: Method/calculation Approved by Dan Bennett Building Commissioner 4/13/2021

April 13, 2021

To: Daniel Bennett
Building Commissioner
333 Washington Street, 3rd Floor
Brookline, MA 02445

A&M Project #: 2259-02
Re: Maximum Height of Building
per Section 5.30
500 Harvard Street
Brookline, MA

Copy:

Dear Mr. Bennett:

The subject parcel at 500 Harvard Street (Lot 1, Map 72) is located within the L-1.0 Zoning District with a maximum height of 40 feet. The parcel abuts other lots to the rear in the M-2.0 and T-5 Zoning Districts. The maximum height in the M-2.0 and T-5 Zoning District is 50 feet and 35 feet respectively. 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 in the T-5 Zoning District.

Section 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.”

500 Harvard Street is a corner lot and the lot does not measure more than 160 feet in any dimension. The record grade of the street opposite the midpoint of the street frontage along Harvard Street is 44.05. The record grade of the street opposite the midpoint of the street frontage along Kenwood Street is 46.72.

Therefore, the allowable maximum elevation = $44.05 + 40 = 84.05$

The proposed maximum building elevation at the roof is 119.00.

Therefore, the proposed building height will be approximately 34.95 feet higher than what is allowed in the L-1.0 Zoning District.

If you have any questions or comments. Please do not hesitate to contact our office.

Very Truly Yours,

ALLEN & MAJOR ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Tim Williams', is written over a faint, light blue circular stamp.

Timothy J. Williams, P.E.
Principal