



# *Town of Brookline*

## *Massachusetts*

### **PLANNING BOARD**

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To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: February 12, 2015  
Subject: **Increase occupancy from 20 to 47 seats for Pure Cold Press Juice and Salad Bar**  
Location: **326 Harvard Street**

Atlas Sheet: 16	Case #: ZBA-2015-0005
Block: 082	Zoning: G-1.75 (CC)
Lot: 04	Lot Area (s.f.): ±10,128

Board of Appeals Hearing: March 12, 2015 at 7:15 pm

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### **BACKGROUND**

Pure Cold Press Juice and Salad Bar is currently licensed for 20 seats and has applied for an increase to 47 seats with the Board of Selectmen.

### **SITE AND NEIGHBORHOOD**

322-326 Harvard Street is a single-story commercial structure that contains three commercial tenants; Dellaria Salon, Rami's, and Pure Cold Press (formerly Beauty and Style). The Classic Revival style structure was constructed in 1898, and is located approximately two blocks to the northwest of Coolidge Corner.

Both the Centre Street East and Babcock Street municipal parking lots are located in close proximity to 326 Harvard Street, providing a total of 208 off-street parking spaces. Additionally, metered street parking lines both sides of Harvard Street in the immediate area surrounding the property.

### **APPLICANT'S PROPOSAL**

The applicant, Hiam Cohen of Pure Cold Press, is proposing to expand restaurant seating from 20 to 47 (floor plans indicate 19 to 45). The existing seating configuration consists of 19 bench

seats and a row of 11 2’x2’ square tables along the southern wall of the restaurant. Proposed new seating will add 16 seats at these square tables and 10 additional seats at a rectangular table located near the northern window front that faces Harvard Street.

No off-street parking spaces are specifically designated for restaurant customers or employees.

**Findings**

**Section 6.01, Paragraph 2: Table of Off-Street Parking Space Regulations – Conversions**

**Section 6.02.1.b: Off-Street Parking Regulations**

L-1.0 District	Required	Existing	Proposed	Finding
Parking Spaces	5 additional spaces	0	0	Special Permit *

\*Under Section 6.02.1.b the Board of Appeals may waive up to 10 parking spaces, or 50% of increased parking requirements after considering business operating hours, parking demand, area public parking, and proximity to public transit.

**PLANNING BOARD COMMENTS**

The Planning Board supports this request to expand restaurant seating at 326 Harvard Street for up to 47 seats. The applicant has engaged in interior property improvements to the benefit of the property owner and the wider neighborhood, and intends to work with the Planning Board to upgrade signage and the façade.

326 Harvard Street is located in close proximity to metered street parking, off-street municipal parking, and public transit. Daytime and evening hours of operation are similar to the existing area businesses, but the short-term nature of customer activity is not anticipated to place significant strain on area parking availability.

Adequate floor area within the restaurant supports the proposed additional seating, and requested parking relief under Section 6.02.1.b is included in the By-Law to allow for commercial expansion projects such as this.

**Therefore, the Planning Board recommends approval of the special permit application to increase restaurant seating for up to 47 seats at 326 Harvard Street, and the floor plans submitted by Schopf Design Associates, dated 12/9/14, subject to the following conditions:**

1. Prior to the issuance of a building permit, the applicant shall submit final floor plans stamped and signed by a registered architect, subject to the review and approval of the Assistant Director for Regulatory Planning.
2. Prior to the issuance of a Building Permit, the applicant shall submit to the Building Commissioner to ensure conformance to the Board of Appeals decision: 1) final floor plans stamped and signed by a registered architect; 2) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

