



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: February 19, 2015
Subject: Increase capacity of restaurant from 22 to 49 seats requiring parking relief
Location: **1632 Beacon Street (formerly Café Nicholas)**

Atlas Sheet:	21	Case #:	2015-0008
Block:	092	Zoning:	G-1.75 (WS)
Lot(s):	06	Lot Area (s.f.):	14,670

Board of Appeals Hearing: April 2, 2015 at 7:30 p.m.

SITE AND NEIGHBORHOOD

1632 Beacon Street/705 Washington Street is a commercial retail space located in the one-story building at the northeast corner of the intersection of Beacon Street and Washington Street in Washington Square. Multiple businesses are located in this building and each storefront bay has a matching dark red awning that covers the entire bay between the building columns.

APPLICANT'S PROPOSAL

The applicant, Washington Square Hospitality LLC, is proposing to increase the capacity of their restaurant from 22 to 49 seats requiring parking relief for a new restaurant called Schmaltz.

FINDINGS

Section 6.02, Paragraph 1 –Table of Off-Street Parking Regulations

The applicant must provide 1 parking space for every 5 seats.

Section 6.02.1.b – Off-Street Parking Space Regulations

Where a change or expansion of a non-residential use in a business district is proposed primarily or entirely within an existing building, the Board of Appeals by special permit may waive up to 10 spaces, or up to 50% of the increase requirement, whichever is greater.

	Required	Proposed by special permit	Relief
Parking Required	5 additional	0 new spaces	Special Permit

The applicant has 4 existing parking spaces at the rear of the building. Additional shared spaces are available; however, the applicant does not want to rely on their availability for customers given the number of metered parking spaces and proximity to the MBTA green line.

PLANNING BOARD COMMENTS

The Planning Board does not object to increasing the number of restaurant seats. The proposed hours of operation are such that a sufficient number of parking spaces will be available for restaurant staff and customers during all meal shifts. Additionally, many of the restaurants in Washington Square do not serve breakfast or lunch, while the other businesses that share the parking lot at the rear of the building do not have evening hours.

Therefore, the Planning Board recommends approval of increasing the number of seats from 22 to 49 subject to the following condition:

1. Prior to the issuance of a building permit, the applicant shall submit final floor plans, subject to the review and approval of the Assistant Director of Regulatory Planning.
2. An MBTA pass subsidy program shall be offered to all employees.
3. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) final floor plans signed by a registered architect; 2) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

apm



1632 Beacon Street/705 Washington Street