



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 20 to 35 seats requiring parking relief
Location: **1331 Beacon Street (formerly Naked Pizza)**

Atlas Sheet:	33	Case #:	2015-0007
Block:	163	Zoning:	G-1.75 (CC)
Lot(s):	01	Lot Area (s.f.):	14,825

Board of Appeals Hearing: March 19, 2015 at 7:15 pm

SITE AND NEIGHBORHOOD

1331 Beacon Street is near the corner of Beacon Street and Harvard Street in Coolidge Corner. Rebuilt in 1950, this one story taxpayer strip features a large cement block cornice line and curved corner awning. There are six ground floor retail stores in the building and each store maintains individual façade design and signage. The subject storefront is located between AT&T and Pure Barre.

APPLICANT'S PROPOSAL

The applicant, Lee's Burger Brookline, Inc., is proposing to increase the capacity of their restaurant from 20 to 35 seats requiring parking relief.

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	3 additional	0 new spaces	Special Permit

There is a theoretical parking credit for 4 parking spaces for the existing 20 seats. There is no other off-street parking.

PLANNING BOARD COMMENTS

The Planning Board does not object to increasing the number of restaurant seats. There are a number of public parking facilities in close proximity and the location is well served by the MBTA green line and bus service.

Therefore, the Planning Board approves the floor plan by Michael Kim Associates dated 1/5/15, subject to the following conditions:

1. An MBTA pass subsidy program shall be offered to all employees.
2. 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 stamped and signed by a registered architect; and 2) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

apm



1331 Beacon Street