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**Zoning Board of Appeals Agenda
Virtual Public Hearing
M.G.L. Chapter 40A Cases
Thursday, July 30, 2026 at 7:00 PM**

1. Administrative Items

1a. 1223 Beacon Street Comprehensive Permit 2018-000057 Pct. 3

No discussion or testimony: Administrative request to continue public hearing from July 30, 2026, to July 29, 2028, pursuant to 760 CMR 56.05(3) (extended close of hearing granted to January 25, 2028) for a Chapter 40B Comprehensive Permit application submitted by Hampton Court, LLC for an addition at the rear of an existing building for a total of 123 residential rental units including 31 affordable units and 79 parking spaces at 1223 Beacon Street.

PLANS: For plans and other documents related to this case, visit:

<https://www.brooklinema.gov/1474/HAMPTON-COURT>

2. Board of Appeals Cases (Address, Case Num., Precinct, Description)

2a. 61 Colbourne Crescent 2026-000017 Pct. 12

Appeal of a Building Permit granted to expand a driveway, BP-2024-001770.

2b. 47 School Street 2026-000021 Pct. 7

Construct a three unit dwelling with underground parking.

2c. 12 Prince Street 2026-000023 Pct. 5A

Construct dormers to create habitable space in the attic.

2d. 129 Walnut Street 2026-000026 Pct. 4

Convert single-family dwelling to two-family dwelling and construct a roof deck.

2e. 40 Kent Street and 40 Webster Place 2026-000002 and 2026-000003 Pct. 6

Hearing Materials: <https://www.brooklinema.gov/3814/40-Kent-St-40-Webster-Pl>

Design Review for major impact project with proposed height bonus for public benefit: Demolish historic 40 Webster Place, relocate historic 40 Kent Street building on site, construct new 5-story residential building; total 116 units.

PUBLIC COMMENT FILES, PDFs, OR PRESENTATIONS: Advance submissions of files and presentations are strongly encouraged. In an effort to ensure the Board has adequate time to review materials, we ask that any additional documents such as written comment letters, photos, files, or presentations be sent before the hearing to Cameron James at cjames@brooklinema.gov. Public testimony will be taken during the hearing as normal.

[Zoning Board of Appeals Webpage](#)

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