

CITED BRIEF SAMPLE

83 Beals Street

Brookline, Massachusetts 02446

A real-source walkthrough of the parcel, governing rule stack, historic constraints, and the questions that still require an authority.

SCREENING RESULT

A rule path exists. Property eligibility is not resolved.

Brookline GIS confirms the parcel and T-5(NH) zoning. Current town materials describe a protected-use ADU path, but this federally owned historic site is not a typical homeowner property. Zoning classification, qualifying dwelling status, ownership authority, and preservation review must be confirmed before design work.

Verified address	83 Beals Street, Brookline, MA 02446
Parcel	050-19-00
Base zoning	T-5(NH) - Two-Family and Attached Single-Family
Finished area field	2,254.20 sq ft in the live GIS record. This is not yet verified as qualifying gross floor area.
Historic status	National Historic Site, National Historic Landmark, National Register
Public owner	National Park Service context shown by the official NPS record

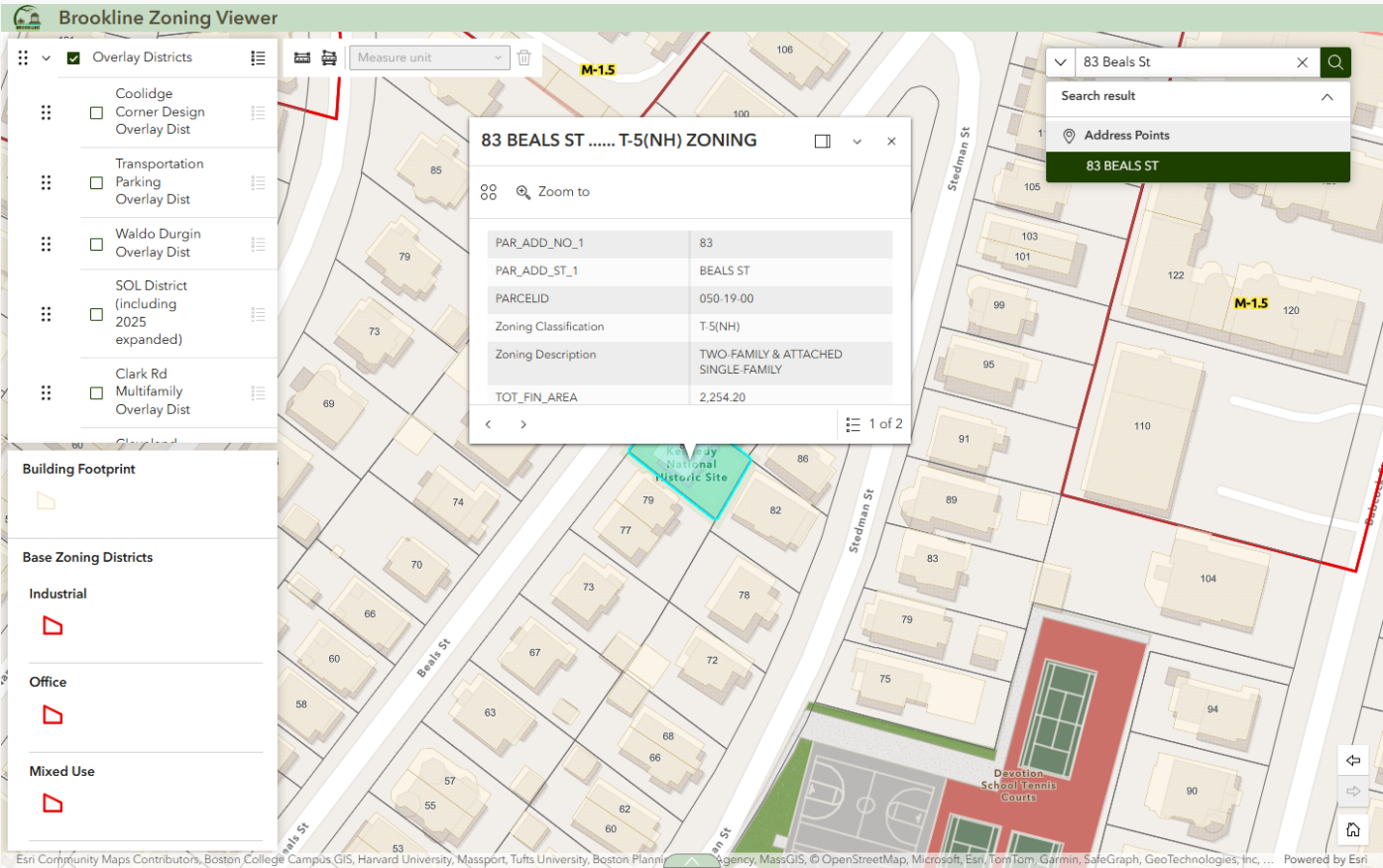
What this paid brief provides

- A verified parcel match and zoning classification
- The current state and municipal rule stack, with source links and dates
- A clear separation between supported findings and unresolved questions
- A dimensional and preservation checklist for the property
- A call sheet for the planning, building, and preservation authorities

Prepared August 7, 2026 from public sources. Demonstration only. No project is proposed at this property.

Parcel match

The first deliverable is evidence that the correct property and governing municipality were selected. The live Town of Brookline map returns the parcel, zoning classification, and assessor-linked attributes.



Source: Town of Brookline Zoning Viewer, retrieved August 7, 2026.

Supported	Parcel 050-19-00 and T-5(NH) zoning are visible in the town's live GIS result.
Useful signal	The map identifies the parcel as the Kennedy National Historic Site and shows the building footprint.
Still open	The GIS finished-area field is a screening input. Plans or assessor detail are needed before treating it as zoning gross floor area.

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2. To increase the diversity of housing choices in the Town while respecting the residential character and scale of existing neighborhoods;
3. To provide a non-subsidized form of housing that is generally less costly to produce and more affordable than similar units in multifamily buildings;
4. To add housing units to Brookline's total housing stock with minimal adverse effects on Brookline's neighborhoods.

5 - Definitions

a) - Principal Dwelling: A structure, regardless of whether it, or the Lot it is situated on, conforms to zoning, including use requirements and dimensional requirements, such as setbacks, bulk, and height, that contains at least one Dwelling Unit and is, or will be, located on the same Lot as an ADU.

b) - Accessory Dwelling Unit (ADU): A self-contained housing unit, inclusive of permanent sleeping, cooking, and sanitary facilities on the same Lot as a Principal Dwelling, subject to otherwise applicable dimensional and parking requirements, that maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the Principal Dwelling sufficient to meet the requirements of the Building and Fire Code for safe egress. ADUs may be detached, attached, or internal to the Principal Dwelling.

c) - Protected Use Accessory Dwelling Unit: An attached, detached or internal ADU that is located, or is proposed to be located, on a Lot in a Single-Family Residential Zoning District and is not larger in Gross Floor Area than 1/2 the Gross Floor Area of the Principal Dwelling or 900 square feet, whichever is smaller, provided that only one ADU on a Lot may qualify as a Protected Use ADU. For the purposes of Section 4.05 only, the definition of Dwelling Unit is a single housing unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

d) - Gross Floor Area: For the purposes Section 4.05.3 only, Gross Floor Area is defined as the sum of the areas of all stories of the building of compliant ceiling height pursuant to the Building Code, including basements, lofts, and intermediate floored tiers, measured

Rule stack

Brookline's May 26, 2026 Article 14 file defines a protected-use ADU as attached, detached, or internal and limits it to half the principal dwelling gross floor area or 900 square feet, whichever is smaller.

What the source supports

- One protected-use ADU may qualify on a lot.
- A separate entrance and complete independent living facilities are part of the definition.
- The 900 sq ft figure is a ceiling, not a parcel-specific allowance.

Why the answer remains conditional

- The parcel is labeled T-5(NH), while the protected-use definition refers to a single-family residential zoning district.
- The GIS finished-area field is not yet confirmed as the bylaw's gross floor area.
- The town's live eCode and 2026 Town Meeting materials should be reconciled with Planning before relying on either text.

Source excerpt: Town of Brookline, May 26, 2026 Annual Town Meeting, Article 14, page 14-3.

ZONINGTRACE FINDING

Do not design to 900 sq ft yet.

Ask Brookline Planning to confirm whether a protected-use ADU is available in T-5(NH) for this principal dwelling and which gross-floor-area source the Building Commissioner will accept.

Preservation and ownership

The official National Park Service record confirms that 83 Beals Street is a National Historic Site, National Historic Landmark, and National Register property. The example therefore requires more than dimensional zoning analysis.



"[The house] would have blended perfectly into most of the main streets of America." - Rose Kennedy
Matthew Teuten

On May 29, 1917, [Rose Fitzgerald Kennedy](#) gave birth to her second son, future president [John Fitzgerald Kennedy](#), in an upstairs bedroom of her family home at 83 Beals Street, Brookline, MA.

Rose and [Joseph P. Kennedy](#) moved into this comfortable home in a streetcar suburb of Boston in 1914, shortly after their marriage. During their residence in this house they welcomed four children, three of whom were born in the house: [Joe Jr.](#), John "Jack," [Rose Marie "Rosemary,"](#) and Kathleen. In 1920 they moved their growing family to a [larger home](#) in the neighborhood.

Over the [house's history](#), it served as a modest family home, a landmark as a presidential birthplace, and a memorial to his life and legacy.

Quick Facts	
LOCATION:	83 Beals Street, Brookline, MA
SIGNIFICANCE:	Birthplace and early home of President John F. Kennedy
DESIGNATION:	National Historic Site, National Historic Landmark, National Register
AMENITIES	11 listed

Source: U.S. National Park Service, JFK Birthplace place record, retrieved August 7, 2026.

MATERIAL CONSTRAINT

A normal homeowner approval path does not apply cleanly.

The sample property is federally managed and nationally designated. Any physical change would require the owner's authority and preservation review. ZoningTrace would stop the consumer-style feasibility conclusion here and name the agencies that must answer next.

Call sheet

Brookline Planning and Community Development

1. Does T-5(NH) qualify for a protected-use ADU when the lot contains the mapped principal dwelling?
2. Which 2026 Article 14 provisions are effective and reflected in the enforceable code today?
3. Which record controls qualifying gross floor area for this parcel?

Brookline Building Department

4. What permit sequence and code review would apply to an internal, attached, or detached concept?

Preservation and property owner

5. Which preservation process governs exterior or landscape changes at this nationally designated federal site?
6. Is any ADU concept compatible with the National Park Service management purpose and ownership authority?

Source register

Town parcel and zoning	Brookline Zoning Viewer
2026 ADU text	Annual Town Meeting Article 14 PDF
Current municipal code	Brookline Article IV eCode
Historic designation	National Park Service place record
Property research protocol	Brookline property and zoning information

Delivery boundary

A paid ZoningTrace cited brief packages the evidence, rule stack, open questions, and authority call sheet. It does not replace a survey, title review, zoning opinion, design professional, preservation approval, or building permit.

