



Town of Brookline

Massachusetts

PLANNING BOARD

Town Hall, 3rd Floor
333 Washington Street
Brookline, MA 02445-6899
(617) 730-2130 Fax (617) 730-2442

Linda K. Hamlin, Chairman
Steven A. Heikin, Clerk
Robert Cook
Blair Hines
Sergio Modigliani
Matthew Oudens
Mark J. Zarrillo

To: Brookline Planning Board

From: Brookline Planning Department Staff

Date: September 29, 2016

Subject: Construct a two-car parking area at the rear, instead of previously approved four car garage

Location: 1471 Beacon Street

Atlas Sheet:	42	Case #:	2016-0058
Block:	214	Zoning:	M-2.5
Lot:	26	Lot Area (s.f.):	±7,613

Board of Appeals Hearing: October 13, 2016 at 7:15 pm

BACKGROUND

February 26, 2015, Board of Appeals Case #2014-0070 – The Board of Appeals granted approval for a four-car rear-facing garage including relief and modification of Case #2012-0059. The applicant never constructed the proposed garage.

February 2012 – 1471 Beacon Street was severely damaged by fire. A permit was issued February 13, 2012, to install plywood over all windows and doors and make the needed repairs to secure the building.

December 14, 2012, Board of Appeals Case #2012-0059 – The Board of Appeals granted approval for the applicant to convert the 10 unit building to 11 units and construct new decks. The original proposal included a garage to the rear of the property. The applicant revised the proposal not to include the garage.

September 8, 1994, and October 27, 1994 – The Planning Board recommended denial, and the Board of Appeals allowed the withdrawal of an application for zoning relief to construct a retaining wall and five parking spaces at the rear of the subject property.

SITE AND NEIGHBORHOOD

1471 Beacon Street is the end building in a series of attached multi-family buildings on the south side of Beacon Street between Coolidge Corner and Washington Square. The four-story building's front façade is finished with pre-cast concrete, while the sides and rear are brick. The front façade has a large center entrance with a large bay on both sides. Two smaller entrance ways at the basement level exist on either side of the center entrance. The immediate abutter to the west is a small one-story commercial building, currently used as a daycare center. Other buildings along Beacon Street are large multi-family buildings similar in size and style to the subject property.

Despite appearing to have four levels when viewed from Beacon Street, the lot also has a basement, referred to as the garden level, and a sub-basement. The lot has a dramatic grade difference, approximately 30 feet, between the Beacon Street front lot line and the rear lot line. The rear yard is sloped and vegetated, and pedestrian access is possible up an existing flight of stairs from a rear alleyway on the abutting property. The rear alleyway is approximately 10 feet wide. Surrounding properties at the rear are residential, including a garage used by a nearby condominium building.

APPLICANT'S PROPOSAL

The applicant, Brookline Development Corp., is proposing to create a two-car parking area at the rear of the subject property. Each space is 8' x 22'. The spaces would be accessed through an existing passageway abutting the rear of the property that connects to Griggs Terrace. There will be pedestrian access between the building and the parking area via an existing concrete staircase that leads to the rear of the building or via an alleyway between 1471 and 1475 Beacon that leads to Beacon Street.

The applicant will construct a concrete retaining wall at the rear of the parking spaces into the sloped hillside. An existing curvilinear concrete retaining wall will be removed. A landscape plan has also been submitted that proposes groundcover and trees to cover the hillside between the parking area and the building. In the previously approved garage proposal, the garage was to serve as a landscaped deck.

FINDINGS

Section 5.09.2.a – Design Review: Any exterior alteration or addition to a building with frontage on Beacon Street, or to a multiple dwelling with four or more units, requires a special permit subject to the design review standards listed under *Section 5.09.4(a-1)*, Community and Environmental Impact and Design Standards. The most relevant sections of these standards are described below:

- a. Preservation of Trees and Landscape – Most existing trees will remain and a new landscaping plan has been proposed to improve the aesthetics of the rear of the building.

d. Open Space – The proposal removes some landscaped open space area from the rear of the property. However, it also proposes new plantings and trees on the existing hillside to improve the overall appearance.

e. Circulation – The proposed parking area will use a 10'-wide easement at the back for access. The spaces will be setback from the property line (easement center line) by 5'.

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.50 – Front Yard Requirements

Section 5.52 – Fences and Terraces in the Front Yard (Retaining Wall)

Section 5.60 – Side Yard Requirements

Section 5.62 – Fences and Terraces in the Side Yard (Retaining Wall)

Section 5.90 – Minimum Landscaped Open Space

Dimensional Requirements	Required	Existing	Proposed	Relief
Front Yard Setback	6'	N/A	4.7'	Special Permit*
Side Yard Setback (east)	6'	N/A	0'	Special Permit*
Side Yard Setback (west)	6'	N/A	2.5'	Special Permit*
Landscaped Open Space	2,478 s.f. 10% of g.f.a.	2,276 s.f. 9.2%	1,924 s.f. 7.8%	Variance

* Under **Section 5.43**, the Board of Appeals may waive yard and setback requirements if a counterbalancing amenity is provided.

Section 6.04.5.b – Design of All Off-Street Parking Facilities

This section allows for the Board of Appeals to grant a special permit to waive dimensional requirements for parking spaces serving an existing residential structure.

Modification, as necessary, of BOA Case #2012-0059 December 14, 2012

If application is approved, a new landscaping plan would need to be submitted.

PLANNING BOARD COMMENTS

The Planning Board is in support of this proposed two-car parking area. Previous proposals for parking amenities on this property have included much larger proposals including enclosed garages. This proposal is the least impactful of the recent proposals. The proposed landscape will also improve the hillside at the rear of the building and improve the appearance for abutting properties at the rear on Beacon and Griggs Terrace.

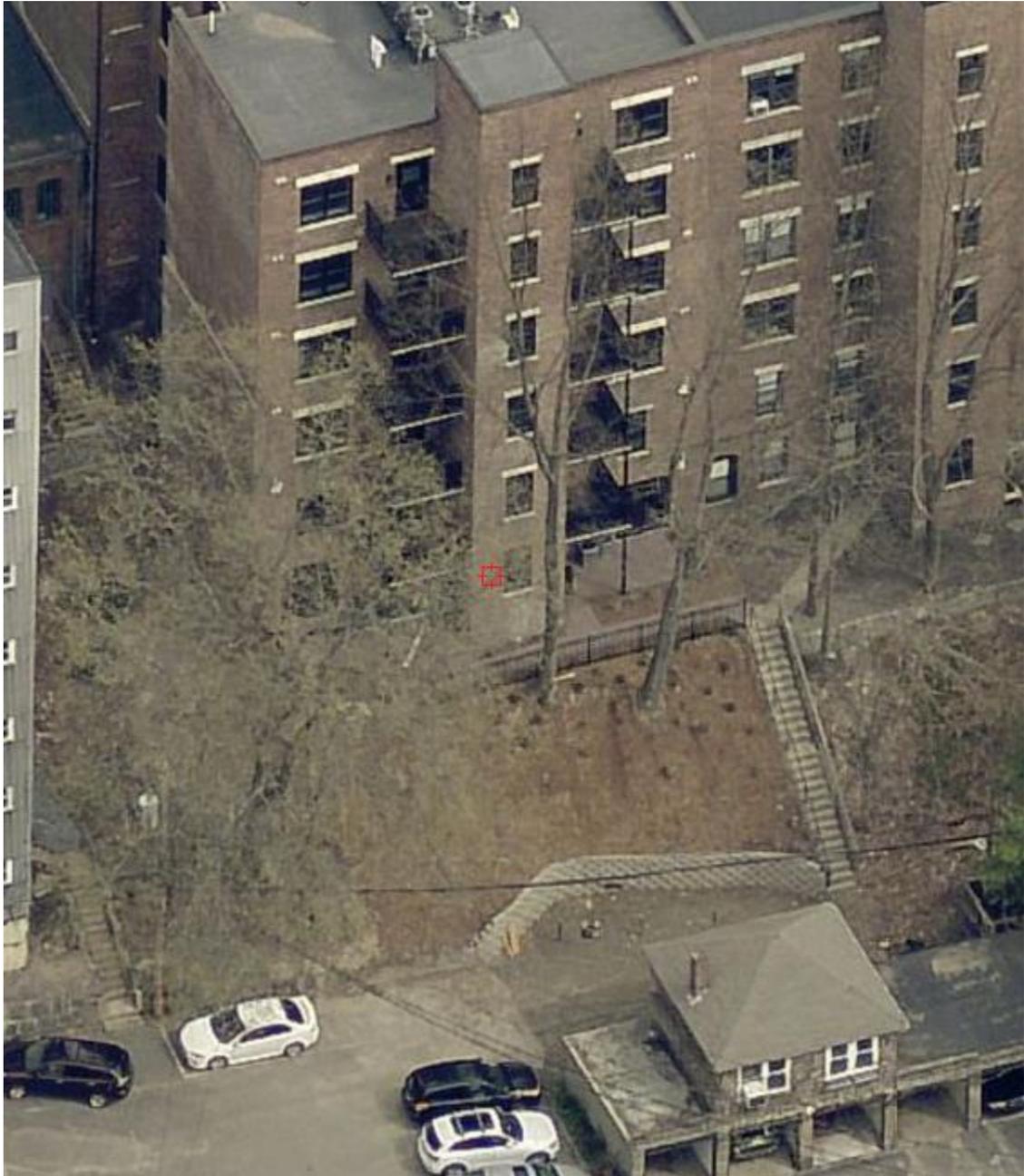
Therefore, the Planning Board recommends approval of the site parking plans by J.F Hennessy Co. dated 6/27/16, subject to the following conditions:

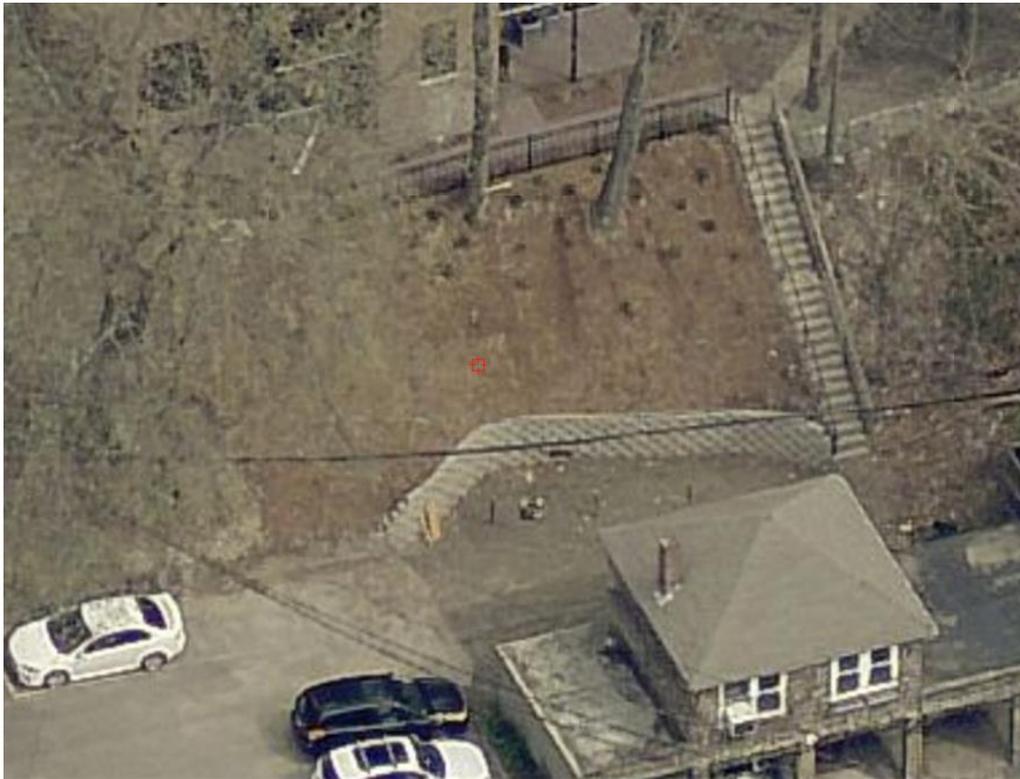
1. Prior to the issuance of a building permit, the applicant shall submit final plans and elevations, subject to the review and approval of the Assistant Director of Regulatory Planning.

2. Prior to the issuance of a building permit, the applicant shall submit a final landscape plan, stamped and signed by a registered landscape architect, indicating substantial counterbalancing amenities, subject to the review and approval of the Assistant Director of Regulatory Planning.
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) a final site plan stamped and signed by a registered engineer or land surveyor; 2) final elevations stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

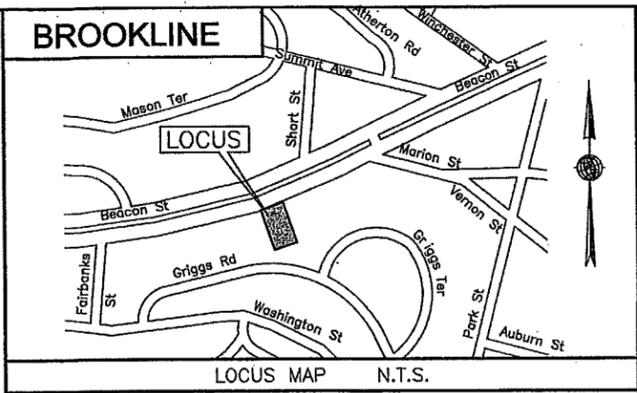
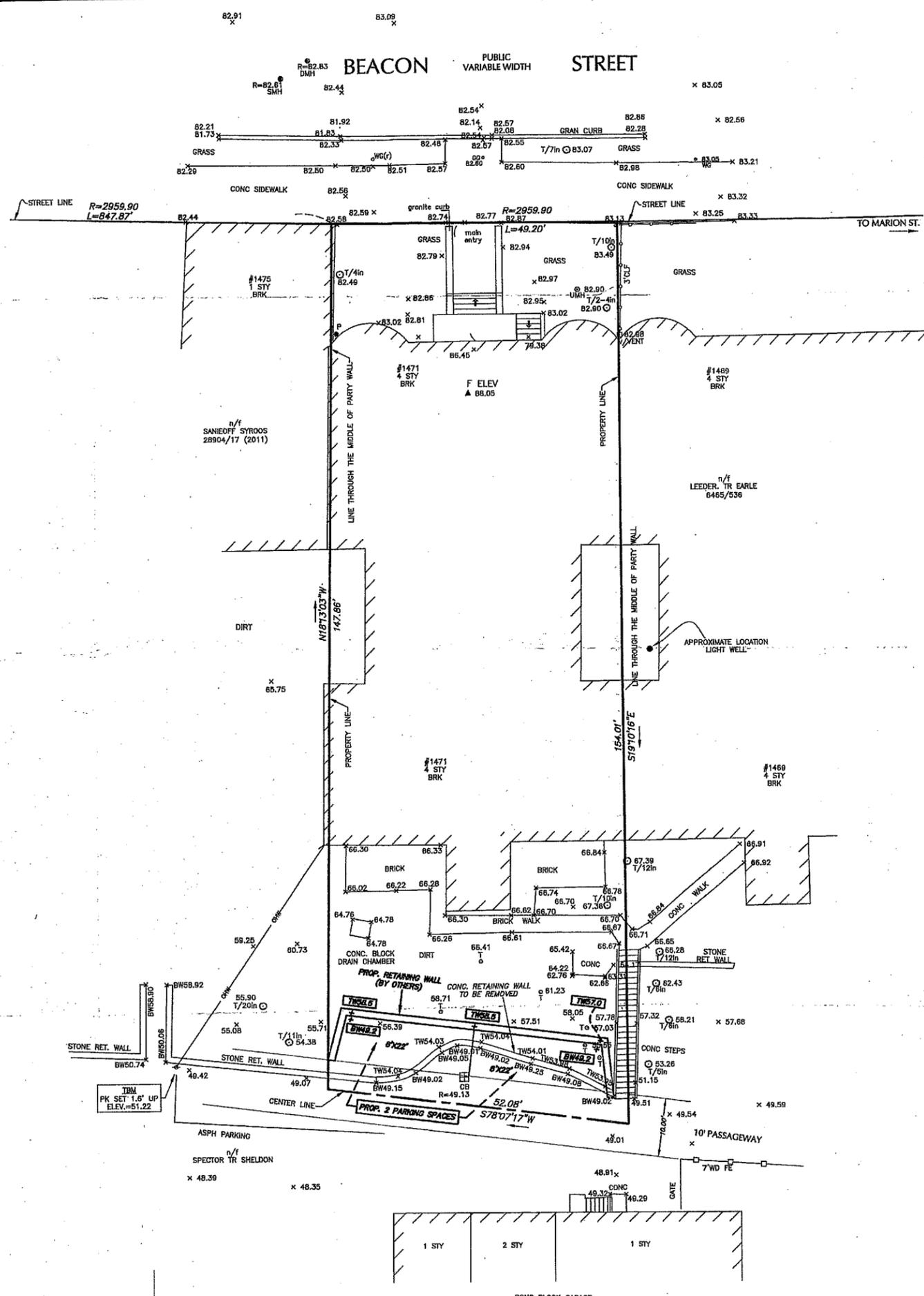
knm

Aerial View of Rear of 1471 Beacon Street









- LEGEND:**
- ASPH ASPHALT
 - BRK BRICK
 - BW BOTTOM OF WALL
 - CLF CHAIN LINK FENCE
 - CONC CONCRETE
 - EHH ELECTRICAL HAND HOLE
 - ENT ENTRANCE
 - FE FENCE
 - GRAN GRANITE
 - CHW OVERHEAD WIRE
 - P PIPE
 - PTG ELECTRIC PAINT MARK
 - PTG GAS PAINT MARK
 - PTW WATER PAINT MARK
 - R RIM
 - RET RETAINING
 - STY STORY
 - SWK SIDEWALK
 - T TREE
 - TW TOP OF WALL
 - UMH UNKNOWN MANHOLE
 - WD WOOD
 - WG WATER GATE
 - WM WATER METER
 - WM PROPOSED GRADE

REFERENCES:

OWNER OF RECORD: n/f STEVEN A. ROTHMAN
 LOCUS AREA: 7,613± SQ. FT.
 ASSESSOR'S MAP 42 BLOCK 214 LOT 28.

NORFOLK COUNTY REGISTRY OF DEEDS
 LOCUS DEED: BOOK 5868 PAGE 247 (1981)
 LOCUS PLAN BOOK 831 PAGE 623 (1897)

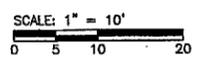
- NOTES:**
- 1) FIELD SURVEY PERFORMED: JANUARY 15, 2014.
 - 2) DATUM: BROOKLINE TOWN BASE.
 - 3) TOWN OF BROOKLINE BENCHMARKS:
 BM 348, RIGHT OUTER CORNER BOTTOM CONCRETE STEP, ELEV.=84.57.
 BM 351, SQUARE CUT CENTER CB THROAT STONE, ELEV.=46.18.
 - 4) FOR PROPOSED RETAINING WALL AND PARKING SEE PLANS BY BLAIR HINES DESIGN ASSOCIATES.

I HEREBY CERTIFY THAT:
 THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

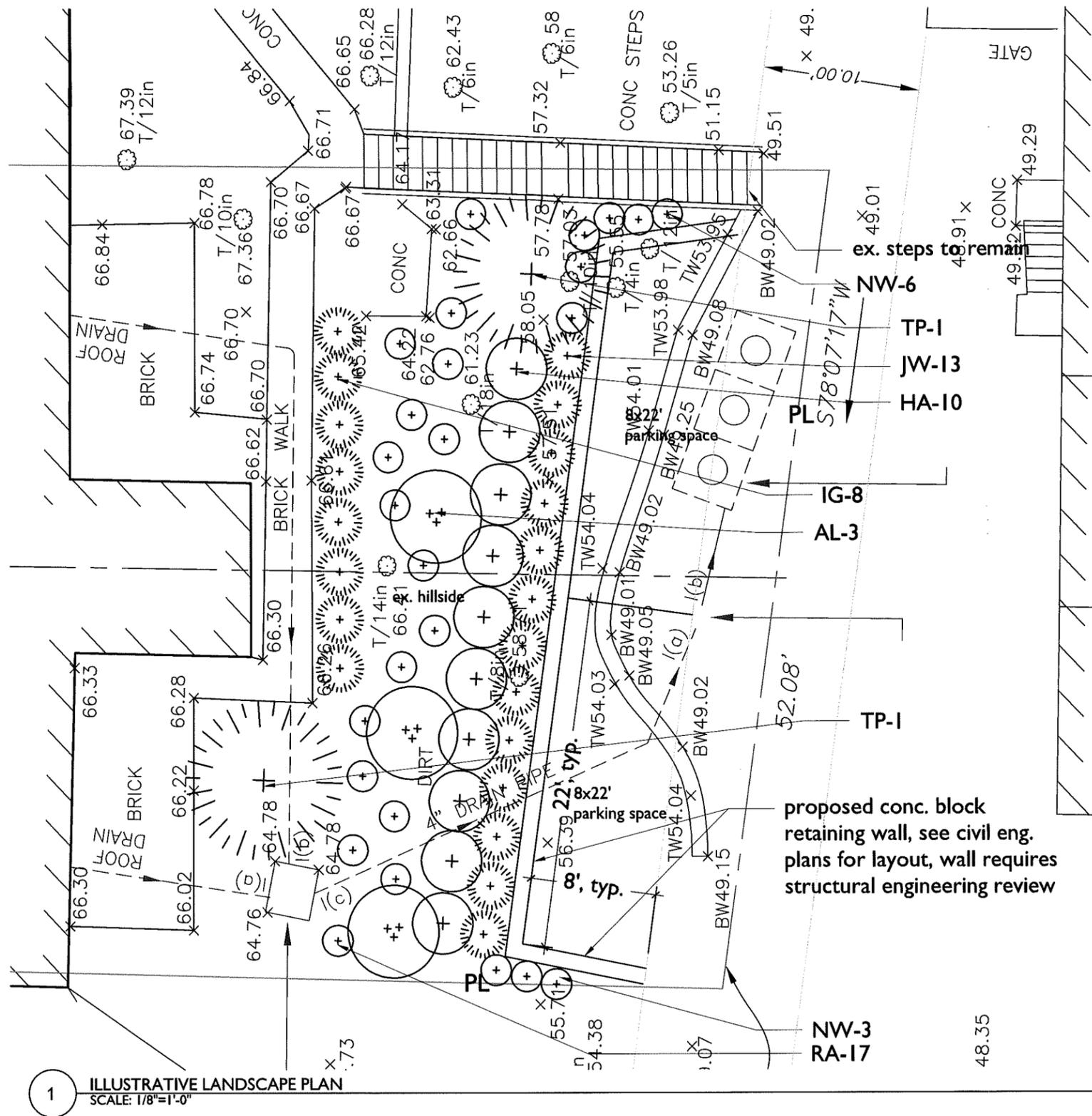


27 JUN 2016
 DATE

PROFESSIONAL LAND SURVEYOR



No. 1471 BEACON STREET		RESEARCH: B.T.
PERMIT PLAN OF LAND IN BROOKLINE, MASSACHUSETTS NORFOLK COUNTY		FIELD: G.P.A.
PREPARED FOR: BROOKLINE DEVELOPMENT, CORP.		CALCULATION: V. VIEN
PREPARED BY: J. F. Hennessy Co. A DIVISION OF DIGITAL GEOGRAPHIC TECHNOLOGIES, INC.		DRAFTING: V.V.
P.O. BOX 909 BROOKLINE, MA 02446		CHECK: R. STAPLES, PLS.
TEL: 617-566-3860 info@dgtsurvey.com info@jfhennessycompany.com		PROJ. MANAGER: B. TALEB
		DATE: 27-JUN-2016
BY: _____ DESCRIPTION: _____ DATE: _____ REV: 0		JOB NO. H-941.01
DRAWING NO.: H-941_01PL.DWG		CRD FILE H-941-ALL.CRD
		SHEET NO. 1 OF 1



PROPOSED PLANT LIST

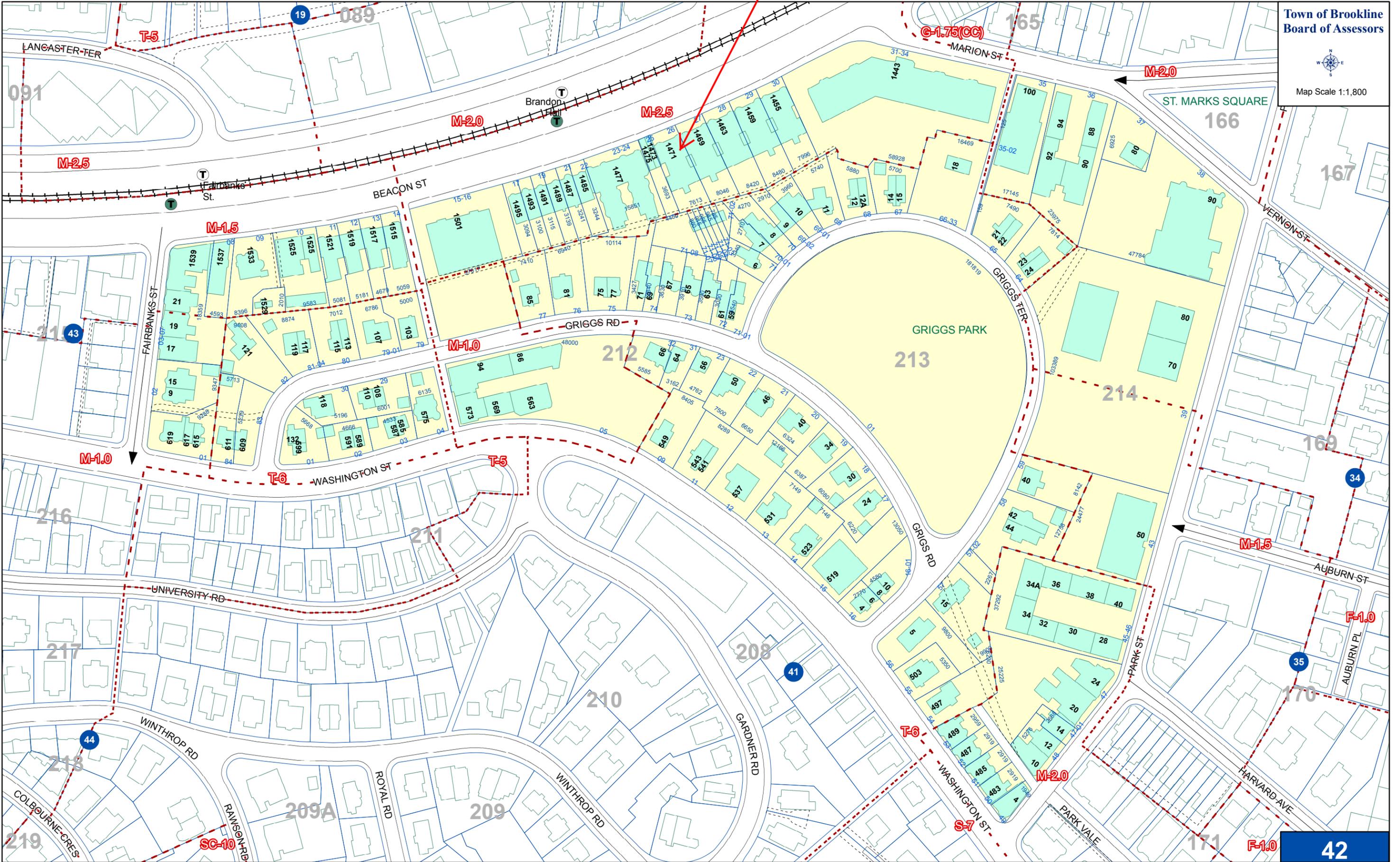
SYMB	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
AL	3	<i>Amelanchier laevis</i>	Serviceberry	7-8' ht.	clump/b&b
TP	2	<i>Thuja plicata</i> 'Green Giant'	Green Giant Arborvitae	7-8' ht.	b&b
SHRUBS/VINES/GROUNDCOVERS					
HA	10	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	24" ht.	Pots
IG	8	<i>Ilex glabra</i> 'Shamrock'	Inkberry	24" ht.	some shall be male
JW	13	<i>Juniperus horizontalis</i> 'Wiltonii'	Blue Rug Juniper	5 gal.	Pots
RA	17	<i>Rhus aromatica</i> 'Lo Gro'	Lo Gro Sumac	3 gal.	Pots
HERBACEOUS					
NW	9	<i>Nepeta</i> 'Walker's Low'	Catmint	2 gal.	Pots

1471 BEACON ST

Town of Brookline
Board of Assessors



Map Scale 1:1,800



42