



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: September 26, 2013
Subject: Add parking area by expanding the driveway
Location: 9 Greenough Circle

Atlas Sheet:	39	Case #:	2013-0074
Block:	200	Zoning:	T-6
Lot:	13-01	Lot Area (s.f.):	5,383

Board of Appeals Hearing: October 3, 2013 at 7:15 p.m.

BACKGROUND

The applicant constructed the parking area without the benefit of a building permit, originally claiming that it was a cobblestone landscaped area. Upon a complaint from a neighbor the Building Department inspected the property and found that two cars were parked in the area and determined that the area is indeed a driveway and requires relief to be used as such.

SITE AND NEIGHBORHOOD

9 Greenough Circle is a two-story single-family that was built in 1940. The home is situated on a private cul-de-sac. There are seven other single-family homes on the Greenough Circle, which is off Washington Street between Greenough Street and Cypress Street. There is very little traffic on Greenough Circle, and the road is wide enough to accommodate temporary street parking on both sides if necessary.

APPLICANT'S PROPOSAL

The applicants, Sandra Lundy and Ellen Rottersmann, are proposing to legalize the expansion of their driveway and add two parking spaces. The parking area is constructed using cobblestone pavers.

FINDINGS

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 6.04.5.c.1 – Design of All Off-Street Parking Facilities

Section 6.04.5.c.2 – Design of All Off-Street Parking Facilities

Section 6.04.12 – Design of All Off-Street Parking Facilities

Dimensional Requirements	Required	Existing	Proposed	Relief
Parking Front Setback	15'	0'	0'	Special Permit
Parking Side Setback	5'	.50	2.5	Special Permit

Section 8.02.2 – Alteration or Extension

A special permit is required to alter this non-conforming parking area.

PLANNING BOARD COMMENTS

The Planning Board is supportive of granting this special permit. The expansion of the driveway will allow for additional parking area on the property and prevent parking on the private way. The Board requested that the applicant come to an agreement with the affected neighbor at 3 Greenough Circle. The neighbor has requested that the applicant remove some of the pavers to allow for a 2.5' gap from the property line to the edge of the pavers. They have also requested that the applicant plant evergreens that extend from the front of the property to the garage window. The Planning Board is supportive of this proposal.

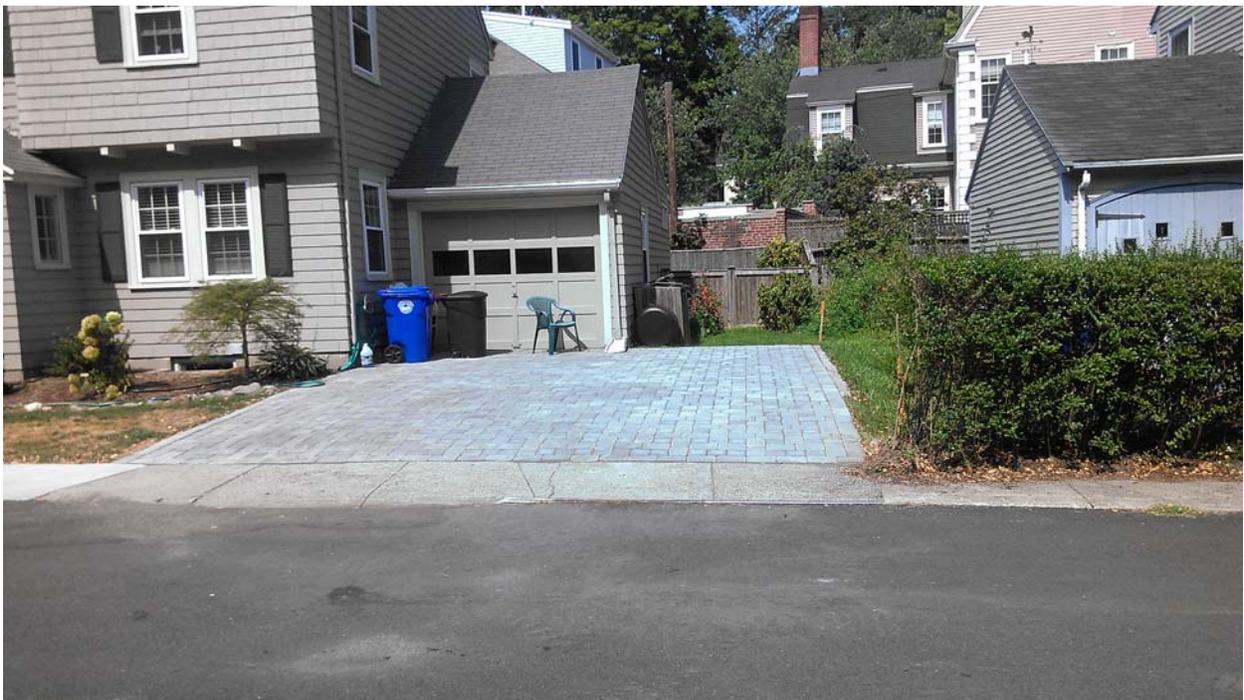
Therefore, if the Planning Board recommends approval of the site plan prepared by SMC Surveying, dated 7/5/13, the following conditions are recommended:

1. Prior to the issuance of a building permit, a final site plan showing a final driveway that is 2.5 feet from the side property line, shall be submitted subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Prior to the issuance of a building permit, a final landscaping plan shall be submitted, indicating additional landscaping in the form of evergreens that span from the front of the property to the garage window, 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) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

tcr



9 Greenough Circle Front Façade



Existing expanded driveway



Expanded driveway in relation to neighboring property



Location of where recommended screening fence could be installed