



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals

From: Brookline Planning Board

Date: August 1, 2013

Subject: Install driveway, reconfigure garage and modify Board of Appeals Decision #2010-0025, which allowed construction of a two car garage with a residential unit above

Location: **58 Monmouth Street**

Atlas Sheet:	24	Case #:	2013-0052
Block:	112	Zoning:	T-5
Lot:	35	Lot Area (s.f.):	19,500

Board of Appeals Hearing: August 15, 2013 at 7:00 p.m.

BACKGROUND

Board of Appeals Decision #2010-0025 was approved with conditions for the construction of a two-car garage with a residential unit above.

SITE AND NEIGHBORHOOD

58 Monmouth Street is a detached single family home constructed in the Second Empire style in 1860 and features a slate mansard roof. The home is located on a relatively large lot and is one of two detached single-family homes in the zoning district. The property is considered a through lot, and is accessed (by vehicular traffic) from the rear through an alley that is shared by properties on Beacon Street as well as from a separate drive on Monmouth Street. Both driveways are gated and lead to separate gravel parking areas. The majority of the surrounding properties are used as attached single and multi-family row houses and apartment buildings. Monmouth Street is located in the National Register Longwood Historic District.

APPLICANT’S PROPOSAL

In 2010, the Board of Appeals approved the previous applicants’ proposed to construct a 968 s.f. two-car garage with a 968 square foot residential unit above on approximately the same location as the existing gravel parking area on the rear of the lot. The addition, was designed to look like a carriage house and is attached to the main house by a common vestibule located 10’ from the rear lot line (which was considered a front yard lot line for zoning purposes, and it runs along the center point of the alley) and 5’ from the side lot line. The garage portion of the carriage house had a garage door facing Monmouth Street, and garage doors on the rear façade facing the alleyway. The second floor unit had an exterior stair to provide a second means of egress and will be located very near the side lot line. There was a small balcony on the front façade of the second floor unit facing Monmouth Street. There was also an existing gravel drive in the front yard which remained to provide a total of four parking spaces on the lot.

The current applicant has revised the proposal so the cars enter the garage from the existing driveway off of Monmouth Street, instead of through the back rear. This requires the driveway to be extended. The garage will be 6.6’ from the rear property line

FINDINGS

Modification, as necessary, of Board of Appeals Decision #2010-0025

Due to the Permit Extension Act, the special permit is still valid because the state extended permits up to four years. Therefore the applicant applied for a modification to their original approval.

The following table demonstrates dimensional information for the originally approved and the revised proposal.

Dimensional Requirements	Required/ Allowed	Existing	Originally Proposed	Revised Proposal	Relief
Side Yard Setback (Garage)	10’	N/A	5’	5.5’	Special Permit*
Front Yard Setback (Rear)	15’	N/A	10’	6.6’	Special Permit*

* Under Section 5.43, the Board of Appeals may waive by special permit dimensional requirements for yards and setbacks if counterbalancing amenities are provided.

PLANNING BOARD COMMENTS

The Planning Board supports the proposal to modify the originally approved plans. The garage is attractively design, and the relocation of the garage doors to the front and the expansion of the driveway will make the property more accessible and provide better circulation. The Planning Board supports the granting of relief to the side yard setback for the garage and the driveway. Although the applicant will be using existing open space to extend the driveway, the property still meets the open space requirement. The applicant would like to alter the original proposal because the alley is narrow and difficult to maneuver in and out of. Furthermore, the alley is not maintained, and the residents would feel safer with their children if they accessed their garage from the Monmouth Street side. The Board recommends that the applicant install additional landscaping as a counterbalancing amenity.

Therefore, the Planning Board recommends approval of the plans by Meichi Peng Design Studio and JCG Architecture, LLC, dated 7/18/13, subject to the following conditions.

1. Prior to the issuance of a building permit, the applicant shall obtain a building permit for the existing fence.
2. Prior to the issuance of a building permit, the applicant shall submit final plans and elevations, indicating materials details and dimensions, 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 a final landscaping plan indicating all counterbalancing amenities, including without limitation, a new fence which allows the general public a view of the house on that portion of the front fence between its Monmouth Street driveway and the front walkway, all subject to the review and approval of the Assistant Director of Regulatory Planning.
4. Prior to the issuance of a building permit, the applicant shall submit a drainage plan prepared by a Registered Professional Engineer to the Director of Engineering for review and approval.
5. Prior to the issuance of a building permit, the applicant shall submit a construction management plan subject to the review and approval of the Building Commissioner, with a copy forwarded to the Director of Transportation and Engineering and the Assistant Director of Regulatory Planning. The plan shall include the following provisions:
 - a. Project Timeline – Upon the issuance of a building permit applicant agrees to commence construction and work expeditiously towards completion;
 - b. Contact Number – The petitioner will provide the name of the construction company along with the name and telephone of the project manager;
 - c. Hours of Construction – Consistent with Article 8.15 of Town of Brookline By-Law;
 - d. Delivery Times – Contractor will make every effort to schedule deliveries during normal working hours
 - e. Worker Access and Parking – The property has a parking area for construction workers use. No construction vehicles shall be parked on Monmouth Street or Monmouth Court;
 - f. Cleaning – Contractor shall monitor and clean sidewalks and roadways of any material deposited as a result of the construction.
6. Prior to 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 plans and elevations; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

tc



58 Monmouth Street Façade



Location of proposed garage



Existing Driveway



Location of proposed driveway extension



Location of proposed garage