



TOWN OF BROOKLINE

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: November 14, 2013
Subject: Enlarge existing driveway

Location: 26 Weybridge Road (main house)

Atlas Sheet: 41

Case #: 2013- 0087

Block: 207

Zoning: S-7

Lot: 02-03

Lot Area (s.f.): Lot 1 = 16,856 sf

Board of Appeals Hearing: December 12, 2013 at 7:30 pm

BACKGROUND

Spring 2012 Town Meeting - The property's designation as the Wild Sargent Local Historic District was approved by Town Meeting.

May 15, 2013 – Planning Board approved an ANR plan dividing the property into Lot 1 (7,0957 s.f. - carriage house) and Lot 2 (16, 856 s.f. - main house).

Preservation Commission Meetings - Since January, 2013, the Preservation Commission has held several meetings on the proposal to renovate the buildings and the property and has given preliminary approval of the plans.

Preservation Restriction - The applicant is putting a Preservation Restriction on the property once it has final approval from the Board of Appeals and the Preservation Commission, in order to protect the historic character of the buildings and landscaping and prevent any further development of the property.

SITE AND NEIGHBORHOOD

The 1822 house and carriage barn are the oldest remaining buildings on Aspinwall Hill and originally had frontage along Washington Street. Architect Clarence Thayer McFarland redesigned both the main house and carriage house in the early 1920s, adding a bay to the main house, altering the roof, porches and entries and making major stylistic changes. The carriage barn was changed to an automobile garage and was expanded by adding a cross-gabled second floor apartment. The buildings and the property which was reduced in size over time have retained over the course of nearly two centuries its feeling as a main house and barn in an estate

setting with a long driveway and mature trees and shrubs. The site is bounded by Weybridge and Somerset Roads and the neighborhood is predominantly residential.

APPLICANT'S PROPOSAL

The applicant, Merrill Diamond, on behalf of the owner, proposes to widen the driveway to accommodate a new garage to be constructed in the basement of the building. The new driveway extends almost to the rear lot line to allow for turnaround space for a car backing out of the garage. The Preservation Commission has reviewed and preliminarily approved the proposed driveway, garage and landscape plan, which includes a fence, retaining walls, and re-grading. There is a companion case for the carriage house on Lot 1 for a new dwelling and attached garage.

FINDINGS

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 6.04.5.c.3 – Design of All Off-Street Parking Facilities

Dimensional Requirements	Required	Proposed	Relief
Rear Yard Setback	5 ft	1 ft	Sp. Permit*/Variance

* Under **Sec. 5.43**, the Board of Appeals may waive setback requirements if a counterbalancing amenity is provided. In this case, the new landscaping, fencing and historic preservation would serve as counterbalancing amenities.

PLANNING BOARD COMMENTS

The Planning Board supports this proposal to widen the driveway in order to provide better circulation for cars exiting the garage. The applicant worked closely with the current owner of the property, the neighbors, the Planning Department and the Preservation Commission to develop this plan. The condition of the property will be improved by providing for parking within the existing house, rather than out in the open or in a newly built attached or freestanding garage, where the appearance of this historical property would be impacted. The Preservation Commission supported this concept, acknowledging that this was a better plan even though it required setback relief for the driveway. The proposed fencing and screening were also designed in conjunction with the neighbors and the Preservation Commission.

Therefore, the Planning Board recommends approval of the landscaping and site plan by James Toomey, Professional Land Surveyor, dated July 30, 2013, subject to the following conditions.

1. Prior to the issuance of a building permit, the applicant shall submit final landscaping, fencing and re-grading plans subject to the review and approval of the Preservation Commission and the Assistant Director of Regulatory Planning.
2. 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) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

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