



Town of Brookline

Massachusetts

PLANNING BOARD

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

Mark J. Zarrillo, Chairman
Linda K. Hamlin, Clerk
Robert Cook
Steven Heikin
Steven Kanes
Jonathan Simpson
Sergio Modigliani

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: April 18, 2013
Subject: **Construct a deck and stairs at the rear**
Location: 146 Winthrop Road

Atlas Sheet:	44	Case #:	ZBA 2013-0027
Block:	220	Zoning:	M-1.0
Lot:	78	Lot Area (s.f.):	5,950

Board of Appeals Hearing: April 5, 2013 at 7:30 p.m.

SITE AND NEIGHBORHOOD

146 Winthrop Road is a two-family dwelling that was built in 1900. The neighborhood is located off of Beacon Street to the south and consists of structures that are primarily two-family uses, with 4-8 unit apartment buildings closer to Beacon Street.

APPLICANT'S PROPOSAL

The applicants, Jonathan Reis and Perry Belfer, are proposing to construct a new deck with stairs to the rear of the property. The existing deck and stairs will be removed and replaced with a slightly larger deck area that will be 8'x8' in total area. The relocation of the stairs will allow the upstairs unit to access the portion of the property that is designated for their use.

FINDINGS

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.70 – Rear Yard Requirements

Proposed Driveway	Required/Allowed	Existing	Proposed	Relief
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Rear Yard Setback	6 feet	3.4 feet	5.9 feet	Special Permit*
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*Under *Section 5.43*, the Board of Appeals may waive yard and setback requirements if counterbalancing amenities are provided.

Section 8.02.2 – Alteration or Extension

A special permit is required to alter a pre-existing non-conforming structure.

PLANNING BOARD COMMENTS

The Planning Board is supportive of the proposal to demolish the existing deck and stairs and construct a new deck and stairs. The relocation of the stairs will allow the upstairs unit to better access and utilize the property. The proposed construction is not anticipated to negatively impact neighbors to the rear, as there is a large retaining wall along the rear property line that was built for a parking structure. The Planning Board recommends that the applicant install landscaping required for a counterbalancing amenity for a special permit.

Therefore, the Planning Board recommends approval of the plans by Douglas Ruther Architects, dated 2/21/2013, and the site plan by Massachusetts Survey Consultants, dated 10/23/12 subject to the following conditions:

1. Prior to issuance of a building permit, a final landscaping plan, indicating both plant and paving materials, shall be submitted to the Assistant Director for Regulatory Planning for review and approval.
2. 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 elevations of any retaining walls for the parking area, indicating materials, stamped and signed by a registered engineer or architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

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Front façade of 146 Winthrop Road



Left side of 146 Winthrop Road



Right side of 146 Winthrop Road