



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 Kanas
Sergio Modigliani
Jonathan Simpson

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: August 1, 2013
Subject: Convert a single-family dwelling into a two-family dwelling
Location: 23 York Terrace

Atlas Sheet:	19	Case #:	2013-0051
Block:	087	Zoning:	SC-7
Lot:	03	Lot Area (s.f.):	9,481

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

SITE AND NEIGHBORHOOD

23 York Terrace is a single-family dwelling that was built in 1920. The structure is built with primarily brick. The neighborhood consists of primarily single-family dwellings with some two-family structures.

APPLICANT'S PROPOSAL

The applicant, Christopher Nicholson, is proposing to renovate the interior of the existing single-family dwelling and convert it into a two-family dwelling with a total of eight bedrooms, four in each unit. There will be some work to the exterior of the dwelling in the form of the front door and porch changing, and adding some windows as well as window wells to accommodate the conversion of the basement to living space. The structure will retain the look of a single-family dwelling from the exterior.

FINDINGS

Section 5.05 – Conversions

The property is 9,481 square feet, which is over the minimum lot size. A special permit can waive dimensional requirements, except minimum lot size.

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.70 – Rear Yard Requirements**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**

Dimensional Requirements	Required	Existing	Proposed	Relief
Rear Yard Setback	40'	13.4'	13.4'	Special Permit*
Parking Spaces	5	5	5	Complies
Design of Parking (Front)	20'	0'	0'	Special Permit*
Design of Parking (Side)	8'	5.83'	5.83'	Special Permit*

*Under **Section 5.43**, the Board of Appeals may by special permit waive dimensional requirements in lieu of a counterbalancing amenity.

Section 8.02.2 – Alteration or Extension

A special permit is required to alter or extend a non-conforming condition.

PLANNING BOARD COMMENTS

The Planning Board is supportive of this proposal. The conversion is not expected to impact the neighborhood, as the exterior of the dwelling will appear to remain a single-family dwelling. The proposal will not further increase any of the setbacks, but the change of use requires a special permit. The applicant claims that the three parking spaces in the front yard are existing spaces, and there are two spaces that are in the two-car garage. The Board supports granting relief that would allow the driveway spaces to remain in place, and therefore allow the property to satisfy the parking requirement for the conversion to a two-family dwelling. Due to the grade of the property, moving the spaces to another part of the lot would not be a possibility. The Planning Board supports granting a special permit for setback relief, and would like to see additional landscaping installed to help conceal the parking area, as a counterbalancing amenity required for a special permit.

Therefore, the Planning Board recommends approval of the plans by I.S. Hernandez Design Services, dated 6/14/13, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final plans and elevations indicating all salient dimensions and materials 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, the applicant shall submit a final landscape plan 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 building 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.

tcr



23 York Terrace



Existing Driveway and Garage



Existing Driveway



Existing Garage and Driveway