



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
Sergio Modigliani
Jonathan Simpson

To: Brookline Board of Appeals

From: Brookline Planning Board

Date: September 4, 2014

Subject: Construction of single-car garage in rear yard, requiring rear and side yard setback relief

Location: **69 Coolidge Street**

Atlas Sheet:	12	Case #:	2014-0057
Block:	066	Zoning:	T-5
Lot:	12	Lot Area (s.f.):	4,631

Board of Appeals Hearing: September 23, 2014 at 7:15 p.m.

SITE AND NEIGHBORHOOD

69 Coolidge Street is a single-family Colonial style dwelling that was built in 1910. The property is located near the intersection of Coolidge and Harvard Streets, and within proximity of Coolidge Corner. The neighborhood is comprised of single to multi-family dwellings.

APPLICANT'S PROPOSAL

The applicant, 69 Coolidge Street, LLC, is proposing to construct a garage in the side and rear yard setback. The proposed garage will be constructed 2' from the side property line and 1.08' from the rear property line.

FINDINGS

Section 5.43 – Exceptions to Yard and Setback Requirements

Section 5.72 – Accessory Structures in Rear Yards

The garage is approximately 4' from the dwelling and requires relief because it is closer than 6'.

Dimensional Requirements	Required	Existing	Proposed	Relief
Garage Side Yard Setback	6'	N/A	2'	Special Permit*
Garage Rear Yard Setback	6'	N/A	1.08'	Special Permit*

* Under **Section 5.43**, the Board of Appeals may waive yard and setback requirements if a counterbalancing amenity is provided. No counterbalancing amenity has been proposed by the Applicant.

PLANNING BOARD COMMENTS

The Planning Board is supportive of this proposal to construct a new garage in the side and rear yard of the property. The Board feels that this type of proposal is fairly common in Brookline and the relief is minimal. The new garage will provide the property owner with a place to park that is shielded from weather, and the Board does not anticipate a negative impact to the neighborhood. The Board recommends the applicant install some additional landscaping as a counter balancing amenity.

Therefore, the Planning Board recommends approval of the plans by Embarc Studio, dated 6/7/14, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final plans and elevations for the garage, 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 indicating all counterbalancing amenities 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 garage 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

