



# *Town of Brookline*

## *Massachusetts*

### **PLANNING BOARD**

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To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: August 21, 2014  
Subject: Construct a garage in the rear and side yard and a 128 square foot addition on the rear

Location: **27 Beaconsfield Road**

Atlas Sheet:	47	Case #:	2014-0049
Block:	227	Zoning:	T-6
Lot:	16	Lot Area (s.f.):	5,806

Board of Appeals Hearing: September 18, 2014 at 7:00 p.m.

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### **SITE AND NEIGHBORHOOD**

The subject property is a three-story, two-family dwelling that was built in 1937 and renovated in the early 2000s. The property fronts onto Beaconsfield Road. There is an existing driveway on the west side yard. The front of the site is landscaped with grass, while the rear yard is largely paved. A stone retaining wall exists at the rear of the property, and behind the wall, the land drastically rises away from the dwelling. The immediate neighborhood is comprised of similar two-family dwellings.

### **APPLICANT'S PROPOSAL**

The applicant, Charles Churchill, is proposing to construct a garage to the side and rear of the dwelling, along with a 128 square foot rear addition. The garage will be a detached garage with a roof deck on the top. The garage will be constructed 2.3' from the side property line and 4.3' from the rear property line. The garage will be for one car and will be constructed with materials to match the style of the dwelling. The applicant is also proposing to construct an addition on the dwelling's second and third stories. The addition will add 63.7 square feet to each floor, for a total of 127.5 square feet of floor area. The area beneath the addition will be a covered open area that could be used for trash bin storage.

## **FINDINGS**

### **Section 5.09.2.a – Design Review:**

Any structure that exceeds the allowed FAR and is requesting a special permit to exceed is subject to the design review standards listed under *Section 5.09.4(a-l)*. All the conditions have been met, and the most relevant sections of the design review standards are described below:

*Preservation of Trees and Landscape:* The construction of the garage will result in the removal of some trees in the rear of the property. The removal of trees will be somewhat minimal, and can be addressed through the applicant's proposed counterbalancing amenity of additional landscaping, required for a special permit to grant setback relief.

*Relation of Buildings to Environment:* The proposed changes to the structure are in harmony with the surrounding landscape. The proposal is not expected to have a negative relation to the environment.

*Relation of Buildings to the Form of the Streetscape and Neighborhood:* The proposed garage will be constructed in the rear of the dwelling and will not be very visible from the street. The two-story addition will also be constructed to the rear and will not be visible from the street. The proposal is not expected to negatively impact the streetscape or neighborhood.

*Open Space:* The subject property has a good amount of open space that will be affected by this proposal. However, a large portion of the proposed garage will be built into the existing retaining wall, which will minimize the amount of affected open space.

*Circulation:* There would be no change in the existing parking facilities for this proposal. The proposed garage will create one additional parking space on the property.

### **Section 5.22.3.c – Exceptions to Floor Area Ratio For Residential Units**

### **Section 5.43 – Exceptions to Yard and Setback Regulations**

### **Section 5.63 – Accessory Structures in the Side Yard**

### **Section 5.72 – Accessory Structures in the Rear Yard**

<b>Dimensional Requirements</b>	<b>Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Relief</b>
<b>Floor Area Ratio</b>	.75	.87	.89	Special Permit*
<b>FAR Percentage</b>	100%	116%	118%	
<b>Floor Area (sf)</b>	4,354	5,056	5,184	
<b>Side Yard Setback</b>	6'	N/A	2.3'	Special Permit**
<b>Rear Yard Setback</b>	6'	N/A	4.3'	Special Permit**

\* Under **Section 5.22.3.c**, the Board of Appeals may grant a special permit for an addition that is less than or equal to 350 square feet, provided that the resulting floor area of the building is not more than 150% of the allowed floor area.

\*\* Under *Section 5.43*, the Board of Appeals may waive setback requirements if a counterbalancing amenity is provided.

### **Section 8.02.2 – Alteration or Extension**

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

**PLANNING BOARD COMMENTS**

The Planning Board is supportive of this proposal to construct a single-car garage and an addition to the second and third stories. The garage will be located to the side and rear of the property and will not be very visible from the street, it is not expected to negatively impact the neighborhood. The proposed addition is also located in the rear and will not impact the streetscape. The applicant has submitted letters from multiple neighbors in support of the proposal. The Board would like to see the applicant install some additional landscaping as a counterbalancing amenity, and ideally attempt to screen the garage from the affected neighbor to the west.

**Therefore, the Planning Board recommends approval of the plans by Peter Sachs Architect, last dated 7/14/14, subject to the following conditions:**

1. Prior to issuance of a building permit, the applicant shall submit final elevations, including the missing rear elevation, indicating all proposed materials for the garage and addition, subject to the review and approval of the Planning Board.
2. Prior to the issuance of a building permit, the applicant shall submit a final site plan and a final landscaping plan with an arborists evaluation of the trees, and input from the rear abutters to the garage, subject to the review and approval of the Planning Board.
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 floor plans and 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/lkch*

