



# Town of Brookline

## Massachusetts

### PLANNING BOARD

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To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: April 17, 2014  
Subject: Construct a second story deck on the rear  
Location: **107-109 Colbourne Crescent**

Atlas Sheet:	44	Case #:	2014-0018
Block:	220	Zoning:	SC-7
Lot:	44	Lot Area (s.f.):	5,360

Board of Appeals Hearing: ~~May 1, 2014 at 7:15 pm~~, Postponed to May 15, 2014 at 8:00 pm

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### **SITE AND NEIGHBORHOOD**

107-109 Colbourne Crescent is a two-family Colonial Revival style dwelling with a gambrel roof that was built in 1920. The property is located within proximity to the Lotta Bradburn Schick Park. The neighborhood is comprised of single and two-family dwellings

### **APPLICANT'S PROPOSAL**

The applicants, Diane Krause and Craig Hagan, are proposing to construct a second story deck on the rear of 107 Colbourne Crescent. The second story deck will be open and unenclosed, and will be 28.25' from the rear yard setback. The applicant is also planning to construct a new footing and frost wall under the existing mudroom.

### **FINDINGS**

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

**Section 5.70 – Rear Yard Setback**

**Section 5.71 – Projections into the Rear Yard**

Dimensional Requirements	Required	Existing	Proposed	Relief
Rear Yard Setback	30'	31.1'	28.3'	Special Permit*

\* Under **Section 5.43**, the Board of Appeals may waive yard and setback requirements if a counterbalancing amenity is provided. The Planning Board suggests that the applicant install additional landscaping as a counterbalancing amenity.

### **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 construct an uncovered second story deck on the rear of the existing dwelling. The proposal requires a special permit because the second floor deck is two feet within the rear yard setback. The Board finds the proposal to be modest and does not expect it to be a negative impact on neighboring properties. The Planning Board recommends the applicant install additional landscaping as a counterbalancing amenity.

**Therefore, the Planning Board recommends approval of the plans by Hamlin & Co. Inc., dated 1/29/14, and the site plan by Scott M. Cerrato, P.L.S., dated 1/29/14, subject to the following conditions:**

1. Prior to the issuance of a building permit, final plans and elevations, and a final site plan indicating all proposed setback dimensions, shall be submitted subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Prior to issuance of a building permit, the applicant shall submit a final landscaping plan indicating all counterbalancing amenities to the Assistant Director of Regulatory Planning for review and approval.
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.

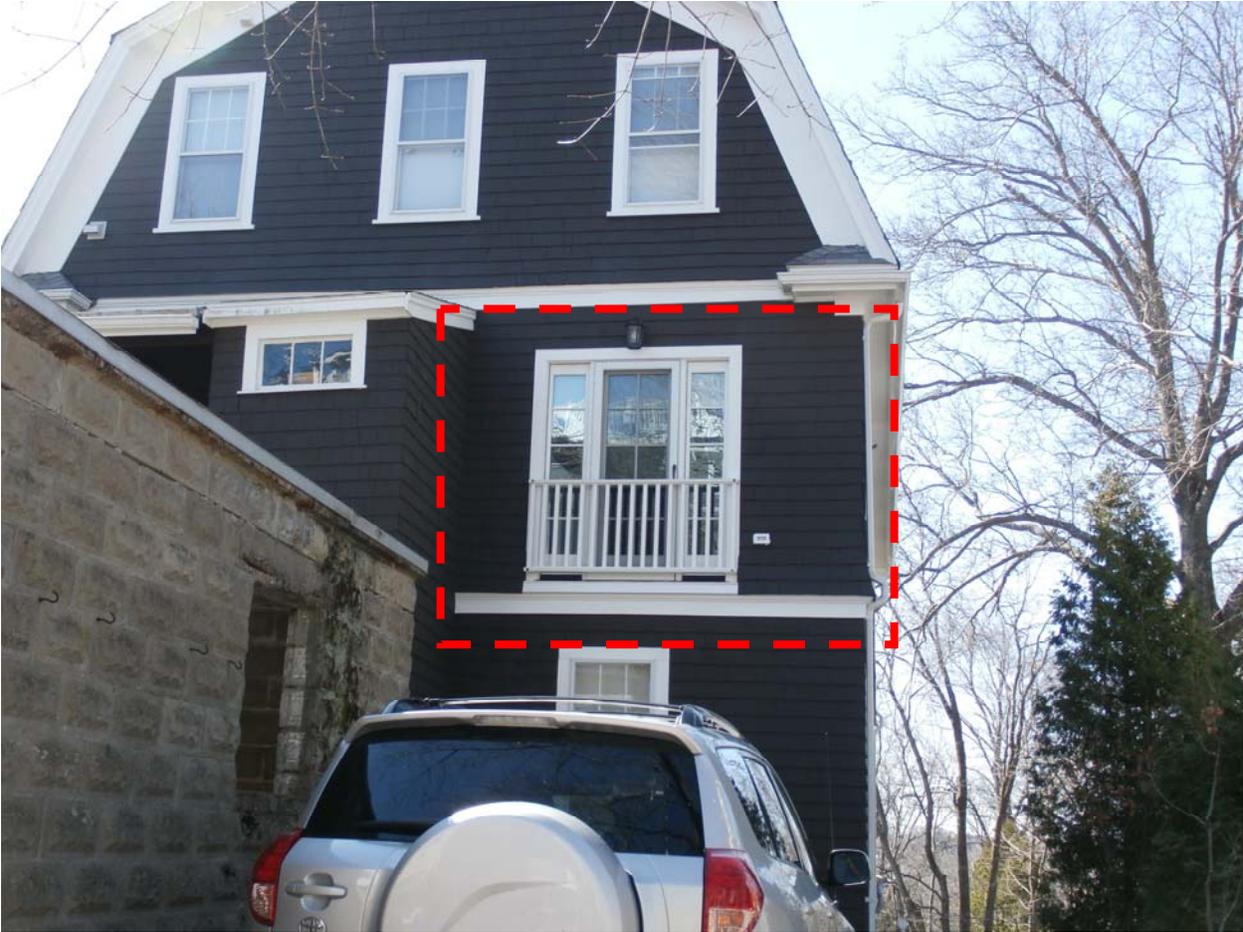
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Front Façade of 107-109 Colbourne Crescent



View of Accessory Structure and distance from the dwelling and new deck



Location of proposed deck