



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
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Sergio Modigliani
Jonathan Simpson

To: Brookline Board of Appeals

From: Brookline Planning Board

Date: May 1, 2014

Subject: Demolish garage and construct a new wider garage that attaches to the house and expands the mudroom to the rear by 99 square feet

Location: **87 Colchester Street**

Atlas Sheet:	25	Case #:	2014-0021
Block:	120	Zoning:	S-10
Lot:	05	Lot Area (s.f.):	±10,572

Board of Appeals Hearing: May 15, 2014 at 7:45 pm

SITE AND NEIGHBORHOOD

87 Colchester Street is a single-family dwelling Arts and Crafts style dwelling that was built in 1913. The exterior of the dwelling is made with stucco and was designed by Louis Rice Goulding and built for John C. Lathrop. The property is listed on the Longwood National Register of Historic Places. The Longwood Condominiums are located directly across the street from the property.

APPLICANT'S PROPOSAL

The applicant, Rachel and Glen Goldman, are proposing to demolish the existing garage and construct a new wider garage that attaches to the house and expands the mudroom to the rear by 99 square feet. The exterior of the garage and addition will be made with stucco to match the existing.

FINDINGS

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.60 – Side Yard Setback

Section 5.70 – Rear Yard Setback

Dimensional Requirements	Required	Existing	Proposed	Relief
Side Yard Setback (House with attached Garage)	10'	12'	0.6'	Special Permit*
Rear Yard Setback (House with Attached Garage)	30'	9.6'	1.6'	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 or use.

PLANNING BOARD COMMENTS

The Planning Board is supportive of the proposal to demolish the existing garage. The proposed garage is more in keeping with the style of the dwelling and is attractively designed. The addition will allow the applicants to access the garage internally and will create an attached garage where there is currently a detached garage. The applicant has applied for a demolition permit to tear down the garage. The Preservation Commission will make a determination whether or not the garage is significant and whether a one year stay will be imposed on the demolition.

Therefore, the Planning Board recommends approval of the plans by Dilullo Associates, Inc., dated 3/17/14, and the site plan by New England Land Survey, dated 1/28/14, subject to the following conditions:

1. Prior to the issuance of a building permit, final plans and elevations, indicating all proposed setback dimensions, 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 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 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.

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87 Colchester Street front facade



Existing garage



Existing garage in the rear