



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals

From: Brookline Planning Board

Date: April 17, 2014

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

Location: **79 Coolidge Street**

Atlas Sheet:	12	Case #:	2014-0010
Block:	066	Zoning:	T-5
Lot:	14	Lot Area (s.f.):	4600

Board of Appeals Hearing: ~~April 3, 2014 at 7:15 p.m.~~, Postponed to: June 26, 2014 at 7:00 p.m.

BACKGROUND

3/20/14 – At its first meeting on this case, the Planning Board asked the applicant to revise the garage plan to address concerns of the abutter, who had an issue with the overall size of the garage and its obstruction of her kitchen window.

SITE AND NEIGHBORHOOD

79 Coolidge Street is a two-and-a-half story single family home that was constructed in 1895. The home is currently served by an approximately 16'-wide driveway. The surrounding properties are all residential uses. Performing a quick survey of the properties in the surrounding neighborhood, we note detached garages on the same block at 73, 91, and 98 Coolidge Street, as well as at directly abutting properties to the left and to the right.

APPLICANT'S PROPOSAL

The applicant, Brenda Hunsinger, is proposing to construct a one-car, detached garage that measures 11'-3" by 27'-7-1/2" and 15' high in the farthest corner of the rear yard and at the end of the existing driveway.

The overall design of the garage and the proposed materials complement the architectural details of the single-family home. The garage structure will be clad with painted clapboards and asphalt-shingle roofing, with an aluminum-clad gable window on the front façade. The overhead garage door is 8' x 8' with transom windows. The hip roof, gable window, and the double-hung windows (on the side façade) of the garage complement the roof-style, gables, and double-hung windows featured on the house.

The existing driveway will be repaved, and a portion of the existing driveway will be demolished to accommodate the new garage. A cobblestone border will be installed between the house and the garage and extend 3 feet in front of the garage. The existing stairs on the right side of the home will be removed, and a 2.5' tall gate will be installed between house and garage, to provide access to the rear yard.

REVISED PLAN

The revised plan addresses the concern of the neighbors to the right of 79 Coolidge that the size of the proposed garage, which included a rear storage room, was too large and blocked their kitchen window. The storage room has been eliminated and the overall size of the garage made smaller. The garage now sits further from the street, no longer blocks the neighbor's kitchen window, has been narrowed and pulled away from the rear and side setbacks to allow better access during construction and less impact to the neighbors. The height has also been shortened but the look of the original design has been kept.

FINDINGS

Section 6.04.12 – Design of All Off-Street Parking Facilities

Section 5.43 – Exceptions to Yard and Setback Requirements

Section 5.72 – Accessory Structures in Rear Yards

Dimensional Requirements	Required	Existing	Proposed	REVISED	Relief
Garage Side Yard Setback	15'	16-2'	0	7.6	Special Permit**
Garage Rear Yard Setback	30'	20-4'	0	2.6'	Special Permit**

* Because the space between the accessory building (the garage) and the principal building is less than 6 feet, the yard setbacks of a principal building are required.

** 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 and is pleased that the applicant modified the garage plan to meet most of the concerns of the neighbor. The one-car structured garage is designed to complement the architectural details of the single-family home. The Board recommends that the applicant submit a landscaping plan to show new plantings as a counterbalancing amenity, and also what portion of the rear will be paved or planted with grass. The Planning Board suggested, and the applicant agreed, to eliminate the dormer at the front of the garage roof to reduce the overall bulk of the building. Lastly, the Planning Board felt that the pitched roof would be more attractive than a flat roof, and because it would slope away from the abutters, would not significantly block their light.

Therefore, the Planning Board recommends approval of the plans by Dartagnan Brown dated 8/6/2013, and the site plan by George C. Collins, dated 3/26/2014, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final plans and elevations 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.

Mm/Pss



79 Coolidge Street (March 12, 2014): Existing driveway and recent exterior renovations.



79 Coolidge: Rear and side abutters closest to proposed garage.



Side abutter and detached garage to the left of the 79 Coolidge.



Rear yard. View of location of proposed garage and right side abutter.



Rear yard. Another view of location of proposed garage and right side abutter.



View of abutter's rear yard (as of March 12, 2014) and detached garage on left side abutter's property.