



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: September 4, 2014
Subject: Construct an attached garage requiring rear and side yard setback relief
Location: **123 Centre Street**

| | | | |
|--------------|-----|------------------|-----------|
| Atlas Sheet: | 15 | Case #: | 2014-0050 |
| Block: | 078 | Zoning: | T-5 |
| Lot: | 18 | Lot Area (s.f.): | ±6,000 |

Board of Appeals Hearing: September 18, 2014 at 7:15 p.m.

BACKGROUND

June 3, 2004 case #2004-0028 – The Board of Appeals granted a special permit for the applicant to construct a kitchen addition, requiring rear and side yard setback relief.

August 21, 2014 – The Planning Board was presented with plans to construct the rear garage and felt that the garage was too high and felt the slope of the roof should be more consistent with the slope of the roof on the house.

SITE AND NEIGHBORHOOD

123 Centre Street is a 2.5-story two-family detached structure built in 1896. The building is constructed with wood shingles and is distinguished by a central projecting bay, gable roof and a continuous front porch along Centre Street. The property is located in an M-1.0 district and is surrounded by a mix of single-family and multi-family residences. Immediately north of the property is the JFK Crossing commercial district.

APPLICANT'S PROPOSAL

The applicant, Duncan Simester, is proposing to construct an attached two-car garage in the rear

of the dwelling. The garage will be located 0.3' from the rear property line and 1.0' from the side property line. The new garage will be 17.08' in overall height, which has been revised and lowered from the originally proposed 18'. The applicant revised their proposal for the roof so the pitch is steeper. The garage will attach to the house and allow the homeowners to enter the structure from the mudroom. There will also be a door that will open to the rear yard and one garage door. The plans indicate a stair in the rear of the proposed garage that will access the second level, which will be used for storage. The exterior of the garage will be constructed using materials to match the dwelling.

FINDINGS

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.60 – Side Yard Requirements

Section 5.70 – Rear Yard Requirements

Section 6.04.12 – Design of All Off-Street Parking Facilities

| Dimensional Requirements | Required/Allowed | Existing | Proposed | Relief |
|---------------------------------|-------------------------|-----------------|-----------------|-----------------|
| Side Yard Setback | 10' | N/A | 1.0' | Special Permit* |
| Rear Yard Setback | 30' | N/A | 4' | Special Permit* |

*Under Section 5.43, the Board of Appeals may substitute by special permit other dimensional requirements for yards and setbacks if counterbalancing amenities are provided.

Section 8.02.2 – Alteration or Extension: A special permit is required to alter a pre-existing non-conforming structure.

Modification, as necessary, of BOA case #040028, June 3, 2004

The Board does not feel this proposal requires a modification of this prior case, where a kitchen addition was approved.

PLANNING BOARD COMMENTS

The Planning Board is pleased that the applicant returned to the Planning Board a second time with modified plans and now supports the proposal. The height of the roof has been lowered by one foot and the rear yard setback has been increased from .3' to 4'. The Board recommends that the applicant install additional landscaping as a counterbalancing amenity.

Therefore, the Planning Board recommends approval of the plans by RCA, LLC, dated 2/25/14, and the site plan by Boston Survey, Inc., dated 2/18/14, subject to the following conditions:

1. Prior to the issuance of a building permit, final elevations, indicating all materials, floor plans, and height for the new garage, shall be submitted to the Assistant Director for Regulatory Planning for review and approval.
2. Prior to the issuance of a building permit, a final landscaping plan indicating all counterbalancing amenities, shall be submitted 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 and floor plans 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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