



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
Robert Cook
Steven Heikin
Steven Kanes
Sergio Modigliani
Jonathan Simpson

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: May 15, 2014
Subject: Demolish garage and replace with a new garage
Location: 296 Mason Terrace

Atlas Sheet:	18	Case #:	2014-0023
Block:	086	Zoning:	S-7
Lot:	06	Lot Area (s.f.):	10,070

Board of Appeals Hearing: June 26, 2014 at 7:30 p.m.

SITE AND NEIGHBORHOOD

296 Mason Terrace is a single-family dwelling that was built in 1938. The property is located in a single-family district near the Boston city line. There is a one-car garage that is below grade, located to the right of the dwelling. There is a similar garage at 302 Mason Terrace directly abutting the garage at 296 Mason Terrace. Surrounding uses are residential and the property is north of Corey Hill Park.

APPLICANT'S PROPOSAL

The applicant, Lisa and Brian Sheehan, are proposing to demolish the existing garage and construct a new garage. The existing garage is below the grade of the property and is considered an underground accessory building by building code. The proposed garage will be extended further underground and connect to the basement and allow for two cars to fit in the garage parked in tandem. The garage connection to the basement makes the garage an attached garage. The proposed garage will be slightly wider than the existing garage and will be built with a stone exterior and will have a railing above. The garage will have a double door facing the street.

FINDINGS**Section 5.44.2-4 – Accessory Underground Structures****Section 5.01 – Table of Dimensional Requirement, Footnote 1**

Dimensional Requirements	Required	Existing	Proposed	Relief
Front Yard	20'	11'	11'	Special Permit*
Side Yard	20'	0'	0'	Special Permit*

* Under **Section 5.43**, the Board of Appeals may modify the setback requirements for an underground garage if a counterbalancing amenity is provided.

Section 8.02.2 – Alteration or Extension

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

PLANNING BOARD COMMENTS

The Planning Board is supportive of this proposal to demolish and reconstruct an underground garage. The Board feels that the replacement garage is attractively designed and will improve the existing streetscape. The proposal will not increase any of the setbacks and is not expected to detract from the neighborhood. The Planning Board recommends that the applicant install additional landscaping as a counterbalancing amenity.

Therefore, the Planning Board recommends approval of the plans by Tiryaki Architectural Design, dated 8/15/13, and the site plan by Howard/Stein-Hudson Associates, Inc., dated 7/31/13, subject to the following conditions:

1. Prior to the issuance of a building permit, a final site plan, final floor plan, and front elevation shall be submitted 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 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 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



296 Mason Terrace Existing Façade



Location of demolished garage compared to neighboring garage