



Town of Brookline

Massachusetts

PLANNING BOARD

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Mark J. Zarrillo, Chairman
Linda K. Hamlin, Clerk
Robert Cook
Steven Heikin
Sergio Modigliani
Jonathan Simpson

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: 9/11/2014
Subject: Legalize two parking spaces on the side and front of the property in addition to one legal space
Location: **56 Beals Street**

Atlas Sheet:	10	Case #:	2014-0048
Block:	051	Zoning:	T-5
Lot:	39	Lot Area (s.f.):	±3,071

Board of Appeals Hearing: October 23, 2014, at 7:15 p.m.

BACKGROUND

August 7, 2014 – The Planning Board was presented with plans to legalize two parking spaces. The Board felt that the applicant needed to spend more time meeting with neighbors and attempt to find a solution that was more agreeable.

April 14, 2014 – A notice of violation was issued by the Building Department for having more than one car in the driveway.

December 10, 1970 – The Board of Appeals granted a special permit to install a parking area for one additional car within the front yard. The applicant was granted a special permit to install a new parking space that was 13' from the front property line and 0.44' from the side property line.

SITE AND NEIGHBORHOOD

56 Beals Street is an attached two-family dwelling that was originally built in 1901, by architect Edward A. Wheeler. The dwelling is a three-story building with a wood clapboard exterior and two separate entrances to 54 and 56 Beals Street. The neighborhood is comprised of single and multi-family dwellings.

APPLICANT'S PROPOSAL

The applicant, Julia Kim, is proposing to legalize two additional parking spaces in addition to the one legal space. The three proposed parking spaces are 0.44' from the side property line. The third parking space is proposed to be 5' from the front property line. The applicant will remove some cobblestones to accommodate the three spaces, as well as the existing wheelchair ramp.

[The applicant has submitted a landscaping plan.]

FINDINGS

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 6.04.5.c.1 – Design of All Off-Street Parking Requirements

Section 6.04.5.c.2 – Design of All Off-Street Parking Requirements

Dimensional Requirements	Required	Existing	Proposed	Relief
Front Parking Setback	15'	13'	5'	Special Permit
Side Parking Setback	5'	.44'	.44'	Special Permit

*Under **Section 5.43**, the Board of Appeals may setback requirements for parking spaces if a counterbalancing amenity is provided.

Modification, as required, of BOA Case #1672, December 10, 1970

PLANNING BOARD COMMENTS

The Planning Board is not supportive of this proposal. The Board feels that there is not enough space on the property to accommodate three parking spaces without crossing onto the neighboring property. The Board does not support granting a special permit for two additional parking spaces. The Board of Appeals granted a special permit for a parking space located 13' from the front property line in 1970, and the Board does not feel there is a valid reason to grant a special permit to allow for a total of three parking spaces on the property. The Planning Board would be more supportive of granting relief to allow for two parking spaces on the property instead of three.

Therefore, should the Board of Appeals find that the proposal meets the statutory requirements for relief, the Planning Board recommends approval of the site plan by J Webby Consulting LLC., dated 5/16/14 subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a revised site plan showing two spaces 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 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 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



Front facade



Location of two new parking spaces

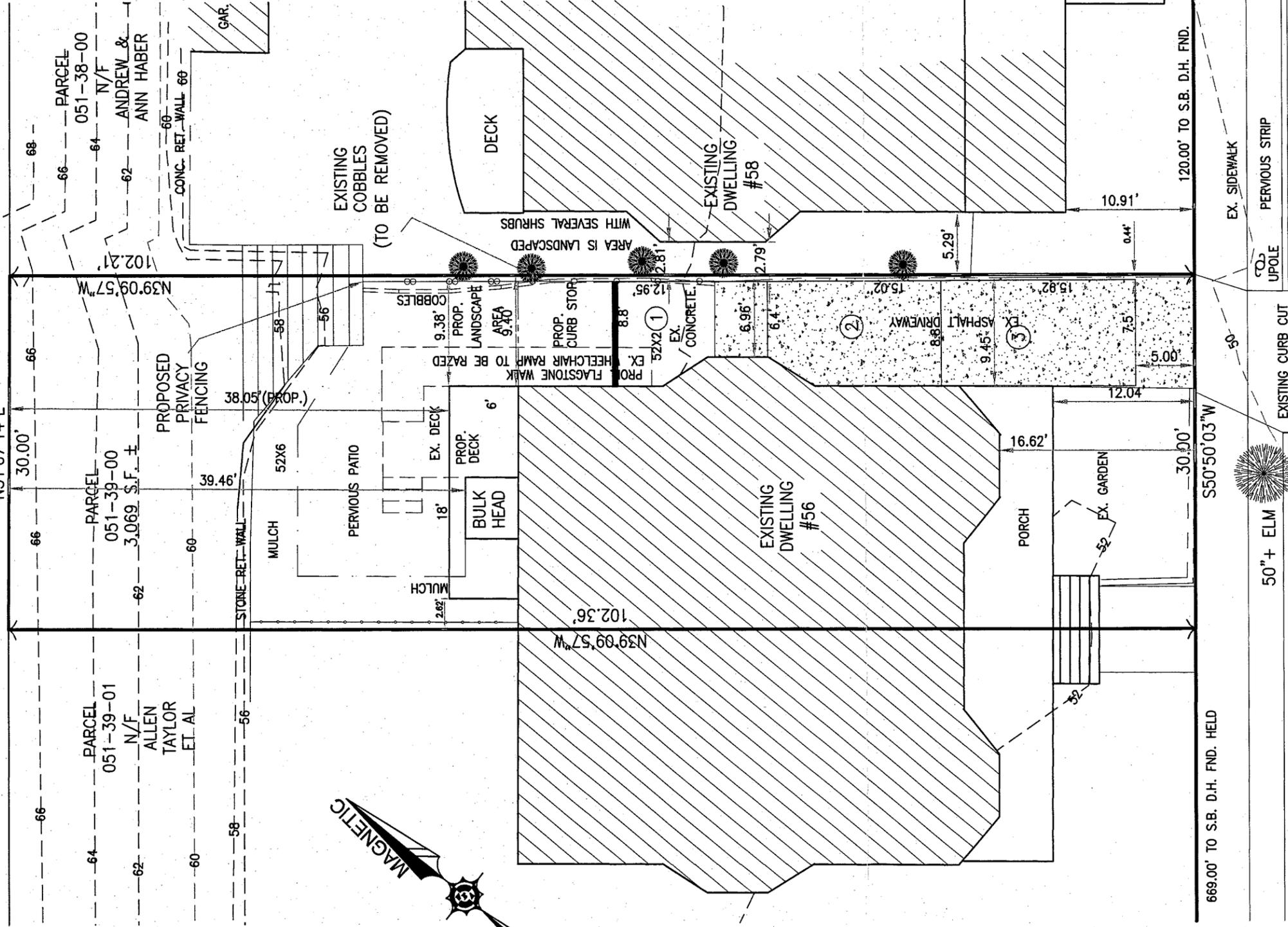
051-13-00

N/F
NOAH & JONAH CHASIN TR.
N51°07'14"E

RECORD NOTES:
RECORD OWNER:
JULIA KIM
56 BEALS ST.
BROOKLINE, MA
RECORD DEED:
BK 289543-457
LOCUS IS ZONED:
T-5

GENERAL NOTES:

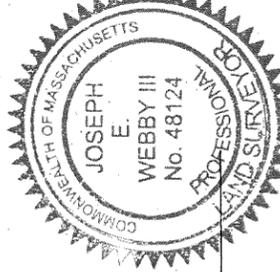
THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION
THE CONTRACTOR SHALL CALL DIG SAFE 72 HOURS PRIOR TO ANY CONSTRUCTION
NO INCREASE IN IMPERVIOUS AREA IS PROPOSED ON THIS PLAN
EXISTING DECK AND WHEEL CHAIR RAMP TO BE RAZED = 178 S.F.
PROPOSED NEW DECK = 108 S.F.



I CERTIFY THAT:

THE EXISTING DWELLING IS LOCATED AS SHOWN ON THIS PLAN AND THAT THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY

BEALS STREET



BENCH MARK:
RIM SMH
EL=49.46 BROOKLINE BASE
(PUBLIC 40' WIDE)

(GUTTER LINE)

BROOKLINE, MASS.

PREPARED FOR

JULIA KIM

SCALE: 1"=10' JUNE 5, 2014

J WEBBY CONSULTING LLC

PROFESSIONAL LAND SURVEYORS & PLANNERS 10

6 PINE HILL ROAD KINGSTON, MA.

02364

TEL. 1-781-983-3715

DRAWN BY: JOSEPH E WEBBY III

W-4718



SCALE: 1"=10'

Joseph E. Webby III 0-5-2014
PROFESSIONAL LAND SURVEYOR