



Town of Brookline

Massachusetts

PLANNING BOARD

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Steven Heikin, Clerk
Robert Cook
Sergio Modigliani
Jonathan Simpson
Mark J. Zarrillo

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: December 4, 2014
Subject: Expand existing garage toward the front of the lot
Location: 3 Copley Street

Atlas Sheet:	6	Case #:	2014-0072
Block:	030	Zoning:	S-7
Lot:	03	Lot Area (s.f.):	6,211

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

Background

The 3 Copley Street property was subdivided on August 4, 1971, creating two contiguous lots – 3 Copley Street (6,211 square feet) and 204 Pleasant Street (6,992 square feet). An application to construct a single-family dwelling at 204 Pleasant Street was granted by special permit on September 2, 1971 (BOA case #1704). The garage at 3 Copley Street intrudes approximately 12 feet onto the 207 Pleasant Street lot as a result of this subdivision.

Site and Neighborhood

3 Copley Street is a single-family Colonial Revival structure that was built in 1899. The structure is 2 ½ stories and is located on a corner lot at the intersection of Copley and Pleasant Street. A single-story detached brick garage is located at the northwest corner of the lot and extends over the property line that is shared with 204 Pleasant Street. A solid wall separates the interior of the garage along the property line, providing approximately 112 square feet of usable garage space for the property owner, but not enough space for parking vehicles.

The immediate neighborhood consists of similar wood frame residential structures to the west of Pleasant Street and multi-family apartment buildings to the east of Pleasant Street.

Applicant’s Proposal

The applicant, Mark Zarrillo, is proposing to extend the existing garage toward the front lot line by 18’. The approximately 330 square feet of new garage space will provide adequate parking for two vehicles. Expanded garage dimensions will result in a 23’-9” setback from the front lot line along Copley Street and maintain 1’ and 0’ foot side and rear setbacks respectively.

Two new carriage style garage doors will be installed on the front of the extended garage to allow for vehicle access, and another carriage style door will be included on the side to allow for pedestrian access. The garage extension will include clapboard siding and a pitched roof that will raise the height of the garage by 2-3’. An existing side walkway between the garage and the residential structure will also be extended by 16’ to maintain property owner access to both the front and side of the garage.

FINDINGS

- Section 5.43** – Exceptions to Yard and Setback Regulations
- Section 5.60** – Side Yard Requirements
- Section 5.70** – Rear Yard Requirements
- Section 5.63** – Accessory Buildings or Structures in the Side Yard
- Section 5.72** – Accessory Buildings or Structures in the Rear Yard

Dimensional Requirements	Allowed	Existing	Proposed	Relief
Side Yard Setback (Accessory Building)	6’	1’	1’	Special Permit*
Rear Yard Setback (Accessory Building)	6’	0’	0’	

* Under *Section 5.43*, the Zoning Board of Appeals may waive by special permit yard and setback requirements 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 or use.

PLANNING BOARD COMMENTS

The Planning Board is supportive of the proposal to extend the existing garage to allow for covered parking. The subdivision history of the 3 Copley Street lot creates a unique situation in which the applicant is unable to utilize the garage to park vehicles. The garage will remain below 15 feet in height and provides an attractive façade that is consistent with other structures in the neighborhood.

The Board feels that internal storage of the applicant’s vehicles improves the existing streetscape and recommends the installation of additional landscaping as a counterbalancing amenity for special permit relief.

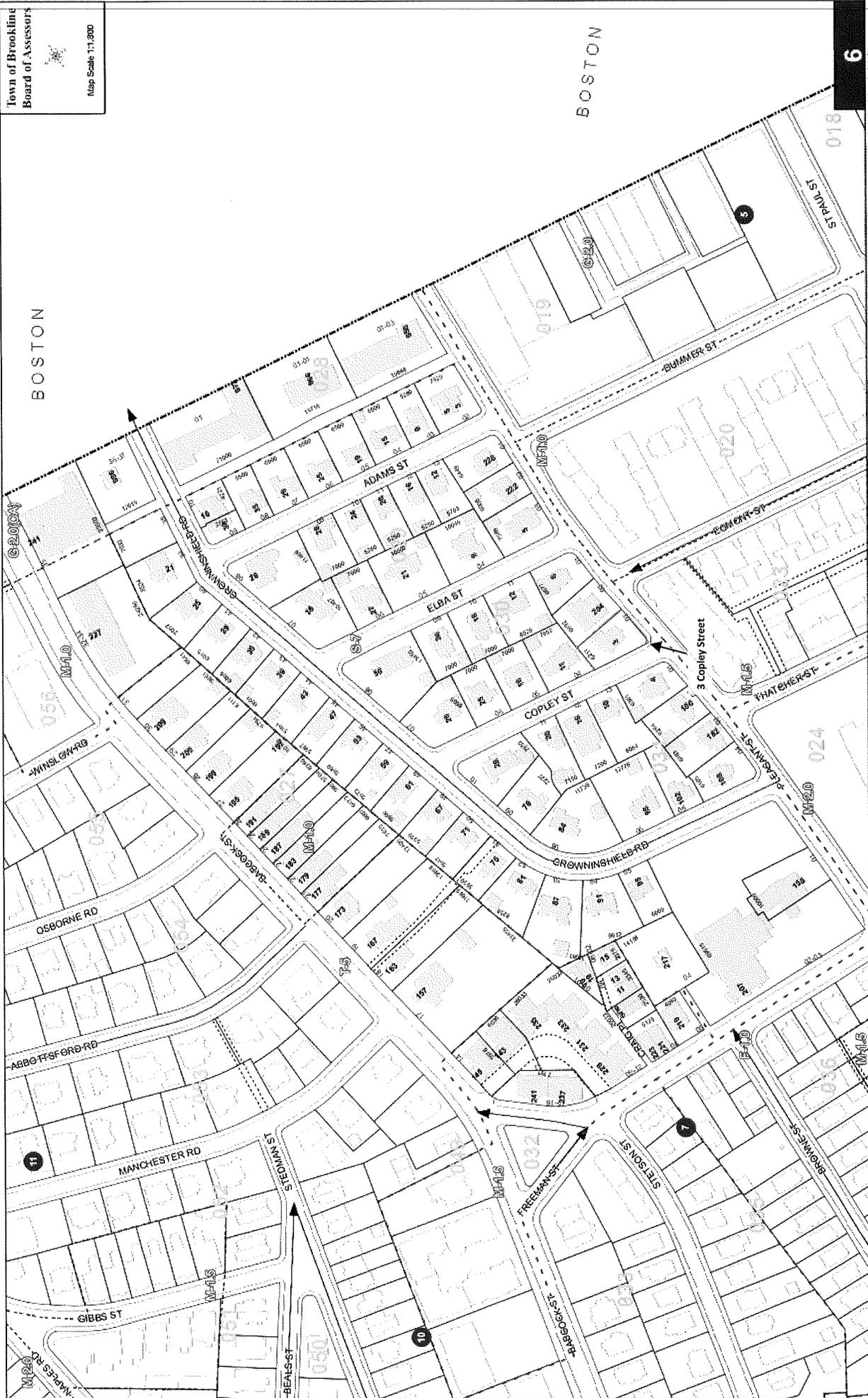
Therefore, the Planning Board recommends approval of the plans by Mark Zarrillo, dated 9/26/2014, subject to the following conditions:

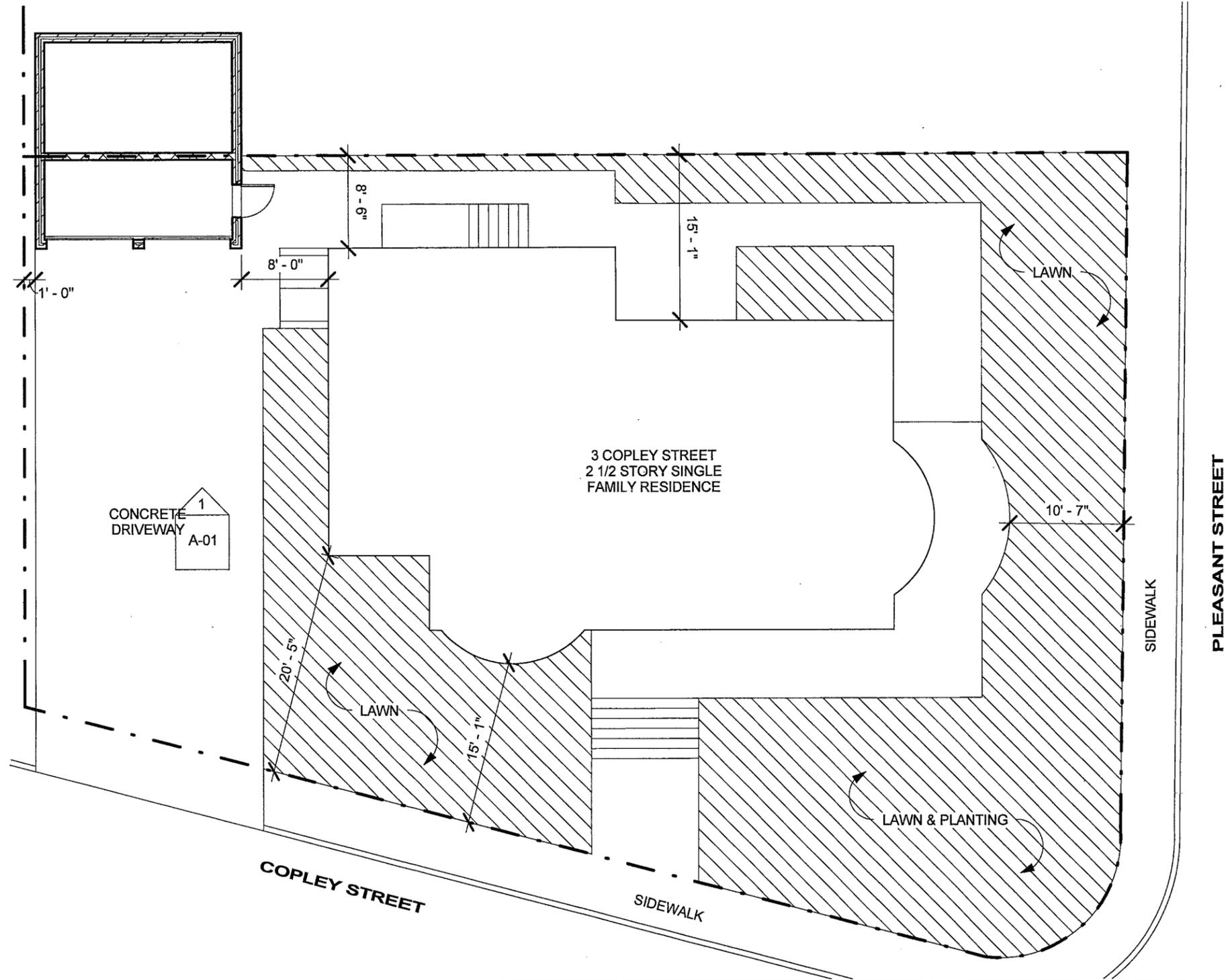
1. Prior to the issuance of a building permit, the applicant shall submit final floor plans and elevations subject to the review and approval of the Assistant Director for Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit a final landscape plan indicating 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; 2) final elevations; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

jr

Image 1 – View of garage from Copley Street







3 COPLEY STREET
2 1/2 STORY SINGLE
FAMILY RESIDENCE

1
CONCRETE
DRIVEWAY
A-01

LAWN

LAWN

LAWN & PLANTING

SIDEWALK

PLEASANT STREET

COPLEY STREET

SIDEWALK

GARAGE ADDITION

ZARRILLO RESIDENCE
3 COPLEY STREET
BROOKLINE, MA 02446

No.	Description	Date
	SPECIAL PERMIT	9/26/2014

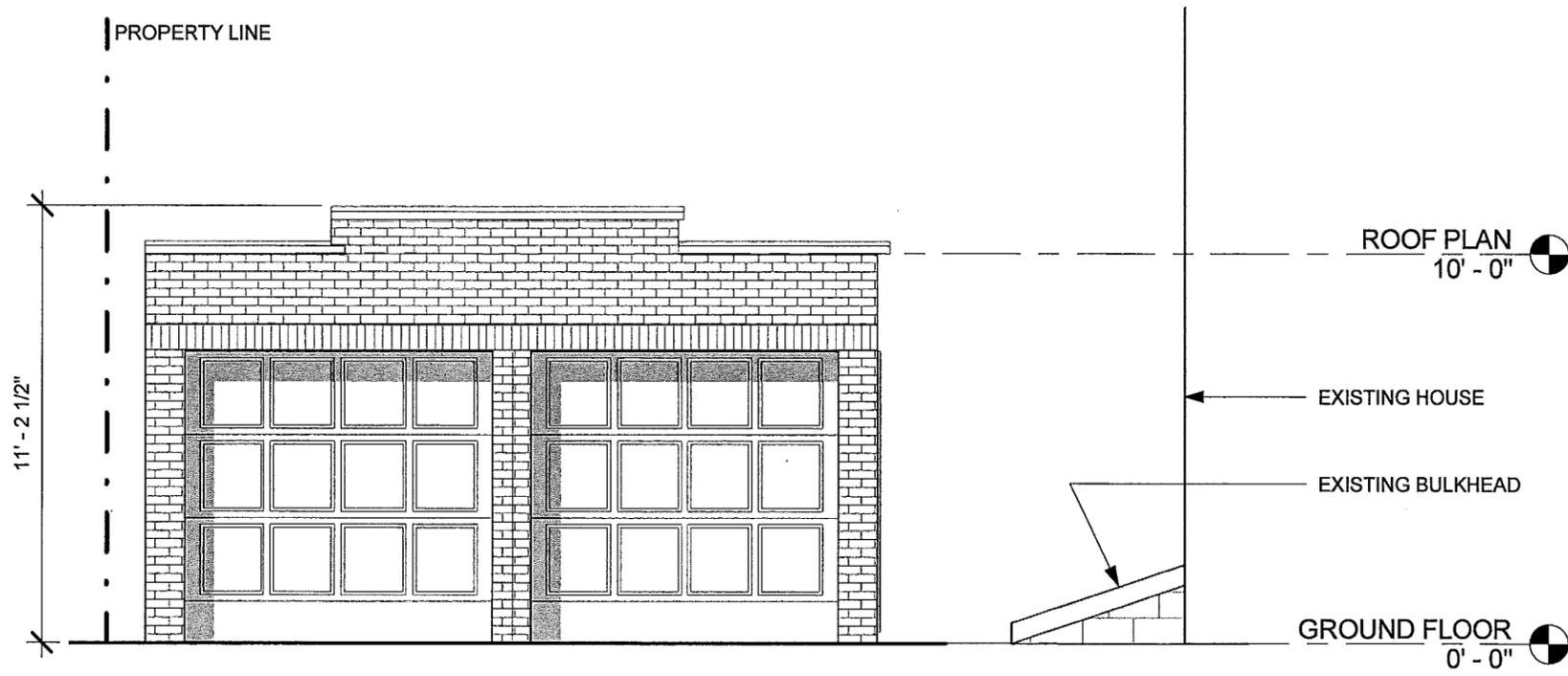
EXISTING SITE PLAN

Project number	201401.00
Date	09/26/2014
Drawn by	ALZ
Checked by	ALZ

A-00

Scale: 1" = 10'-0"

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① EXISTING SOUTH ELEVATION
1/4" = 1'-0"

GARAGE ADDITION

ZARRILLO RESIDENCE
3 COPLEY STREET
BROOKLINE, MA 02446

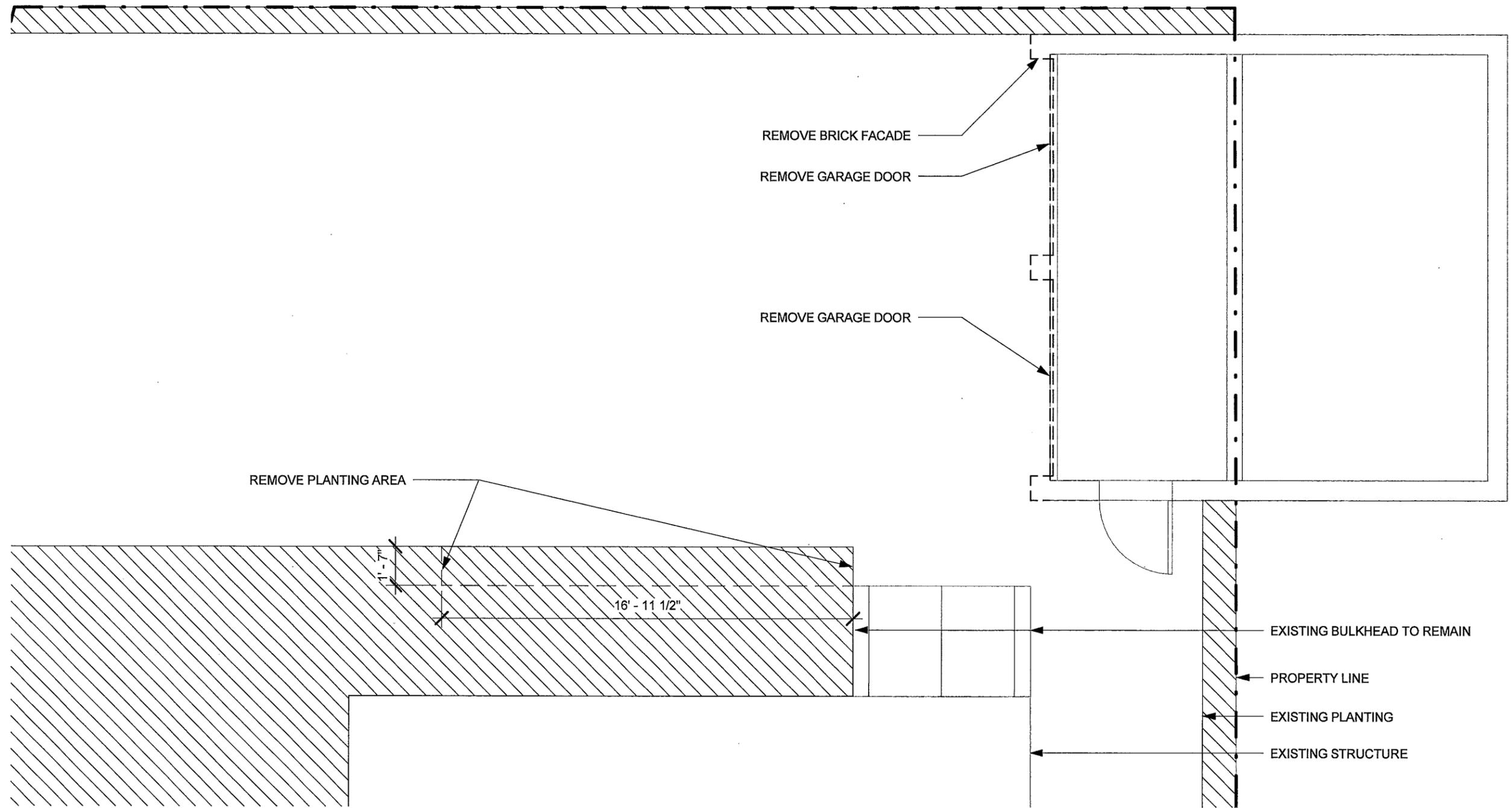
No.	Description	Date
	SPECIAL PERMIT	9/26/2014

EXISTING SOUTH ELEVATION

Project number	201401.00
Date	09/26/2014
Drawn by	ALZ
Checked by	ALZ

A-01
Scale: 1/4" = 1'-0"

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① DEMOLITION PLAN
1/4" = 1'-0"

GARAGE ADDITION

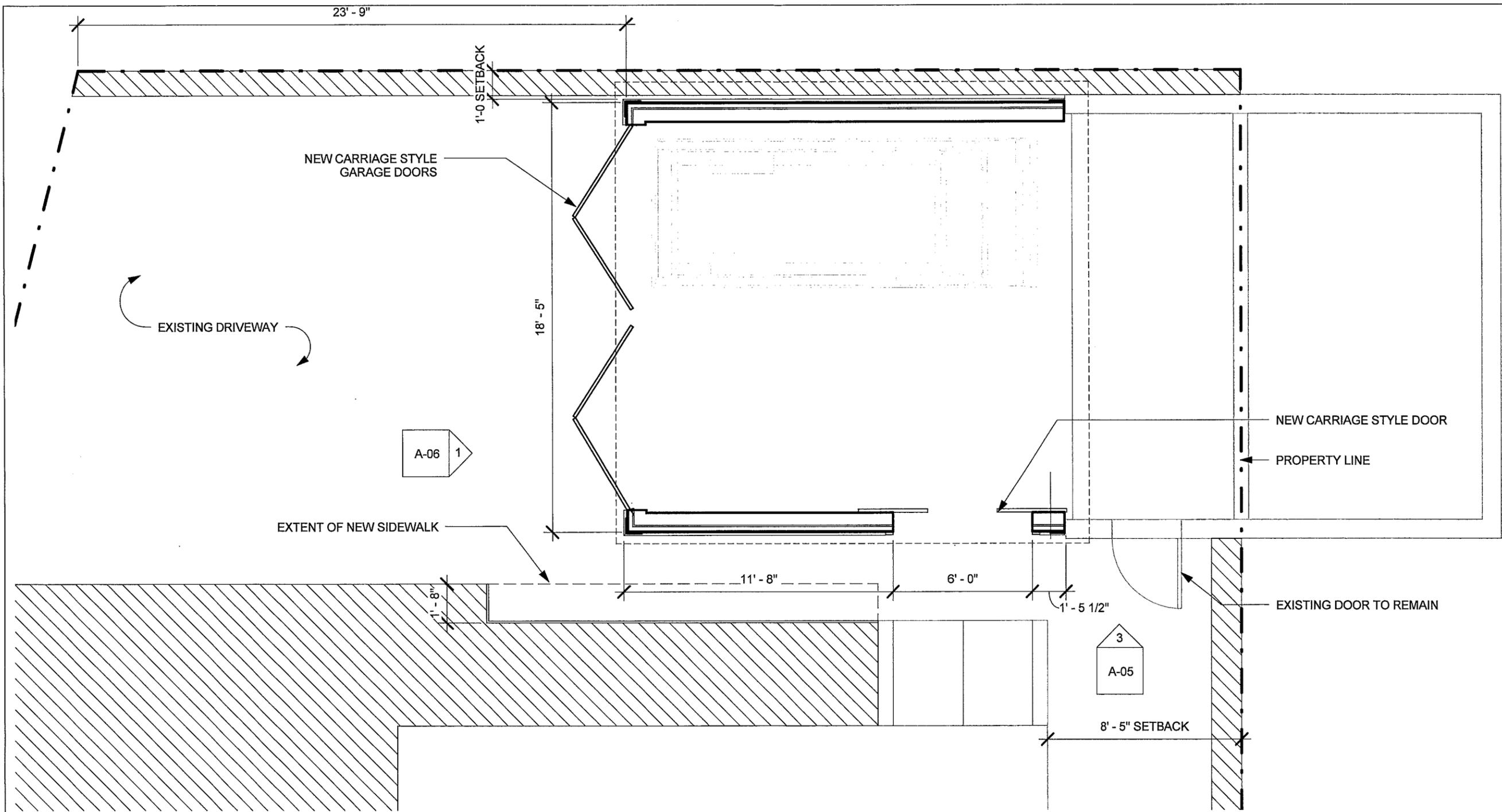
ZARRILLO RESIDENCE
3 COPLEY STREET
BROOKLINE, MA 02446

No.	Description	Date
	SPECIAL PERMIT	9/26/2014

DEMOLITION PLAN

Project number	201401.00
Date	09/26/2014
Drawn by	ALZ
Checked by	ALZ

A-02
Scale: 1/4" = 1'-0"



① GROUND FLOOR
1/4" = 1'-0"

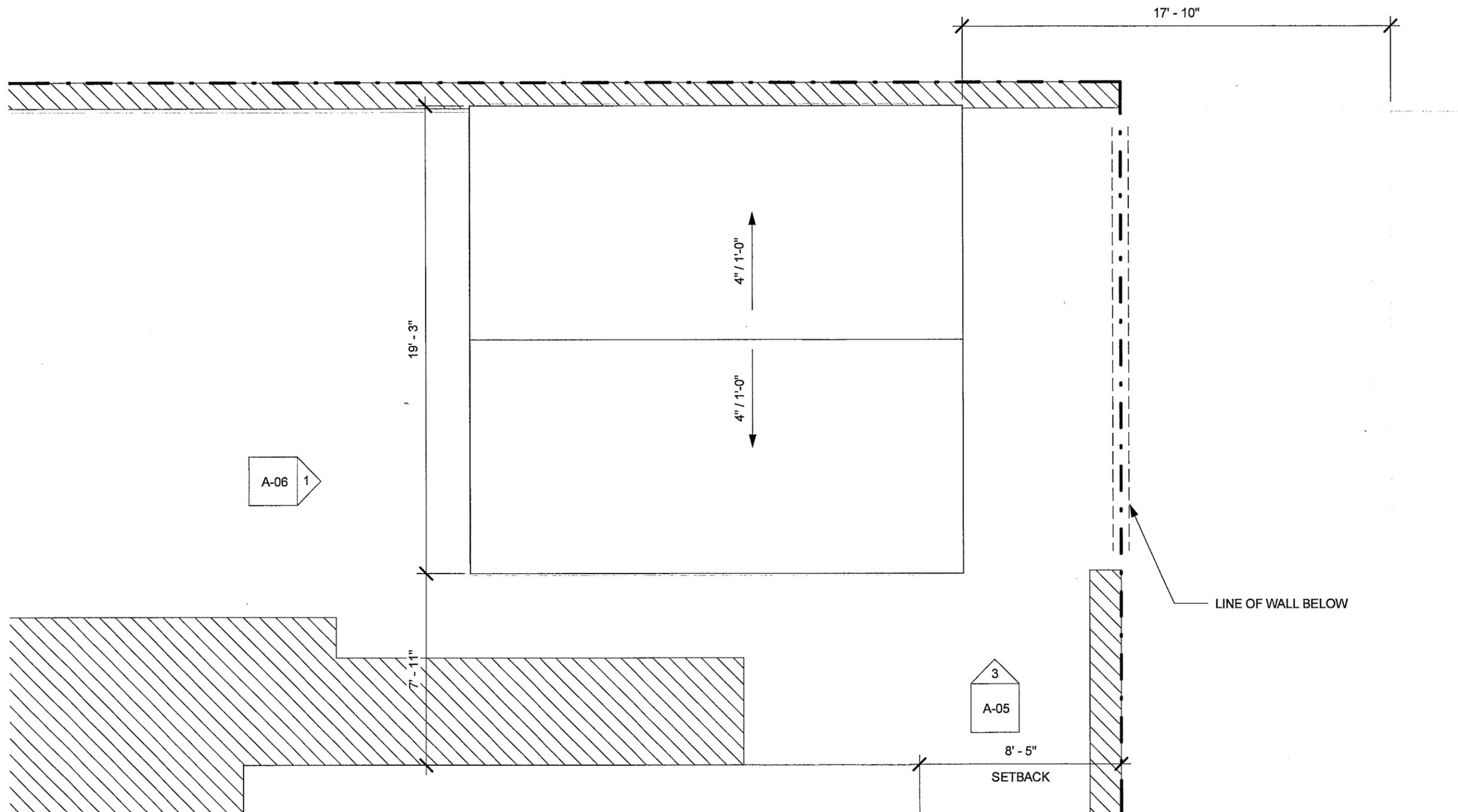
GARAGE ADDITION

ZARRILLO RESIDENCE
3 COPLEY STREET
BROOKLINE, MA 02446

No.	Description	Date
	SPECIAL PERMIT	9/26/2014

PROPOSED PLAN

Project number	201401.00	A-03
Date	09/26/2014	
Drawn by	Author	
Checked by	Checker	Scale: 1/4" = 1'-0"



① ROOF PLAN
1/4" = 1'-0"

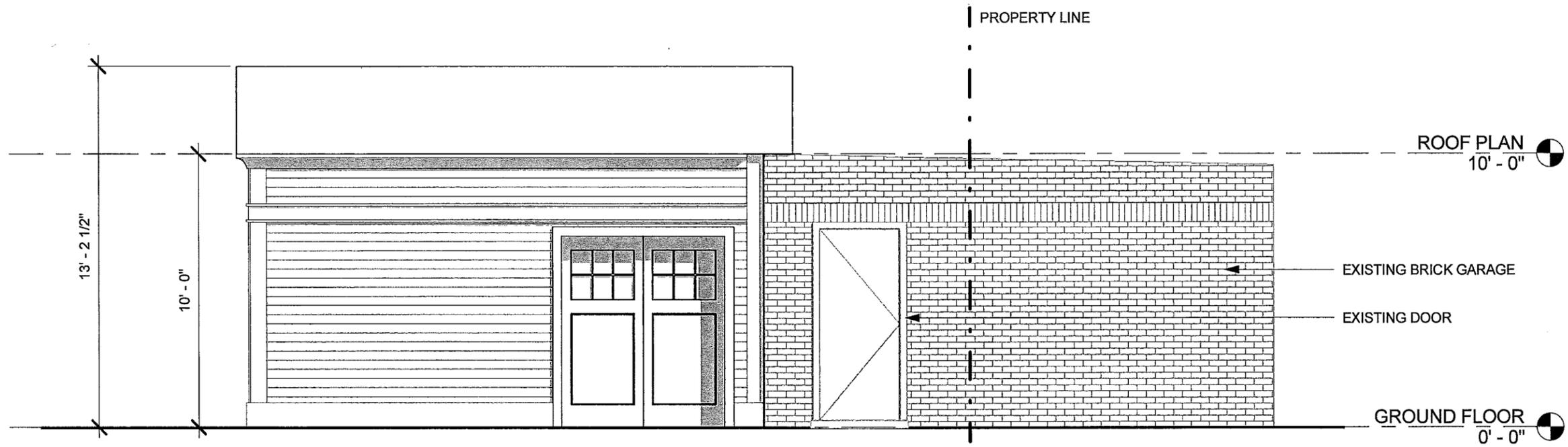
GARAGE ADDITION

ZARRILLO RESIDENCE
3 COPLEY STREET
BROOKLINE, MA 02446

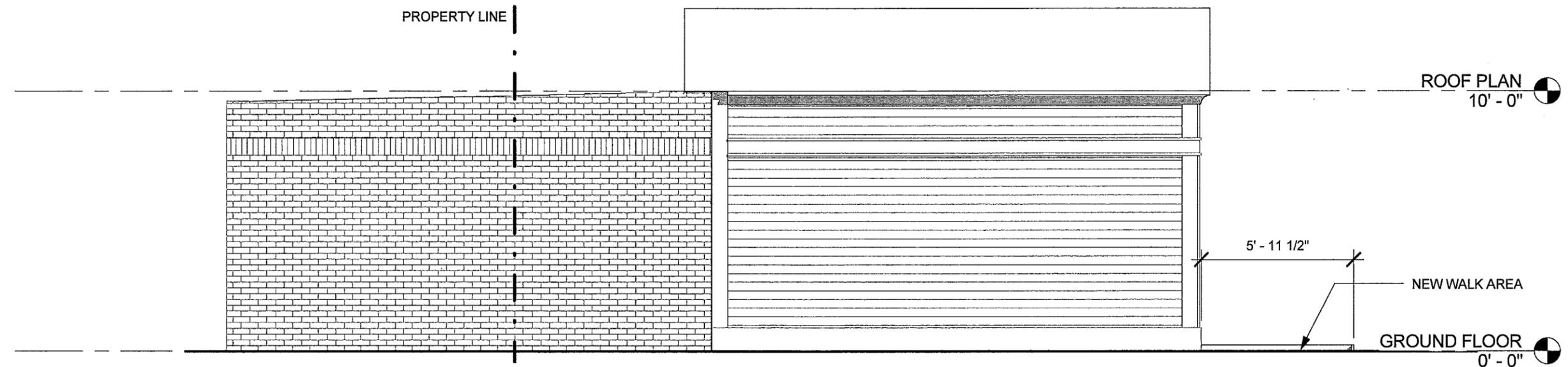
No.	Description	Date
	SPECIAL PERMIT	9/26/2014

PROPOSED ROOF PLAN

Project number	201401.00	A-04
Date	09/26/2014	
Drawn by	Author	
Checked by	Checker	
Scale:		1/4" = 1'-0"



③ EAST ELEVATION
1/4" = 1'-0"



① WEST ELEVATION
1/4" = 1'-0"

GARAGE ADDITION

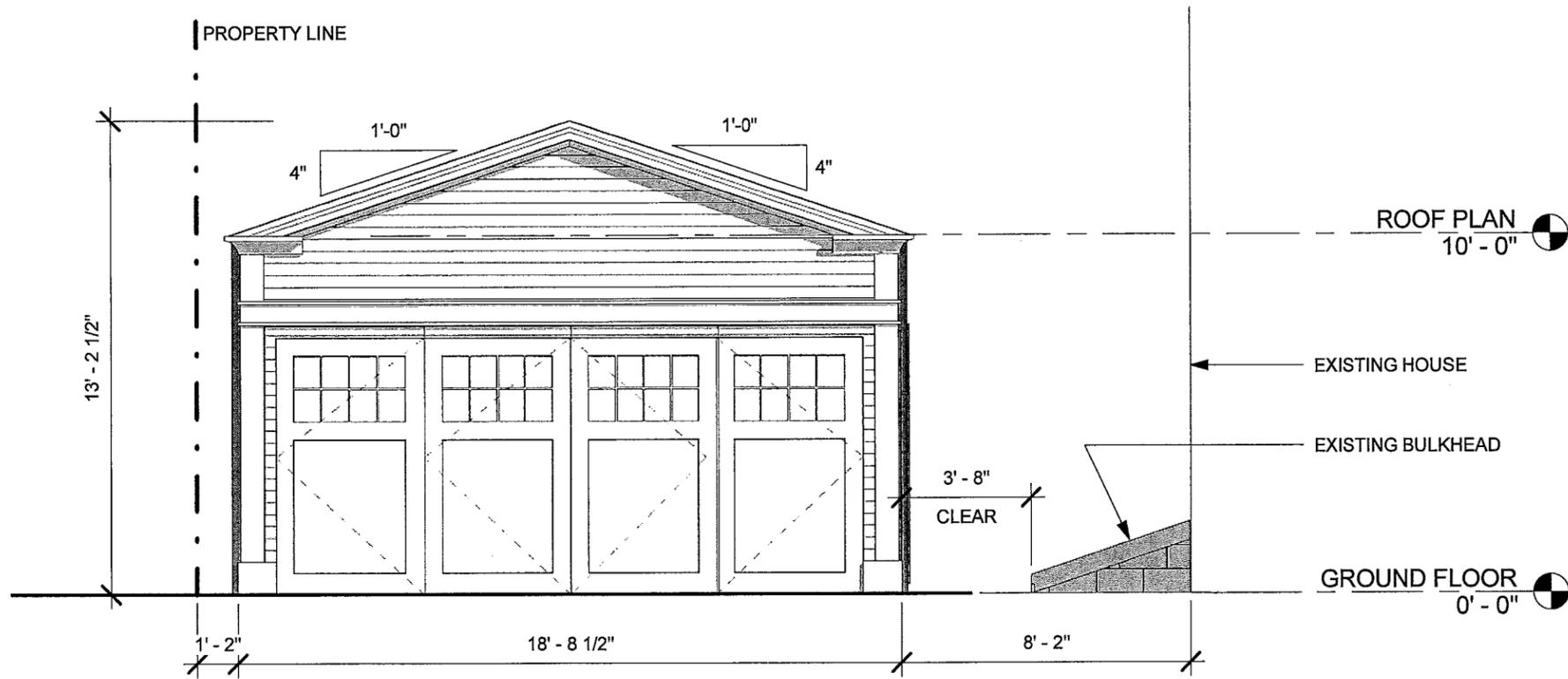
ZARRILLO RESIDENCE
3 COPLEY STREET
BROOKLINE, MA 02446

No.	Description	Date
	SPECIAL PERMIT	9/26/2014

PROPOSED ELEVATIONS

Project number	201401.00	A-05
Date	09/26/2014	
Drawn by	ALZ	
Checked by	ALZ	Scale: 1/4" = 1'-0"

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① PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

GARAGE ADDITION
 ZARRILLO RESIDENCE
 3 COPLEY STREET
 BROOKLINE, MA 02446

No.	Description	Date
	SPECIAL PERMIT	9/26/2014

PROPOSED ELEVATIONS		
Project number	201401.00	A-06
Date	09/26/2014	
Drawn by	Author	
Checked by	Checker	Scale: 1/4" = 1'-0"

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