



Town of Brookline

Massachusetts

PLANNING BOARD

Town Hall, 3rd Floor
333 Washington Street
Brookline, MA 02445-6899
(617) 730-2130 Fax (617) 730-2442

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

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: May 14, 2015
Subject: Remove existing two-car garage, construct three-car garage and new deck over garage
Location: **135 University Road**

Atlas Sheet:	41	Case #:	2015-0027
Block:	210	Zoning:	T-6
Lot:	22	Lot Area (s.f.):	6,497 sf

Board of Appeals Hearing: **June 11, 2015 at 7:15 pm**

SITE AND NEIGHBORHOOD

135 University Road is a two-family house near the intersection of Gardner Road, University Road and Washington Street, close to the Washington Square Business District. Built in 1920, the two and one half story Colonial Revival house has a gambrel-style slate roof, three gabled roof dormers, and a stucco exterior. An existing front porch, 11.5 feet wide and 9 feet deep, off the second floor will be replaced in kind. There are two below grade front yard parking spaces with virtually no set back from left side property line. The lot is situated at the base of Aspinwall Hill, and the front yard has a significant slope. The surrounding properties have similar topographical issues, and several have front yard parking areas or grotto garages with decks above.

APPLICANT'S PROPOSAL

The applicant, Kate Earls, is proposing to demolish the existing two-car garage and construct a new three-car garage with a wood deck above the garage within the front yard setback. The garage and driveway would be relocated so that the left side of the garage aligns with the left façade of the house. Interior stairs from the garage level would be installed to enable access to the basement floor above. Architectural floor plans of garage are not provided; however, surveys

of both existing and proposed plans are included.

Garage Design, Parking Layout, and Access

Two parking spaces would be side by side; the third space would be tandem to the parking space on the left. This tandem spot would be constructed so that the depth of the below-grade garage would now extend under the basement about 15 feet (see Sheet A3 “Building Section”). The overall depth for the two tandem spaces is 37 feet (measured from the interior walls); see Sheet A1, which shows the parking layout and parking space dimensions. This depth should be adequate for tandem parking.

The partially below grade garage would be 24 feet deep extending from the front façade of the house into the front yard; the garage would run 32 feet wide, measured from the outside of the exterior walls, and 11 feet high. The combined width of the garage’s vehicle entrances including the divider is 21 feet wide, or about 50 percent of the width of the house, for which the applicant requires relief. Although the left side of the proposed garage would now be aligned with the left façade of the house; the setback of 5.5 feet would not meet the required setback of 10 feet and therefore relief is required for the side yard.

The entrance of the garage would be 8.8 feet from the front property line, which requires relief. (Under Section 5.01, Footnote 1, the entrance of a garage that faces the street must be at least 20 feet from the street lot line.) The proposed driveway would be relocated with one curb cut extended and the other closed and re-located so that the width of the driveway would be no greater than 20 feet, the maximum allowed under Section 6.04.14. (*Note:* The site plan will be updated to show the existing and proposed curb cuts, and the width of proposed driveway to be 20 feet—to be consistent with Sheet A1 “floor plan” and in compliance with Section 6.04.14.)

The garage would be constructed with concrete slab on grade. The floor would be pitched as spot elevations indicate. The depth of the driveway from the garage entrance to the front property line is 9 feet.

Other design elements: A cut sheet for the garage doors will be provided; however, instead of one overwhelming double-wide door, the applicant is proposing two garage doors, each 9 feet wide by 7 feet high. A narrow stile would be centered on each door with four transom lights at the top.

Light fixtures (specification sheets not provided) are proposed on the front façade of the garage, and a window would be installed on each side façade of the garage. An exterior door to the right of the garage entrance would provide access to the house from the street level. This door would have a light fixture and small gabled roof that extends 2.5 feet from the front façade of the garage.

In addition, the applicant’s architect is prepared to discuss color options, if the Board wishes.

Deck Setbacks and Access

The proposed wood deck would have the same dimensions as the garage (24 feet wide by 32 feet

deep) with a three-foot high wood rail that runs along the entire front of the deck and 9.5 feet along each side. Because it extends 24 feet into the front yard, the applicant requires relief for the deck setback. (Pursuant to Section 5.52, uncovered decks may not extend more than 50% of the required setback; in this case, not more than 7.5 feet into the front yard.)

Access to the deck would be from the walkway that runs along the front of the house. This walkway extends from the stairs at the front entrance of the house to the stairs on the right side yard that lead to street level. (*Note:* The property line correctly runs through the center of the stairs that lead to street level.) To provide convenient access to the deck from the house, the plan proposes wood stairs on both sides of the landing (currently concrete stairs extend on the right side only). This functional treatment of installing two sets of stairs provides visual symmetry and better balances the appearance of the front entry, which has two doors, one for each unit.

Retaining Walls and Landscaping

Stone retaining walls at the front of the house begin at 18 inches high and step up to the garage wall to about 4.5 feet above grade at the street level, which complies with height requirements.

Sheet A1 shows where strips of landscaping are planned at the sides of the garage. The applicant is planning extensive landscaping for the front, side, and rear yards. Landscape drawings will not be submitted in time for the Planning Board meeting, however.

Porch

The applicant will re-construct the existing porch off the second floor with the current dimensions and a 3.5 foot high wood rail on three sides. No relief is required.

FINDINGS

Table 5.01 – Table of Dimensional Requirements, Footnote 1

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.50 – Front Yard Requirements

Section 5.60 – Side Yard Requirements

Section 6.04.12 – Design of All Off-street parking Facilities

Section 6.04.14 – Design of All Off-Street Parking Facilities

Dimensional Requirements	Required/Allowed	Existing	Proposed	Relief
Sec. 5.01, Footnote 1 Front yard setback (from garage entrance)	20 feet	10 feet	8.8 feet	Special permit/ Variance*
Sec. 5.50 Front yard setback (from deck)	15 feet	See above	8.8 feet	Special permit/ Variance*
Sec. 5.60 Side yard setback	7.5 feet	< 1 foot	5.5 feet	Special permit/ Variance*
Sec. 6.04.14	Width of garage entrance may no more than 40% of the width of the house or 24 feet, whichever is less	16 feet	21 feet [50% of house width]	Special Permit**

* Under **Section 5.43**, the Board of Appeals may waive by special permit yard setback requirements if counterbalancing amenities are provided. As a counterbalancing amenity, the applicant is planning on providing landscaping, including a street tree and plants on the deck, as well as a new flowering tree next to the new garage.

****Sec. 6.04.14:** Under a special permit after a hearing, the Board of Appeals may permit in lieu of the dimensional requirements of this section, where new parking facilities are being installed to serve existing structures and land uses, the substitution of other dimensional requirements provided such substitution is necessary to permit the installation of some or all of the off-street parking spaces that would be required for a similar new building, and provided that the provisions of paragraph 6. of this section are met.

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 the proposed addition as the enclosed garage would have a positive visual impact on the neighborhood. There is a prevalence of similar parking structures on the block due to the slope of the lots on the uphill side of the street. The garage would shelter three vehicles from view, while providing open space on the deck. In addition, relocating the garage so that it aligns with left façade of the house will increase the setback between the proposed garage and the abutter's garage on the left. The applicant proposes extensive landscaping as a counterbalancing amenity.

As noted, the site plan will need to be revised to show the proposed curb cuts and a driveway no wider than 20 feet.

Therefore, the Planning Board approves the plan by Mark Sangiolo, Registered Architect, dated May 5, 2015, and the site plan March 30, 2015 by George C. Collins, Professional Land Surveyor, subject to the following conditions:

1. Prior to the issuance of a building permit, a revised site plan showing proposed curb cuts and final plans and elevations indicating dimensions and materials shall be submitted subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Prior to issuance of a building permit, the applicant shall submit a final landscaping plan indicating all counterbalancing amenities 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 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



Existing two-car garage to be demolished. New garage (two cars with third car tandem) to be constructed with deck above

Curb cut to be extended when proposed garage and driveway are moved right and left facade of garage aligns with left facade of house. Existing curb on the left to be closed and relocated so that width of driveway is 20 feet max at the street line.

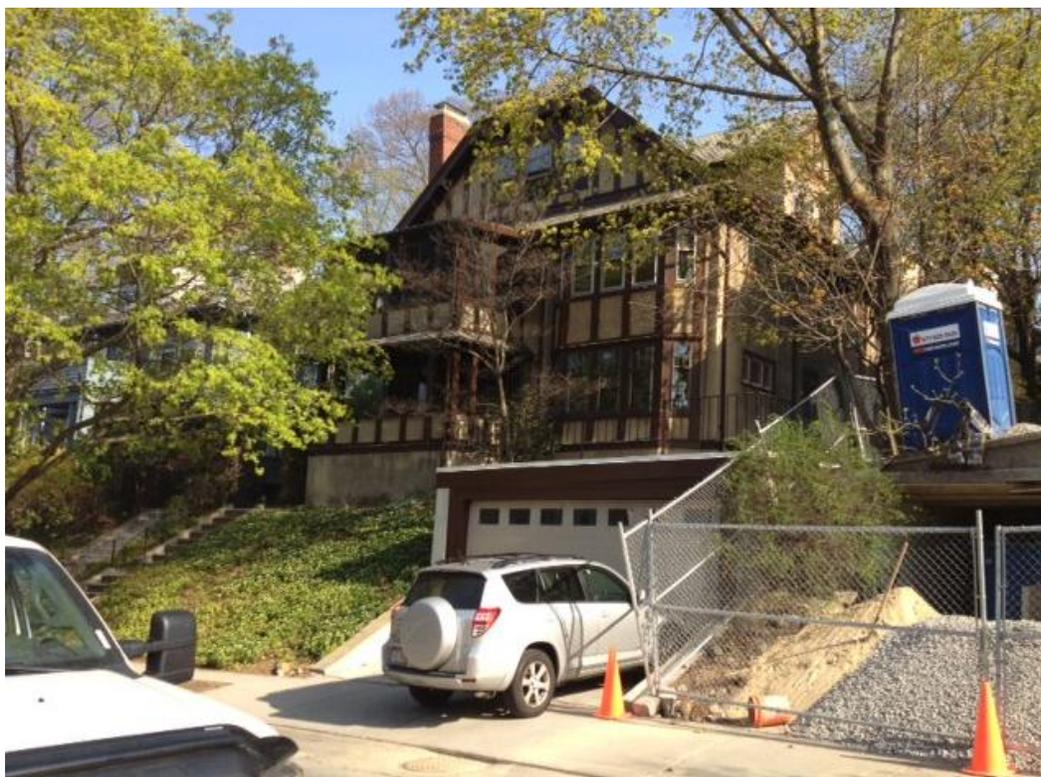
135 University Road (May 2015)



Another view of the front façade (2009). Note similar garage with deck on the property at the left. There is virtually no setback between existing garage and abutter's.



Slope in the front yard is steep, typical of properties on this block (2009).



Abutter to the left of 135 University has a two car garage with deck above in front yard.



Another example of a similar garage on this block with a deck above in the front yard (near University and Gardner intersection).

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MARCH 23, 2015 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

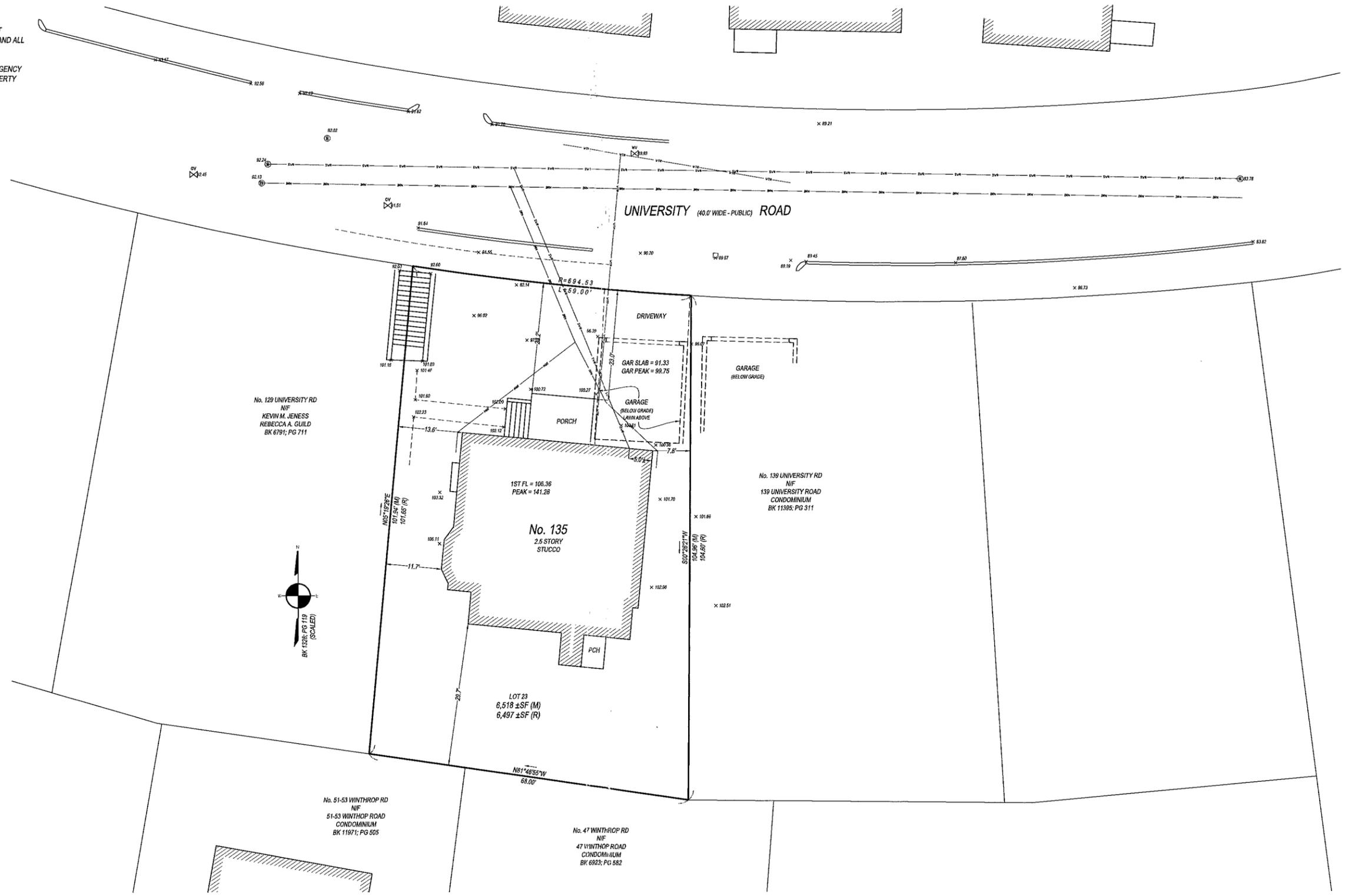
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).
 COMMUNITY-PANEL #25021C0034E
 EFFECTIVE DATE: JULY 17, 2012

NOTES:
 PARCEL ID: 210-22-00
 ZONING: T-6
 DATUM: NAVD 1988

EXISTING
 LOT COVERAGE: 27.2%
 USABLE OPEN SPACE: 54.5%
 LANDSCAPED OPEN SPACE: 70.7%

LEGEND

- BWSC HANDHOLE
- CATCH BASIN
- ⊙ DRAIN MANHOLE
- ⊙ ELECTRIC MANHOLE
- ELECTRIC HANDHOLE
- ⊙ GAS GATE
- ⊙ HYDRANT
- ⊙ LIGHT POLE
- ⊙ SEWER MANHOLE
- ⊙ UTILITY POLE
- ⊙ WATER GATE
- BB BOTTOM BELL
- DH DRILL HOLE
- FND FOUND
- I INVERT
- M MAPLE
- O OAK
- R RIM
- SB STONE BOUND
- VGC VERTICAL GRANITE CURB



DRAFTSMAN: RAP	REVIEWED BY: GCC
SITE PLAN PREPARED	03/27/15

REFERENCES:
 DEED: BK 4742; PG 581
 PLAN: BK 1328; PG 119
 BK 1245; PG 101
 BK 1339; PG 580
 BK 1340; PG 587
 BK 1756; PG 75
 BK 1785; PG 145
 PLAN: BK 3243; PG 67
 BK 3245; PG 67
 PL BK 439; PL 330
 PL BK 449; PL 561

SITE PLAN OF LAND
 LOCATED AT
135 UNIVERSITY ROAD
BROOKLINE, MA

PREPARED FOR:
 AIR SAFE CONTRACTING CO. INC.
 98 BOX 266
 WRENTHAM, MA 02093

BOSTON SURVEY, INC.
 UNIT C-4 SHIPWAYS PLACE
 CHARLESTOWN, MA. 02129
 (617) 242-1313
 www.bostonsurveyinc.com



JOB #15-00212 FILE #15-00212 - SITE PLAN.dwg

EXISTING

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MARCH 23, 2015 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).
 COMMUNITY-PANEL #25021C0034E
 EFFECTIVE DATE: JULY 17, 2012

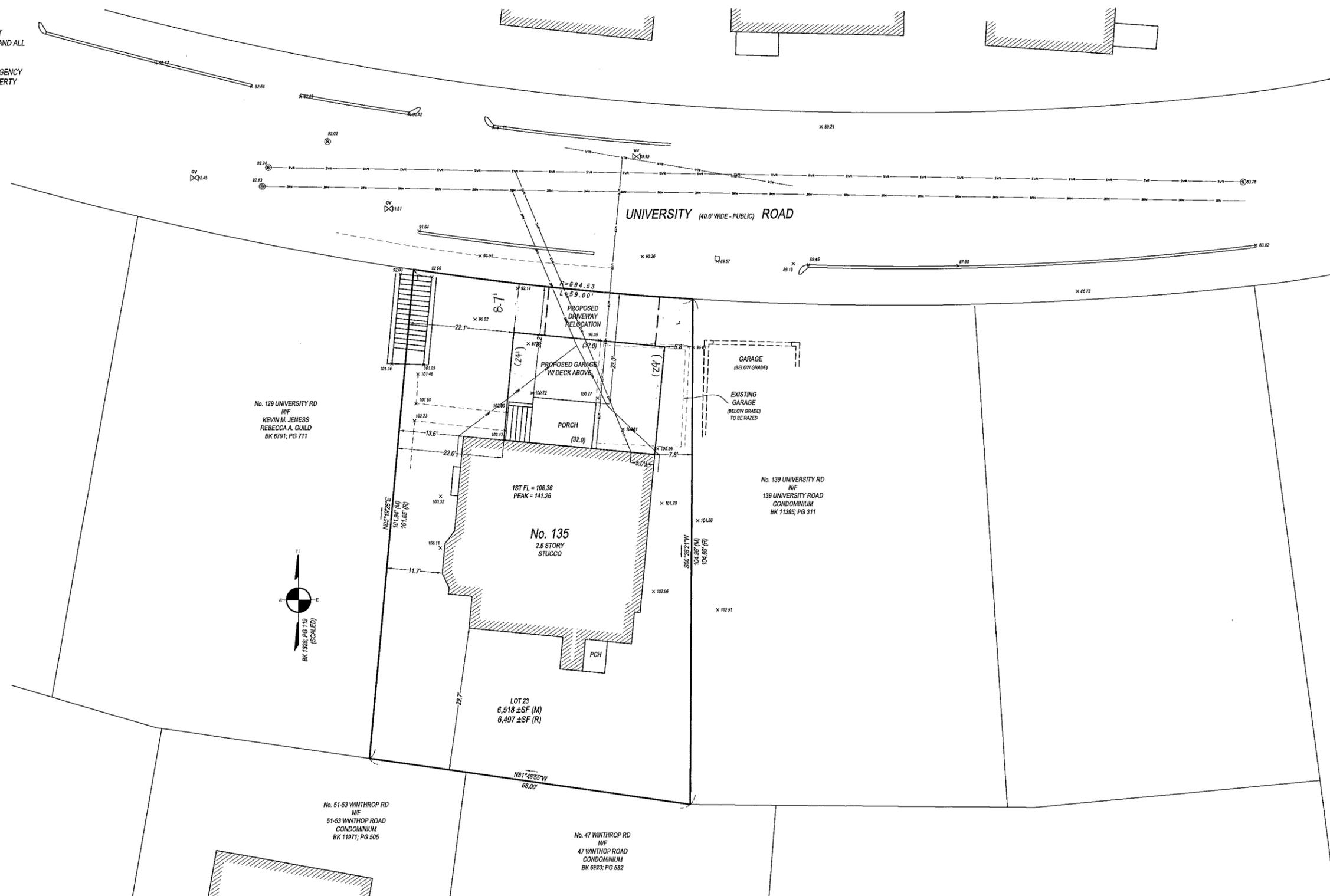
NOTES:
 PARCEL ID: 210-22-00
 ZONING: T-6
 DATUM: NAVD 1988

EXISTING
 LOT COVERAGE: 27.2%
 USABLE OPEN SPACE: 54.5%
 LANDSCAPED OPEN SPACE: 70.7%

PROPOSED
 LOT COVERAGE: 27.2%
 USABLE OPEN SPACE: 41.7%
 LANDSCAPED OPEN SPACE: 58.6%

LEGEND

- ⊕ BWSC HANDHOLE
- CATCH BASIN
- ⊙ DRAIN MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC HANDHOLE
- ⊙ GAS GATE
- ⊙ HYDRANT
- ⊙ LIGHT POLE
- ⊙ SEWER MANHOLE
- ⊙ UTILITY POLE
- ⊙ WATER GATE
- BB BOTTOM BELL
- DH DRILL HOLE
- FND FOUND
- I INVERT
- M MAPLE
- O OAK
- R RIM
- SB STONE BOUND
- VGC VERTICAL GRANITE CURB



DRAFTSMAN: RAP	REVIEWED BY: GCC
SITE PLAN PREPARED	03/27/15
PROPOSED CONDITIONS	03/30/15

SCALE: 1 INCH = 10 FEET

REFERENCES:
 DEED: BK 4742; PG 581
 PLAN: BK 1328; PG 119
 BK 1245; PG 101
 BK 1339; PG 580
 BK 1340; PG 587
 BK 1756; PG 75
 BK 1785; PG 145

PLAN: BK 3243; PG 67
 BK 3245; PG 67
 PL BK 439; PL 330
 PL BK 449; PL 561

SITE PLAN OF LAND
 LOCATED AT
135 UNIVERSITY ROAD
BROOKLINE, MA

PREPARED FOR:
 AIR SAFE CONTRACTING CO. INC.
 98 BOX 266
 WRENTHAM, MA 02093

BOSTON SURVEY, INC.
 UNIT C-4 SHIPWAYS PLACE
 CHARLESTOWN, MA. 02129
 (617) 242-1313
 www.bostonsurveyinc.com



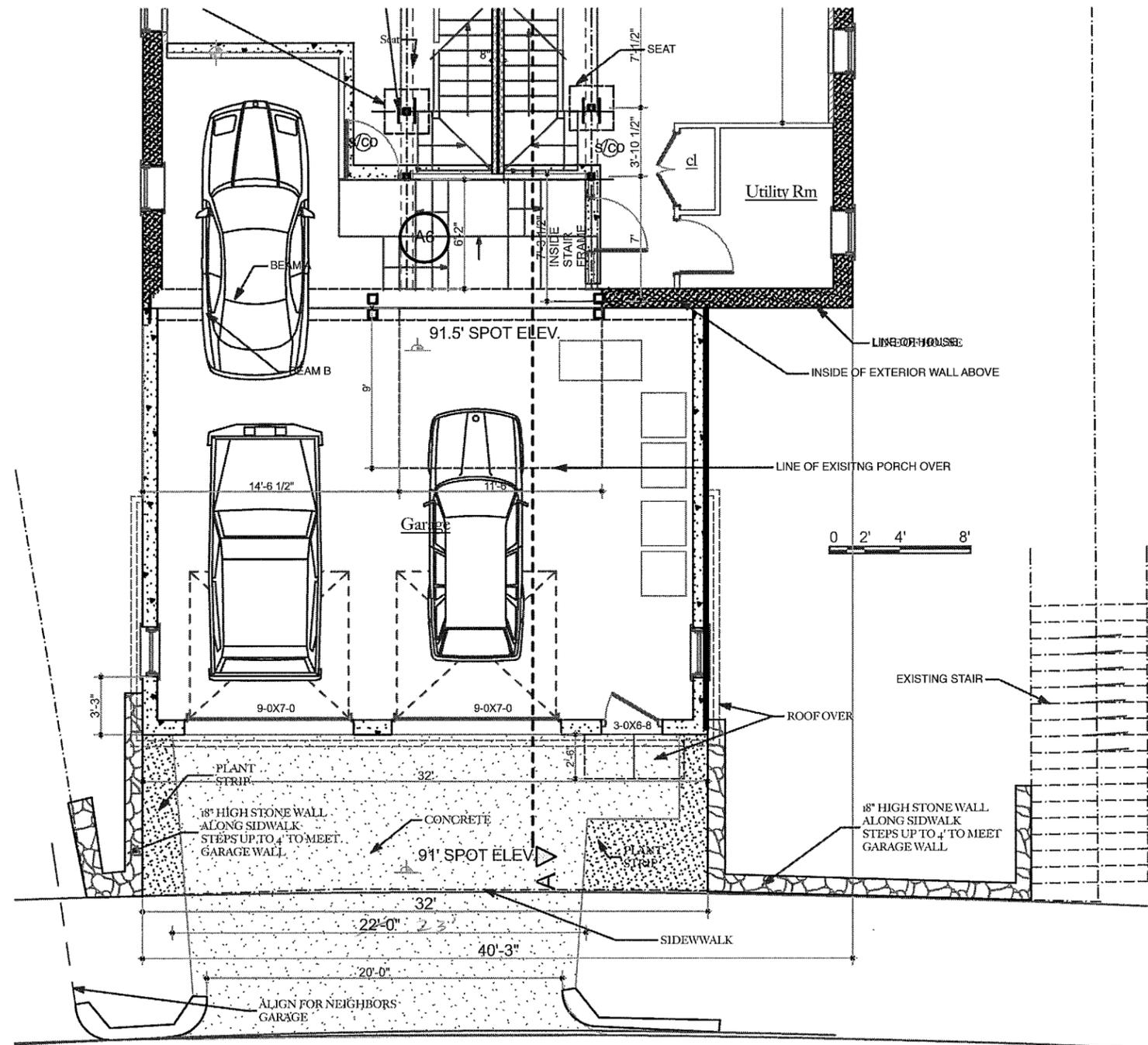
JOB #15-00212 FILE #15-00212 - SITE PLAN.dwg

PROPOSED - REVISION REQUESTED



Garage for
135 University Rd
Brookline, MA

Mark Sangiolo
Architect
23 Willow St.
W. HArwich, MA



FLOOR PLAN

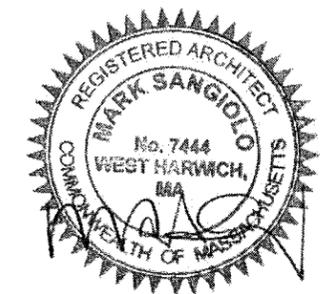
1/8" = 1'-0"

AI

3-20-15
1-5-5-15

Garage for
135 University Rd
Brookline, MA

Mark Sangiolo
Architect
23 Willow St.
W. HArwich, MA

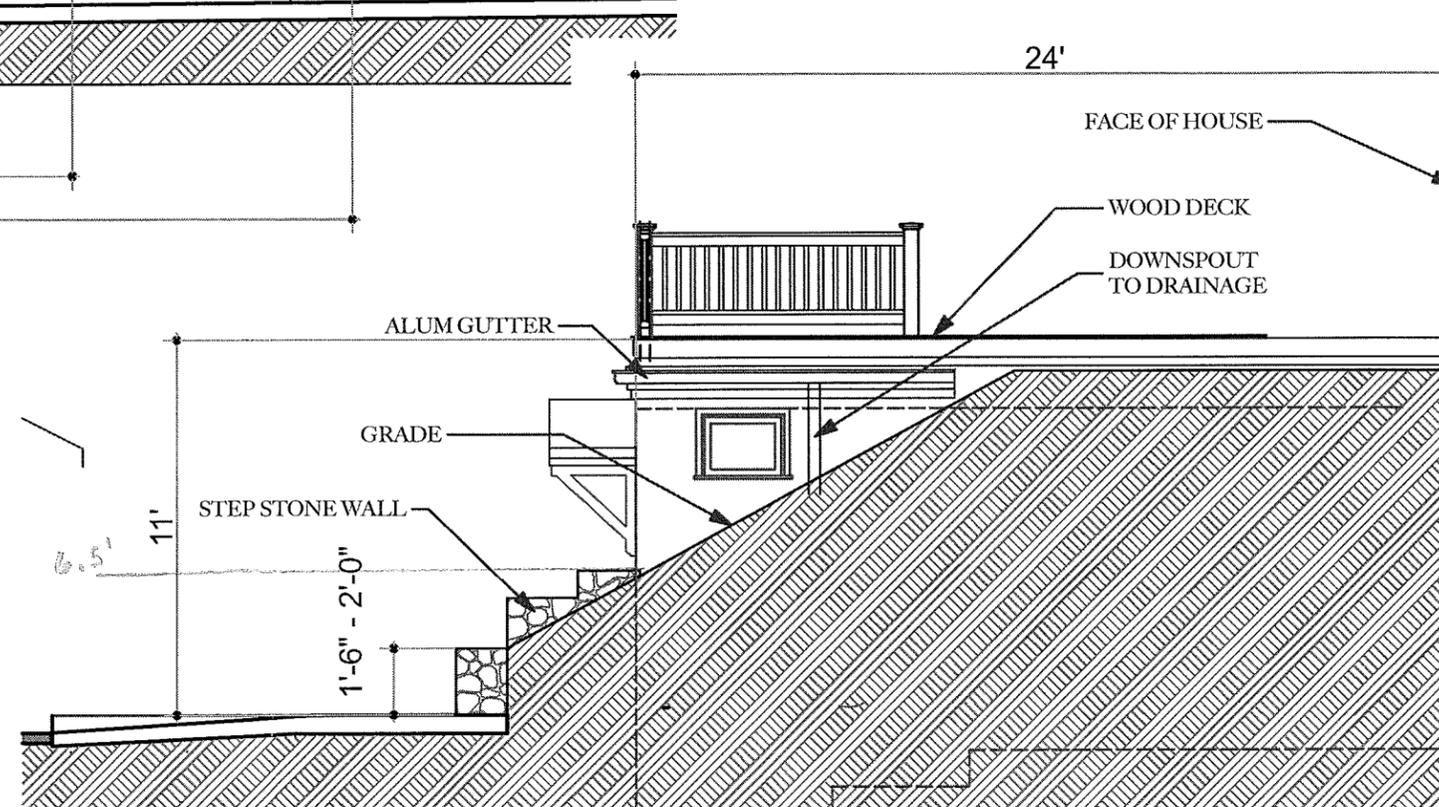


ELEVATIONS
3/16" = 1'-0"



FRONT

SIDE
(opposite side similar)



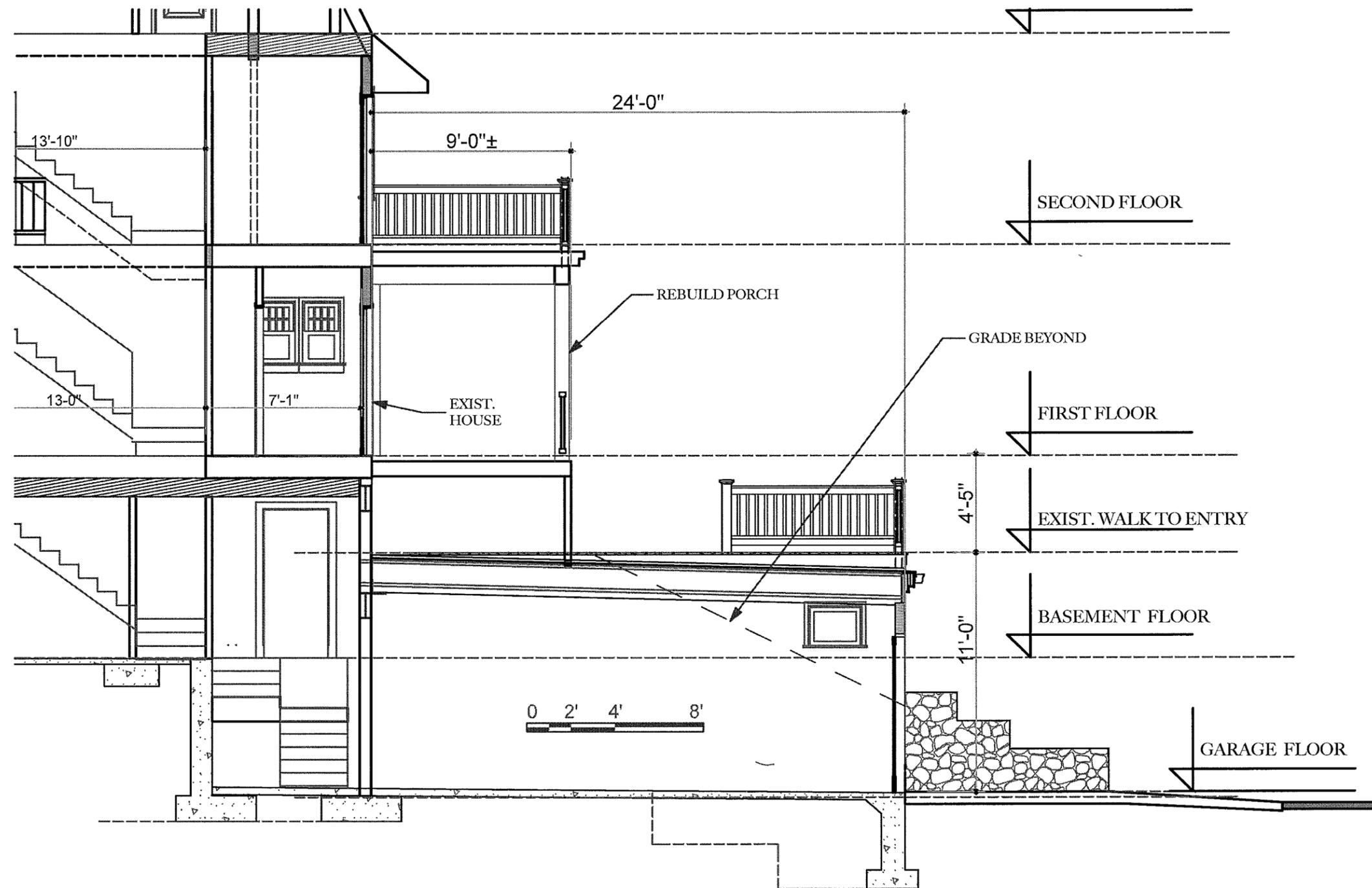
A2

3-20-15

1-5-5-15

Garage for
135 University Rd
Brookline, MA

Mark Sangiolo
Architect
23 Willow St.
W. HArwich, MA



SECTION

$3/16'' = 1'-0''$

A3

3-20-15

1-5-5-15

Garage for
135 University Rd
Brookline, MA

Mark Sangiolo
Architect
23 Willow St.
W. HArwich, MA



ROOF PLAN

3/16" = 1'-0"

A4

3-20-15
1-5-5-15

