



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: April 30, 2015
Subject: Demolish existing single-family dwelling and construct new single-family dwelling
Location: 89 Beaconsfield Road

Atlas Sheet:	46	Case #:	2015-0023
Block:	225	Zoning:	T-6
Lot:	01-01	Lot Area (s.f.):	±3,816

Board of Appeals Hearing: May 7, 2015, at 7:15 p.m.

BACKGROUND

October 8, 2013 – The Preservation Commission determined the single-family dwelling at 89 Beaconsfield Road significant and instituted a 12-month stay of demolition. The stay has since expired.

SITE AND NEIGHBORHOOD

89 Beaconsfield Road is a two-and-a-half-story single-family dwelling on an undersized lot on the north side of Beaconsfield Road near the intersection with Regent Circle. The property was constructed in 1889, originally as a dormitory for employees of the Beaconsfield Terraces. Surrounding properties are residential and vary in type and style, including attached single-family, two-family and multi-family residential dwellings and associated structures. A private way providing vehicular access to several residential dwellings runs along the property's northwest boundary.

APPLICANT'S PROPOSAL

The applicants, Michael and Roxanne Martinez, would like to demolish the existing dwelling structure and build a new single-family dwelling with a two-car attached garage. The new dwelling would be 2,765 s.f. and have four bedrooms. The structure's overall design is relatively traditional, with a gable roof, dormers, a front porch, and bays on the front and rear facades. The

exterior would be clad in a mix of materials, including cedar shingles, clapboards, and stone veneer. The existing driveway would be retained, leading to a new attached garage.

FINDINGS

Section 5.10 – Minimum Lot Size

Section 5.13 – Lot Width

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.50 – Front Yard Setback

Section 5.52 – Fences and Terraces in the Front Yard Complies

Section 5.60 – Side Yard Setback

Section 5.62 – Fences and Terraces in the Side Yard Complies

Section 5.70 – Rear Yard Setback

Section 5.74 – Fences and Terraces in Rear Yard Complies

Section 5.91 – Usable Open Space

Dimensional Requirements	Required	Existing Dwelling	Proposed Dwelling	Relief
Minimum Lot Size	5,000 s.f.	3,816 s.f.	3,816 s.f.	Variance
Minimum Lot Width	45'	56'3"	56'3"	Complies*
Front Yard Setback	15'	Beaconsfield: 6' ROW: 6.5' (est.)	Beaconsfield: 19'2" ROW: 10'11"	Complies Special Permit**
Side Yard Setback (attached garage)	7.5'	33' (est.)	3'	Special Permit**
Rear Yard Setback	30'	Southeast: 2'1" East: 42' (est.)	Southeast: 2'1" East: 3'	Special Permit**
Usable Open Space	854 s.f. (30% of g.f.a.)	N/A	303 s.f. (11% of g.f.a.)	Variance

* Lot width is difficult to measure in this instance, as the property appears to only have one side yard. "Lot Width" is defined in the Zoning By-law as the horizontal distance between side lot lines measured perpendicular to the mean direction of the side lot lines.

** Under **Section 5.43**, the Board of Appeals may waive yard and setback requirements if a counterbalancing amenity is 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 not opposed to the proposal to construct a new single-family dwelling on the property. While the lot is undersized, the new dwelling is attractively designed and will have extensive landscaping. Since the property currently has a single-family, a new single-family should not result in additional traffic or other negative impacts on the immediate neighborhood. The property is oddly shaped, is located immediately next to a private right of way serving several other structures, and has a significant grade change; building a new home on the lot within required setbacks would be difficult if not impossible.

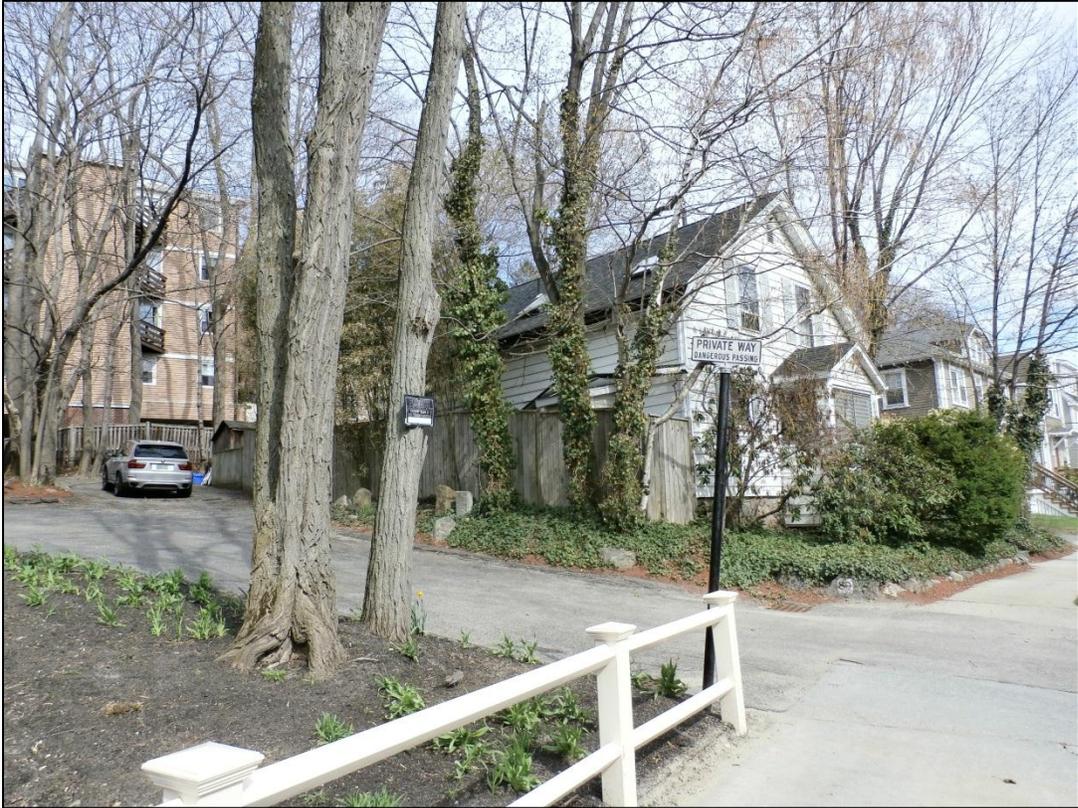
Therefore, the Planning Board recommends approval of the plans by Embarc Studio, dated 4/21/2015, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan showing the setback facing the easement increased to a minimum of 3 feet, all building dimensions, locations of utilities and HVAC equipment, and locations and heights of walls, if any, 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 final floor plans and elevations 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 a final landscaping plan indicating all counterbalancing amenities and hardscape materials subject to the review and approval of the Assistant Director of Regulatory Planning.
4. Prior to the issuance of a building permit, the applicant shall submit a complete drainage plan for the site subject to the review and approval of the Director of Engineering/Transportation or his designee.
5. Prior to the issuance of a building permit, the applicant shall submit a construction management plan, including but not limited to parking locations for construction vehicles, locations of dumpsters and portable toilets, and rodent control measures, subject to the review and approval of the Director of Engineering/Transportation and the Building Commissioner, or their designees.
6. 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.



lkch

Front façade of 89 Beaconsfield Road



89 Beaconsfield Road



ZONING SUMMARY: DISTRICT T-6

	REQUIRED	PROPOSED
LOT SIZE:	5,000 SF	3,816 SF
F.A.R.:	0.75 (2,862 GSF)	0.72(2,765 SF)
LOT WIDTH	45'-0"	56'-3 1/2"
FRONT SETBACK-1	15'-0"	19'-4 1/2"
REAR SETBACK-1	30'-0"	3'-0" TO GARAGE; 9'-6" TO PRINCIPLE STRUCTURE
FRONT SETBACK -2	15'-0"	9'-8"
REAR SETBACK -2	30'-0"	3'-0 1/2" - 3'-5"
SIDE SETBACK	7'-6"	2'-2"; 3'-7 1/2"
BUILDING HEIGHT	35'-0" MAX	29'-1" TOP GABLE TO AVERAGE GRADE
OPEN SPACE, LAND.	285 SF	1,331 SF
OPEN SPACE, USABLE	854 SF	303 SF

PROPOSED BUILDING SQUARE FOOTAGES:

BASEMENT (UNFINISHED)	1,035 GSF
FIRST FLOOR	1,130 GSF
SECOND FLOOR	1,635 GSF
HABITABLE ATTIC	0 GSF
ASSESSORY STRUCTURES	0 GSF
*TOTAL TOWARDS F.A.R	2,765 GSF

* NOTES:

1. GSF IS MEASURED FROM OUTSIDE FACE OF EXTERIOR WALLS.
2. THE UNFINISHED BASEMENT SQUARE FOOTAGE HAS BE DEDUCTED FROM THE F.A.R. CALCULATION
3. THE ATTACHED GARAGE, TOTALING 472 GSF, HAS BEEN DEDUCTED FROM THE F.A.R CALCULATION
4. THE SECOND FLOOR SQUARE FOOTAGE IS INCLUSIVE OF 47 GSF REQUIRED PER ATRIUM CALCULATION:

$$21' \text{ CEILING} / 12 = 1.75 \text{ (27 SF HORIZONTAL AREA)} = 47.25 \text{ GSF}$$

MARTINEZ RESIDENCE

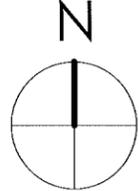
BROOKLINE, MA

89 BEACONSFIELD ROAD

PLANNING BOARD HEARING

MAY 6, 2015





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 50 K STREET, 3RD FLOOR
 BOSTON, MA 02127
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OWNER
 89 BEACONSFIELD ROAD

MARTINEZ RESIDENCE
 BROOKLINE, MA
 PLANNING BOARD HEARING
 MAY 6, 2015

REVISIONS

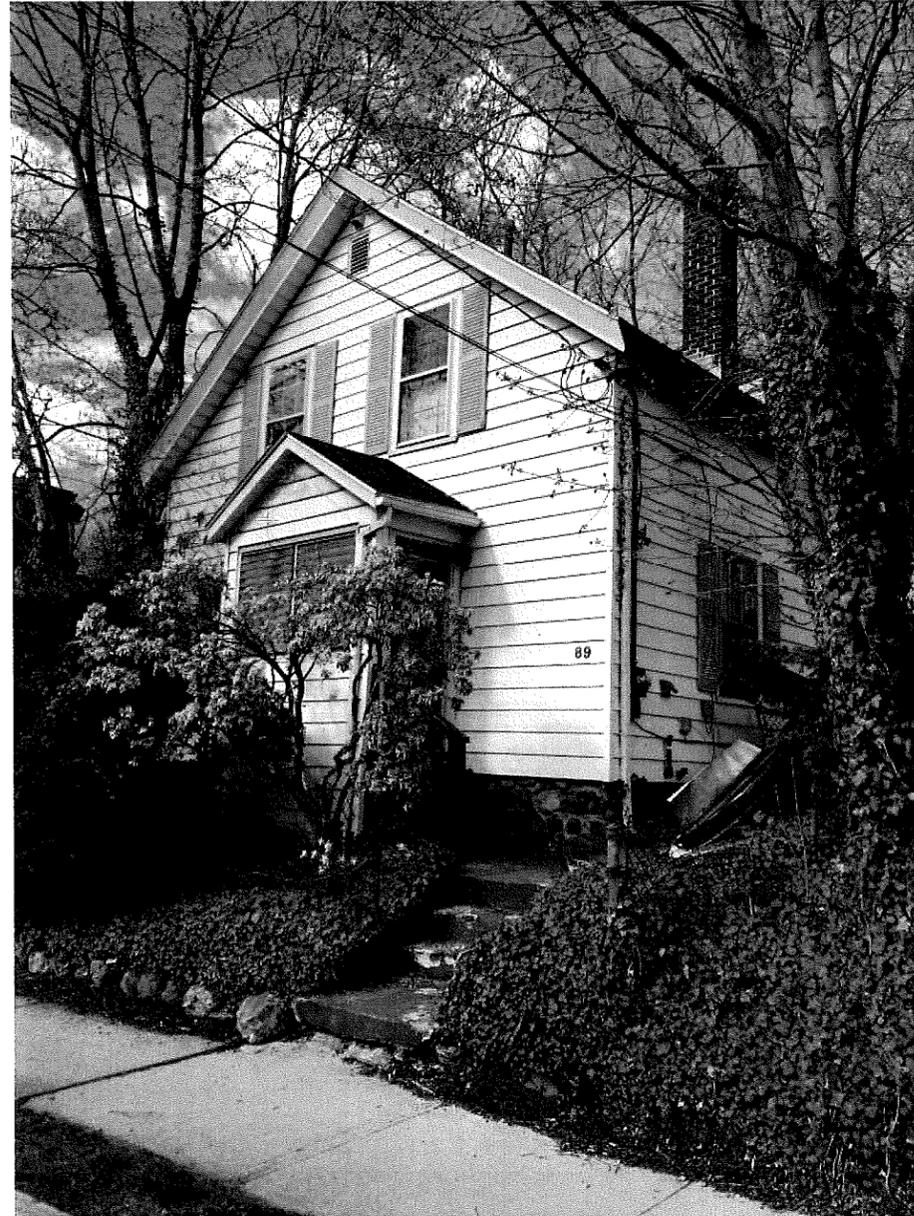
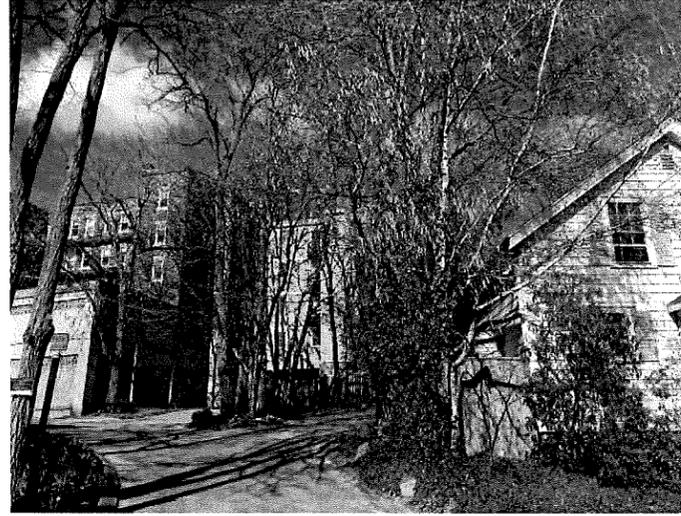
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 ISSUE: ZONING BOARD HEARING
 DATE: APRIL 30, 2015
 PROJECT #: 1507
 DRAWN BY: Author
 SCALE:

DRAWING TITLE
 AERIAL MAP

DRAWING NUMBER
A010

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EXISTING CONDITIONS



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DATE: APRIL 30, 2015
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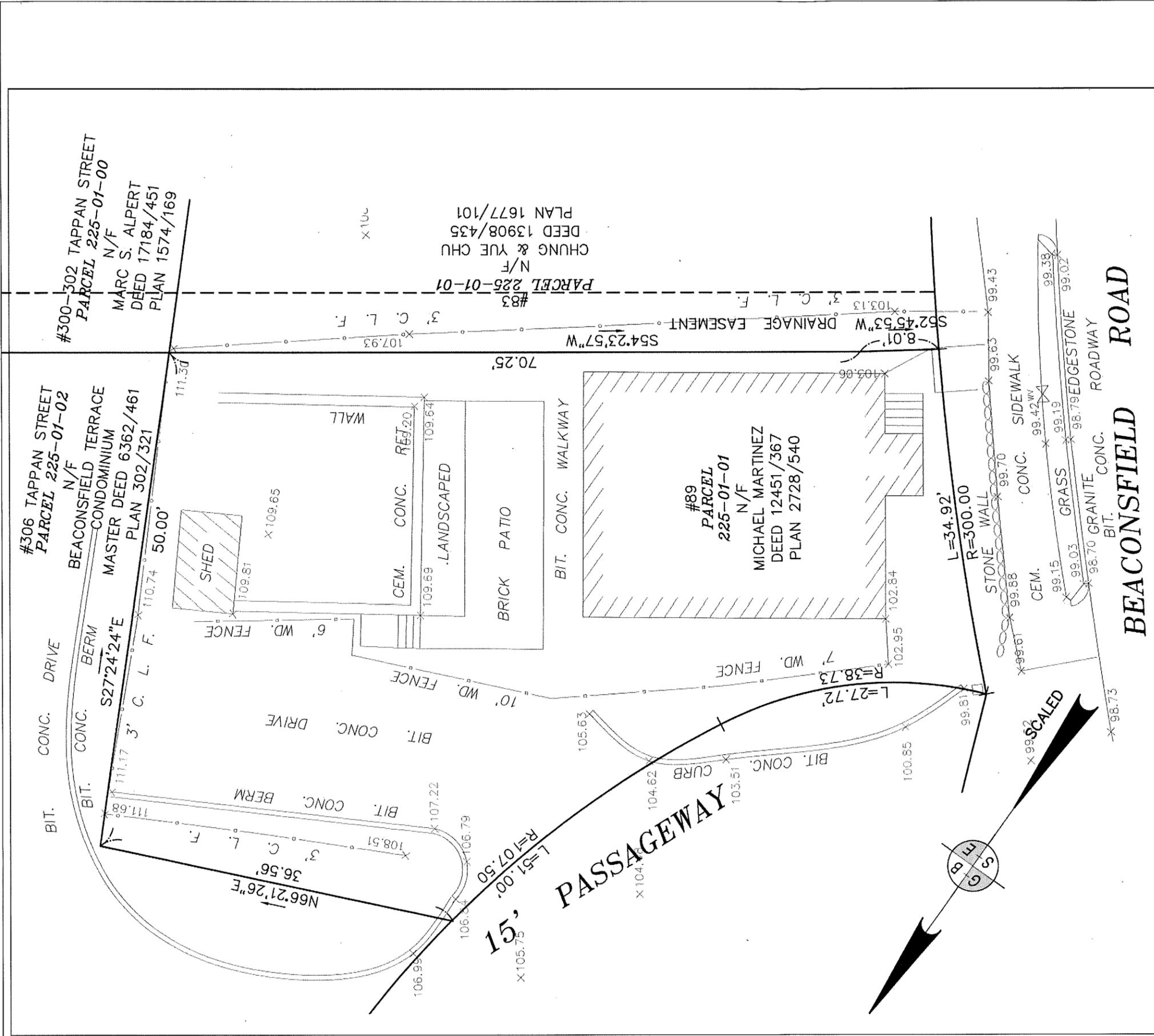
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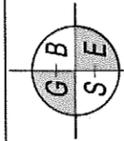
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PLAN OF LAND
89 BEACONSFIELD ROAD
BROOKLINE, MASSACHUSETTS

0 5 10 20 40

PREPARED FOR
 RIVERDALE REALTY TRUST
 14 SAMMET AVENUE
 ROSLINDALE, MA 02131
 617-388-0585



G B S E

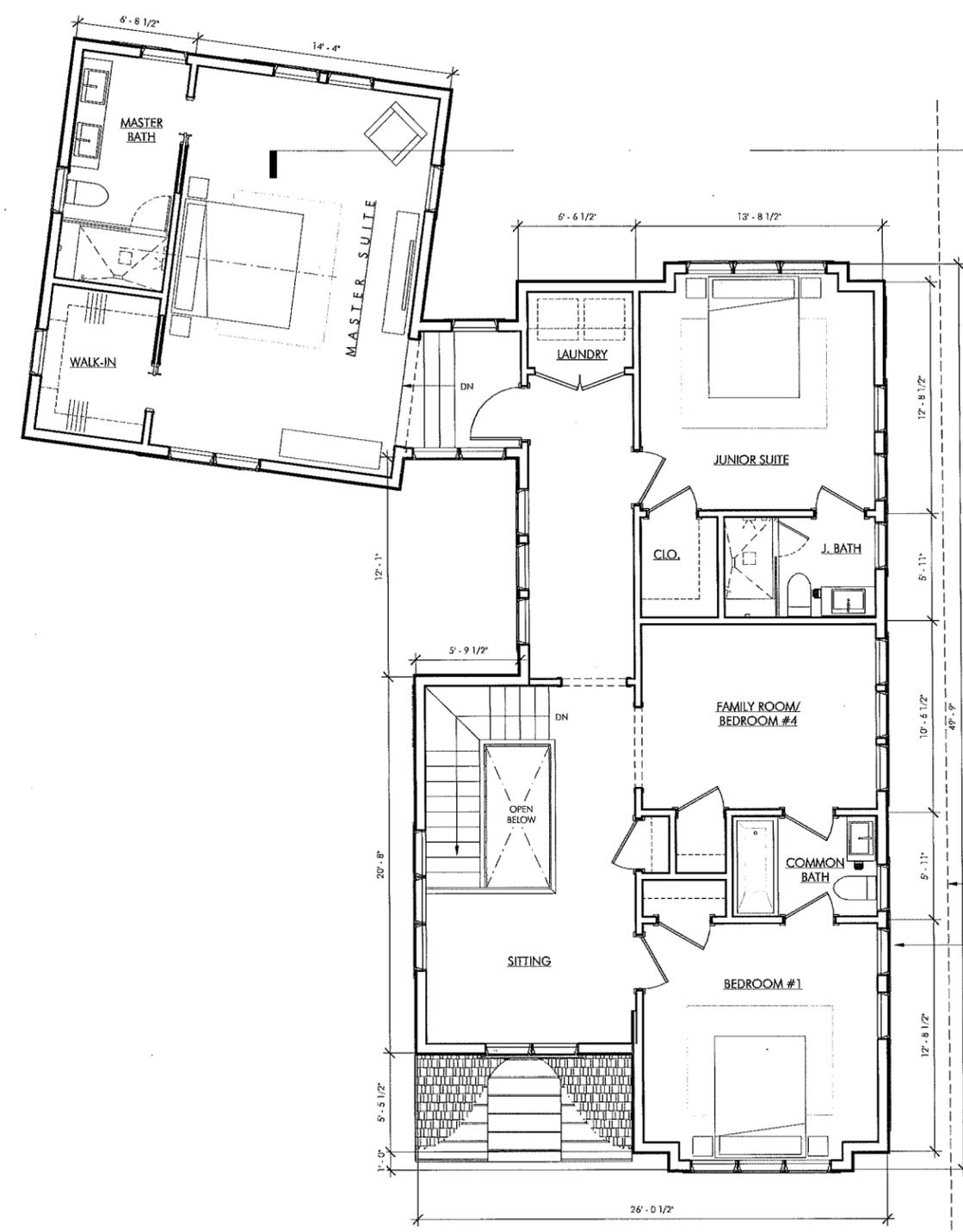
GREATER BOSTON SURVEYING AND ENGINEERING
 19 FREDITH ROAD
 WEYMOUTH, MA 02189
 (781) 331-6128

CALC BY: PJT DATE: JANUARY 30, 2015 SCALE: 1"=10'

DRAWING INFORMATION	
ISSUE:	ZONING BOARD HEARING
DATE:	APRIL 30, 2015
PROJECT #	1507
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SCALE:	
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EXISTING PLOT PLAN	
DRAWING NUMBER	
A013	

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 MAY 6, 2015

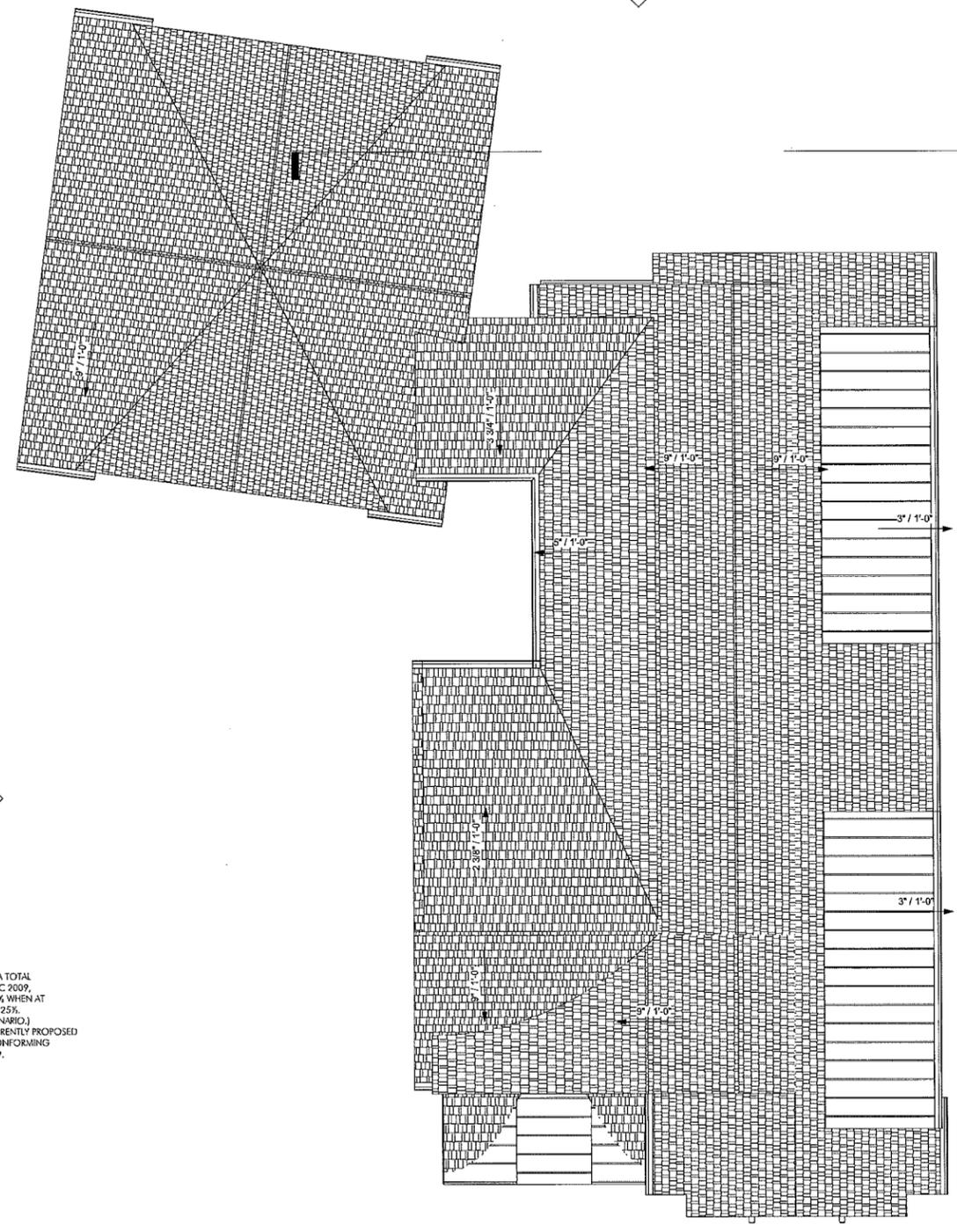


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A102

A103

PROPERTY LINE FOR REFERENCE

NOTE:
 THIS PROPOSED ELEVATION HAS A TOTAL SURFACE AREA OF 905 SF. PER IRC 2009, THE ALLOWABLE WALL OPENING % WHEN AT 3' SEPARATION FROM LOT LINE IS 25%. (226 SF OF GLAZING IN THIS SCENARIO.) 175 SF OF OPENING AREA IS CURRENTLY PROPOSED ON THIS FACADE, THEREFORE CONFORMING TO THE OPENING %, PER IRC 2009.



1 SECOND FLOOR PLAN
 1/4" = 1'-0"

2 ROOF PLAN
 1/4" = 1'-0"

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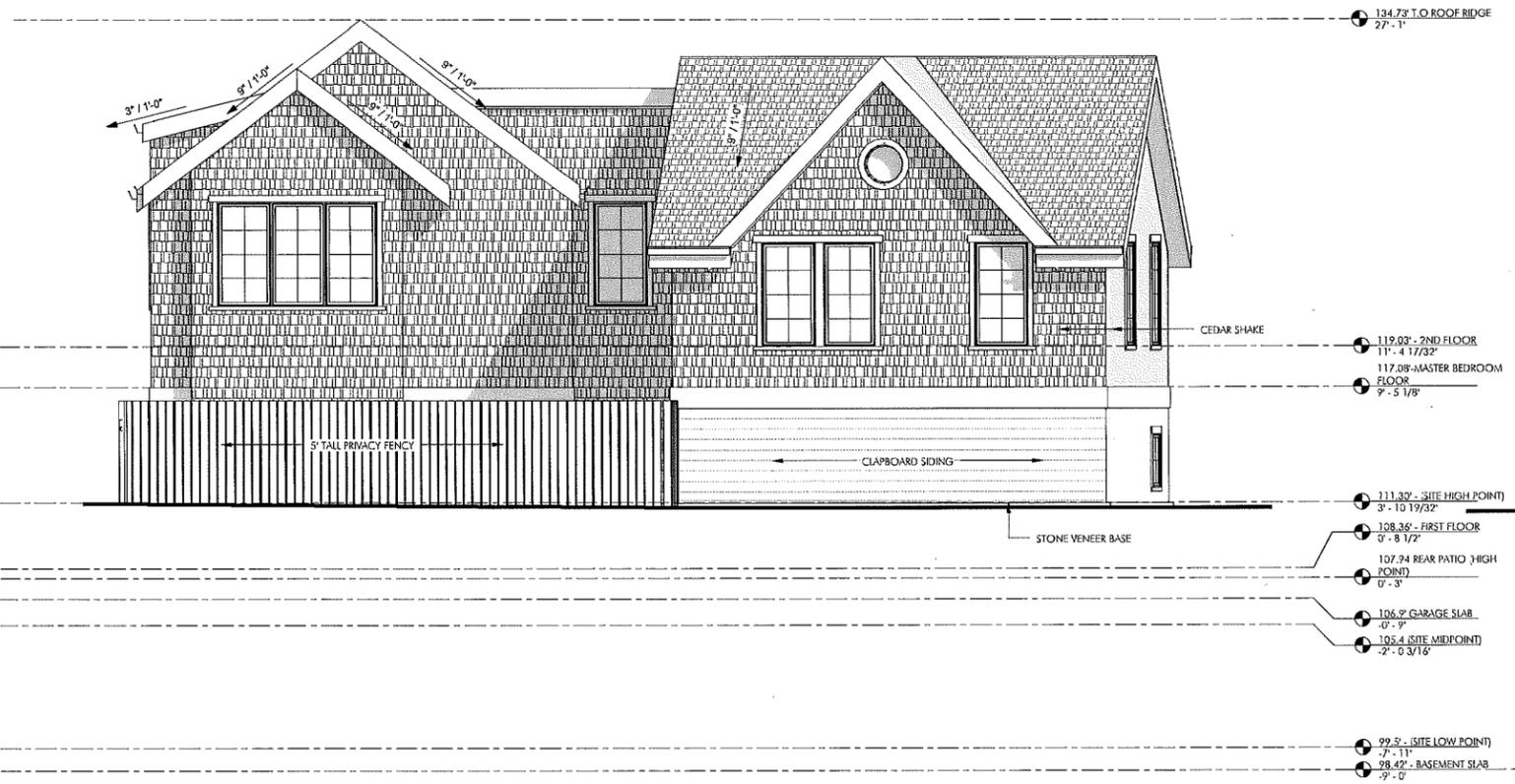
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SCALE:	1/4" = 1'-0"

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 SECOND FLOOR & ROOF PLAN

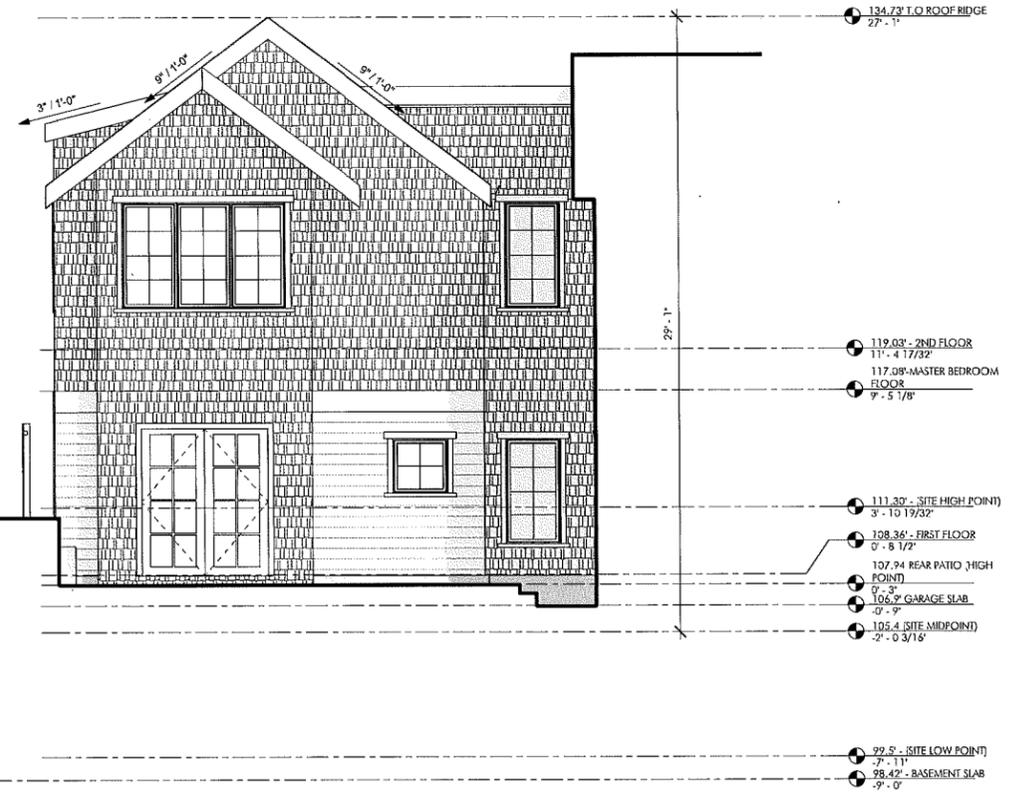
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A101



1 FRONT ELEVATION
 1/4" = 1'-0"



2 REAR ELEVATION
 1/4" = 1'-0"



3 REAR ELEVATION (CUT THROUGH REAR PATIO ELEVATION)
 1/4" = 1'-0"

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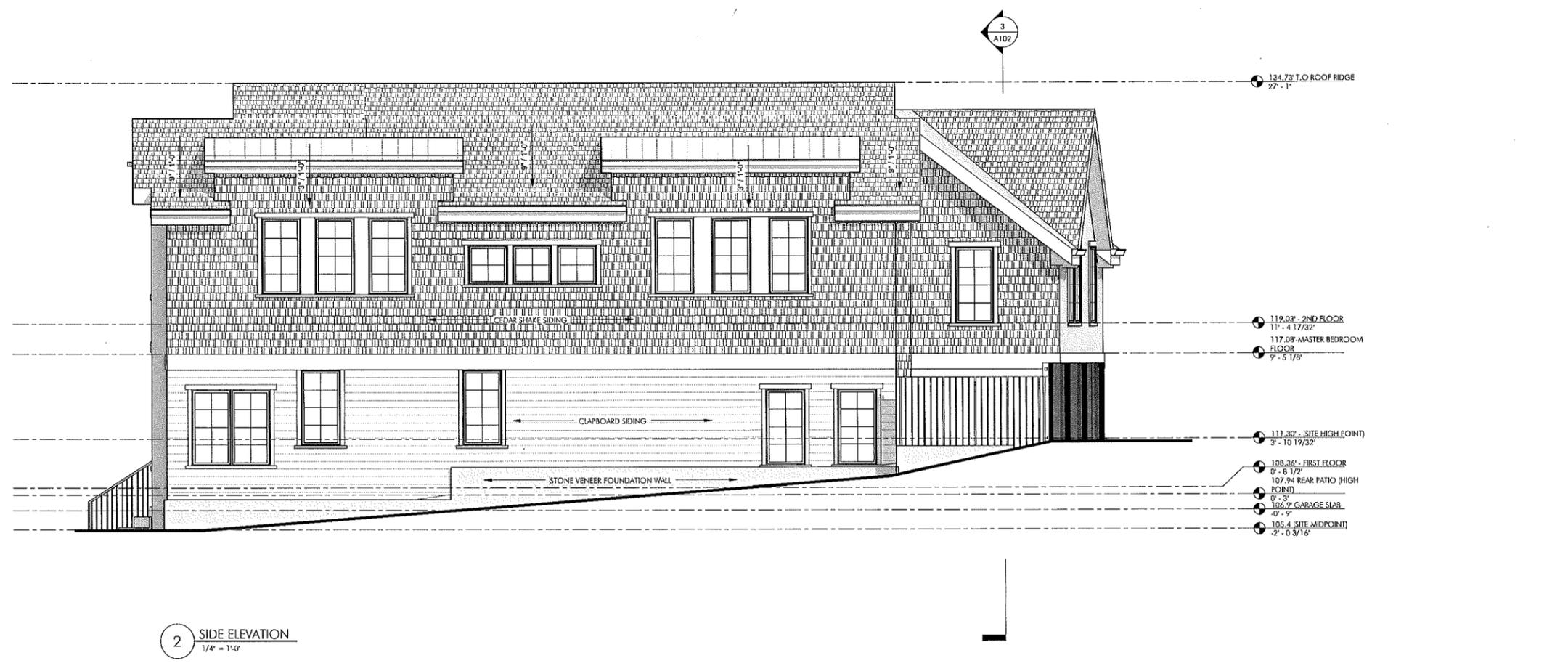
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SCALE:	1/4" = 1'-0"

DRAWING TITLE
 EXTERIOR ELEVATIONS
 DRAWING NUMBER

A102



1 SIDE ELEVATION - DRIVEWAY SIDE
1/4" = 1'-0"



2 SIDE ELEVATION
1/4" = 1'-0"

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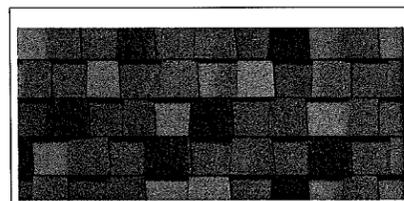
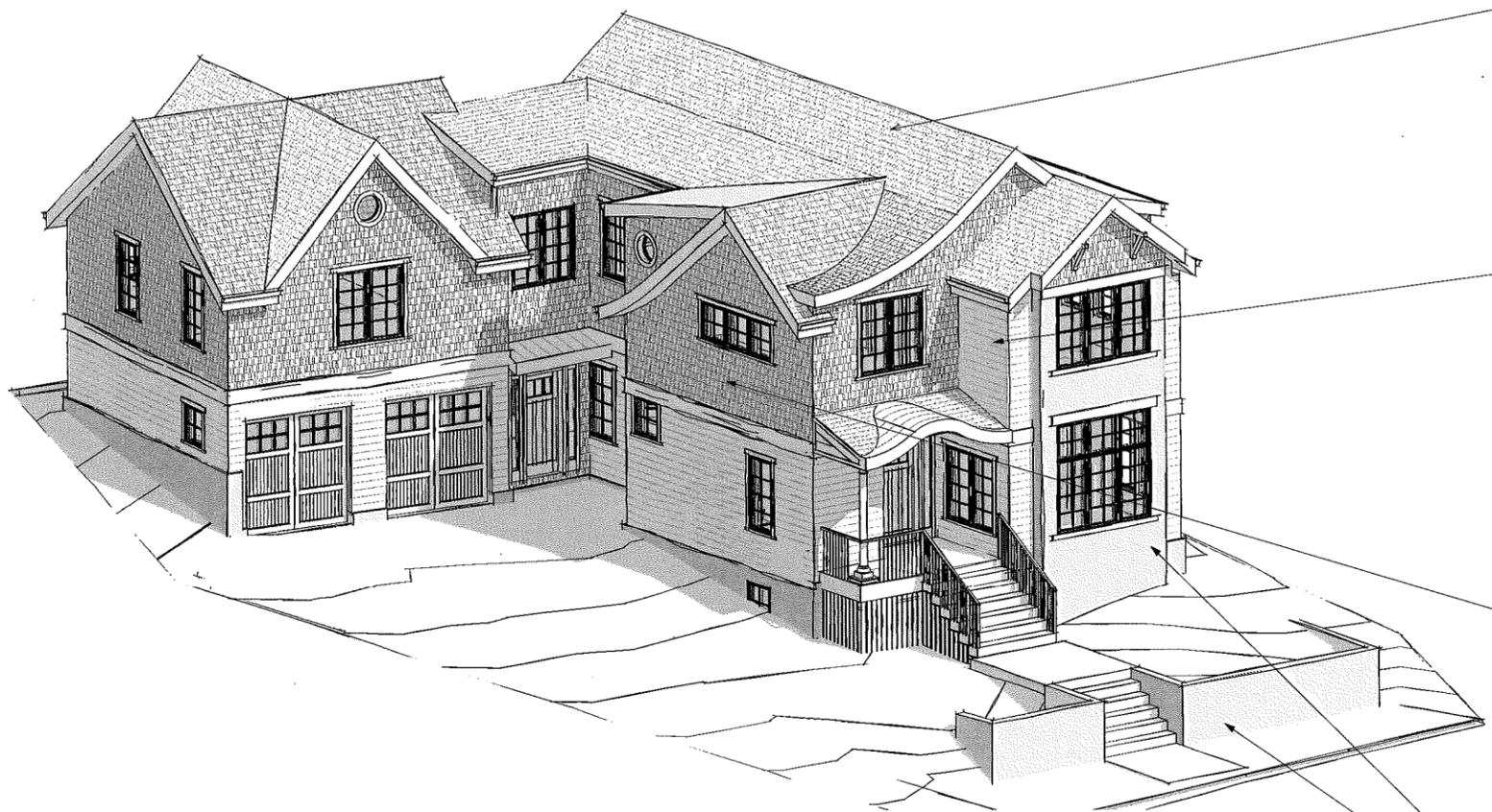
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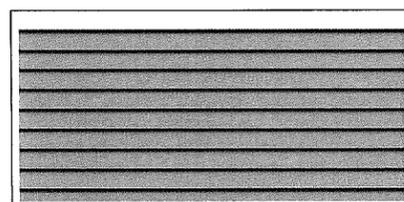
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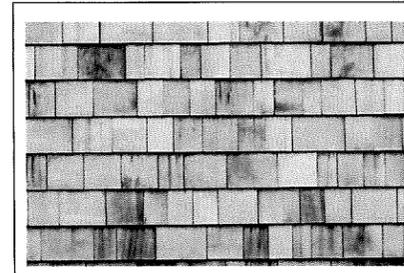
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A103



ASPHALT SHINGLES



HORIZONTAL CLAPBOARD



NATURAL CEDAR SHAKES



STONE MASONRY VENEER

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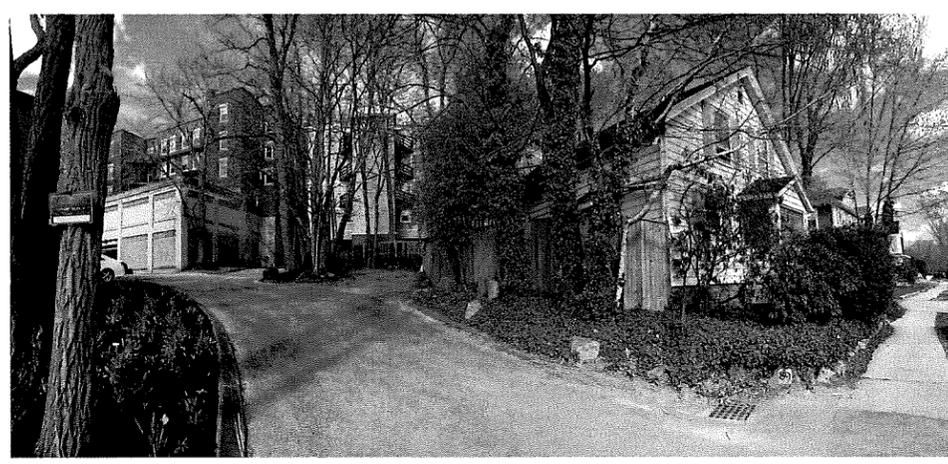
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SCALE:	

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MATERIALITY

DRAWING NUMBER

A104





ALLEY PERSPECTIVE



STREET PERSPECTIVE



DRIVEWAY PERSPECTIVE

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A105

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A106



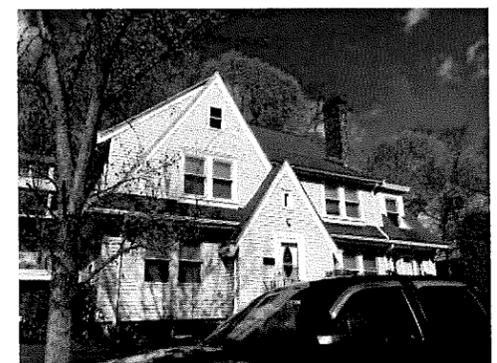
89 BEACONSFIELD ROAD



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77 75



73 69



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62 64



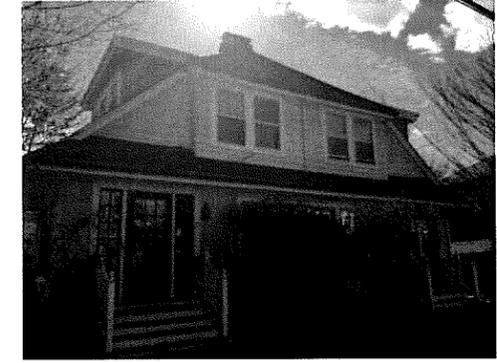
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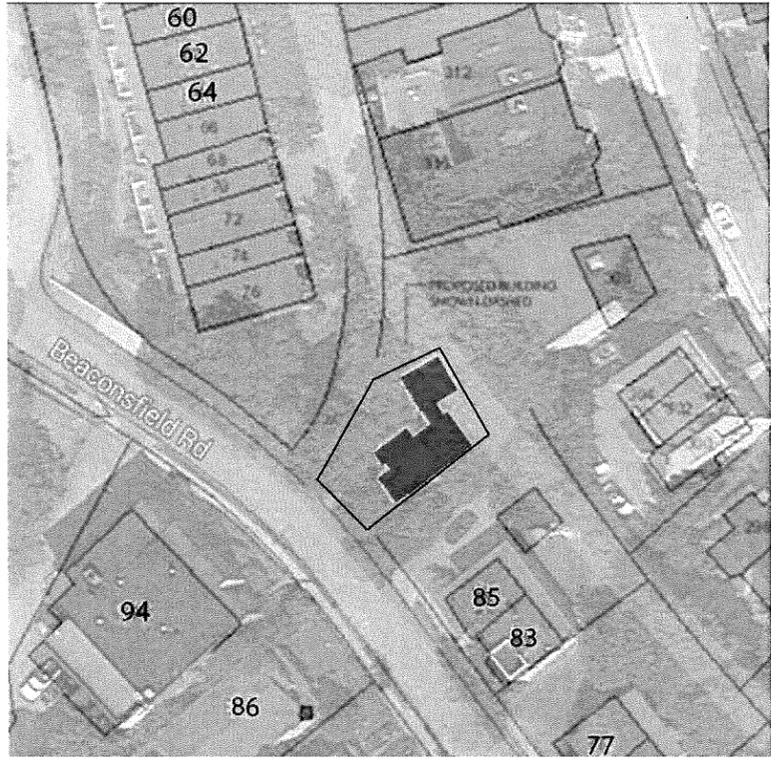
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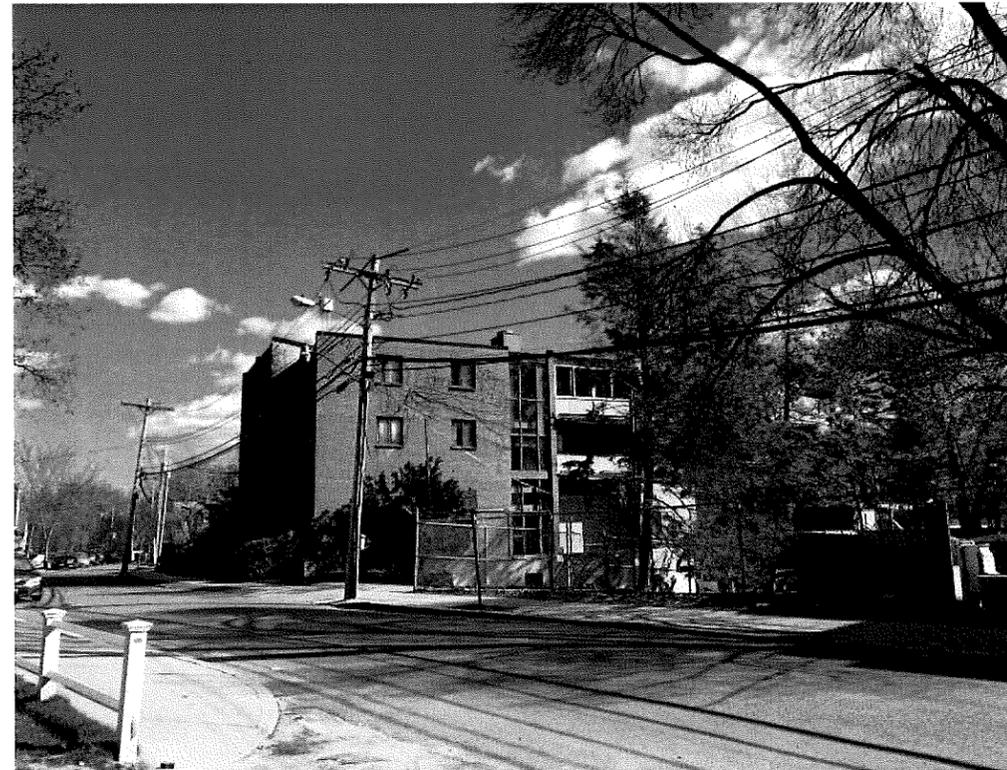
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64

62

60



94

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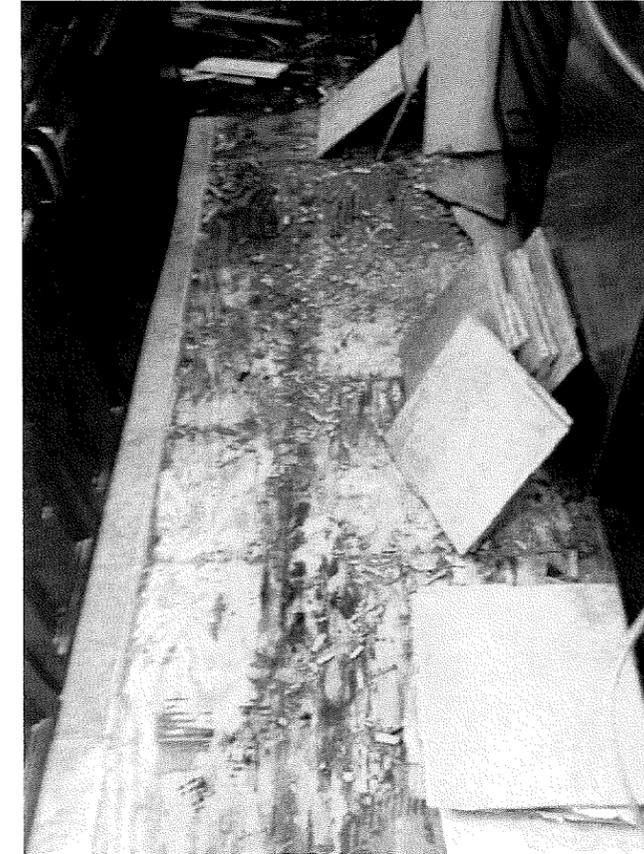
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A107

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HOUSE DAMAGE

EXTERIOR



INTERIOR

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DRAWING TITLE
HOUSE DAMAGE

DRAWING NUMBER
A108