



Town of Brookline

Massachusetts

PLANNING BOARD

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Steven Heikin, Clerk
Robert Cook
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Mathew Oudens
Mark J. Zarrillo

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: January 21, 2016
Subject: Move an existing garage and construct a two-story addition connecting the garage with a single-family dwelling
Location: 40 Norfolk Road

Atlas Sheet:	65	Case #:	2015-0069
Block:	279	Zoning:	S-10
Lot:	07 & 15	Lot Area (s.f.):	±31,440 combined

Board of Appeals Hearing: February 11, 2016, at 7:00 p.m.

BACKGROUND

December 8, 2015 – The Preservation Commission reviewed and approved the proposal for a two-story connecting rear addition and relocation of the garage.

SITE AND NEIGHBORHOOD

40 Norfolk Road is a single-family dwelling located near the intersection of Norfolk and Crafts Road. The property has frontage on both Norfolk Road as well as a separate private way and is located in the Chestnut Hill North Local Historic District. The three-story single-family dwelling has a gambrel roof with dormers; there is also a detached three-car garage that is two stories tall, also with a gambrel roof. The property has vehicular access by way of the private way that is accessed from Circuit Road.

APPLICANT'S PROPOSAL

The applicants, Steven and Christine Luby, wish to construct a two-story addition on the dwelling's rear façade and move the garage away from the lot line so that the garage is connected to the main house. The garage would be moved approximately 6 feet further away from the closest property line for a total setback of 10.6 feet. The new addition would provide for renovated kitchen space, a mudroom, two new small porches, and an office. A family room

would be located on the second floor of the garage. Numerous other changes are planned and have been reviewed by the Preservation Commission, such as a new single-story addition and deck, window and door changes, but they do not need zoning relief.

FINDINGS

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.70 – Rear Yard Setback

Dimensional Requirements	Required	Existing	Proposed	Relief
Rear Yard Setback	30'	Garage: 4.4' Dwelling: 17.4'	10.5'	Special Permit*

* Under **Section 5.43**, the Board of Appeals may waive yard and setback requirements by special permit 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 proposed addition and relocation of the garage. The addition and garage are not especially close to any neighboring buildings on abutting lots. They are attractively designed, and the improvements have been reviewed and approved by the Preservation Commission. There are a few significant trees along the lot line that should be protected and preserved if at all possible, as they significantly screen the addition from surrounding properties. New landscaping along this lot line should also be installed as a counterbalancing amenity.

Therefore, the Planning Board recommends approval of the site plan by Everett M. Brooks, dated 12/16/2015, and the plans by Duckham Architecture & Interiors, last dated 12/1/2015, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final plans and elevations subject to the review and approval of the Preservation Commission staff and the Assistant Director of 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 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



40 Norfolk Road as seen from Norfolk Road; below, the garage is visible behind the house.

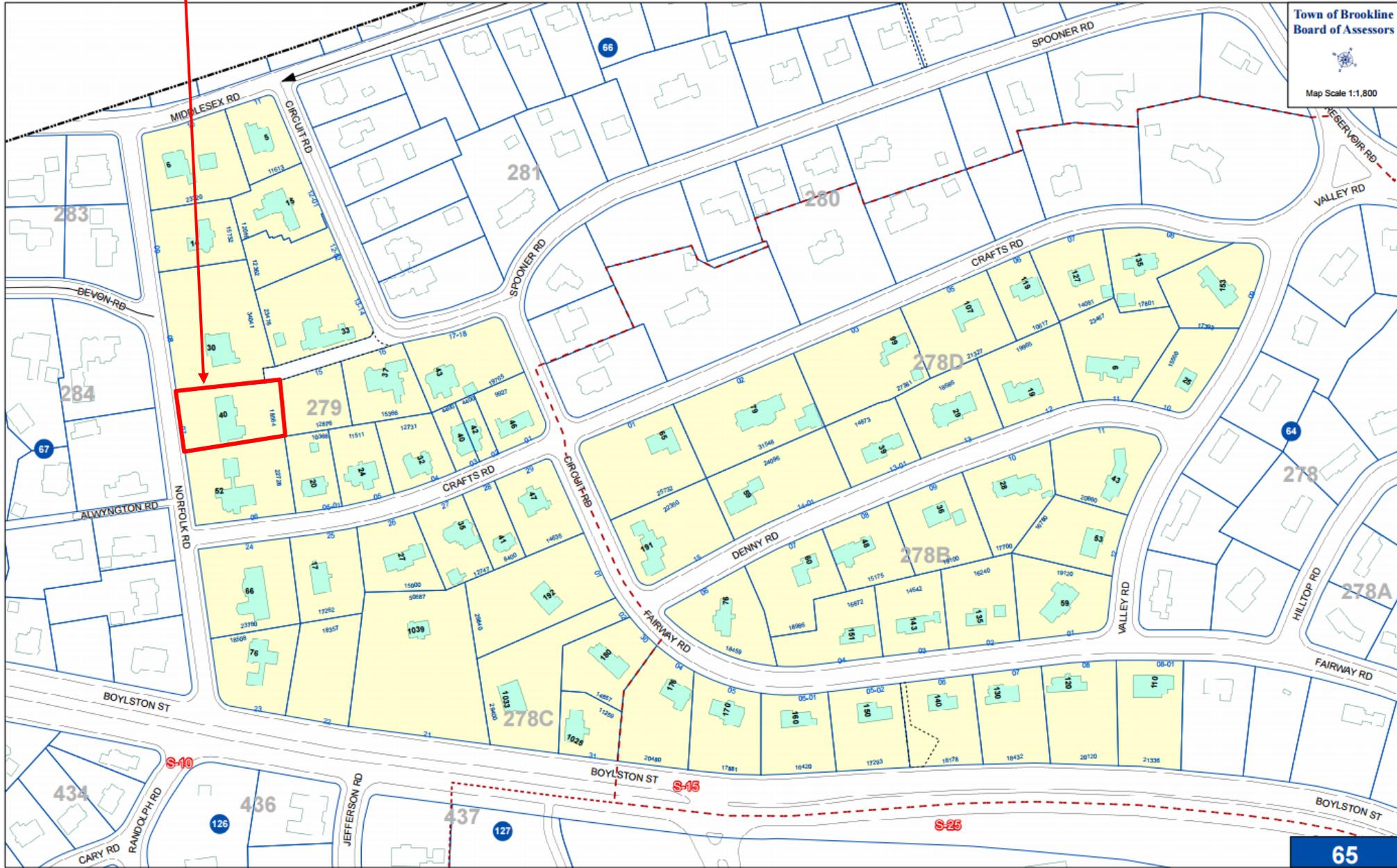




Views of the garage and home at 40 Norfolk Road. Clockwise, from upper left, the garage viewed from 40 Norfolk Road; the garage viewed from the driveway; the garage and home viewed from the property's rear yard.

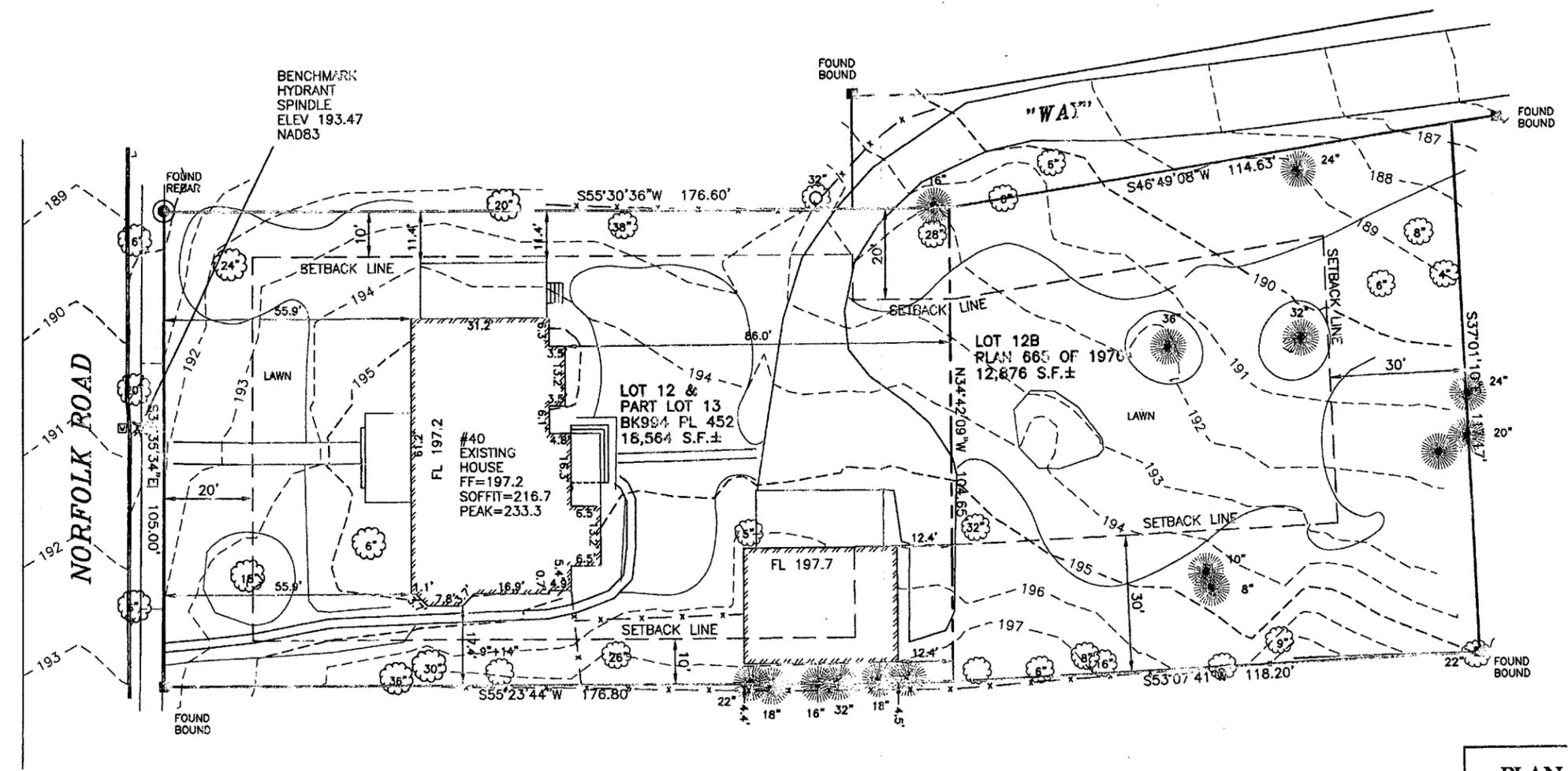
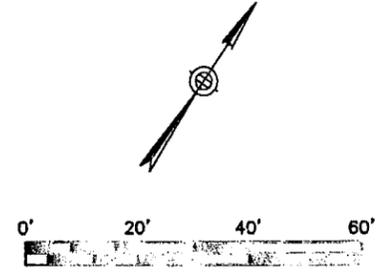


40 Norfolk Road



Town of Brookline
Board of Assessors
Map Scale 1:1,800

ESTABLISHED 1916
EVERETT M. BROOKS CO.
 SURVEYORS & ENGINEERS
 49 LEXINGTON STREET
 WEST NEWTON, MA 02465
 (617) 527-8750
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 info@everettbrooks.com



**PLAN OF LAND IN
 BROOKLINE, MA**
 40 NORFOLK ROAD
 EXISTING CONDITIONS

SCALE: 1 IN. = 20 FT.
 DATE: AUGUST 28, 2015
 DRAWN: ES
 CHECK: BE

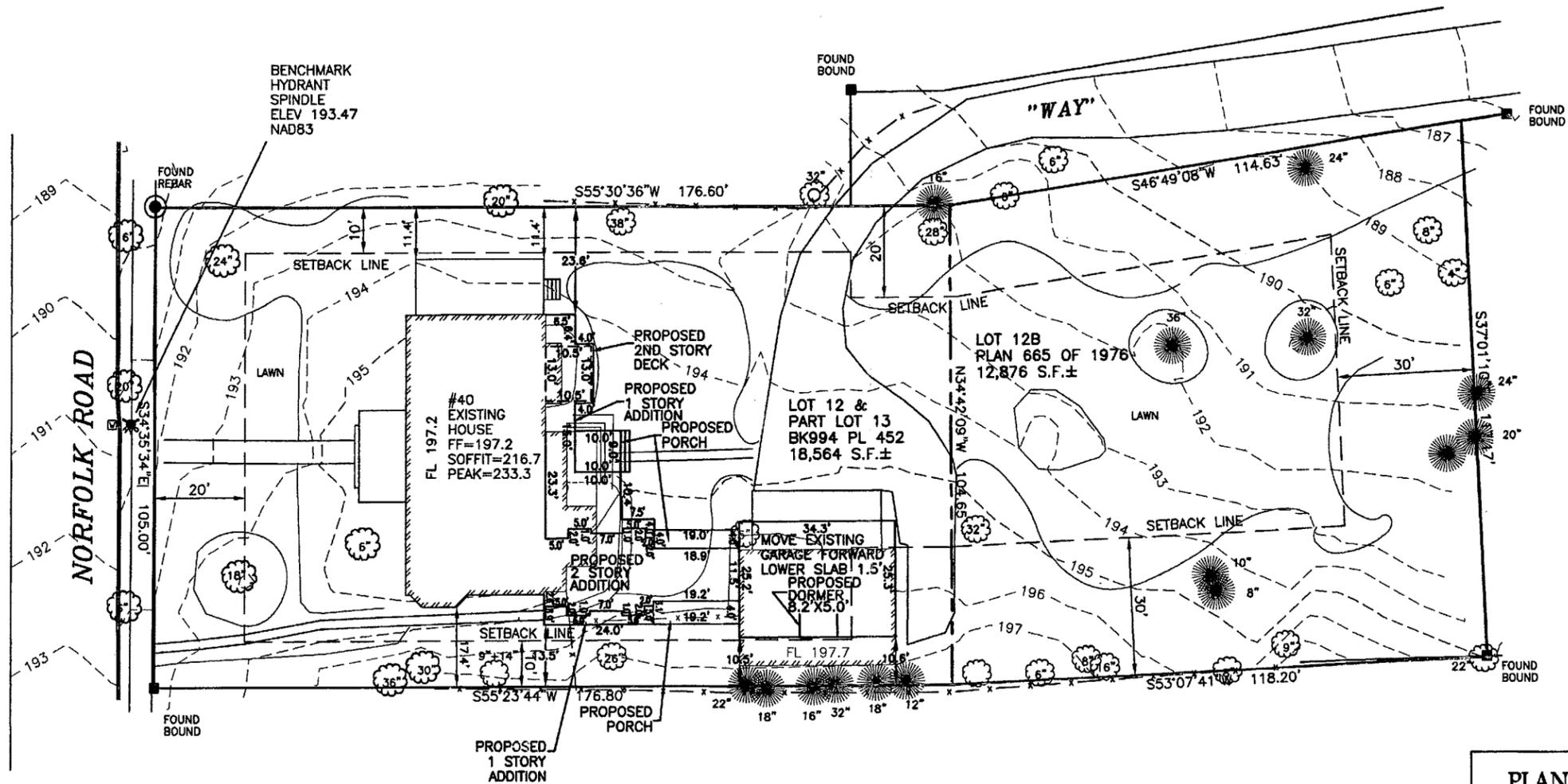
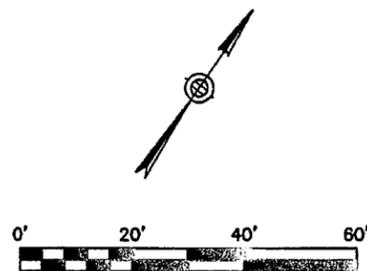
REVISIONS:

SEPT 15, 2015	
SEP 30, 2015	

PROJECT NO. 24710



ESTABLISHED 1916
EMB
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Bruce Bradford
 BRUCE BRADFORD
 No. 38376
 PROFESSIONAL
 LAND SURVEYOR
 12/16/15

**PLAN OF LAND IN
 BROOKLINE, MA**

40 NORFOLK ROAD
 PROPOSED ADDITIONS

SCALE: 1 IN. = 20 FT.
 DATE: OCTOBER 1, 2015
 DRAWN: ES/MF
 CHECK: BB

REVISIONS:

12/16/15	VARIOUS REVISIONS	MF

PROJECT NO. 24710

