



Town of Brookline

Massachusetts

PLANNING BOARD

Town Hall, 3rd Floor
333 Washington Street
Brookline, MA 02445-6899
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Linda Hamlin, Chairman
Steven Heikin, Clerk
Robert Cook
Blair Hines
Sergio Modigliani
Mathew Oudens
Mark J. Zarrillo

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: March 3, 2016
Subject: Construct garage with roof deck above in rear yard of two-family dwelling
Location: 39 Columbia Street

Atlas Sheet:	14	Case #:	2015-0059
Block:	074	Zoning:	T-5
Lot:	08-00	Lot Area (s.f.):	±6,126

Board of Appeals Hearing: March 17, 2016, at 7:00 p.m.

BACKGROUND

January 7, 2016 – The Planning Board reviewed the plans for a new garage with a roof deck on the subject property. The Planning Board expressed concerns regarding the roof deck as well as the location of the garage so that there is not sufficient open space on the property. The applicant agreed to work on the design and continue the case.

SITE AND NEIGHBORHOOD

39 Columbia Street is a two-and-a-half story, wood-frame two-family dwelling with a wrap-around front porch, a cross-gable roof and multiple dormers. The property is located near the intersection of Columbia Street and Columbia Terrace in a residential neighborhood made up nearly entirely by other single- and two-family dwellings of a similar style. 39 Columbia Street shares a common driveway with its immediate neighbor to the northeast, a two-family dwelling at 35 Columbia Street.

APPLICANT'S PROPOSAL

The applicant, 39 Columbia LLC, would like to construct a single-story garage in the property's rear yard to serve the two-family dwelling. The garage would be 21.6' by 20.8' and allow parking for two vehicles, with two additional tandem spaces in the driveway. There is 6 feet between the garage and the dwelling at ground level, but it is attached to the dwelling by a new

deck on the garage's roof approximately 20'9" by 21'8" and accessed by stairs leading from the second-floor unit. Stairs leading down from the deck to the ground would be located between the garage and the dwelling.

The garage would be finished in siding to match the existing dwelling, have light sconces mounted on the exterior walls, and two pedestrian doors on the side wall for egress.

****REVISED PROPOSAL, Plans dated 2/1/2016****

The applicant has revised the plan slightly, pulling the roof deck on the top of the garage away from the side and rear edges to allow for screening landscaping on the roof. The deck's revised dimensions would be 15' by 15'. Additionally, the garage has been moved closer to the common driveway so that there is a 15' side yard setback. The size of the garage structure has not changed.

FINDINGS

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.70 – Rear Yard Setback

Section 5.72 – Accessory Buildings or Structures in the Rear Yard (25% rear yard)

Section 5.91 – Usable Open Space

Dimensional Requirements	Required	Existing	Proposed	Relief
Rear Yard Setback	30'	33'	6'	Special Permit*
Usable Open Space	1,762 s.f. (30% g.f.a.)	1,301 s.f. (21% g.f.a.)	748 s.f. (12% g.f.s)	Variance

* 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 recommends denial of the revised plan because of the extensive neighborhood opposition and the lack of easement for the common driveway, and because the driveway access and parking plan for four vehicles does not appear to be feasible. The Board is also concerned with the nearness of the deck to the rear property line, especially since the subject property is at a higher elevation than its rear neighbors, despite the applicant having pulled the edge of the deck back away from the rear garage wall to ensure more privacy for the rear neighbors. Even though the applicant moved the garage closer to the common driveway to allow for more usable open space between the garage and the side property line, the revised plan still does not restore as much usable open space as the Board had expected.

Therefore, the Planning Board recommends denial of the plans by Architect Embarc Studio, last dated 2/1/2016.

lkch/mm



Above: 39 Columbia Street

Below: Common driveway shared between 39 and 35 Columbia Street

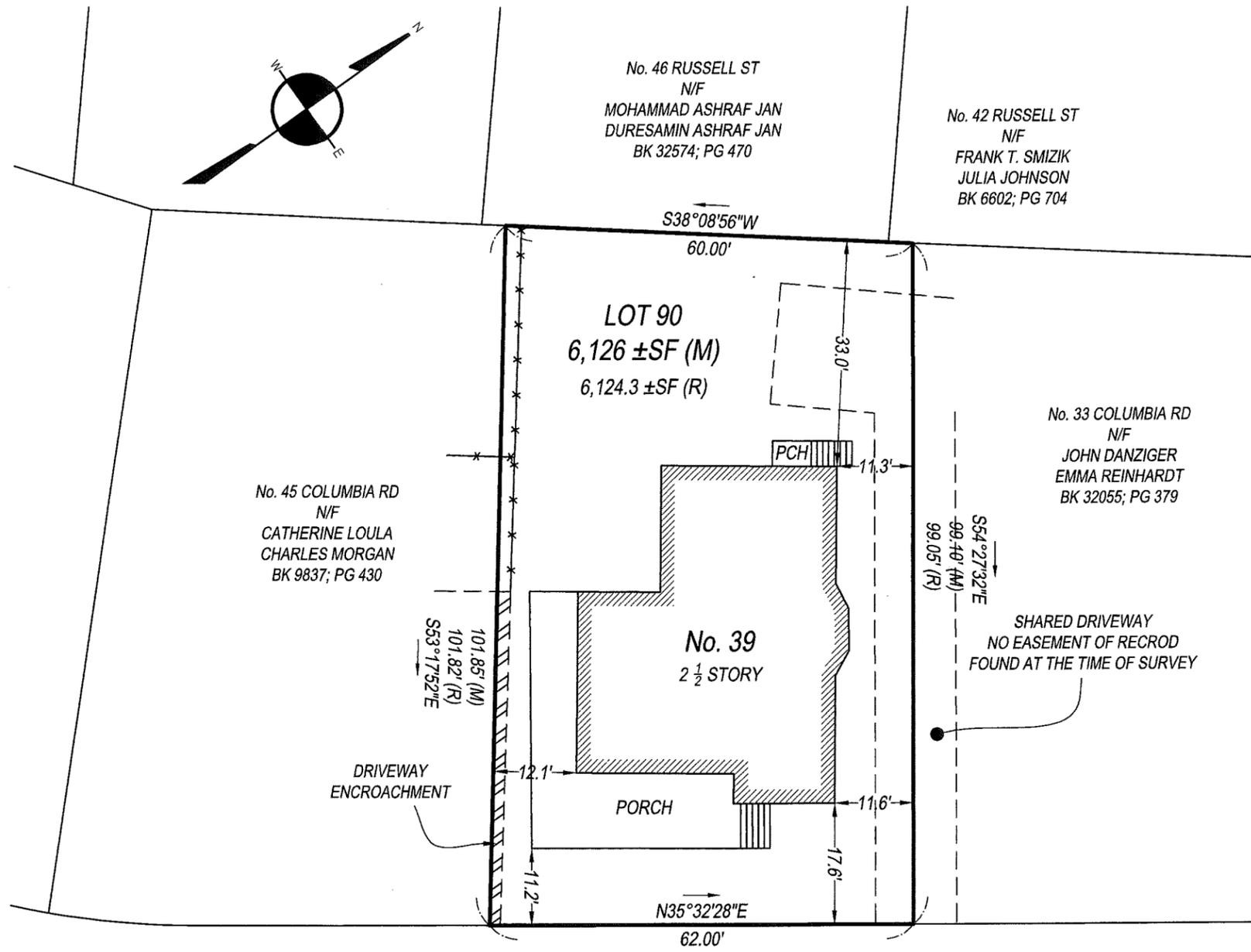




Rear yard of 39 Columbia Street and proposed location for new garage and deck



39 Columbia Street



COLUMBIA (40.0' WIDE - PUBLIC) STREET

REFERENCES:
 DEED: BK 13544; PG 68
 PLAN: BK 891; PG 445
 BK 807; PG 81
 BK 895; PG 338
 BK 902; PG 69
 BK 952; PG 377
 BK 1192; PG 132
 BK 1213; PG 263
 BK 1326; PG 361



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JULY 15, 2015 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

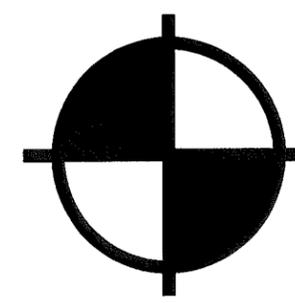
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).
 COMMUNITY PANEL: 25021C0032E
 EFFECTIVE DATE: UNPRINTED PANEL

PREPARED FOR:
 URBANESS, LLC
 1309 BEACON ST, SUITE 300
 BROOKLINE, MA 02446

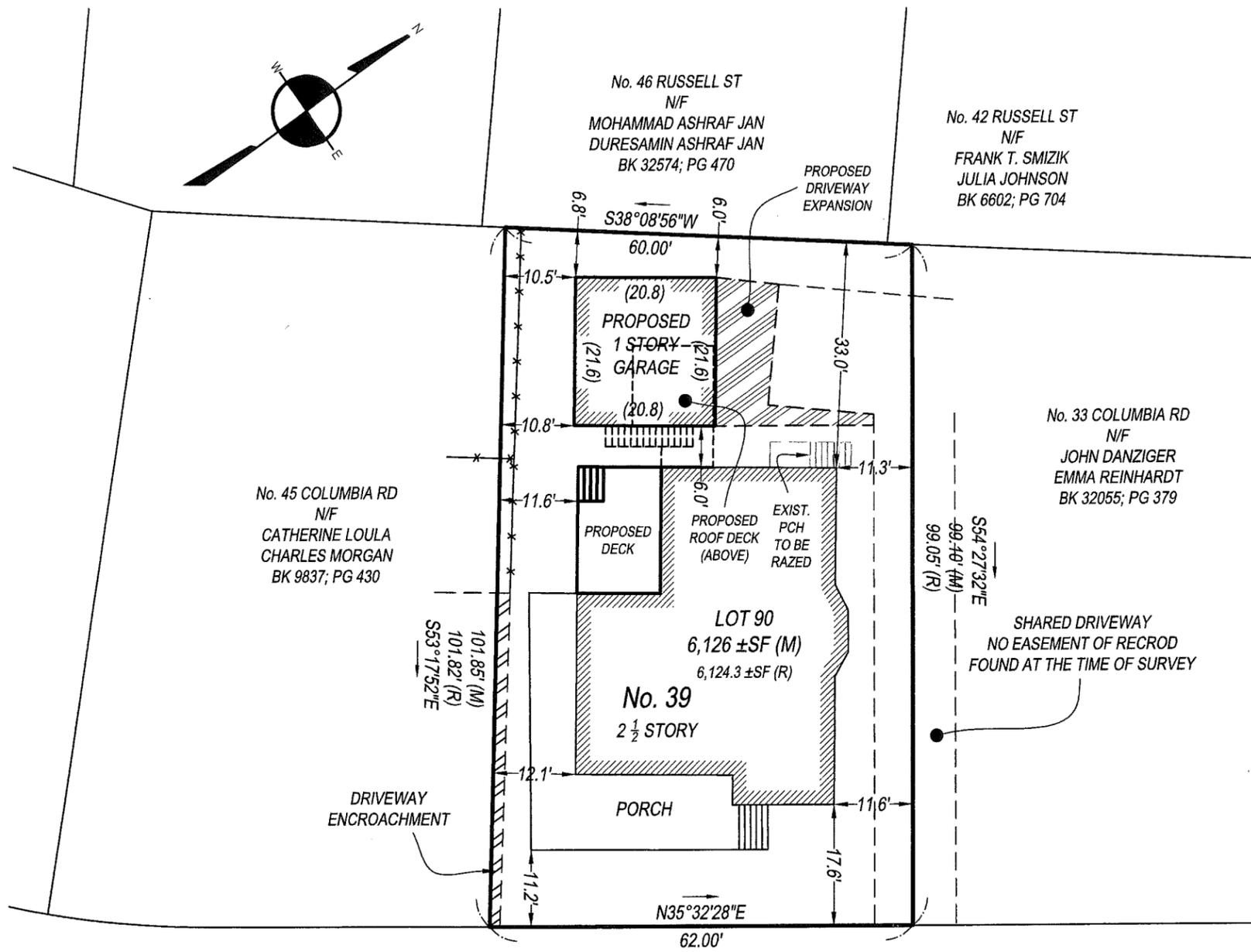
NOTES:
 PARCEL ID: 074-08-00
 ZONING: T-5

CERTIFIED PLOT PLAN
 LOCATED AT
39 COLUMBIA ROAD
BROOKLINE, MA

SCALE: 1 INCH = 20 FEET DATE: JULY 7, 2015



BOSTON
SURVEY, INC.
 UNIT C-4 SHIPWAY PLACE
 CHARLESTOWN, MA 02129
 (617)242-1313



COLUMBIA (40.0' WIDE - PUBLIC) STREET

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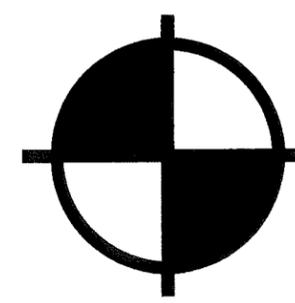
PREPARED FOR:
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 1309 BEACON ST, SUITE 300
 BROOKLINE, MA 02446

NOTES:
 PARCEL ID: 074-08-00
 ZONING: T-5

CERTIFIED PLOT PLAN

SHOWING PROPOSED CONDITIONS AT AT
39 COLUMBIA ROAD
BROOKLINE, MA

SCALE: 1 INCH = 20 FEET DATE: OCTOBER 30, 2015



BOSTON
SURVEY, INC.
 UNIT C-4 SHIPWAY PLACE
 CHARLESTOWN, MA 02129
 (617)242-1313

39 COLUMBIA ST

BROOKLINE, MA, 02446

DECEMBER 16, 2015

ISSUED FOR CONSTRUCTION

ARCHITECT
EMBARC
ARCHITECTURE + DESIGN
40 K STREET, THIRD FLOOR
BOSTON, MA 02127
617.766.8330
www.embarcstudio.com

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617.875.0910

STRUCTURAL ENGINEER
GREGG G. COHEN, P.E.
235 PARADISE RD
SWAMPSCOTT, MA 01907

CIVIL
BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS W/ DISABILITIES ACT
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
AV.	AUDIO VISUAL
BLDG.	BUILDING
BLKG.	BLOCKING
B.O.	BOTTOM OF
CAB.	CABINET
C.H.	CEILING HEIGHT
CLR.	CLEAR
CL	CENTERLINE
COL.	COLUMN
CONT.	CONTINUOUS
CMU	CONCRETE MASONRY UNIT
C.J.	CONTROL JOINT
DTL.	DETAIL
DKA.	DIAMETER
DM.	DIMENSION
DN	DOWN
DWG.	DRAWING
(E)	EXISTING
EL.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
FD.	FLOOR DRAIN
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
GFC	GROUND FAULT INTERCEPTOR CIRCUIT
GSM.	GALVANIZED SHEET METAL
GWB	GYPSUM WALL BOARD
H OR HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
H.B.	HOSE BIB
HM	HOLLOW METAL
MAX.	MAXIMUM
M.O.	MASONRY OPENING
MECH.	MECHANICAL
MEP	MECHANICAL ELECTRICAL PLUMBING
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE
P.G.	PAINT GRADE
PLYWD.	PLYWOOD
PTD.	PAINTED
R.D.	ROOF DRAIN
REQD.	REQUIRED
R.O.	ROUGH OPENING
SCHED.	SCHEDULE
S.G.	STAIN GRADE
SIM.	SIMILAR
S.L.D.	SEE LANDSCAPE DRAWINGS
SQ.	SQUARE
SPEC.	SPECIFICATION
S.S.D.	SEE STRUCTURAL DRAWINGS
SSTL.	STAINLESS STEEL
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SYM.	SYMMETRICAL
T.	TEMPERED
T&G	TONGUE AND GROOVE
THK.	THK.
T.O.	TOP OF
T.S.	TUBULAR STEEL
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WD.	WOOD
WRM.	WATERPROOFING MEMBRANE

SYMBOLS

	REFERENCE NUMBER BUILDING SECTION DRAWING SHEET
	REFERENCE NUMBER DETAIL DRAWING SHEET
	REFERENCE NUMBER DRAWING DRAWING SHEET
	REFERENCE NUMBER INTERIOR ELEVATION DRAWING SHEET
	REFERENCE NUMBER EXTERIOR ELEVATION DRAWING SHEET
	NORTH ARROW
	WINDOW TAG
	DOOR TAG
	WALL TYPE TAG
	APPLIANCE TAG
	REVISION TAG
	CENTER LINE

GENERAL REQUIREMENTS

- ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCALS BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS.
- CONTRACTOR SHALL EXAMINE THE PREMISES AND SITE SO AS TO COMPARE THEM TO THE CONTRACT DRAWINGS AND WILL BE FAMILIAR WITH THE EXISTING CONDITIONS OF THE BUILDING AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID NUMBER. ALLOWANCES ARE TO BE MADE TO INCLUDE ALL ITEMS OF WORK INCLUDING BOTH LABOR OR MATERIALS FOR ALL NOTED, DETAILS, OR IMPLIED ITEMS REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS AND SPECIFICATIONS.
- ALL SUBCONTRACTORS SHALL INSPECT THE SITE AND CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE GENERAL CONTRACTOR WHO WILL CONVEY THESE TO THE ARCHITECT PRIOR TO SUBMITTING A BID AND PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, OR ERRORS OF THE SUBCONTRACTORS AND OR PERSON DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING THE SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.
- CONTRACTOR SHALL CONFORM TO ALL NEIGHBORHOOD ASSOCIATION RULES AND GUIDELINES.
- CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY AND PRIOR TO ORDERING OF ALL LONG LEAD TIME ITEMS AND OF APPROXIMATE DELIVERY DATES.
- ALL CONSTRUCTION MATERIALS AND SUPPLIES ARE TO BE STORED, HANDLED, AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
- IF ERRORS OR OMISSIONS ARE FOUND IN THE CONTRACT DOCUMENTS, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHALL ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
- WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
- ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF OF THE DRAWINGS. THESE NOTES ARE TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED THAT ARE APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE SPECIFICATIONS AND GENERAL NOTES IN THE INDIVIDUAL SUBSECTIONS OF CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION.
- ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
- PROVIDE WEATHERSTRIPPING AT ALL DOORS LEADING FROM HEATED TO UNHEATED AREAS. PROVIDE VINYL BEAD TYPE WEATHERSTRIPPING AT THESE DOORS AND WINDOWS. ALL SIDES OF NEW DOORS ARE TO BE WEATHERSTRIPPED INCLUDING THE THRESHOLD.
- CAULK AND SEAL OPENINGS IN BUILDING EXTERIOR TO A THICKNESS OF 1/8" OR GREATER TO PREVENT AIR INFILTRATION.
- ALL WINDOWS ARE TO BE OPERABLE FOR CLEANING UNLESS OTHERWISE NOTED.
- ALL GYPSUM BOARD SHALL BE 5/8" THICK UNLESS OTHERWISE NOTED.

DESIGN IS BASED ON THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2009, THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2009, AND THE MASSACHUSETTS BUILDING CODE 2009 AMENDMENTS. CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE SECTIONS.

VICINITY MAP + BIRDS EYE



PROJECT DATA

PROPERTY ID: 074-08-00
ADDRESS: 39 COLUMBIA STREET
ZONING DISTRICT: T-5

CONSTRUCTION CLASSIFICATION:
TYPE V-B (WOOD FRAMED - NON RATED)

SCOPE OF WORK:
RENOVATION OF EXISTING TWO FAMILY, 3 STORY STRUCTURE, & CONSTRUCTION OF NEW DETACHED ACCESSORY GARAGE

ZONING REVIEW

ZONING DISTRICT =	T-5	ALLOWABLE USE =	TWO FAMILY
DIMENSIONAL REGULATIONS:			
REGULATION	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	5,000 SF	+/- 6,126 SF	NO CHANGE
LOT WIDTH:	45'-0"	60'-0"	NO CHANGE
F.A.R.	1.0	.95	.96
BUILDING HEIGHT:	35'-0"	+/- 35'-0"	NO CHANGE
FRONT YARD SETBACK:	15'-0"	17' - 7"	NO CHANGE
SIDE YARD SETBACK:	10'-0"	11' - 7" (EAST) 12' - 1" (WEST)	NO CHANGE
REAR YARD SETBACK:	30'-0"	33' - 0"	NO CHANGE
USABLE OPEN SPACE	30% (1,762 SF)	21% (1,301 SF)	12% (748 SF)
LANDSCAPED AREA	10% (613 SF)	54% (3,190 SF)	34% (2,015 SF)
PARKING:	2.3/DU THUS 4.6	2	4

SHEET INDEX

CIVIL
CERTIFIED PLOT PLAN
ARCHITECTURAL
A120 COVER
A130 PROPOSED GARAGE
A201 WEST ELEVATIONS

EGRESS PLANS

39 COLUMBIA ST
BROOKLINE, MA, 02446

ISSUED FOR CONSTRUCTION
DECEMBER 16, 2015

REVISIONS

REVISION 1 FEBRUARY 01, 2016

DRAWING INFORMATION

ISSUE: ISSUED FOR CONSTRUCTION
DATE: DECEMBER 16, 2015
PROJECT # 1593
DRAWN BY: DA
SCALE: As Indicated

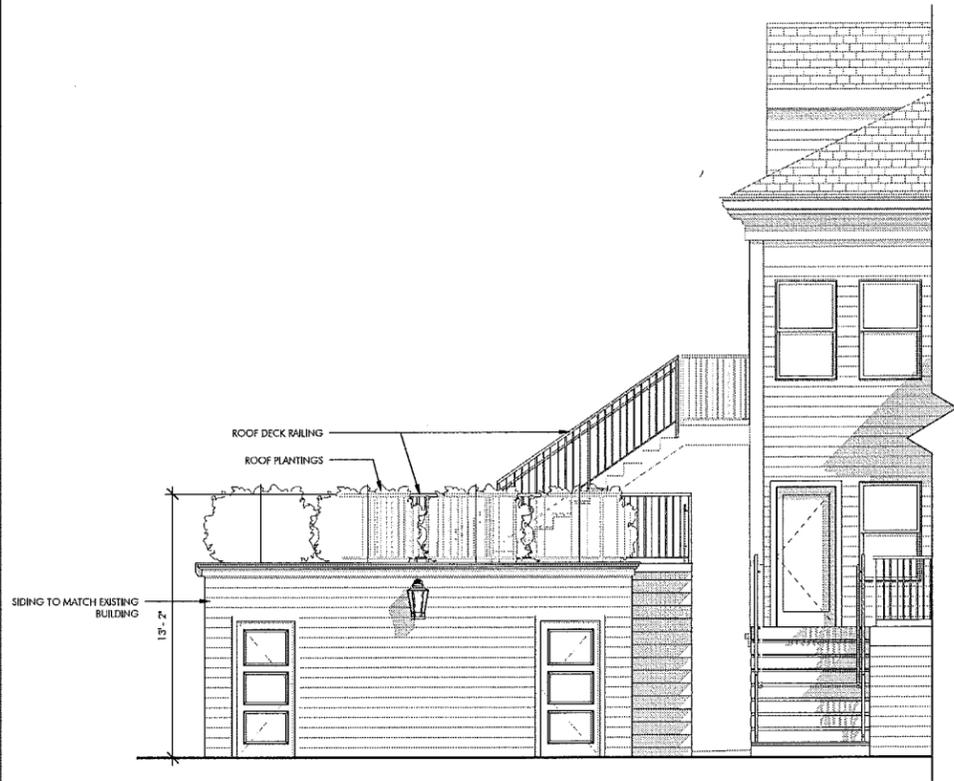
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COVER

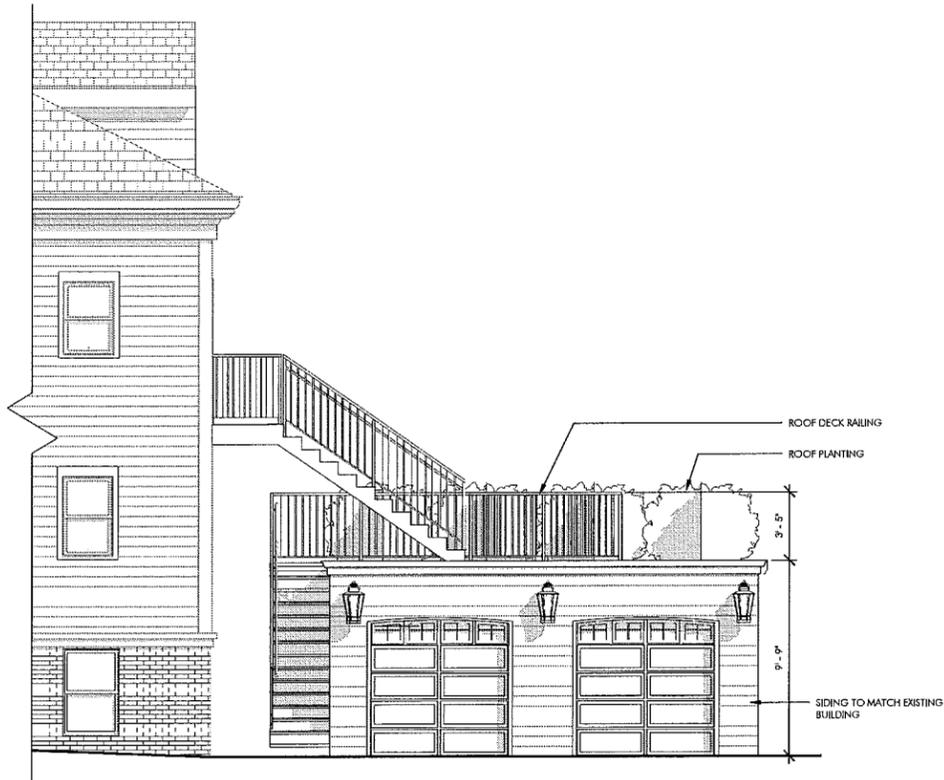
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A120

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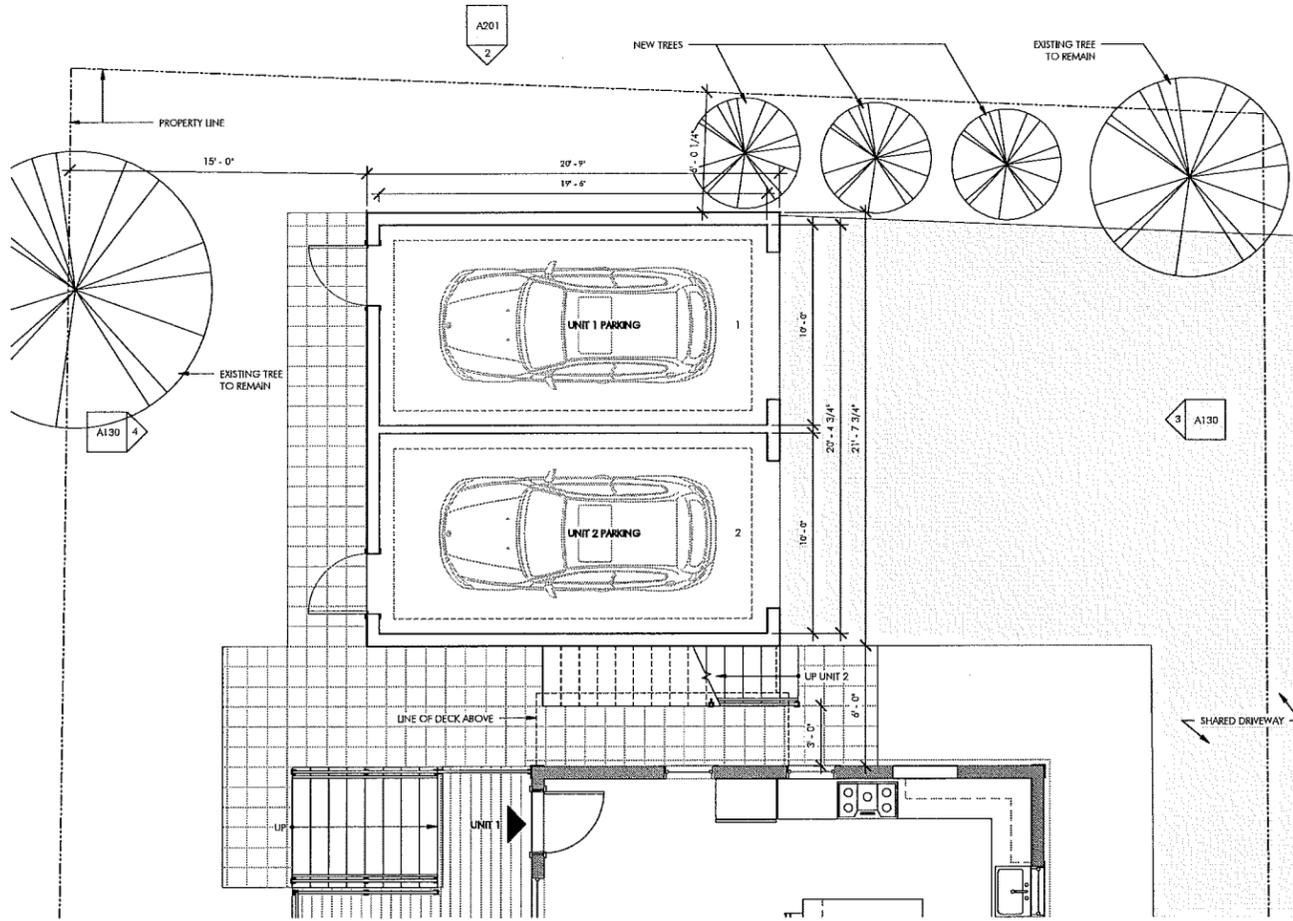
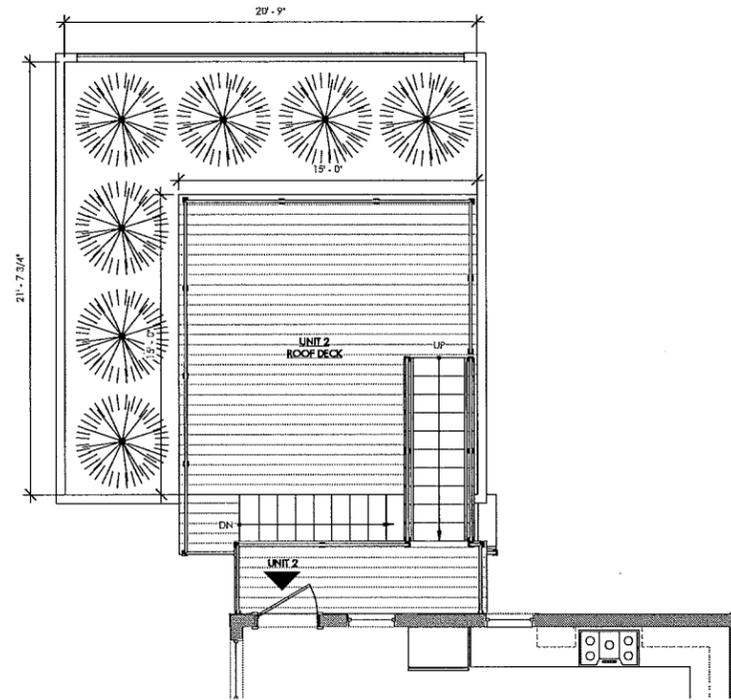


4 SOUTH GARAGE ELEVATION
1/4" = 1'-0"



3 NORTH GARAGE ELEVATION
1/4" = 1'-0"

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



1 GARAGE GROUND FLOOR PLAN
1/4" = 1'-0"

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

DRAWING TITLE
PROPOSED GARAGE

DRAWING NUMBER

A130

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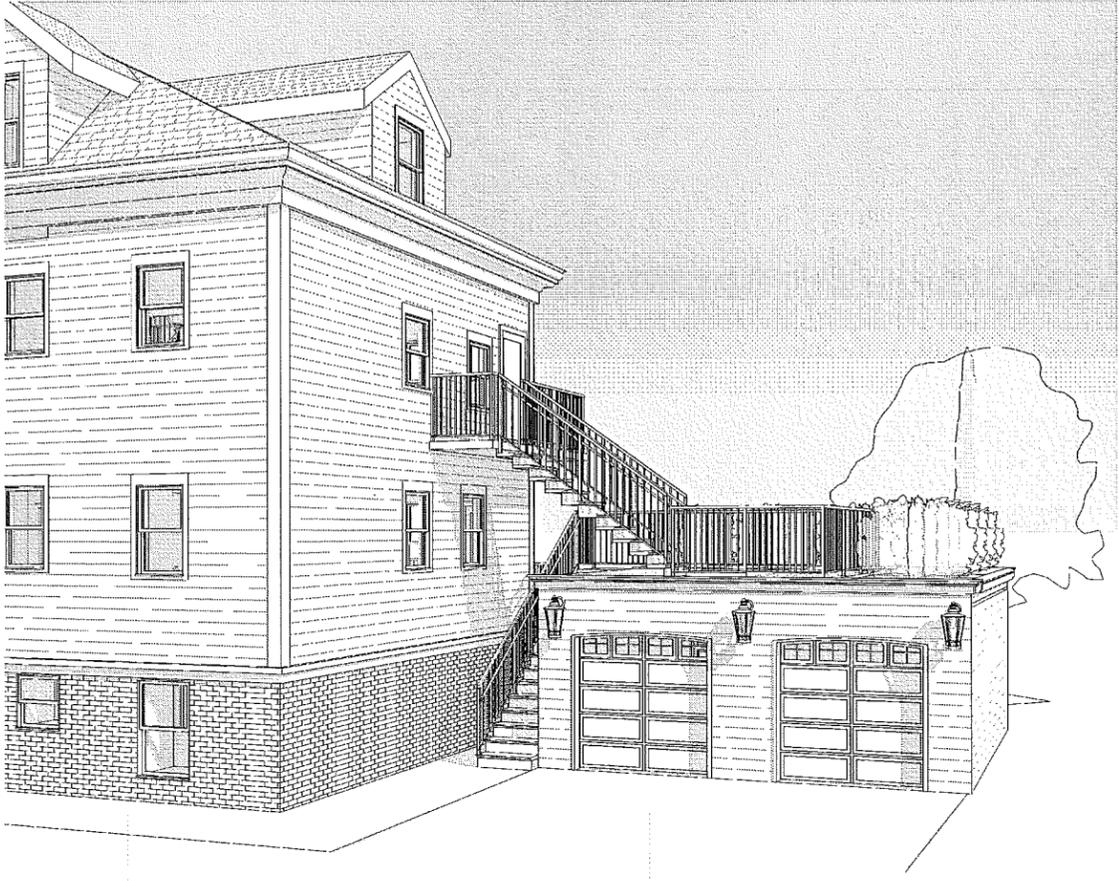
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**GARAGE
 EXTERIOR VIEWS**

DRAWING NUMBER
A131

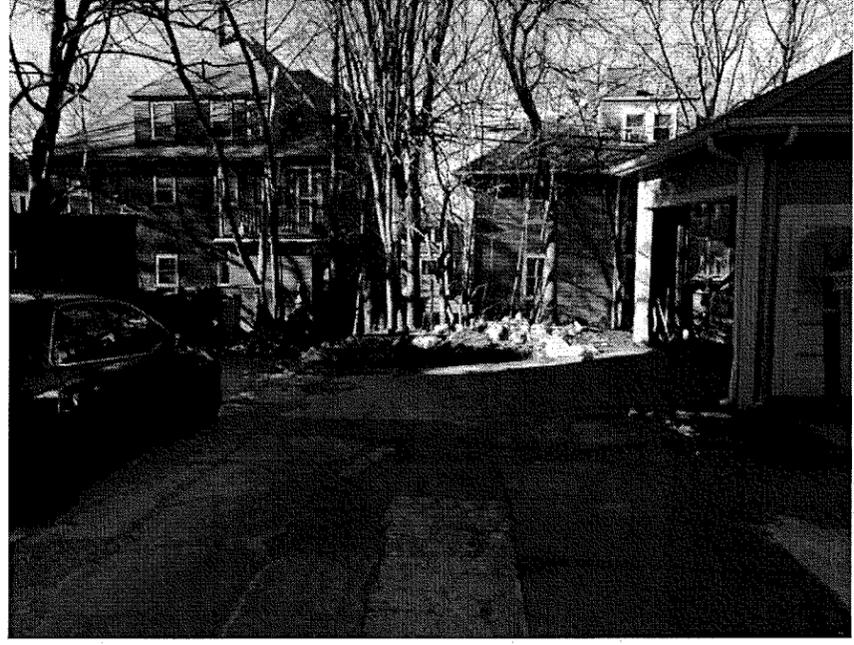
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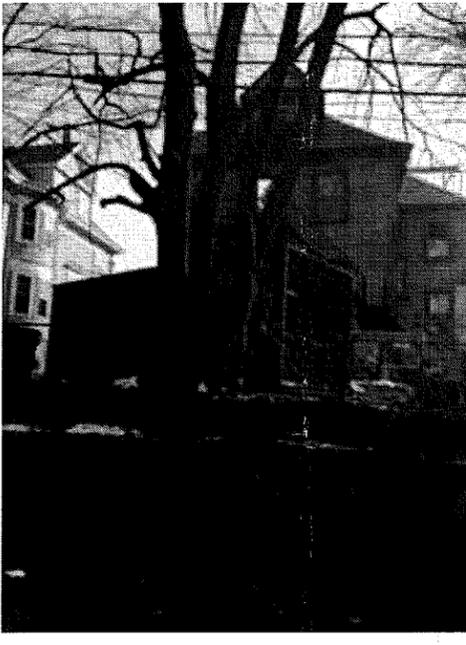
1 GARAGE PERSPECTIVE - REAR



2 GARAGE PERSPECTIVE - FRONT



EXISTING SHARED DRIVEWAY
 PROPOSED GARAGE TO LEFT



EXISTING TREE TO STAY



EXISTING CONCRETE PARKING PAD TO
 BE REPLACED BY GARAGE

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1	REVISION 1 FEBRUARY 01, 2016
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DATE:	DECEMBER 16, 2015
PROJECT #	1593
DRAWN BY:	TD/DA
SCALE:	1/4" = 1'-0"

DRAWING TITLE
WEST ELEVATIONS

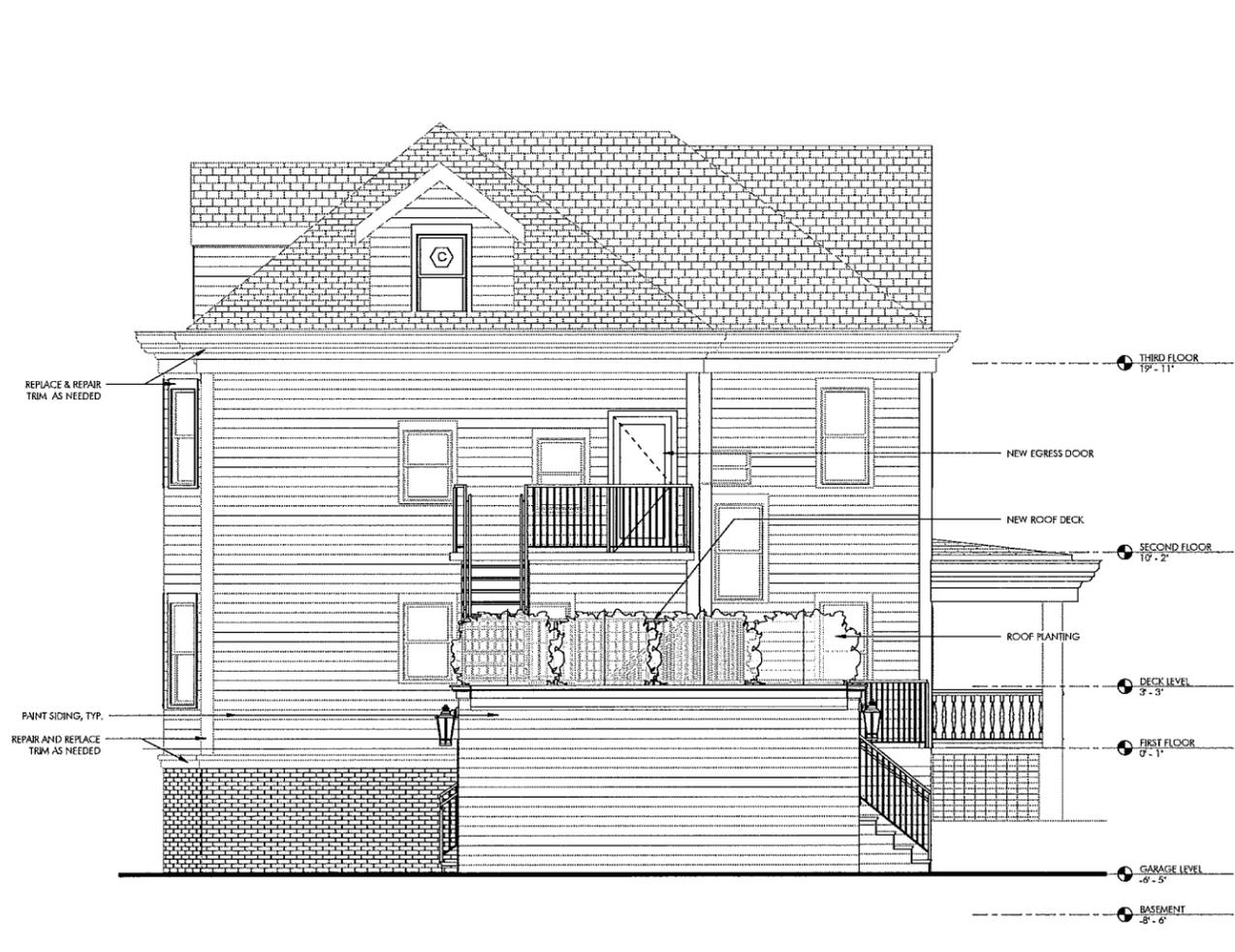
DRAWING NUMBER

A201

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



2 PROPOSED ELEVATION WEST
 1/4" = 1'-0"