



Town of Brookline

Massachusetts

PLANNING BOARD

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Steven Heikin, Clerk
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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: March 10, 2016
Subject: Construct a two-car garage within the required front and side yards
Location: 19 Denny Road

Atlas Sheet:	65	Case #:	2016-0008
Block:	278D	Zoning:	S-15
Lot:	12	Lot Area (s.f.):	±19,965

Board of Appeals Hearing: March 17, 2016, at 7:10 p.m.

SITE AND NEIGHBORHOOD

19 Denny Road is an oversized lot located directly to the south of the Chestnut Hill North Local Historic District. The two-story single-family structure was constructed in 1920 and currently maintains a two-car garage located at the basement level. The driveway accessing this garage is approximately 18 feet wide at the curb cut and includes a grade of approximately 17%. The surrounding S-15 District consists primarily of similar colonial style single-family dwellings. Front-facing garages that are located within required front yards are not common within the immediate neighborhood but are found at 24 and 41 Crafts Road as well as 192 Fairway Road.

APPLICANT'S PROPOSAL

The Applicants, Richard Corn and Janis Fox, are proposing to construct an attached two-car garage at the front of an existing single-family structure. The 928.35 s.f. garage will be constructed of clapboard and includes 7.5/12 roof pitches to match the existing structure. The oversized nature of the garage is proposed in order to include an interior ramp for accessibility. The garage will be located approximately 5 feet from the front lot line and 10.3 feet from the side lot line. A single garage door that is 18 feet in length is proposed to access this garage.

Engineering and Transportation staff conducted a site visit and concluded that a new driveway can be installed within the proposed 5 foot setback that maintains a 10% grade in accordance with Zoning By-Law **Section 6.04.4.e** while also maintain an ADA compliant public sidewalk. Driveway modifications will not alter the width or location of the current curb cut.

The applicant is also proposing to construct a 453 s.f. bedroom suite at the ground level to be constructed of like materials. This exterior addition will be located at the northeastern end of the existing structure and does not require zoning relief.

FINDINGS

Section 5.01 – Table of Dimensional Requirements, Footnote 1

If the entrance to a garage or covered vehicular passageway faces toward the street to which its driveway has access, said entrance shall be at least 20 feet from the street.

Section 5.50 – Front Yard Requirements

Section 5.54.2 – Exceptions for existing alignment

Section 5.60 – Side-Yard Requirements

S-15 (Single-Family)	Permitted	Existing	Proposed	Relief
Front-Yard Setback (Garage Door)	20 feet	±36.5 feet	5.1 feet	Special Permit*
Front-Yard Setback	25 feet	27.8 feet	5 feet	Special Permit*
Side-Yard Setback	15 feet	21.3 feet	10.3 feet	Special Permit*
Floor Area Ratio (FAR)	4,991 s.f. 100%	3,731 s.f. 74.8%	4,392.35 88%	Complies

* Under Section 5.43, the Board of Appeals may waive yard and/or setback requirements if counterbalancing amenity is provided.

PLANNING BOARD COMMENTS

The Planning Board is not opposed to this attached two-car garage located within required front and side yards. The garage is intended to improve vehicular safety upon entering and exiting the property while also improving resident access to existing living space from this garage area. Additionally, the proposed driveway grade represents an improvement from the existing condition. The garage location is not ideal but is perhaps the most feasible due to the natural grade of the subject property. This proposed front garage location also minimizes the loss of existing open space that would otherwise occur if the proposal included a garage located to the rear or a circular driveway at the front. The garage is well designed and incorporates like materials and roof pitches. Various abutting residents have also submitted letters in support of this proposal as currently designed.

The Board suggests that the Applicant consider modifying landscaped features currently located along the front lot line in order to improve driver sight lines and pedestrian safety.

Therefore the Planning Board recommends approval of the site plan submitted by Bruce Bradford, dated 1/27/16, and plans by Pierce Lamb Architects, dated 1/21/2016, subject to the following conditions:

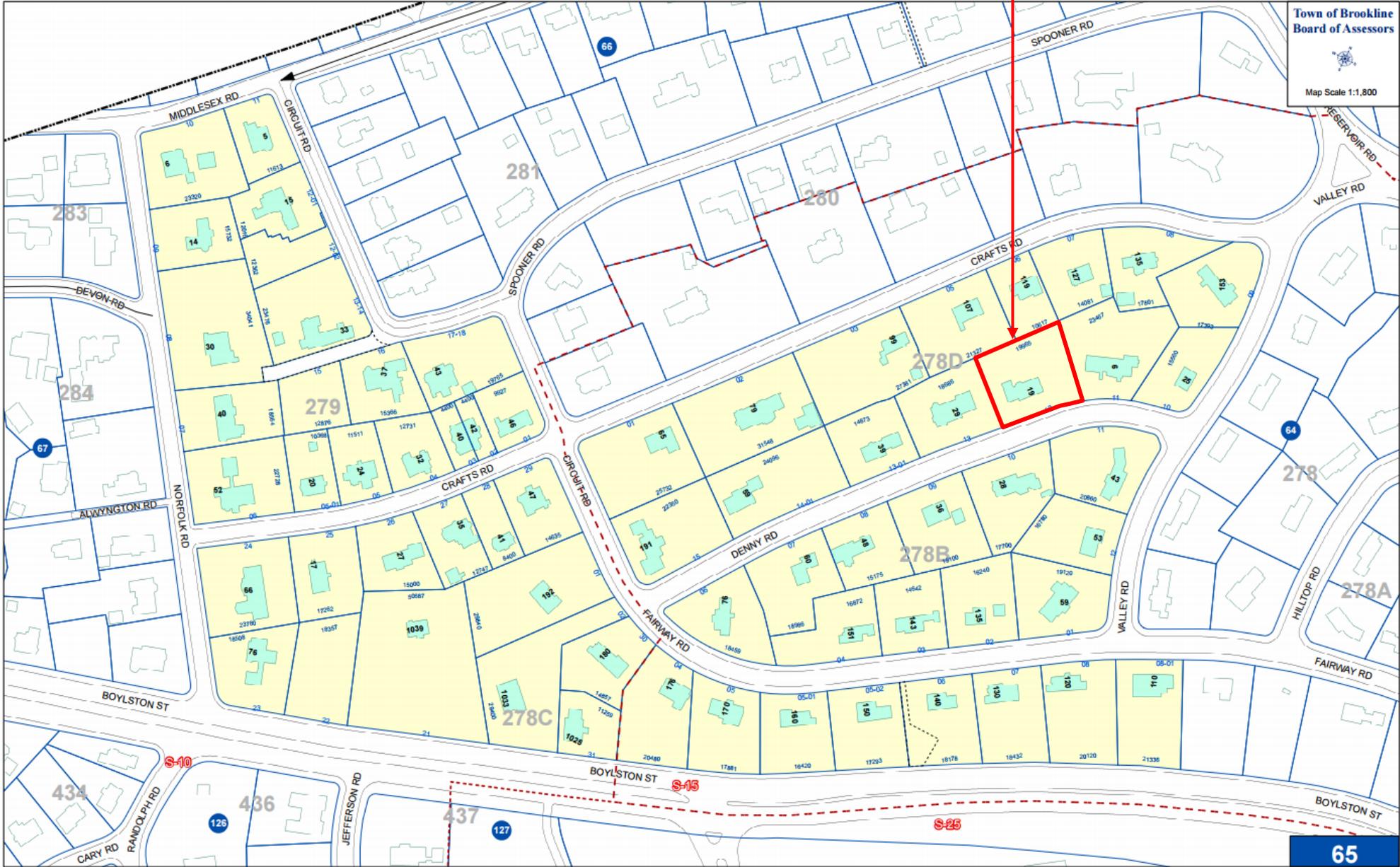
1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, floor plans and elevations with garage door details and a roof plan, subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit a final landscaping 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 floor plans and 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.

jr





19 Denny Road



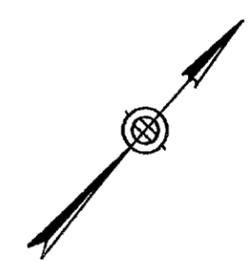
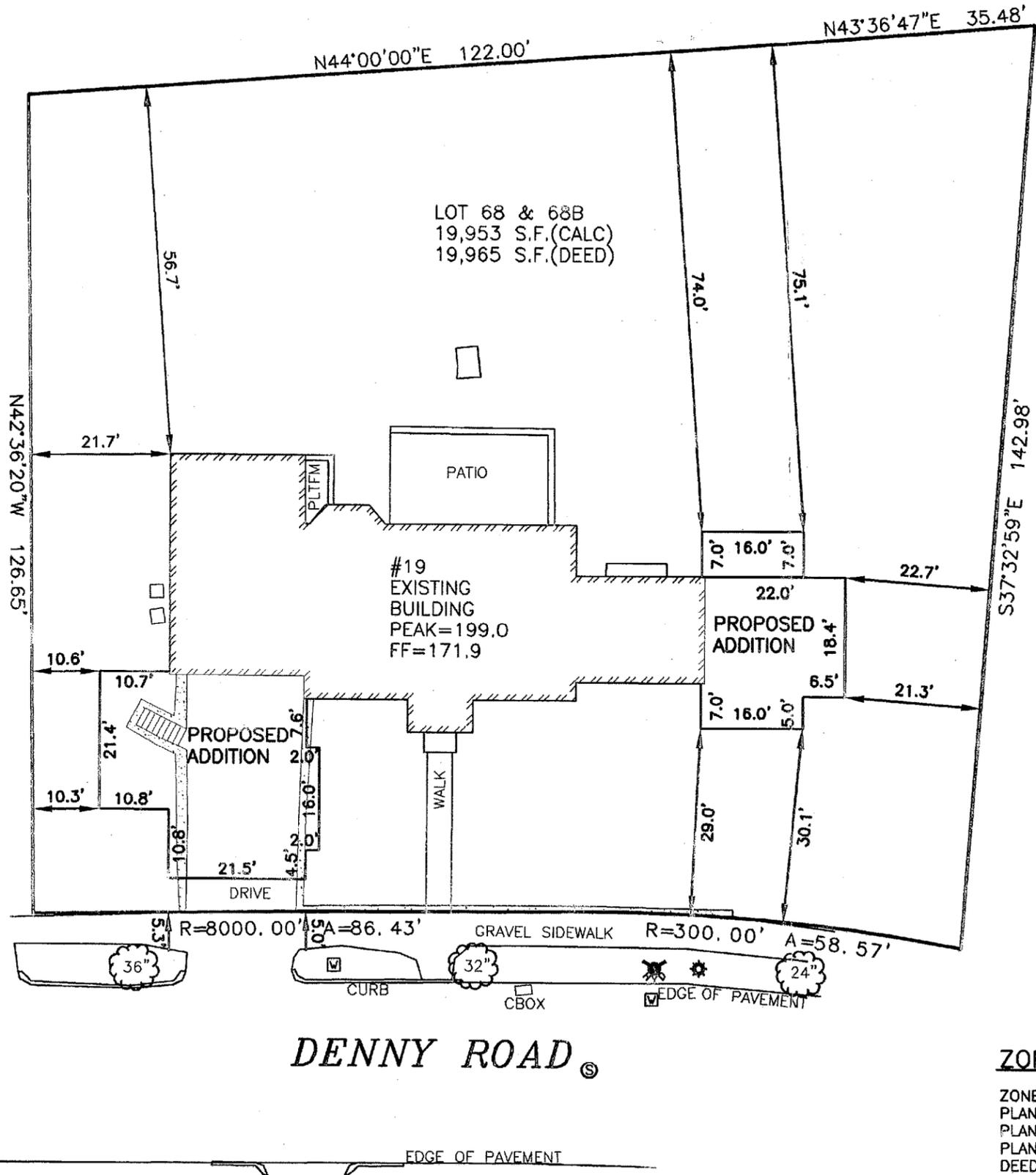
Town of Brookline
Board of Assessors



Map Scale 1:1,800

65

Map data updated Feb 2010 by Town of Brookline GIS and printed on 04/08/2010



ESTABLISHED 1916
EMB

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**PLAN OF LAND IN
BROOKLINE, MA**
19 DENNY ROAD
PROPOSED ADDITIONS

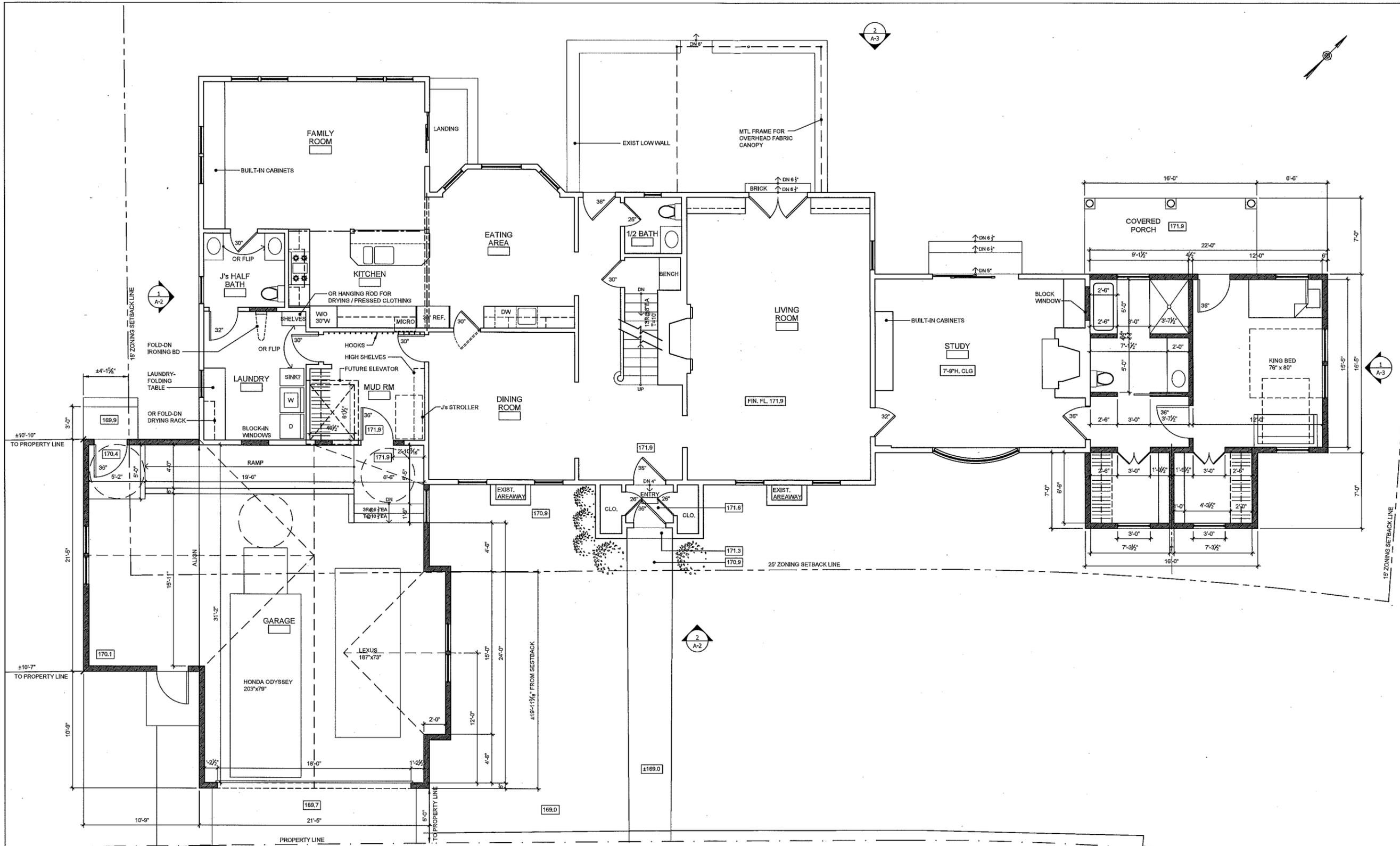
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DATE: JANUARY 27, 2016
DRAWN: MF
CHECK: BB

REVISIONS:

ZONING INFORMATION

ZONE: S-15
PLAN DATED: JUNE 22, 1937 & APRIL 6, 1971
PLAN REFERENCE 1: BOOK 2160 PAGE 234
PLAN REFERENCE 2: BOOK 4734 PAGE 100
DEED REFERENCE: BOOK 11034 PAGE 445

PROJECT NO. 24780



CONSULTING STRUCTURAL ENGINEER:

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 1075 WASHINGTON STREET
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PROJECT:
RICHARD CORN / JANIS FOX
 RESIDENCE
 19 DENNY ROAD,
 CHESTNUT HILL MA 02167

ISSUE:

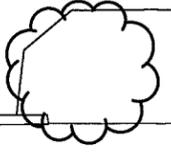
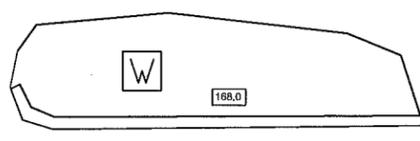
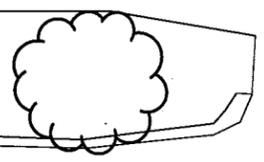
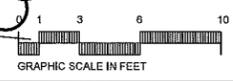
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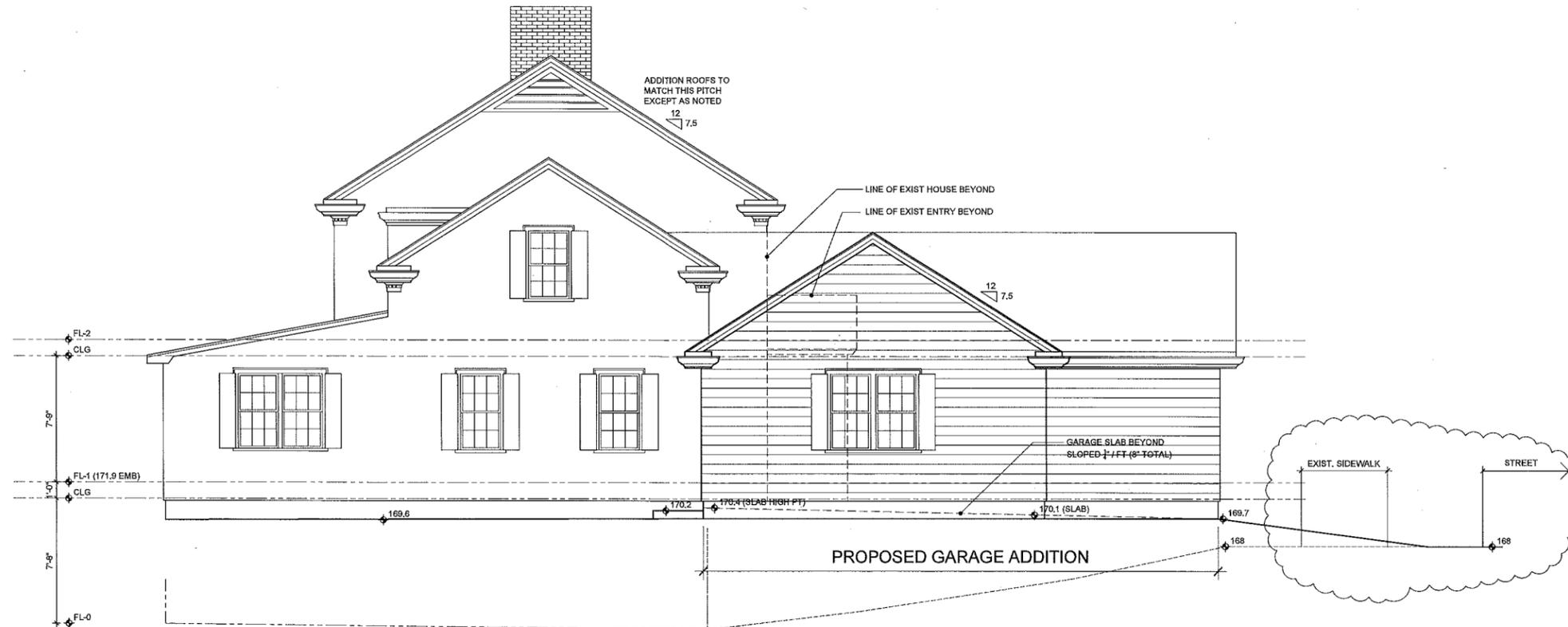
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1ST FLOOR PLAN

PROGRESS SET

JOB No: 15-673
 DATE: 01/21/2016
 SCALE: 1/4" = 1'-0"
 SHEET NO.:

A-1





1 PROPOSED LEFT ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED FRONT ELEVATION
Scale: 1/4" = 1'-0"



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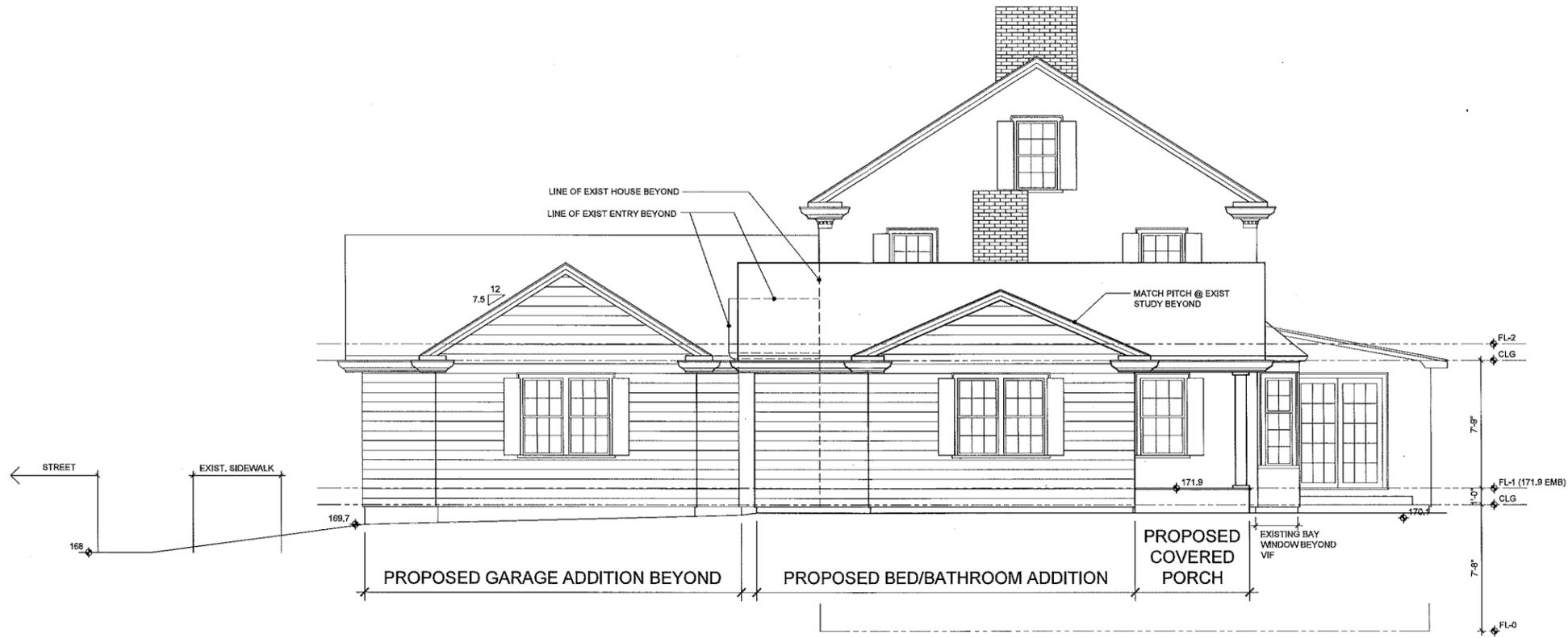
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DRAWING TITLE:
PROPOSED ELEVATIONS

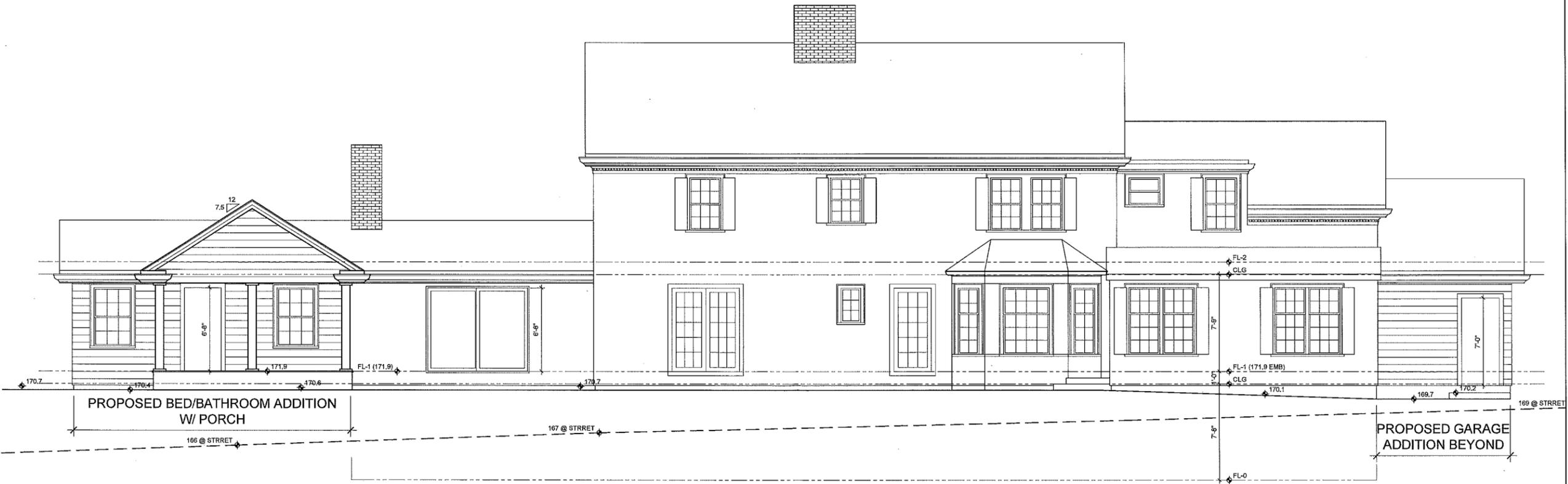
PROGRESS SET

JOB No: 15-673
DATE: 01/21/2016
SCALE: 1/4" = 1'-0"
SHEET NO.:

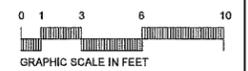
A-2



1 PROPOSED RIGHT ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED REAR ELEVATION
Scale: 1/4" = 1'-0"



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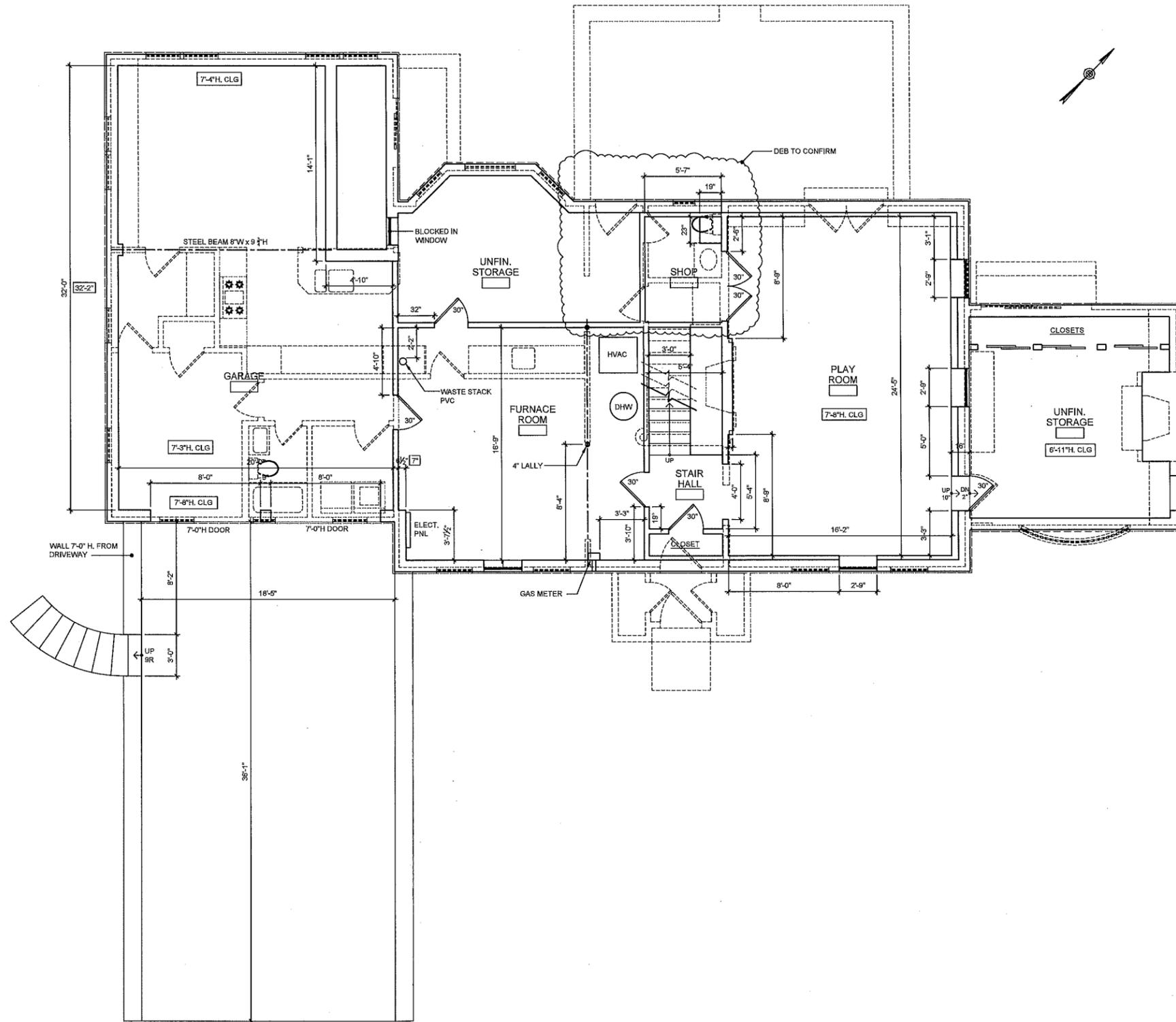
PROFESSIONAL SEAL:

DRAWING TITLE:
PROPOSED ELEVATIONS

PROGRESS SET

JOB No: 15-673
DATE: 01/21/2016
SCALE: 1/4" = 1'-0"
SHEET NO.:

A-3



1 EXISTING BASEMENT PLAN
Scale: 1/4" = 1'-0"

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ISSUE:

PROFESSIONAL SEAL:

DRAWING TITLE:
**EXISTING
BASEMENT
PLAN**

PROGRESS SET

JOB No: 15-673
DATE: 09/11/2015
SCALE: 1/4" = 1'-0"
SHEET NO.:

X-1

