



Town of Brookline

Massachusetts

PLANNING BOARD

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Steven Heikin, Clerk
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Blair Hines
Sergio Modigliani
Matthew Oudens
Mark J. Zarrillo

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: April 14, 2016
Subject: Replace rear garage with a larger rear garage with roof deck and connect to the house via a bridge
Location: 71 Francis Street

Atlas Sheet:	27	Case #:	2016-0018
Block:	126	Zoning:	T-5
Lot:	15	Lot Area (s.f.):	±6,050

Board of Appeals Hearing: May 5, 2016, at 7:30 p.m.

BACKGROUND

11/23/15 – The Preservation Commission found the garage at 71 Francis Street not historically or architecturally significant and allowed demolition. The two car garage still remains and will be replaced by a larger two car garage with roof deck.

SITE AND NEIGHBORHOOD

71 Francis Street is a two and a half story single-family wood frame dwelling located four lots to the west of Lawrence School. The rear detached garage is dilapidated and the applicants use it only for storage, not parking.

The backyard of the property abuts the Longwood Playground, which is adjacent to the school. The surrounding neighborhood is residential with single, two-family and some multi-family buildings.

APPLICANT'S PROPOSAL

The Applicants, James and Kathleen Scanlon, are proposing to replace a dilapidated small two car rear garage constructed out of cinder blocks with a larger two car garage. The new garage will have a roof deck and be connected to the house via a bridge. It will be made out of cast-in-place concrete.

FINDINGS

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.60 – Side Yard Requirements

Section 5.70 – Rear Yard Requirements

Section 6.04.5.c.3 – Design of All Off-Street Parking Facilities

Dimensional Requirements	Required	Existing	Proposed	Relief Required
Side Yard Setback (Garage)	7.5'	8 ^{3/4} '	1'	Special Permit *
Rear Yard Setback (Garage)	30'	8'3"	6'1"	Special Permit *

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

PLANNING BOARD COMMENTS

The Planning Board recommends approval of this request to replace a dilapidated garage with a larger one, which will have a deck on the roof. The new garage doesn't come any closer to the side lot line, and although the rear façade of the garage will come two feet closer to the rear lot line, the abutting property is part of the playground for the school. If the garage were not connected to the house, it would meet the required six foot setback for a garage. A landscaping plan has been offered to serve as a counterbalancing amenity to off-set the relief requested.

Therefore, the Planning Board recommends approval of the site plan and elevations by DHA, Inc, dated 2/3/2015 subject to the following conditions.

- 1) Prior to the issuance of a building permit, the applicant shall submit a final site plan and elevations, with materials indicated, 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, subject to the review and approval of the Assistant Director of Regulatory Planning
- 3) Prior to 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 the decision has been recorded at the Registry of Deeds.

pss

NEW GARAGE

Pat and Kathleen
Scanlon
71 Francis Street
Brookline, MA

PROPOSED GARAGE
for Special Permit Review
NOT FOR CONSTRUCTION

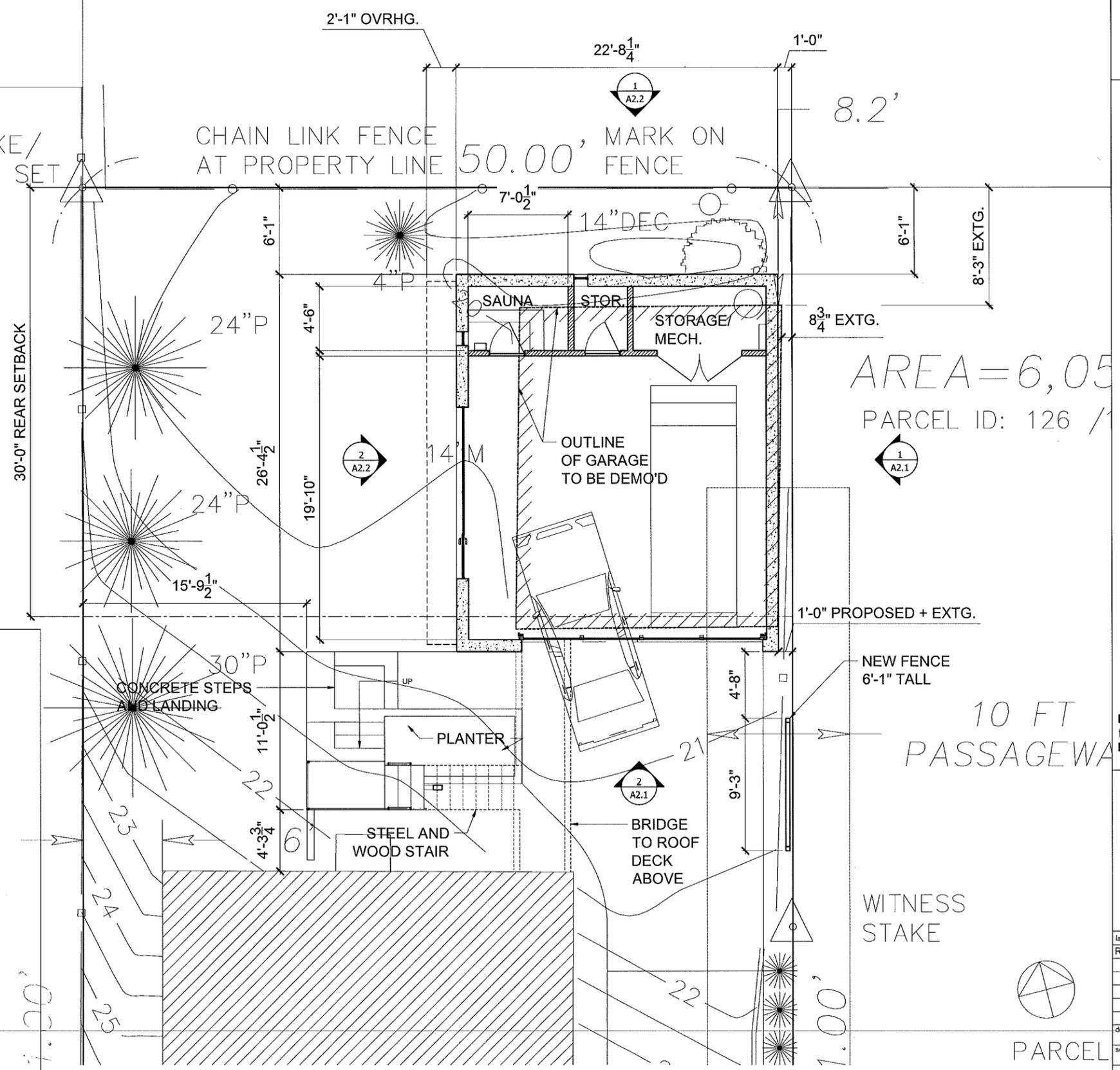


Issue: REVIEW date: MAR 31, 2016

drawing: Ground Floor Plan

scale: 1/8" = 1'-0" @ 11x17

A1.1



ZONING LEGEND 71 Francis Street, Brookline, MA

Use: Single-Family District
District: T-5 District (Single & Two-Family)

	Allowed/Required	Existing	Proposed	Finding
Gross Floor Area	6,050 s.f.	4,339 s.f.	4,339 s.f.	Compliant
Height - Accessory Structure (Garage)	15 ft.	11'-3"	14'-7" ft.	Compliant
Front Yard Setback	15 ft.	19'-5"	19'-5"	Compliant
Side Yard Setback	7.5 ft.	8" - 12"	1'-0"	Pre-Existing Non-Conforming Special Permit
Rear Yard Setback (House)	30 ft.	39'-6"	39'-6"	Compliant
Rear Yard Setback (Garage)	30 ft.	8'-3"	6'-1"	Pre-Existing Non-Conforming Special Permit
Rear Yard (25% MAX) Accessory Structure	375 s.f. (25%)	415 s.f. (27%)	598 s.f. (40%)	Pre-Existing Non-Conforming Special Permit
Landscaped Open Space	10% (434 s.f.)	1,058 s.f.	1,046 s.f.	Compliant
Usable Open Space	30% (1,302 s.f.)	1,464 s.f.	1,747 s.f.	Compliant

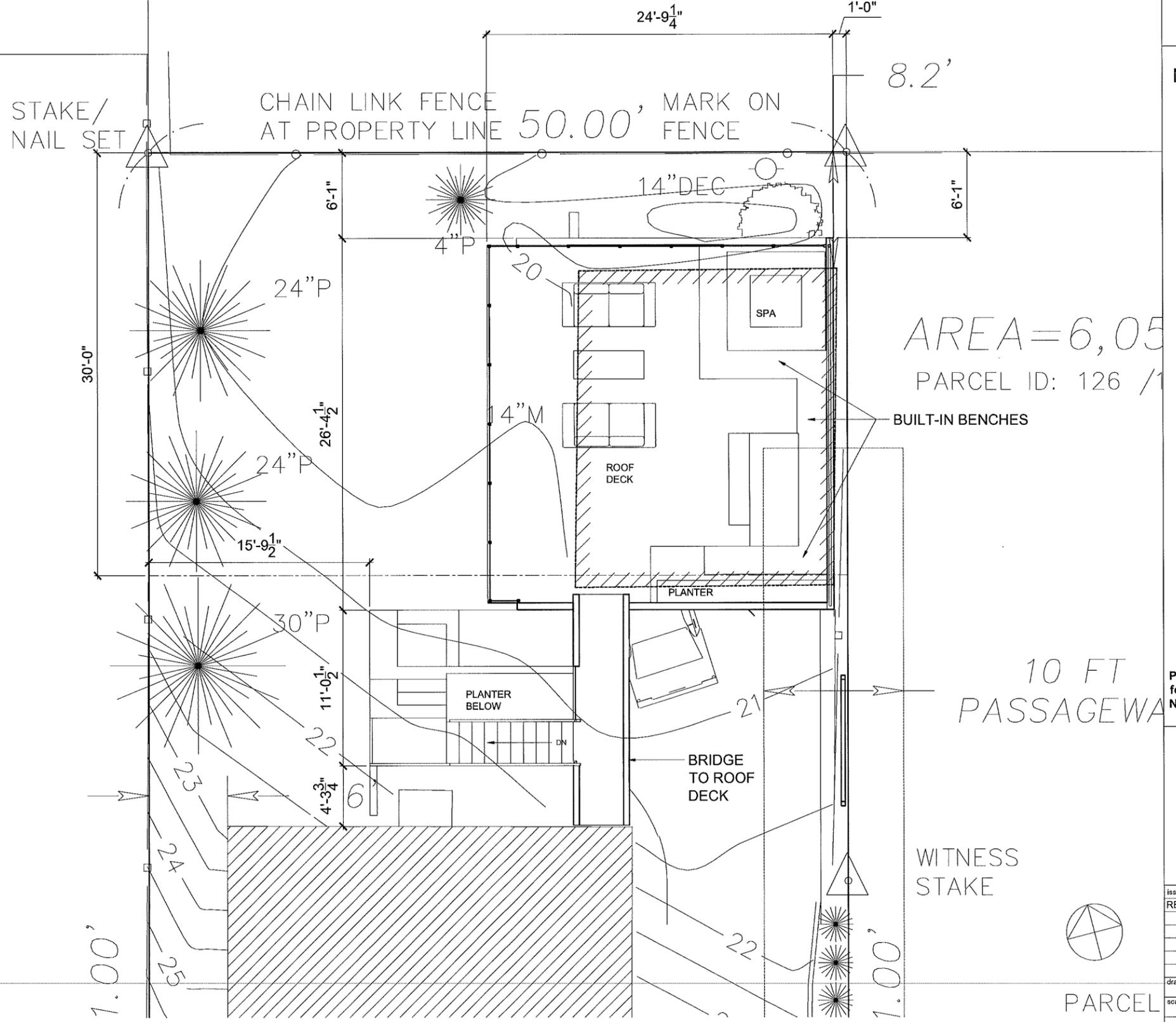
1 GROUND FLOOR PLAN
Scale: 1/8" = 1'-0" at 11x17

DHA

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617-547-3151
dan@danhiselarchitect.com

NEW GARAGE

Pat and Kathleen
Scanlon
71 Francis Street
Brookline, MA



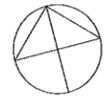
1 ROOF PLAN
Scale: 1/8" = 1'-0" at 11x17

PROPOSED GARAGE
for Special Permit Review
NOT FOR CONSTRUCTION



issue:	date:
REVIEW	MAR 31, 2016

drawing: Roof Plan
scale: 1/8" = 1'-0" @ 11X17



PARCEL

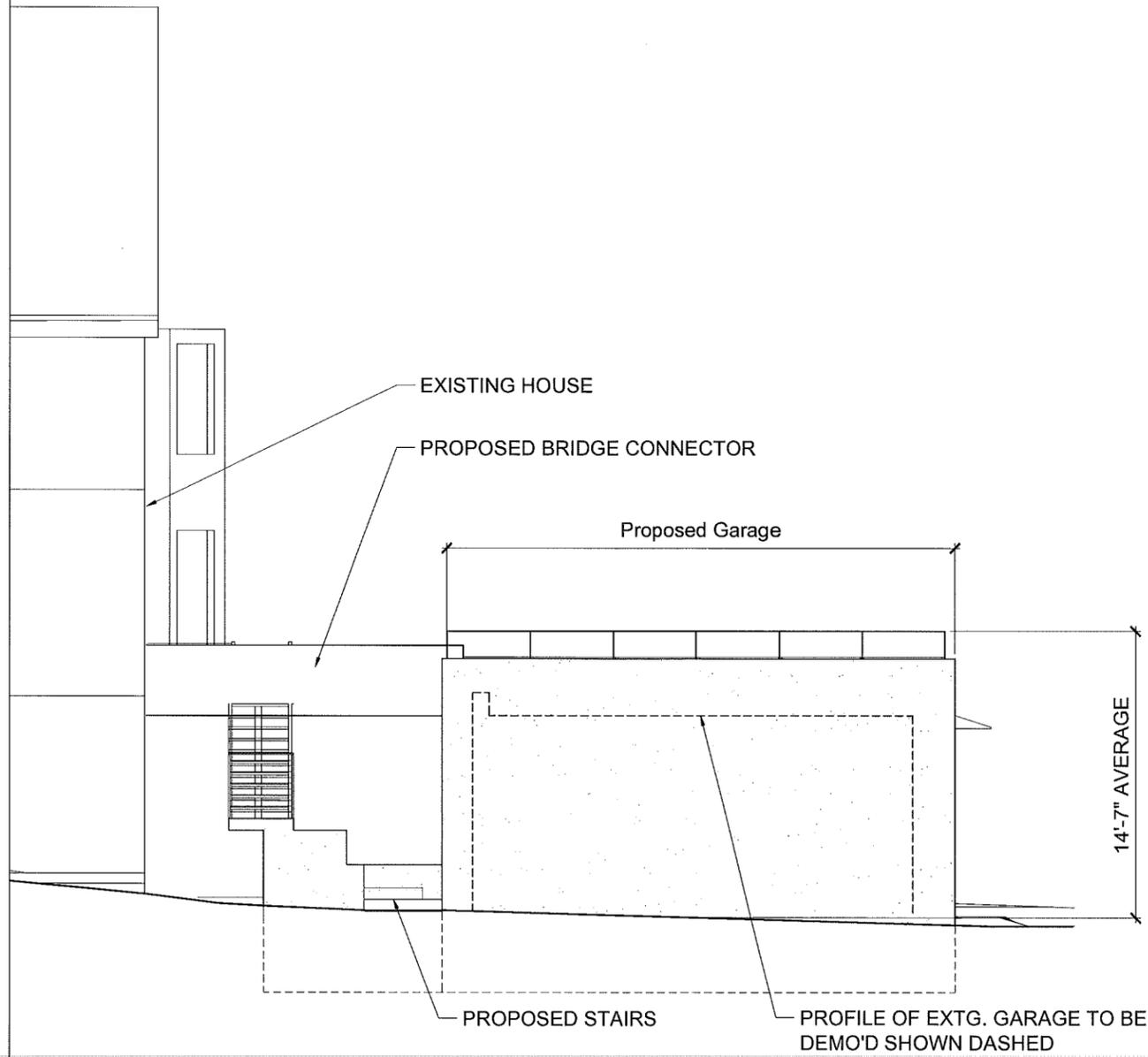
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DHA

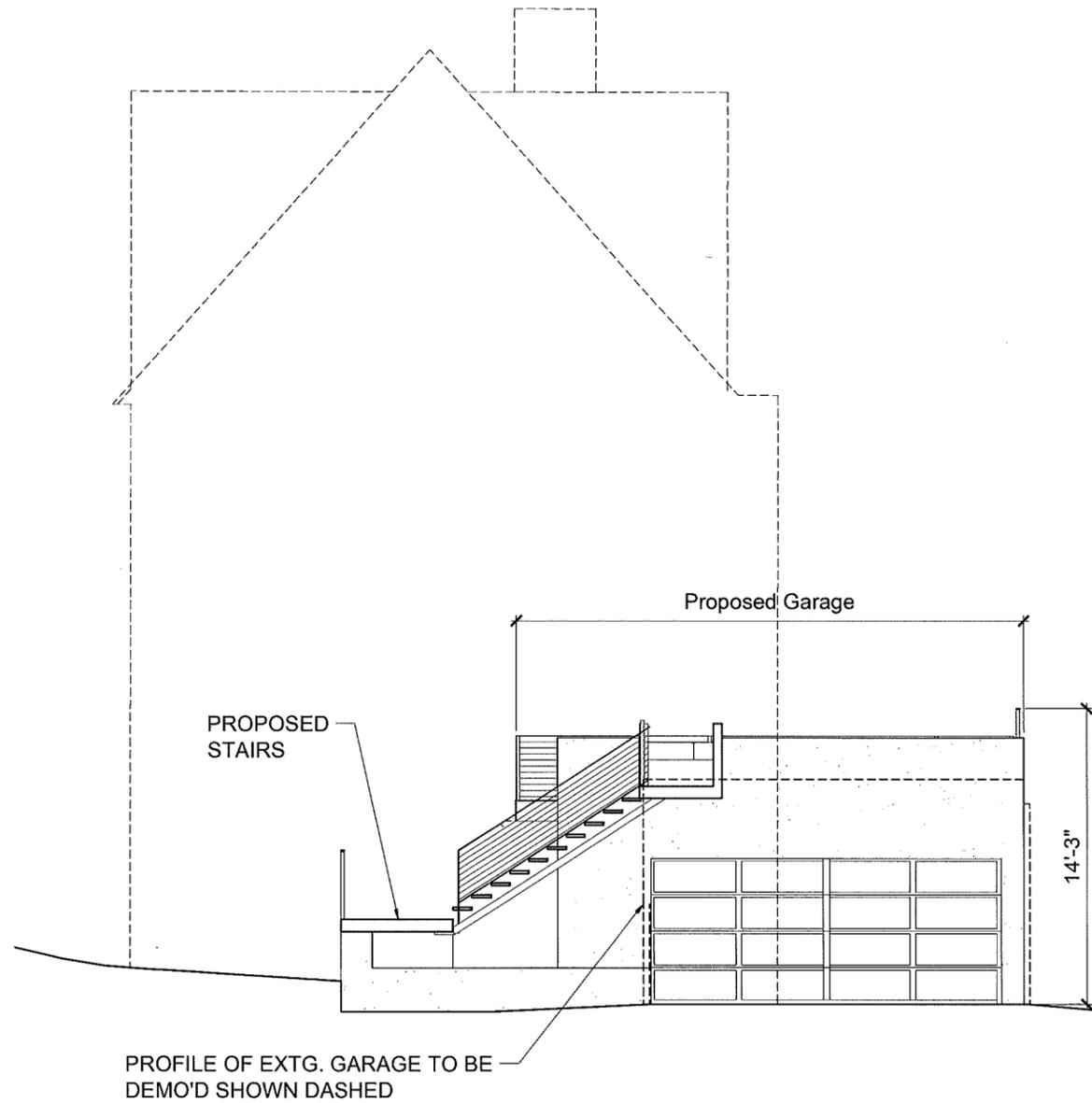
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NEW GARAGE

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Scanlon
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1 NORTH ELEVATION
Scale: 1/8" = 1'-0" at 11x17



2 EAST ELEVATION
Scale: 1/8" = 1'-0" at 11x17

PROPOSED GARAGE
for Special Permit Review
NOT FOR CONSTRUCTION



Issue:	date:
REVIEW	MAR 31, 2016

drawing: Proposed Elevations

scale: 1/8" = 1'-0" @ 11X17

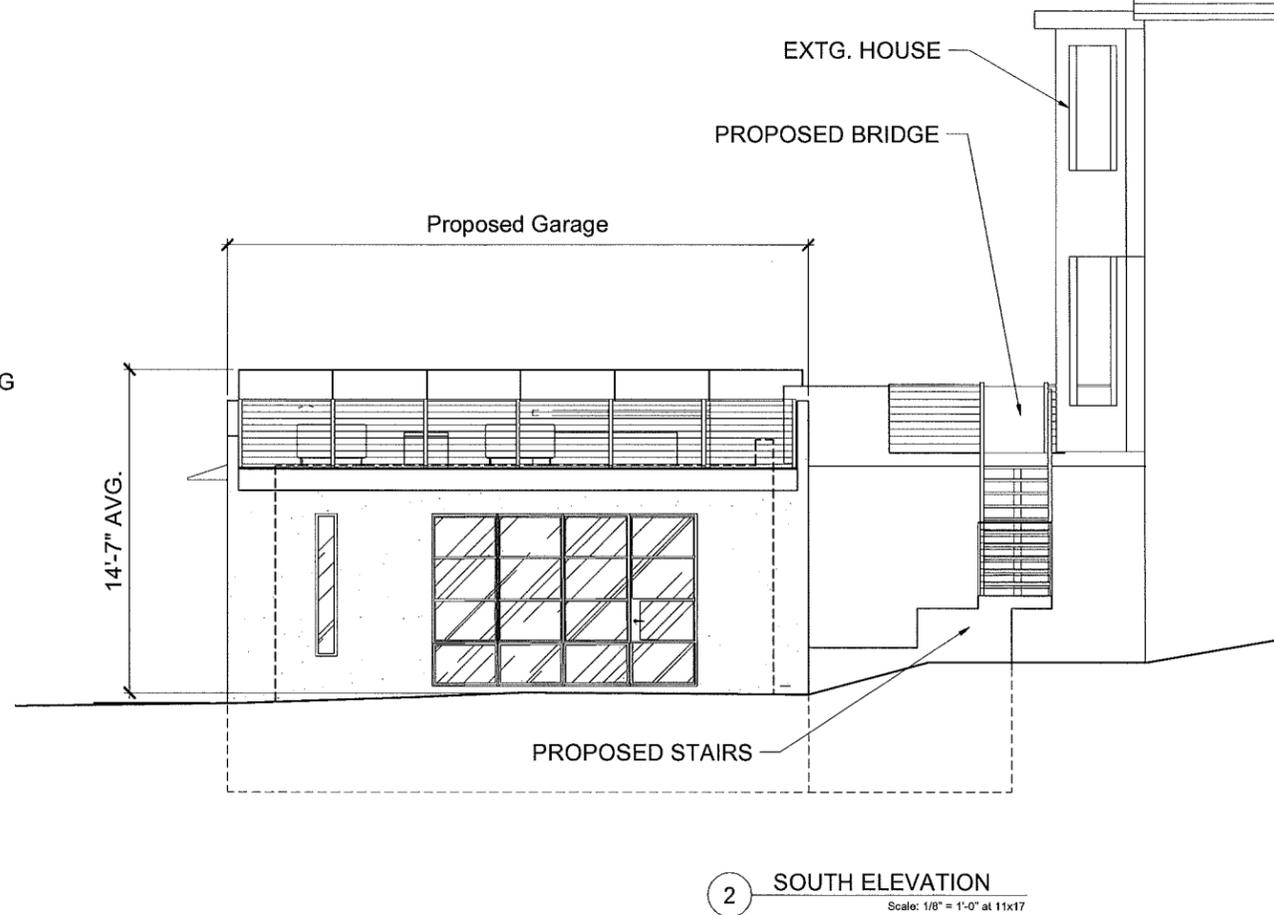
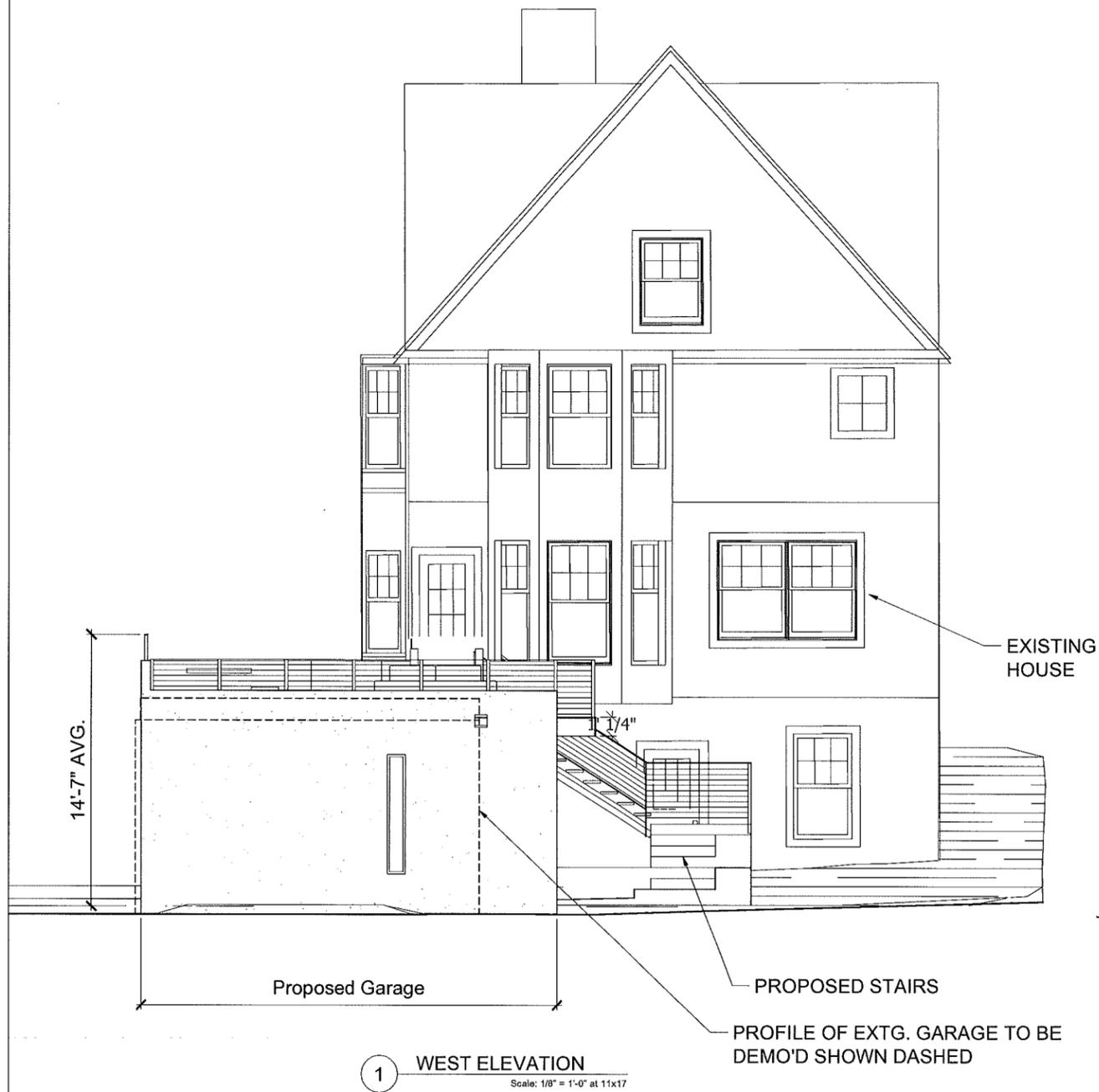
A2.1

DHA

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NEW GARAGE

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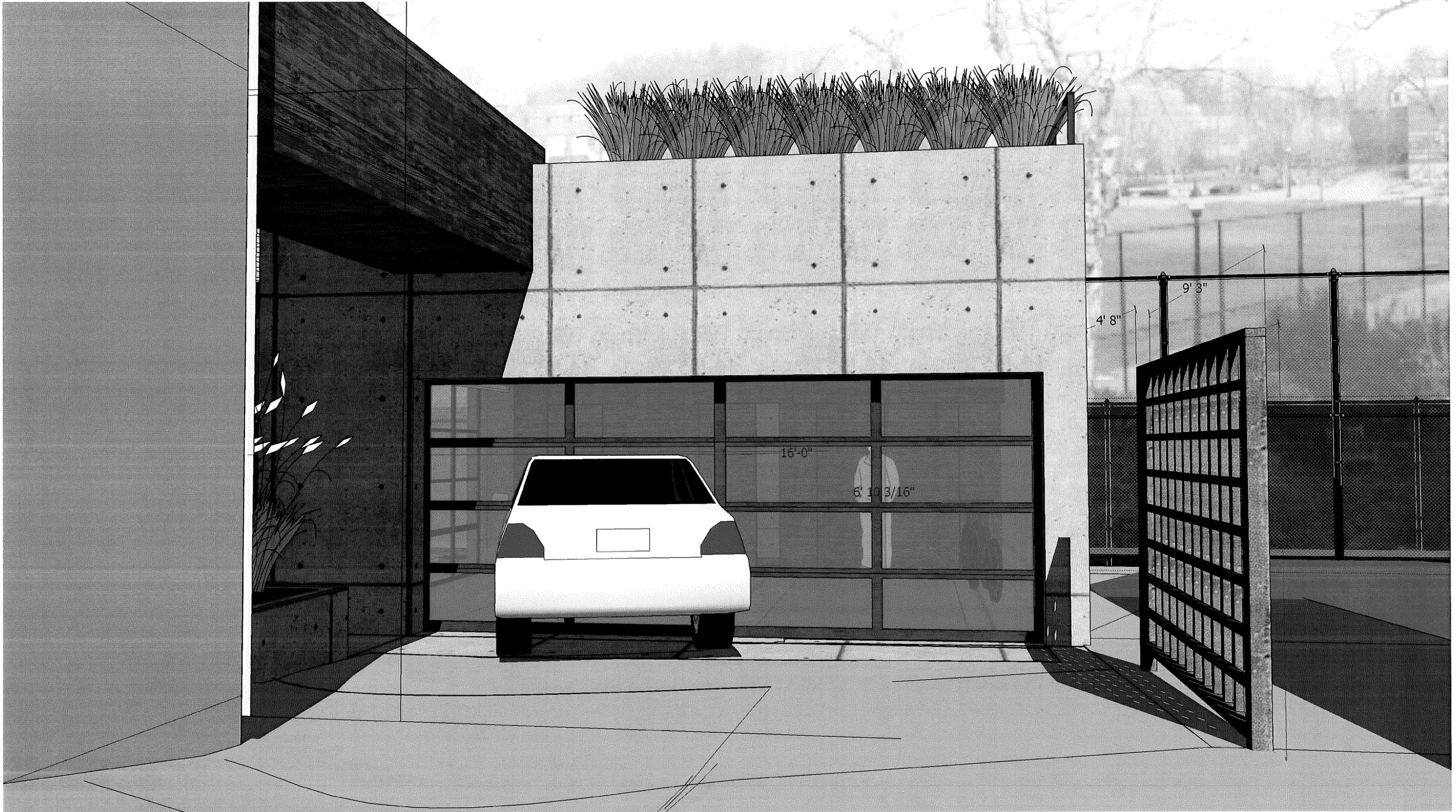
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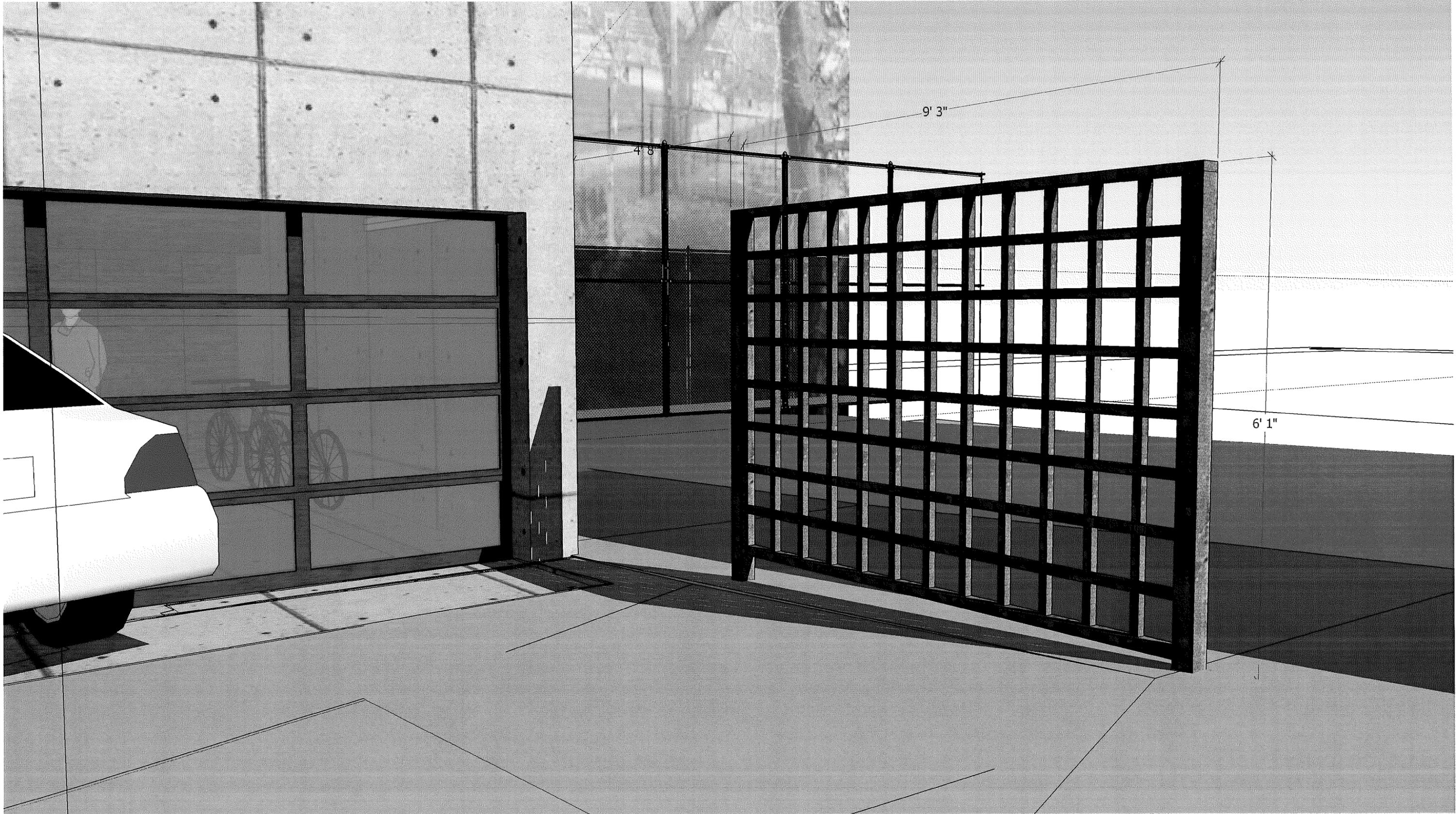


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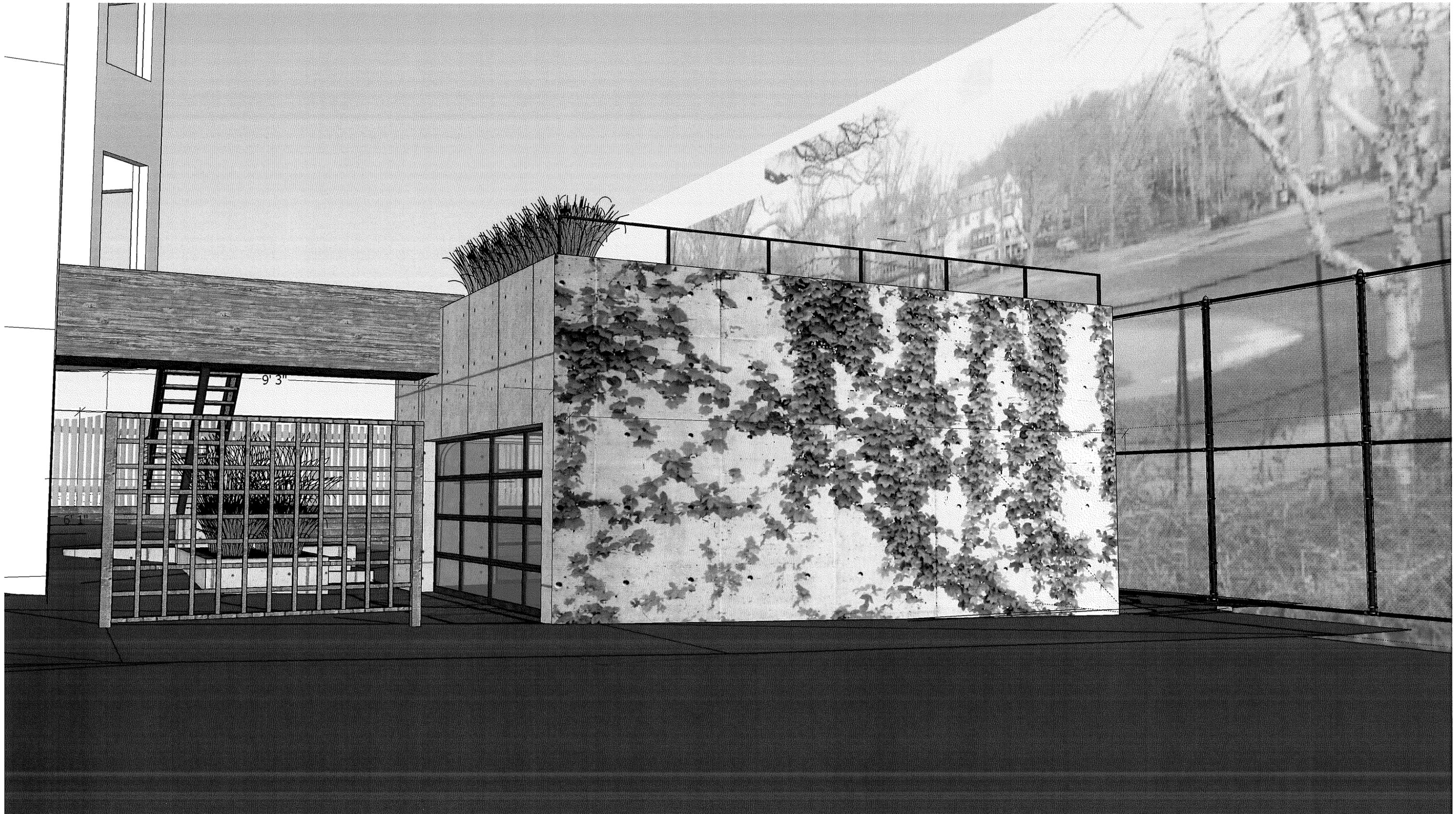
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scale: 1/16" = 1'-0" @ 11x17

A2.2







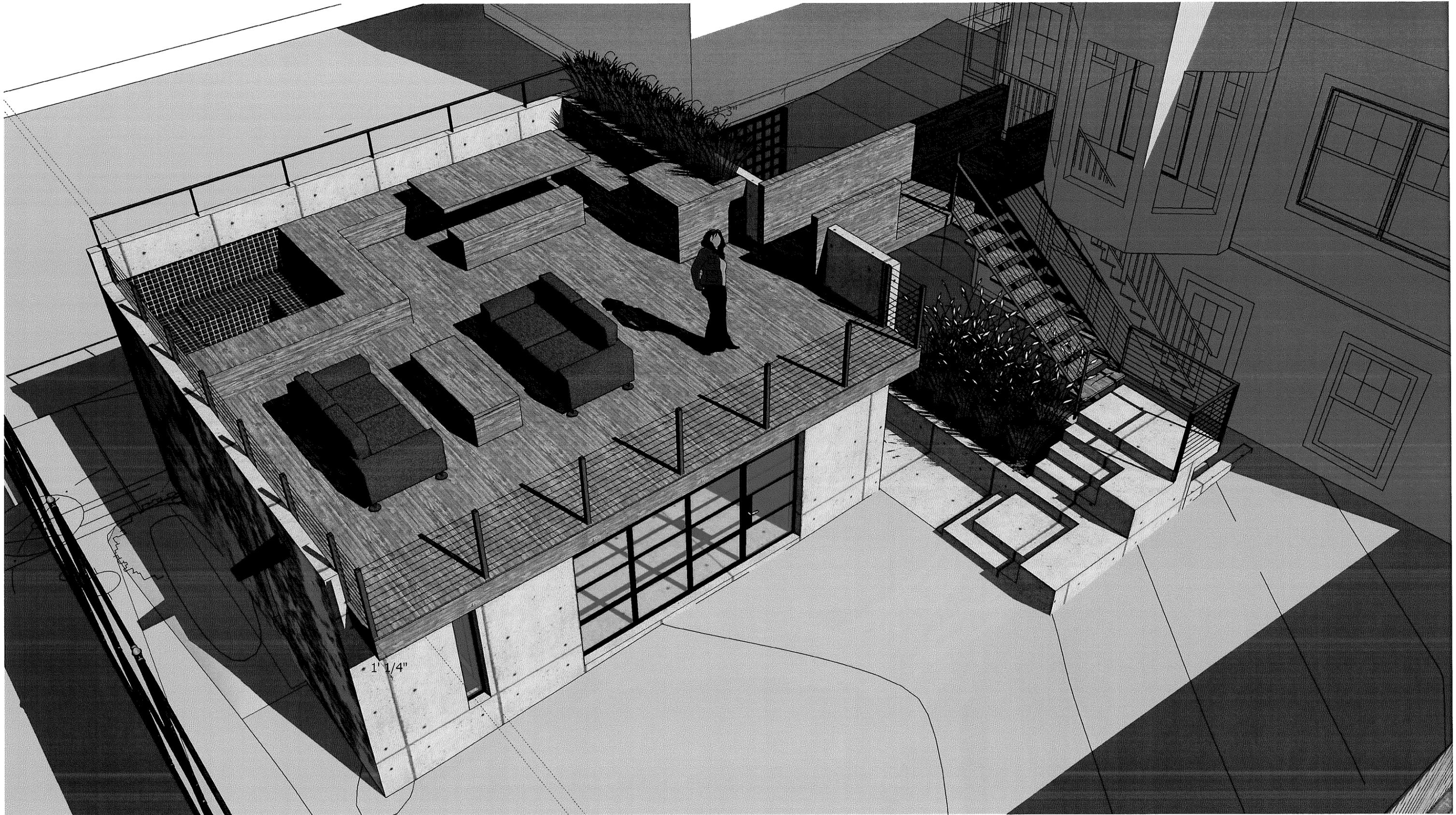


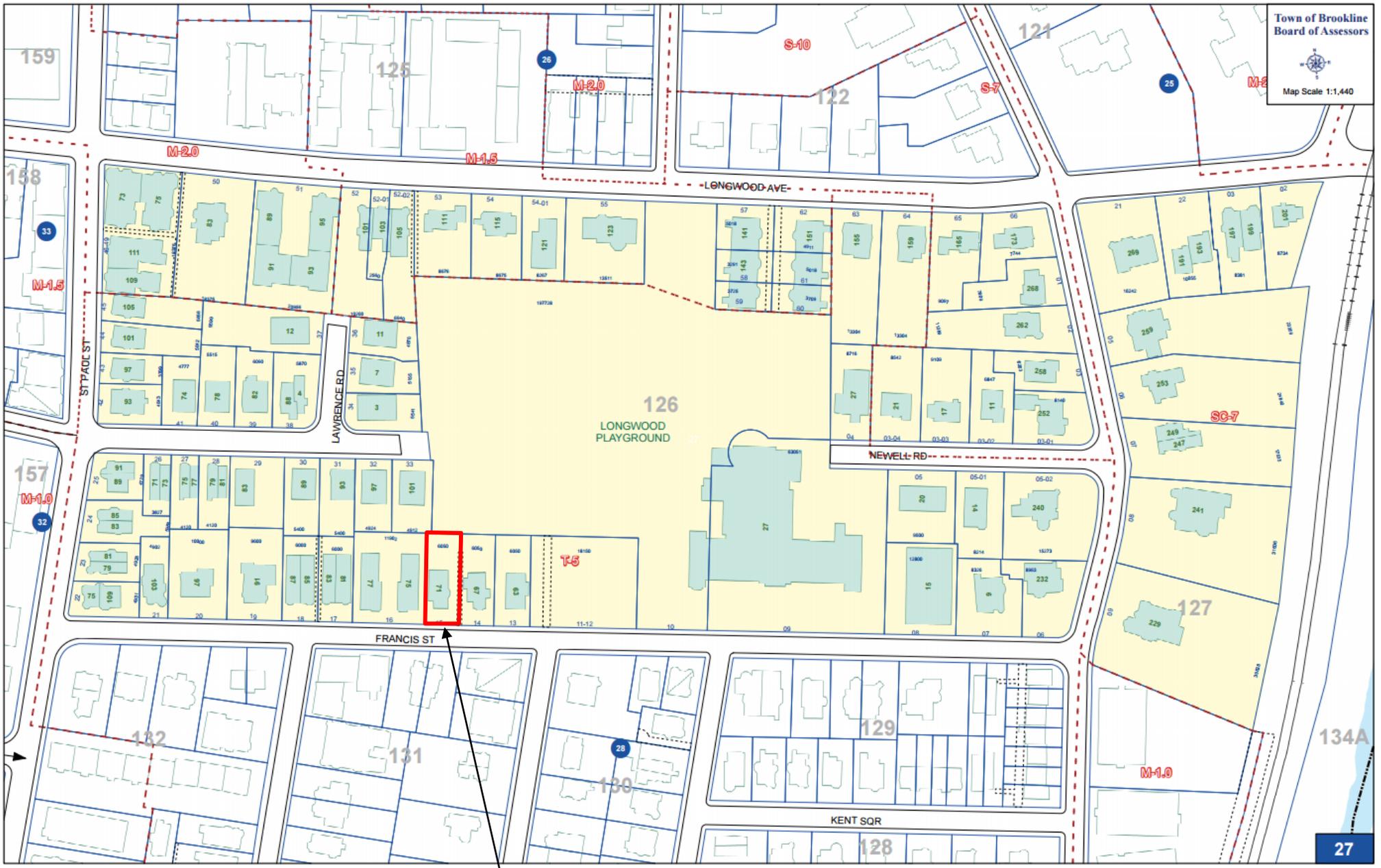












71 Francis Street