



Town of Brookline

Massachusetts

PLANNING BOARD

Town Hall, 3rd Floor
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Mark J. Zarrillo

REVISED 5/10/16

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: April 28, 2016
Subject: Demolish existing single family dwelling and construct two attached single family townhouses
Location: 72 Davis Avenue

Atlas Sheet:	37A	Case #:	2016-0024
Block:	182	Zoning:	T-5
Lot:	18	Lot Area (s.f.):	± 5,928

Board of Appeals Hearing: May 12, 2016 at 7:30 pm

BACKGROUND

09.10.2013 – The Preservation Commission upheld the initial determination of significance for the house at 72 Davis Avenue and required a stay of demolition for a period of 18 months. The house still remains.

SITE AND NEIGHBORHOOD

72 Davis Avenue is a one and a half story single-family wood frame dwelling with aluminum siding. It is in marginal condition. The house is sited close to the north and east property lines, and the lot is adjacent to and west of the Davis Path pedestrian bridge on White Place. The backyard directly abuts the MBTA trolley line. There is a 12 foot wide sewer easement which runs through the site.

The surrounding neighborhood consists of single, two-family and some multi-family buildings. White Place has a mixture of worker, rental and modest housing that includes barns, cottages, houses with pitched roofs of various styles, triple deckers, and modern dwellings with flat roofs. Davis Avenue is characterized by larger houses and its proximity to Emerson Garden.

APPLICANT'S PROPOSAL

The Applicant, Charles Osborne for 72 Davis Avenue LLC, is proposing to replace the existing house and parking lot for 6 cars, with two attached single-family townhouses with parking for 5 cars. The three-story townhouses are modern in style and will be cut back at the top story to provide 3rd floor decks. The parking spaces will be covered by carports.

FINDINGS

Section 4.07 – Table of Use Regulations #5 (attached dwellings)

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.50 – Front Yard Requirements

Section 5.60 – Side Yard Requirements

Section 5.63 – Accessory Structures in Side Yards (Carport)

Section 5.70 – Rear Yard Requirements

Section 6.04.5.c.2 – Design of All Off-Street Parking Facilities

Dimensional Requirements	Required	Existing	Proposed	Relief Required
Front Yard Setback (Carport/Unit A)	15'	--	5.5''	Special Permit *
Rear Yard Setback (Unit B)	30'	1.8'	7'	Special Permit *
Side Yard Setback (carport/Unit B)	10'	--	5'	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 supports this request to construct two attached single-family dwellings on this irregularly shaped lot. Both the frontage on White Place and Davis Path count as front lot lines. As a counterbalancing amenity to off-set the required yard setback relief, the applicant will not only install landscaping on his property but on a piece of Town-owned land along Davis Path, if permission is granted by the Town.

Therefore, the Planning Board recommends approval of the site plan and elevations by Charles Osbourne, dated 4/26/2016, 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 and fencing plan, 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 construction management plan, subject to the review and approval of the Building Commissioner, with a copy to the Planning Department.
- 4) 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 and floor plans stamped and signed by a registered architect; and 3) evidence the decision has been recorded at the Registry of Deeds.

pss



Proposed Townhouses
72 Davis Avenue, Brookline, MA

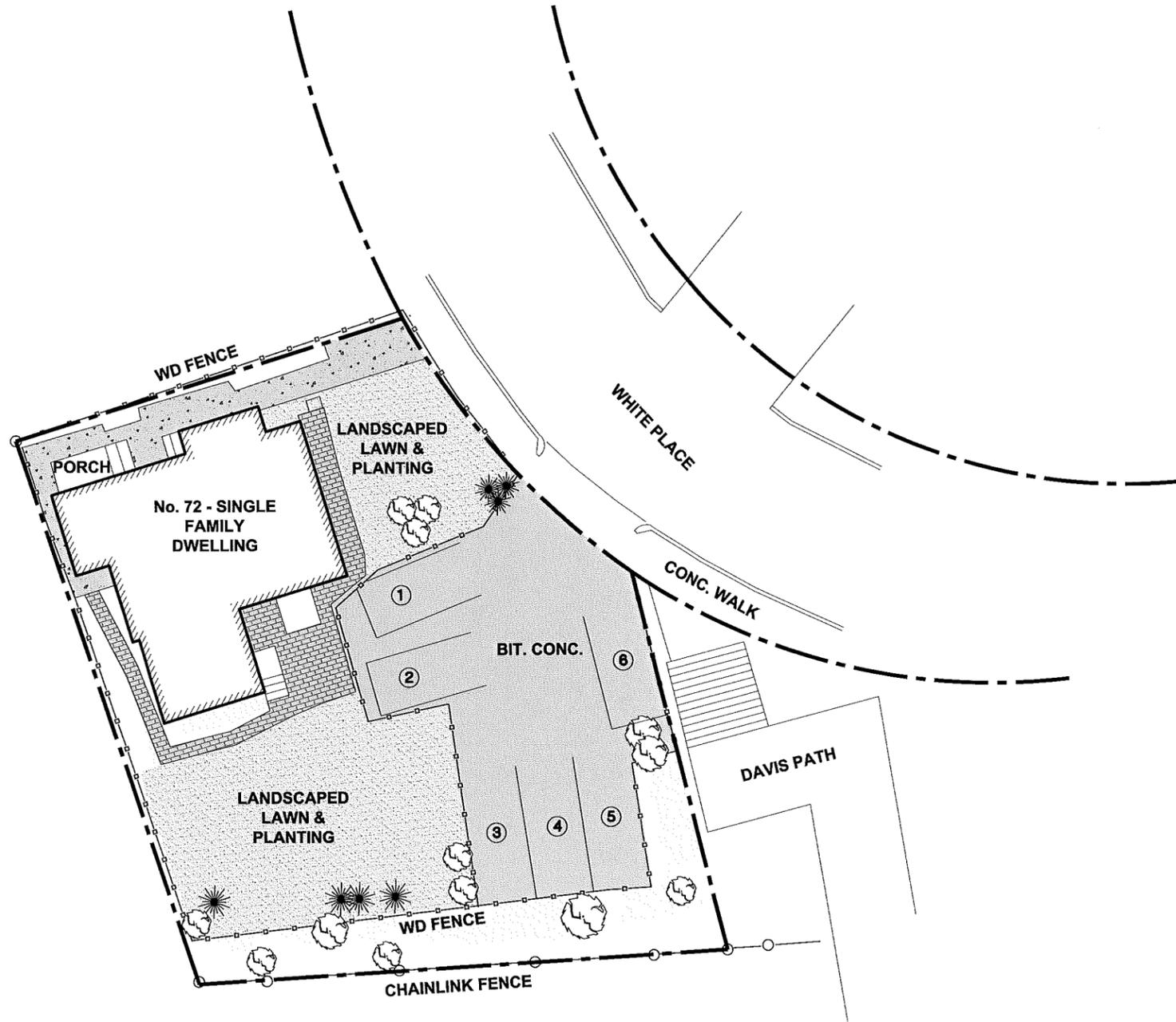
04.26.16

Drawing List 72 Davis Avenue Townhouses

1. Cover Sheet with Colored Perspective
2. Drawing list
3. Photographs Photographs of the 72 Davis Avenue Neighborhood
4. Photographs Photographs of the 72 Davis Avenue Neighborhood
5. Existing Site Plan Exhibit – Site materials and areas
6. Civil Engineering Layout Plan with dimensions
7. Civil Engineering Site Plan Exhibit – Existing/Proposed Footprint
8. Architecture Site Plan with area summary
9. Landscape Architecture Site Plan
10. Architecture Basement Plan
11. Architecture First Floor Plan
12. Architecture Second Floor Plan
13. Architecture Third Floor Plan
14. Architecture Roof Plan
15. Architecture North Elevation
16. Architecture East Elevation
17. Architecture South Elevation
18. Architecture North/South Building Section
19. Architecture Wall Section (In Progress)
20. Landscape Architecture Rendered Site Plan
21. Architecture Context Perspective – White Place Looking West
22. Architecture Context Perspective – White Place Looking East
23. Architecture Context Perspective – White Place & Davis Avenue Looking West
24. Architecture Context Perspective – White Place Looking South
25. Architecture / LA Colored Perspective - White Place Looking West
26. Architecture / LA Colored Perspective - White Place Looking South
27. Architecture / LA Colored Perspective - White Place Looking South







1
AR-s

EXISTING SITE PLAN

SCALE: 1"=20'



ZONING TABLE:

ZONE: T-5 / 2-FAMILY AND ATTACHED SINGLE FAMILY

Density and Dimensional Controls	Required	Existing	Proposed
LOT SIZE	5,000 SF	5,928 SF	5,928 SF±
FRONTAGE	20'	47.18'	47.18'
FRONT SETBACK	15'	19.5'	12.8'±
SIDE SETBACK	10'	5.4'	20.7'±
REAR SETBACK	30'	1.8'	7.0'±
GFA	N/A	1,644 SF	5475.1 SF
FLOOR AREA RATIO	1.0	0.28	0.924
LOT WIDTH	45'	78.4'	84.67'
LANDSCAPED OPEN SPACE (SF)	10% OF GFA	1,862 SF	1,568 SF
LANDSCAPED OPEN SPACE (%)	10% OF GFA	113.2%*	28.6%**
USABLE OPEN SPACE (SF)	30% OF GFA	1,452 SF	1,670 SF
USABLE OPEN SPACE (%)	30% OF GFA	88.3%	30.5%

NOTES:

- OPEN SPACE CALCULATIONS PROVIDED BY LANDSCAPE ARCHITECT.
- ARTICLE 5.40 ALLOWS ENCROACHMENT OF UP TO 25% IN THE FRONT SETBACK FOR NON-PARALLEL BUILDING (11.25' MIN.)

* EXISTING WALKS AND TERRACES ARE 33.2% OF EXISTING LANDSCAPE OPEN SPACE
 ** PROPOSED WALKS AND TERRACES ARE 34.7% OF PROPOSED LANDSCAPE OPEN SPACE

LAYOUT NOTES:

- REFER TO ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, HARDSCAPE AND LANDSCAPE.

EXISTING CONDITIONS NOTES:

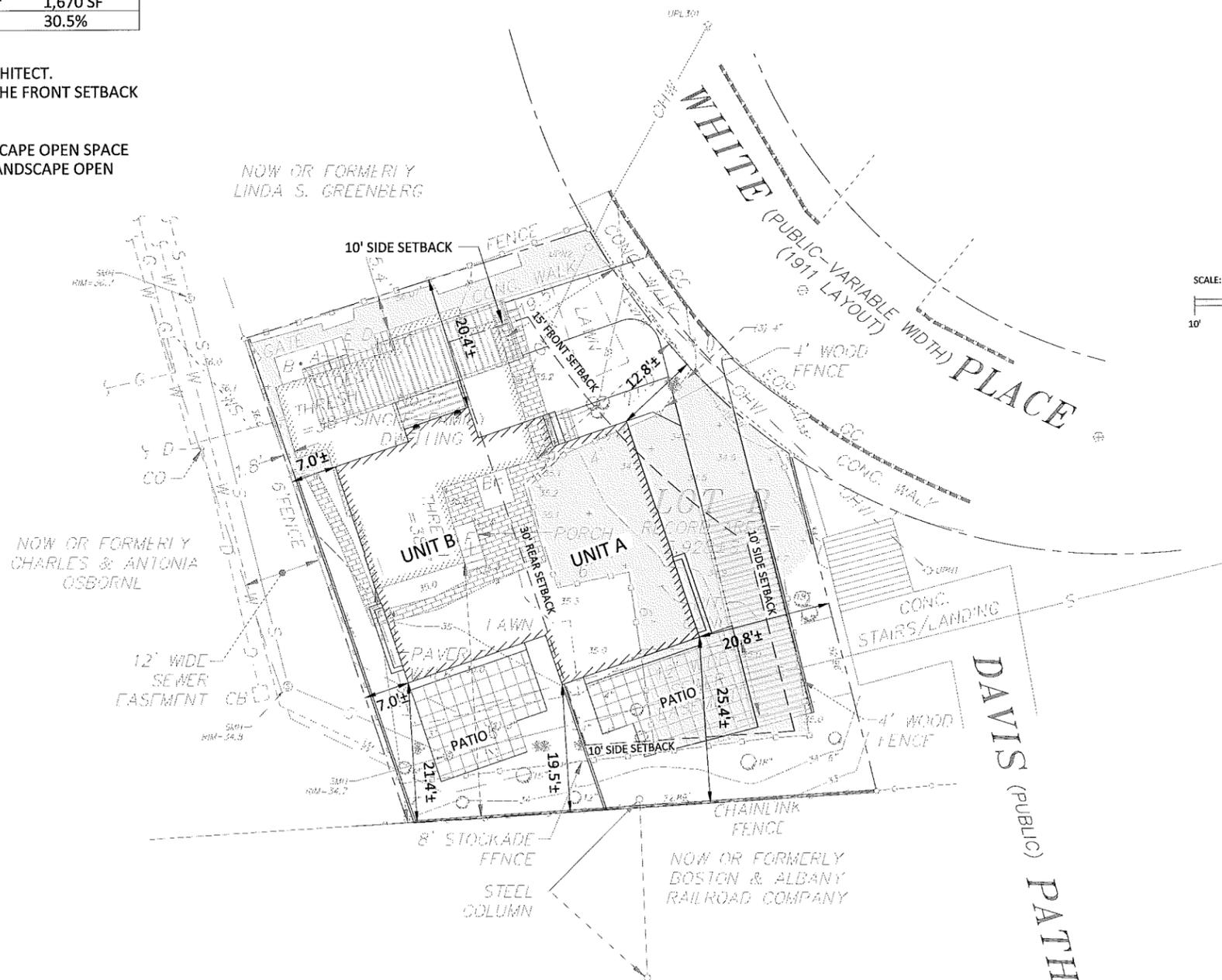
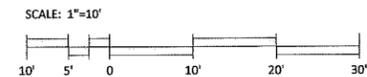
- THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. ON DECEMBER 28, 2012.
- THE SUBJECT PROPERTY DEPICTED IS LOCATED IN ZONE T-5.
- THE SUBJECT PROPERTY IS DEPICTED AS LOT 18 ON TOWN OF BROOKLINE ASSESSOR'S MAP 182.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE X (UNSHADED) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP (FIRM) NO. 25021C0053E AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITH AN EFFECTIVE DATE OF JULY 17, 2012.
- THE ELEVATIONS DEPICTED HEREON ARE BASED ON THE TOWN OF BROOKLINE DATUM, AS DETERMINED BY J.F. HENNESSY CO. ON PLAN ENTITLED "74 DAVIS AVENUE GRADING & UTILITY PLAN IN BROOKLINE MASSACHUSETTS", DATED OCTOBER 17, 2002. STARTING BENCHMARK: LEFT OUTSIDE CORNER OF BOTTOM GRANITE STEP OF HOUSE No. 74 DAVIS AVENUE, ELEV.=40.08.
- PROPERTY LINES DEPICTED HEREON ARE BASED ON COMPILED DEEDS AND PLANS OF RECORD. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES. ALL BOUNDARY LINES DEPICTED ARE APPROXIMATE ONLY. MAI DID NOT PERFORM A BOUNDARY RETRACEMENT SURVEY.

PROPOSED CONDITIONS LEGEND:

RIGHT OF WAY	---
DRAIN LINE	12"D
CATCH BASIN	CB
DRAIN MANHOLE	DMH
PROPOSED SPOT ELEVATION	x 451.00
INVERT ELEVATION	INV.
TYPICAL	TYP.
PROPOSED CONTOUR	---451---
REMOVE AND REPLACE	R & R
VERIFY IN FIELD	VIF
EXISTING	EXIST.
EXISTING SPOT ELEVATION TO MEET AND MATCH	x (452.00)

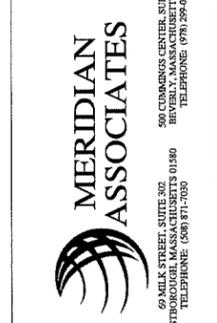
EXISTING CONDITIONS LEGEND:

34	ONE FOOT CONTOUR
---	PROPERTY LINE
---	FIVE FOOT CONTOUR
+ 34.5	SPOT GRADE
□	STOCKADE FENCE
○	CHAINLINK FENCE
○	CONIFEROUS TREE
○	DECIDUOUS TREE
○	UTILITY POLE
○	UTILITY POLE WITH LIGHT
○	FIRE HYDRANT
○	LIGHT POST
○	ELECTRIC METER
---	OVERHEAD WIRES
---	COMPILED GAS MAIN
---	COMPILED GAS SERVICE
---	GAS GATE
---	COMPILED WATER MAIN
---	COMPILED WATER SERVICE
---	COMPILED SEWER SERVICE
---	COMPILED SEWER LINE
---	COMPILED SEWER MANHOLE
---	TERMINUS UNKNOWN
---	COMPILED DRAIN MANHOLE
---	COMPILED CATCH BASIN
---	COMPILED DRAIN LINE
BK.	BOOK
PG.	PAGE
CONC.	CONCRETE
TOP	EDGE OF PAVEMENT
THRESH	THRESHOLD
ELEV.	ELEVATION
S.F.	SQUARE FOOT
A.G.	ABOVE GRADE
UP	UTILITY POLE
UPL	UTILITY POLE WITH LIGHT
APPROX.	APPROXIMATE
GC	GRANITE CURBING
CO	CLEAN OUT
BH	BULK HEAD

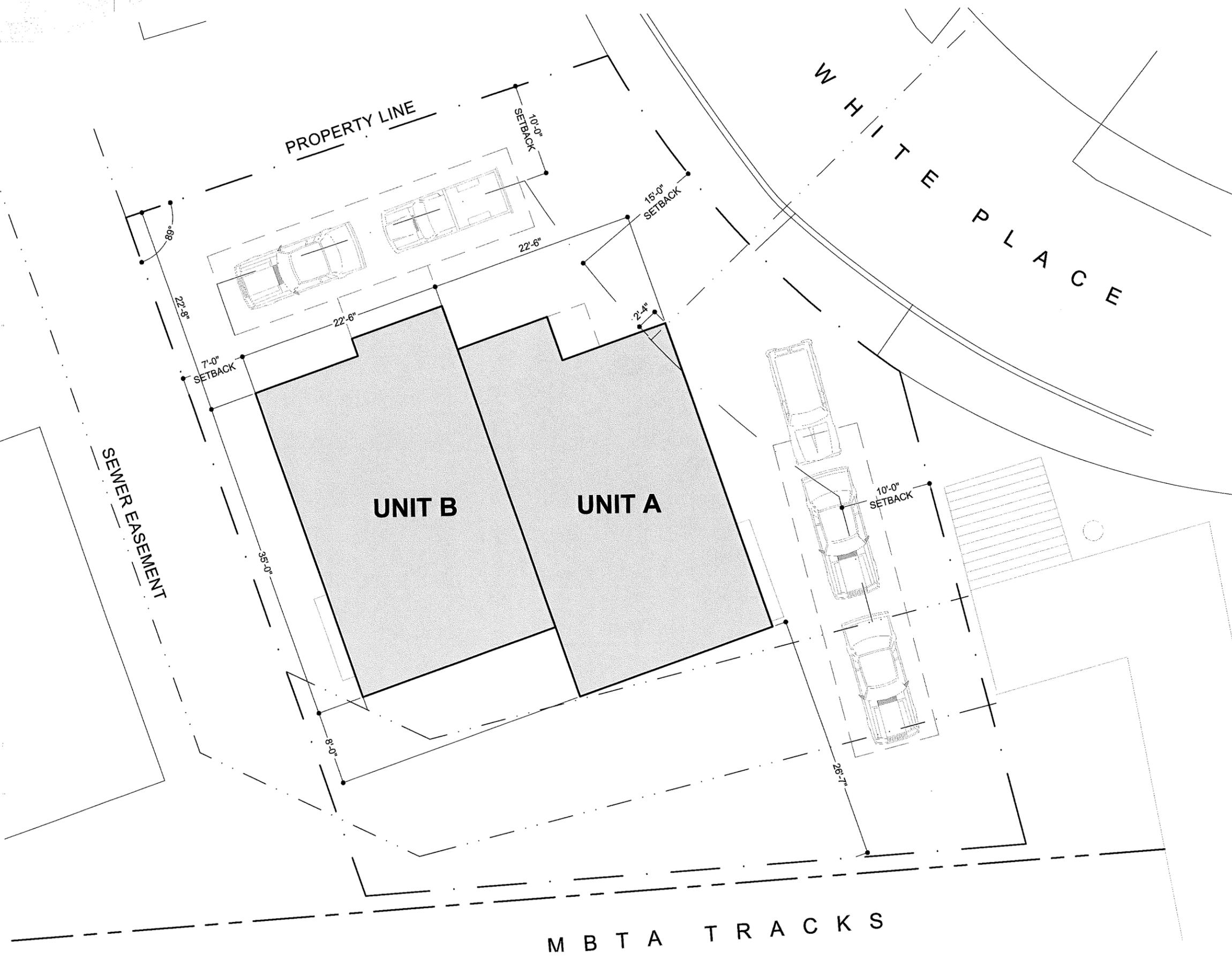


NO.	DATE	DESCRIPTION	BY	CHKD.

Layout Plan
 72 Davis Avenue
 Brookline, Massachusetts
 Prepared For:
 Charles Osborne



Date:
 April 26, 2016
 Scale:
 1" = 10'
 Project No.
 8395-1
 Sheet No.
 1 of 2

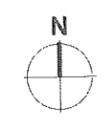


Scheme - "S"

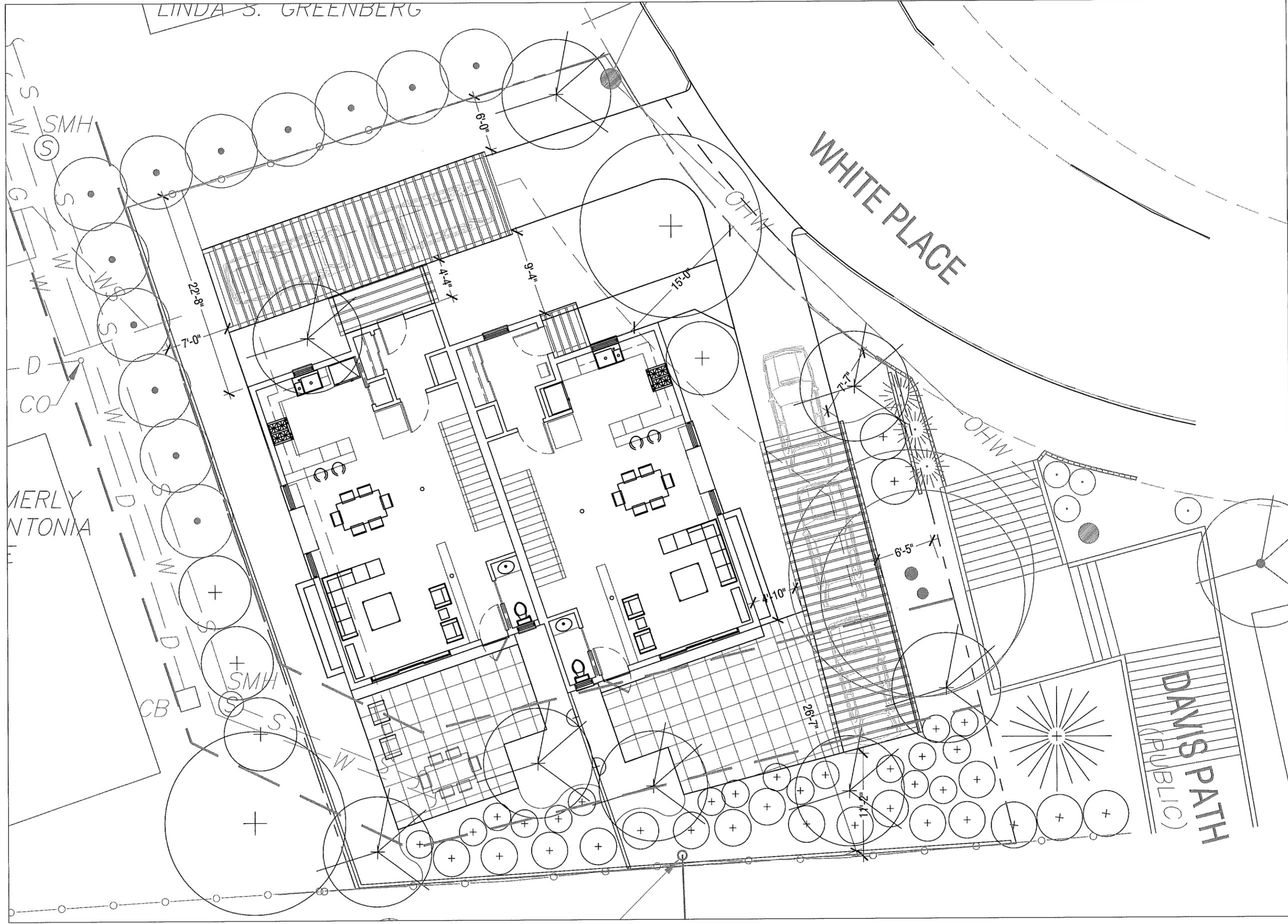
Floor Area (sq.ft.)	Unit A	Unit B
Basement	438.2	438.2
1st Floor	846.7	815.0
2nd Floor	840.0	808.5
3rd Floor	660.0	628.5
GSF/Unit	2784.9	2690.2
Total GSF	5475.1	

PROJECT: 0116
 DATE: 04/26/2016
 FILE: PROJECTS\B3\72DAVIS\CONDO\PLANS\PLSI-01.DWG

1 SITE PLAN LOT AREA: 5916 s.f.
 AR-01 SCALE: 3/16" = 1'-0"



72 DAVIS AVE TOWNHOUSE
 BROOKLINE, MA



PROJECT NAME: **72 White Place**
 Brookline, Massachusetts

BELLALTA 3 DESIGN
 LANDSCAPE . ARCHITECTURE . DESIGN
 74 Davis Avenue, Brookline, MA 02445 USA 617-879-0450 p. 617-879-0466 f
 Copyright © Bellalta 3 Design, 2004

SHEET NAME:

SITE PLAN

DATE: APRIL 20, 2016

SCALE: 1" = 10'-0"

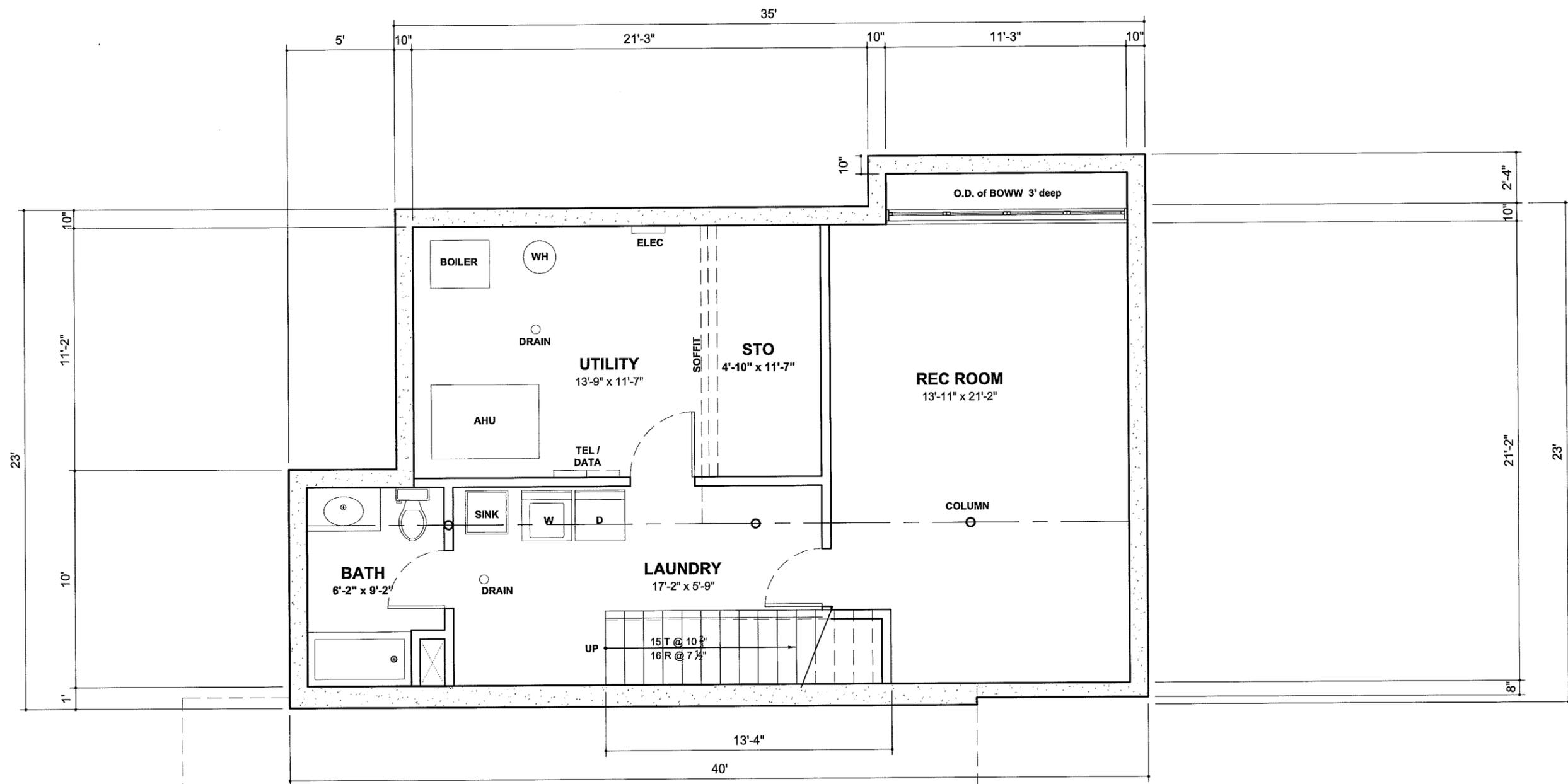
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DRAWN BY: abo / kk

JOB NO: 050.59_14

SKETCH NO.:

L1.0



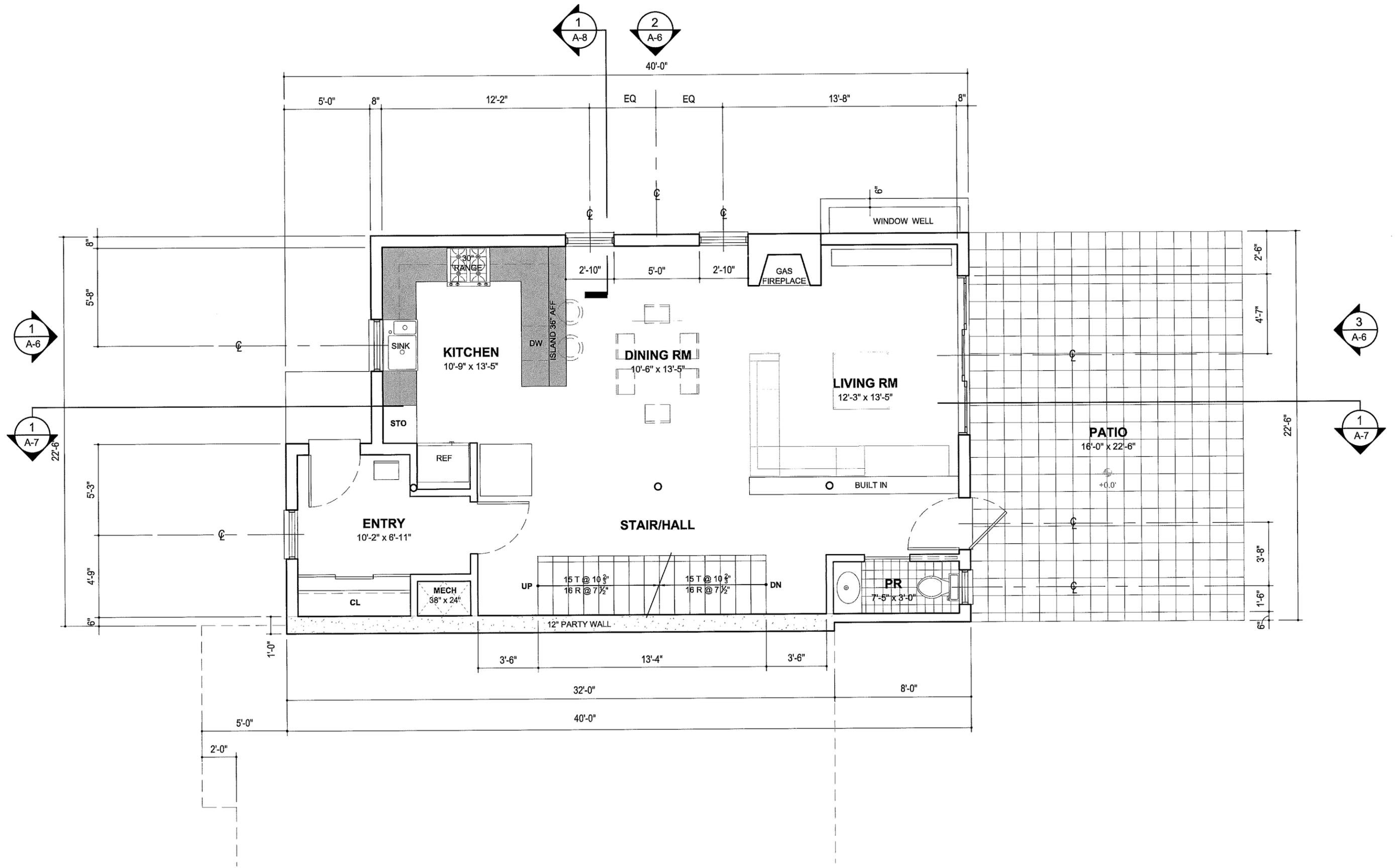
TYPICAL WALLS:

INTERIOR WALLS  4 7/8"

EXTERIOR WALLS  10" CONC.

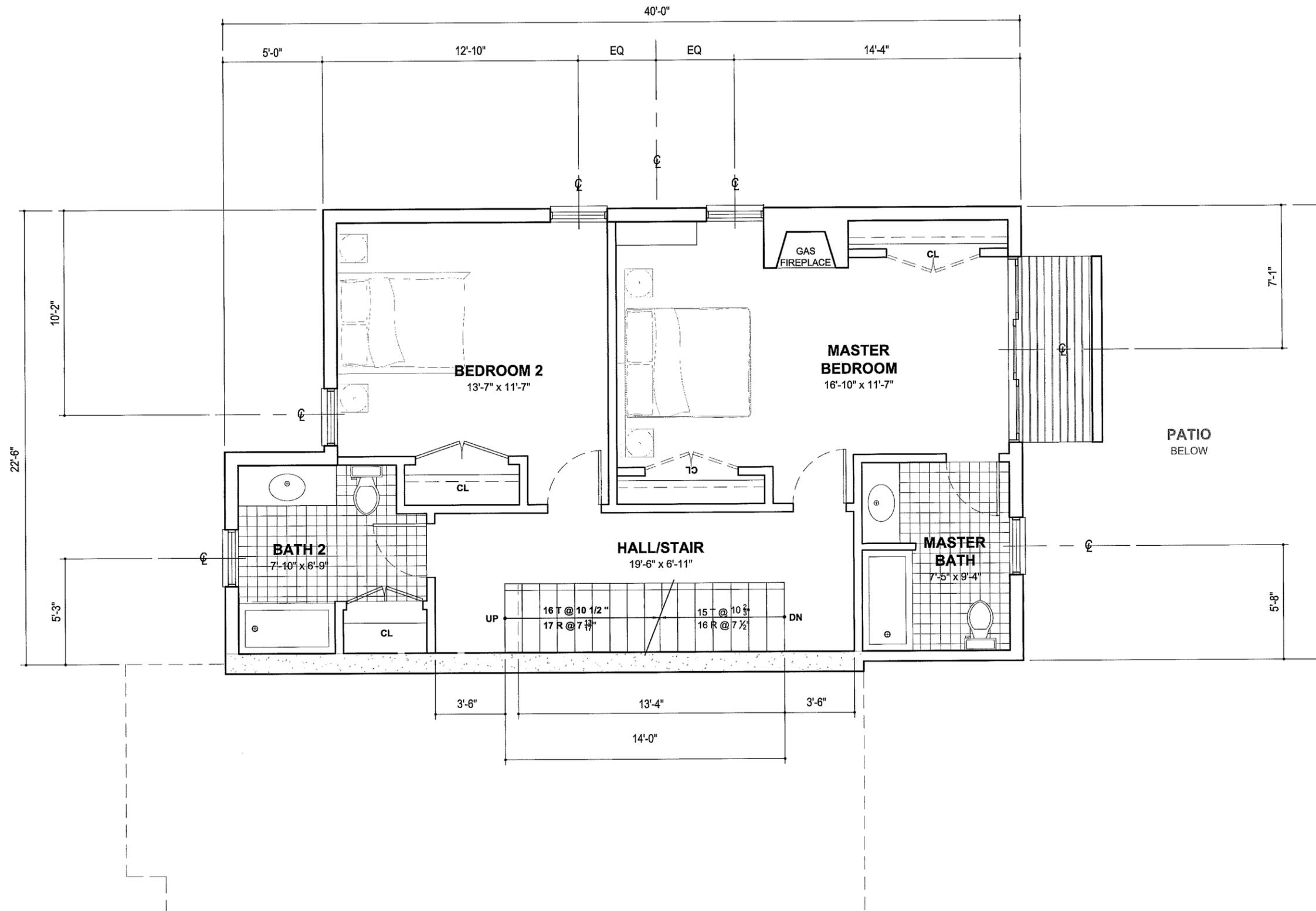
1 BASEMENT PLAN 473.7 s.f.
AR-00 SCALE: 3/16" = 1'-0"

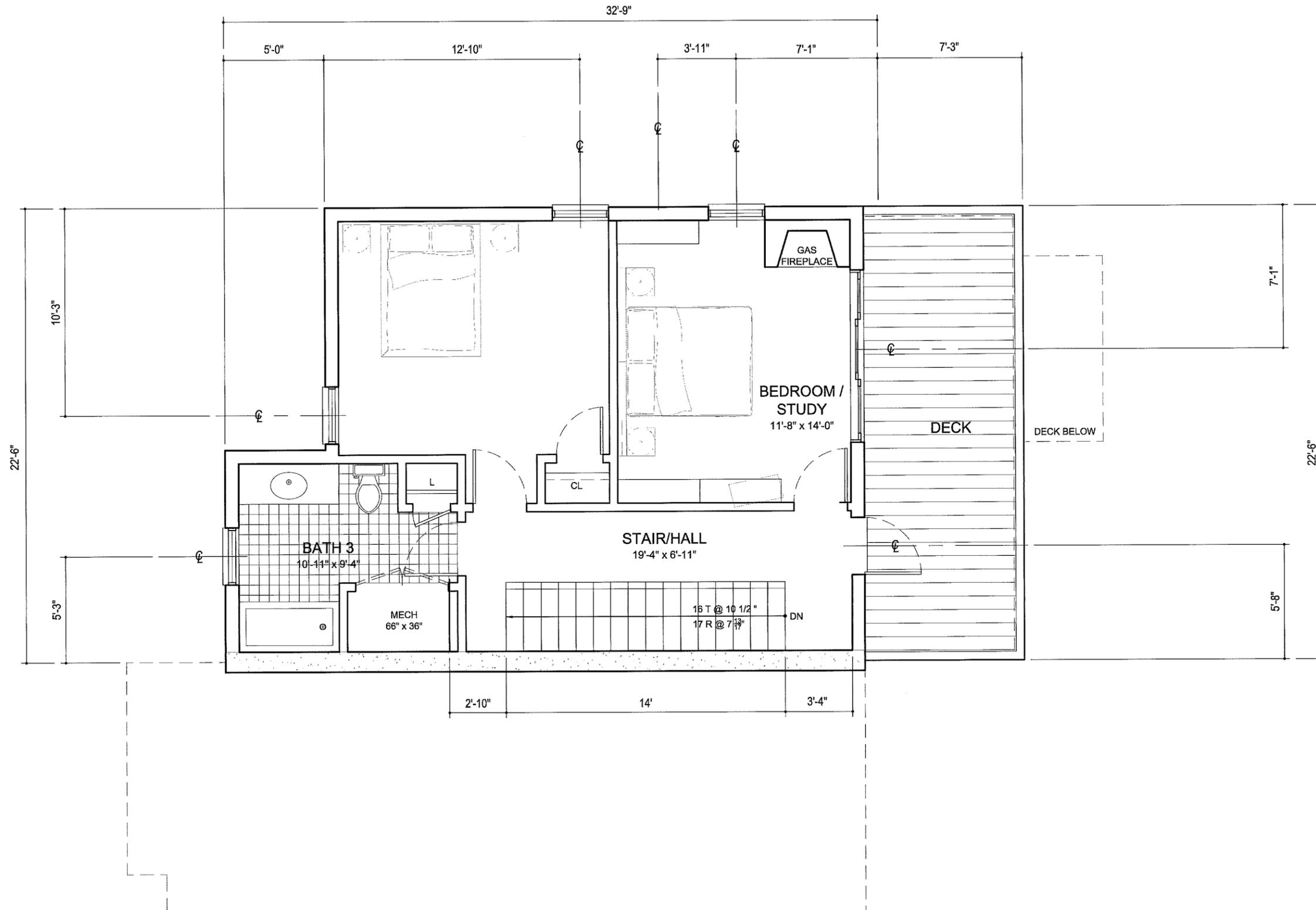


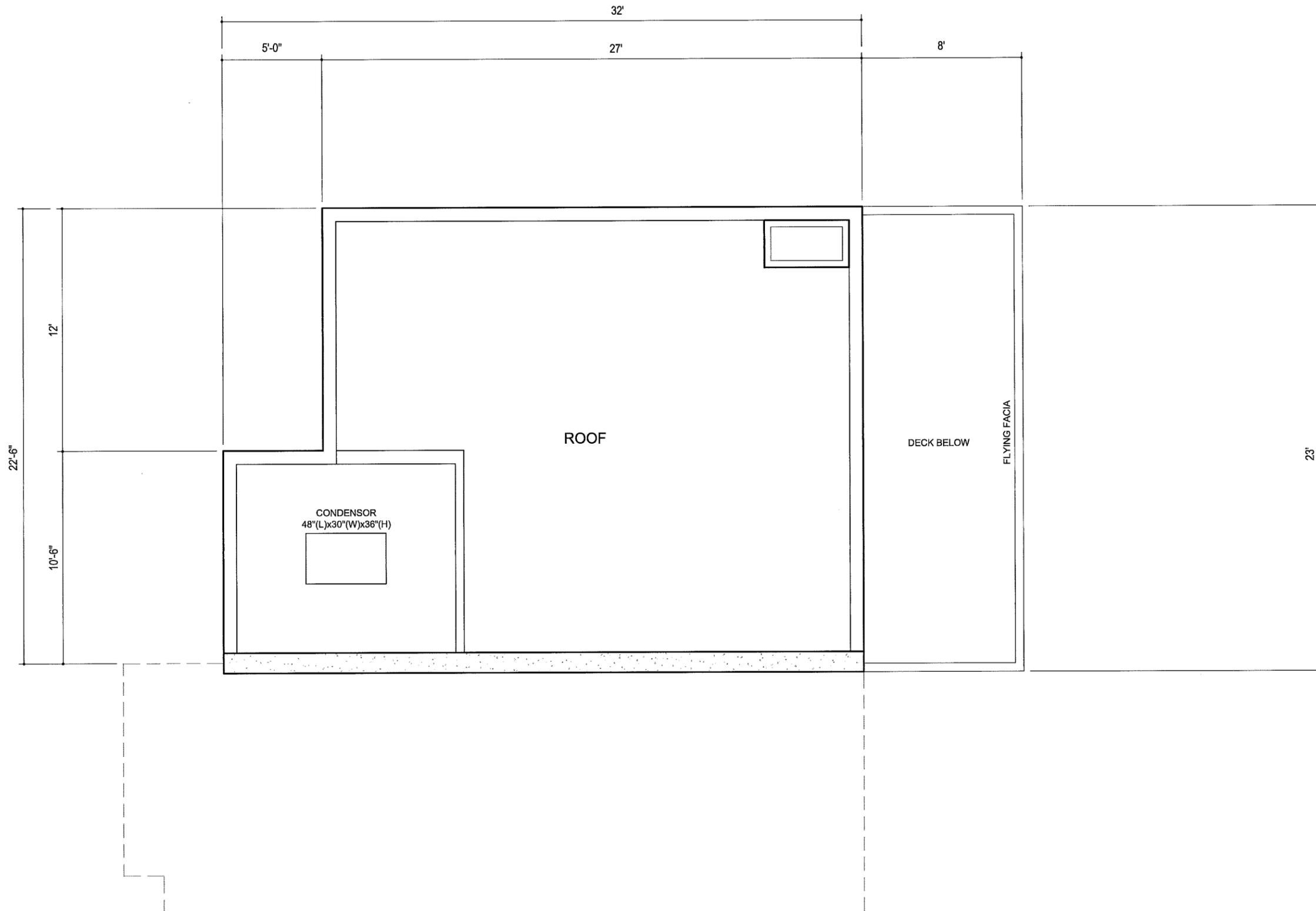


1 1st FLOOR PLAN
 AR-01 SCALE: 3/16" = 1'-0" 846.7 s.f.





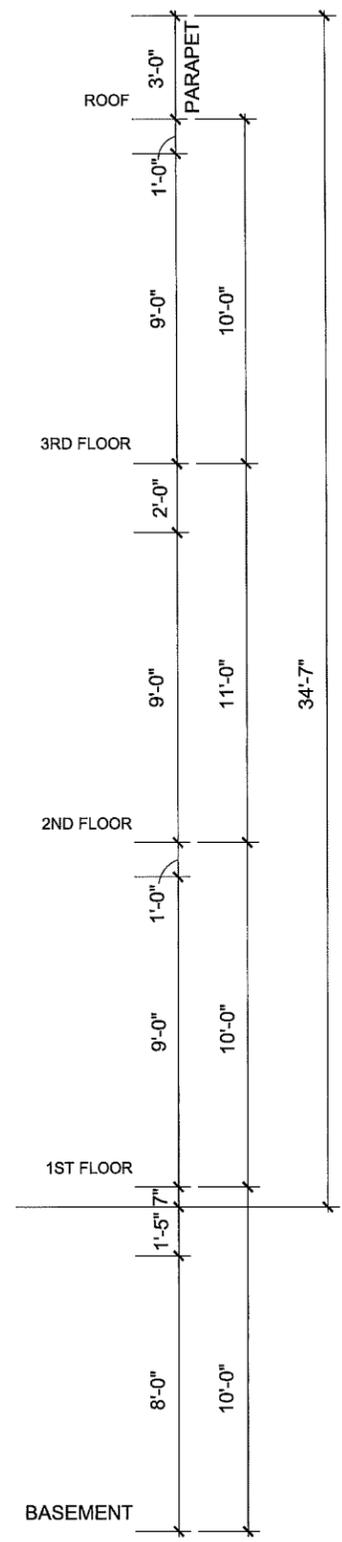




1 ROOF PLAN
 AR-04 SCALE: 1/8" = 1'-0"

660.0 s.f.





REFER TO DRAWING 2 OF SHEET
AR-06 FOR TYPICAL MATERIAL NOTES

1 NORTH ELEVATION
AR-06 SCALE: 3/16" = 1'-0"

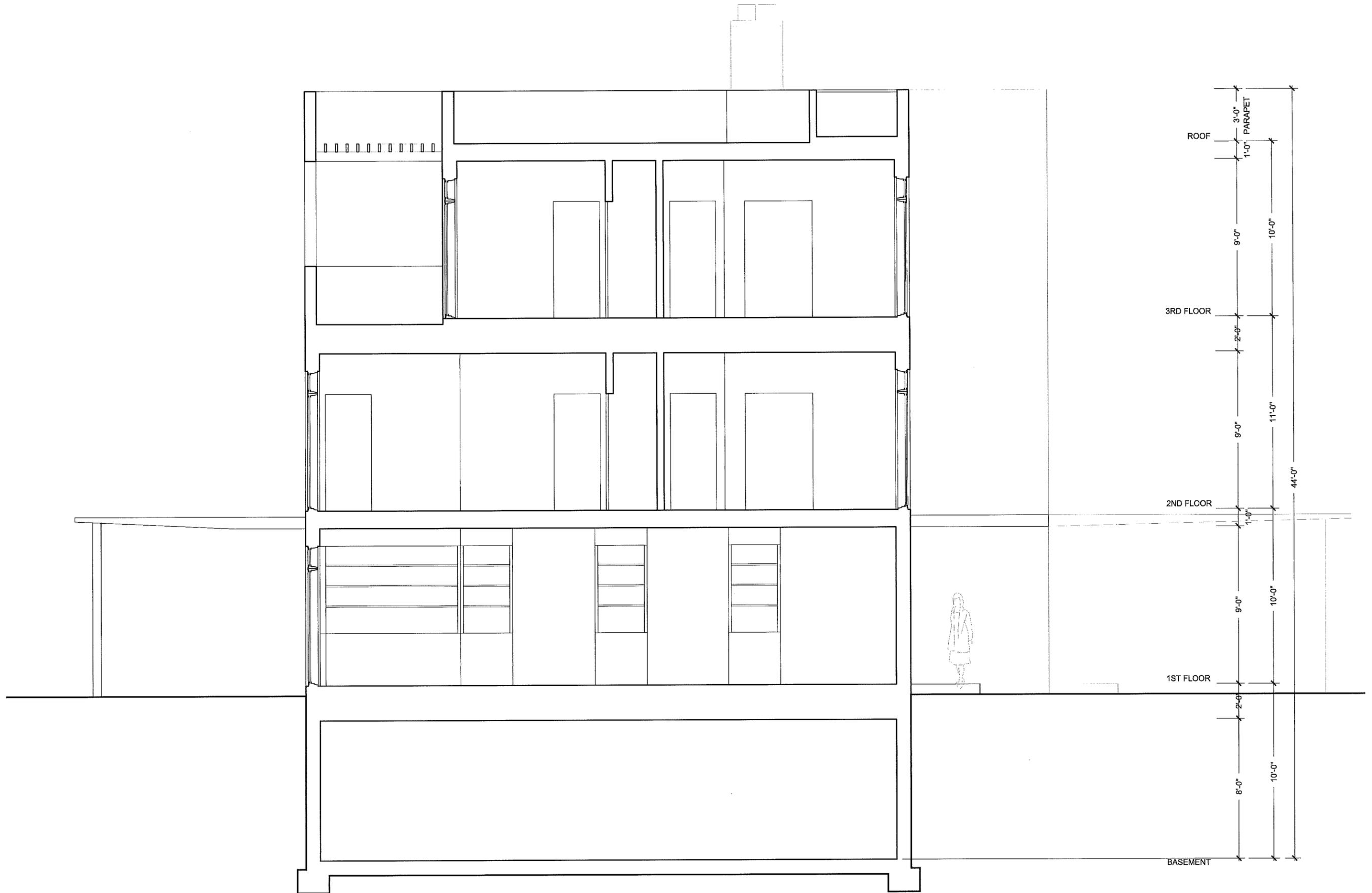


3'-0" PARAPET ROOF
10'-0" 3RD FLOOR
11'-0" 2ND FLOOR
10'-0" 1ST FLOOR
10'-0" BASEMENT



REFER TO DRAWING 2 OF SHEET
AR-06 FOR TYPICAL MATERIAL NOTES

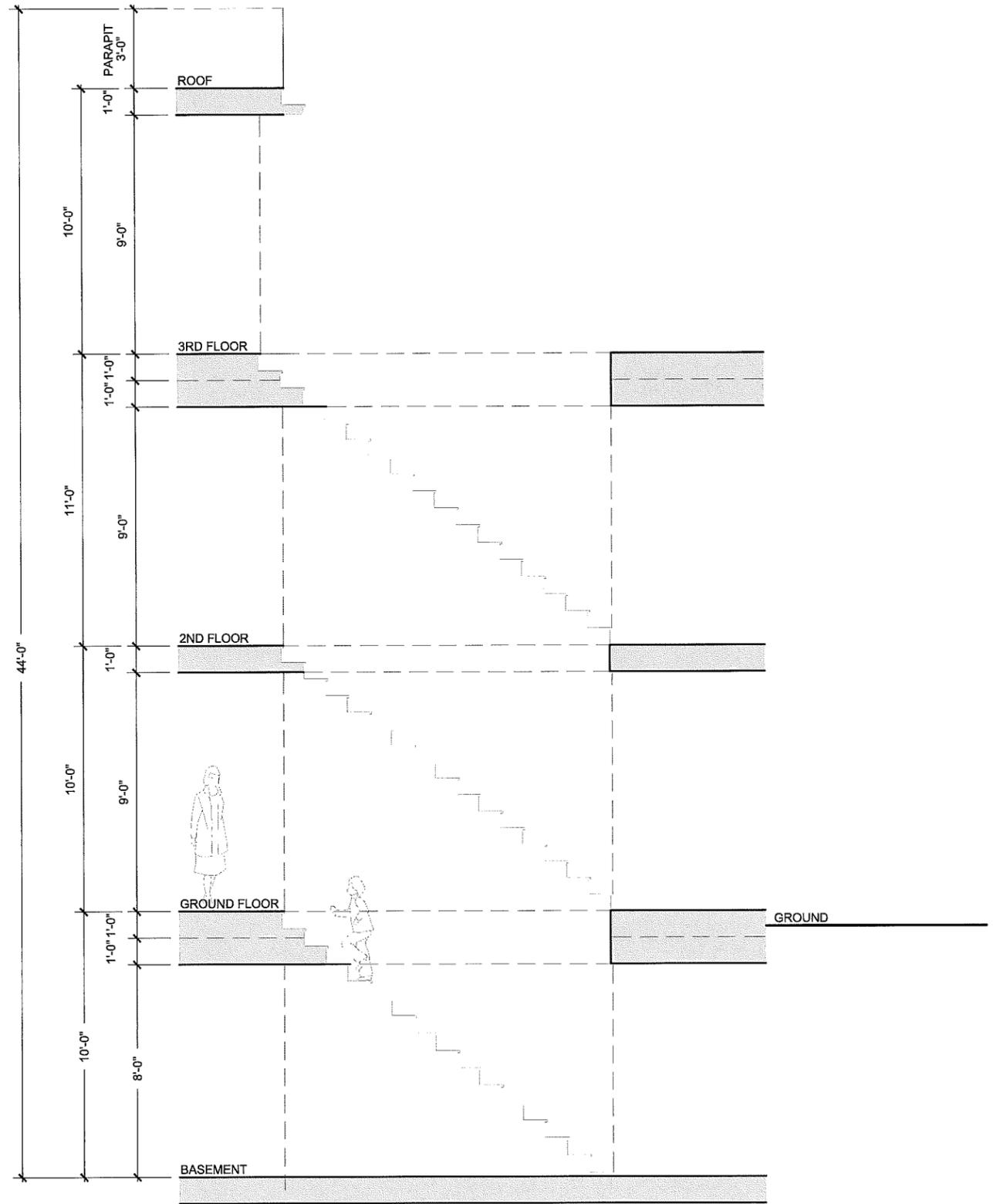
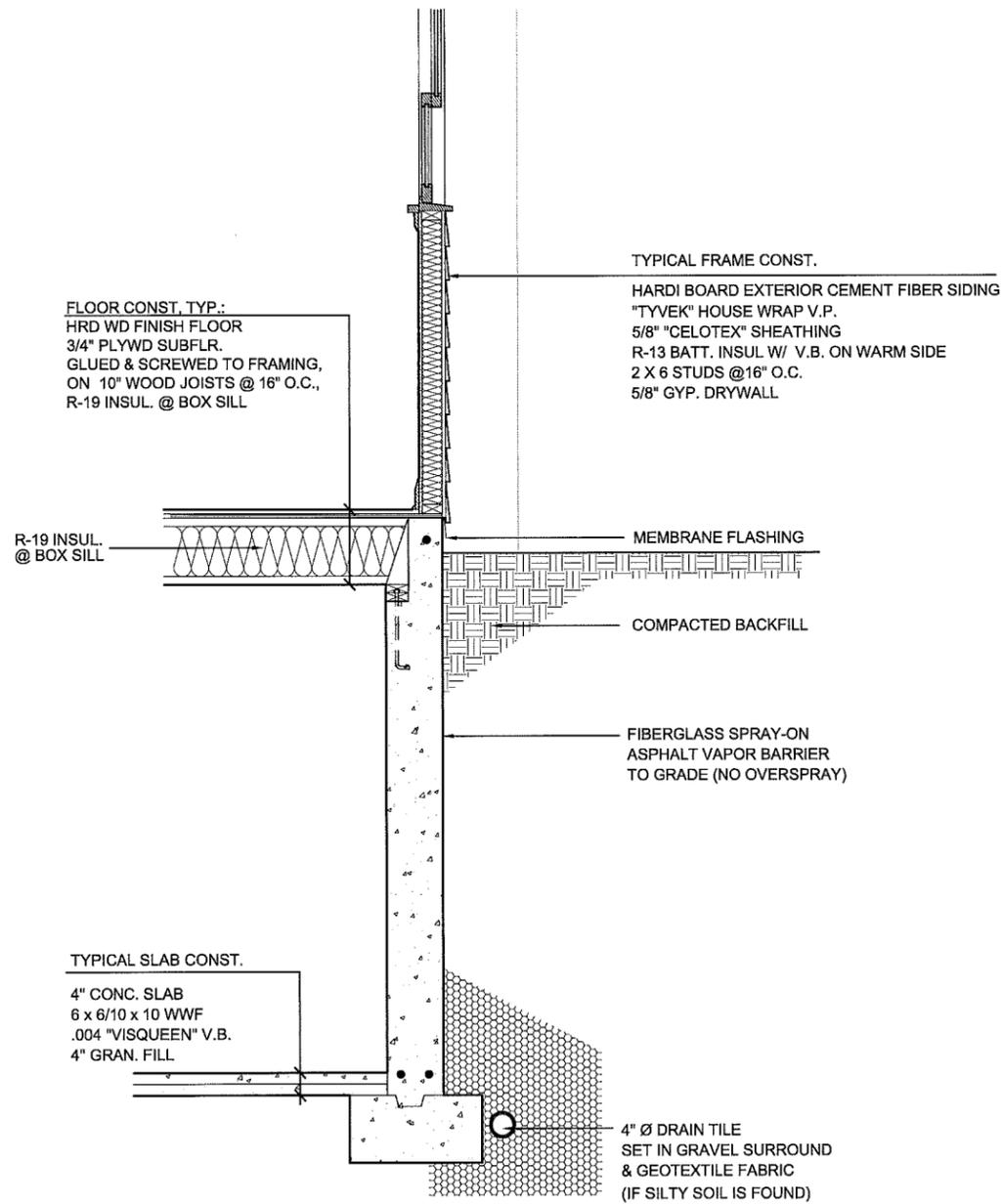
3 SOUTH ELEVATION
AR-06 SCALE: 3/16" = 1'-0"

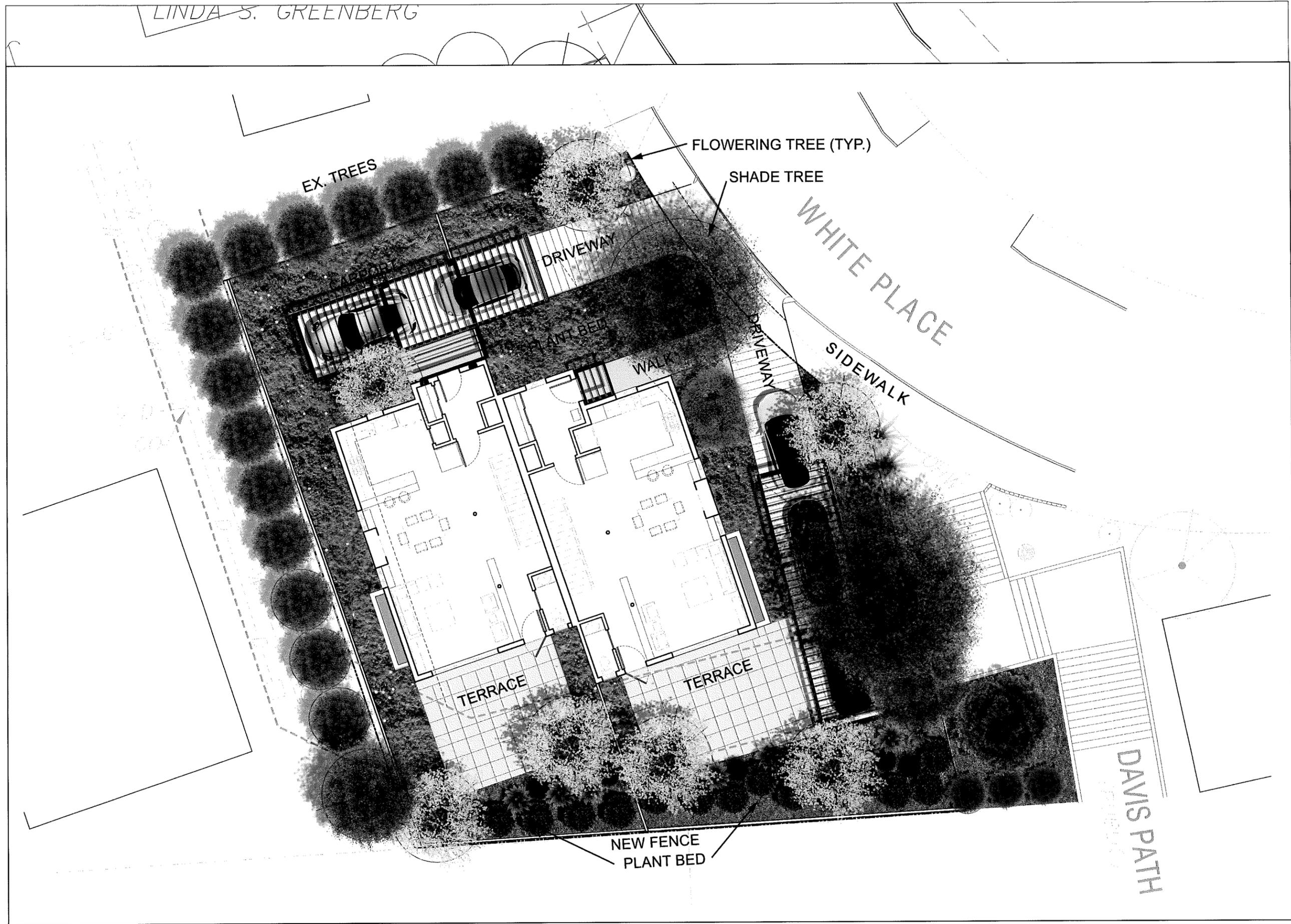


1 N/S SECTION
 AR-07 SCALE: 3/16" = 1'-0"

PROJECT: 0116
 DATE: 04/11/2016
 FILE: PROJECTS\B3\72DAVISCONDO\PLANS\SEBF-NS.DWG

72 DAVIS AVE TOWNHOUSE
 BROOKLINE, MA





LINDA S. GREENBERG

EX. TREES

FLOWERING TREE (TYP.)

SHADE TREE

DRIVEWAY

WHITE PLACE

PLANT BED

WALK

DRIVEWAY

SIDEWALK

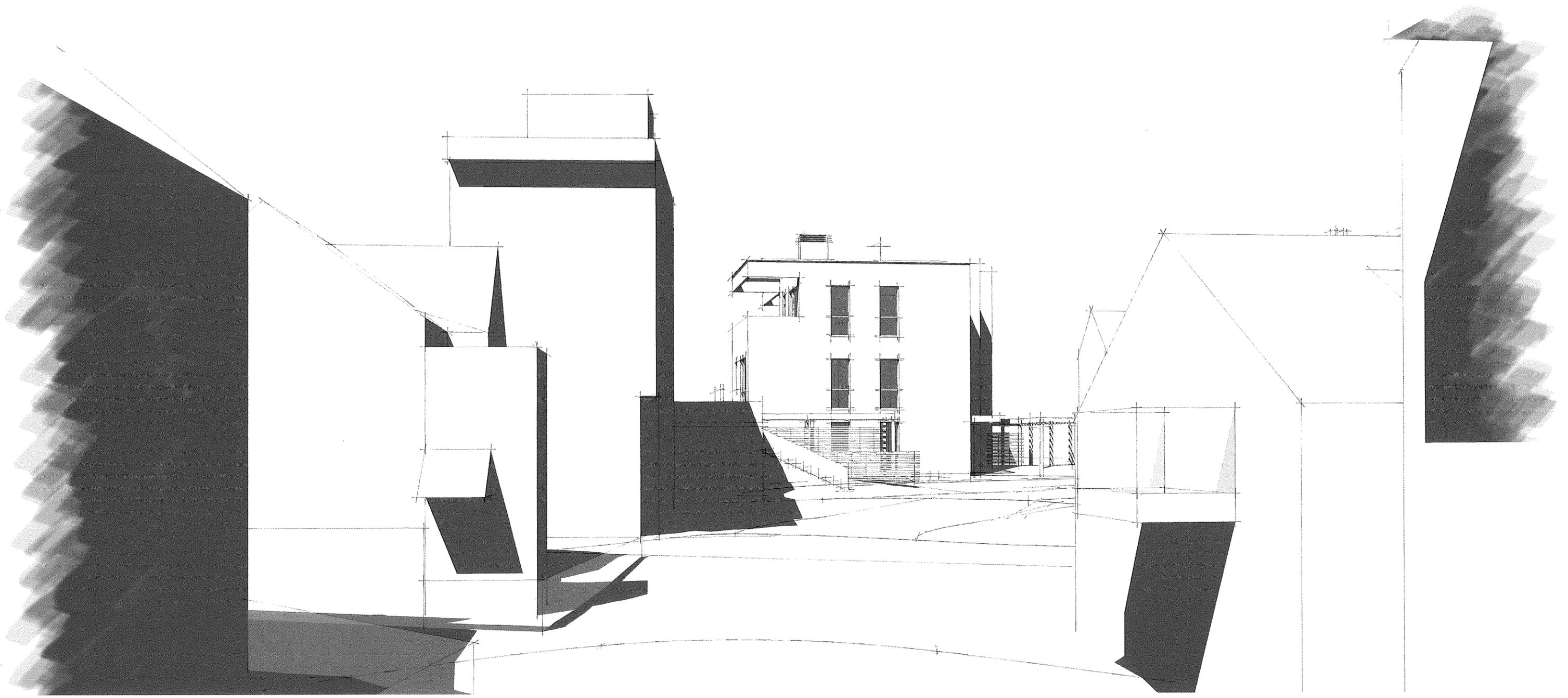
TERRACE

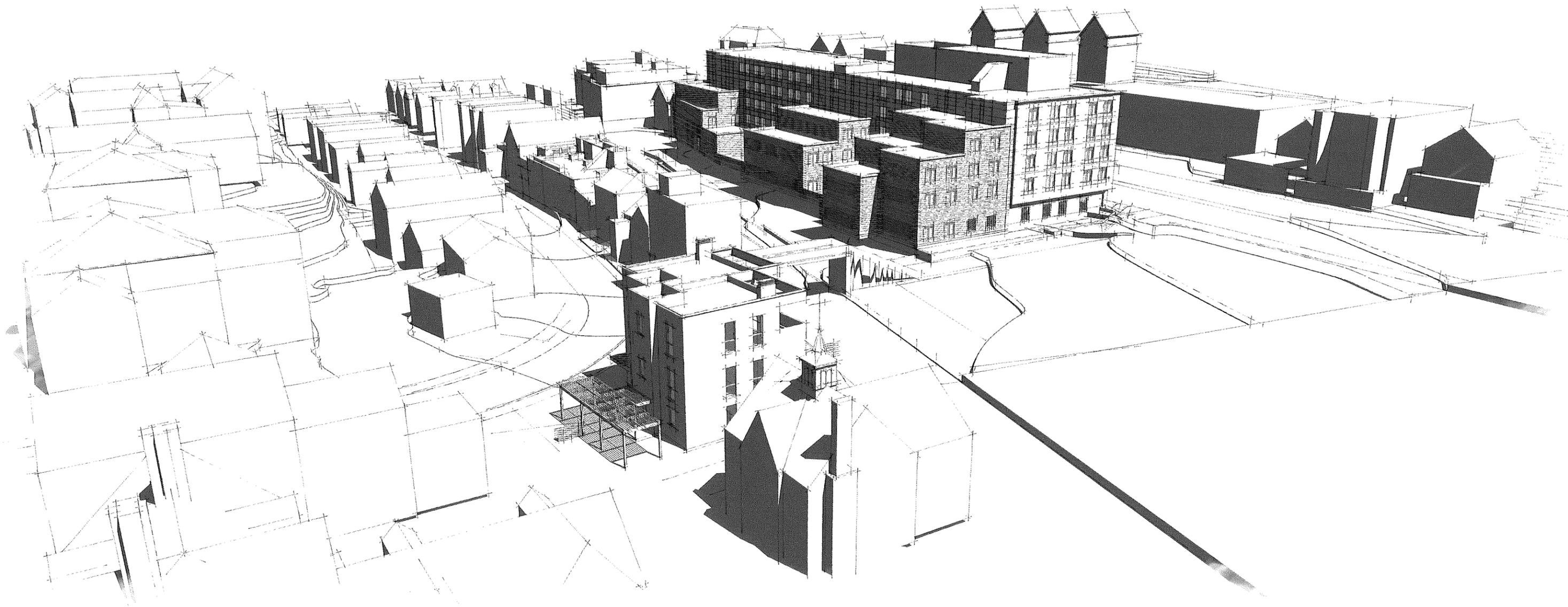
TERRACE

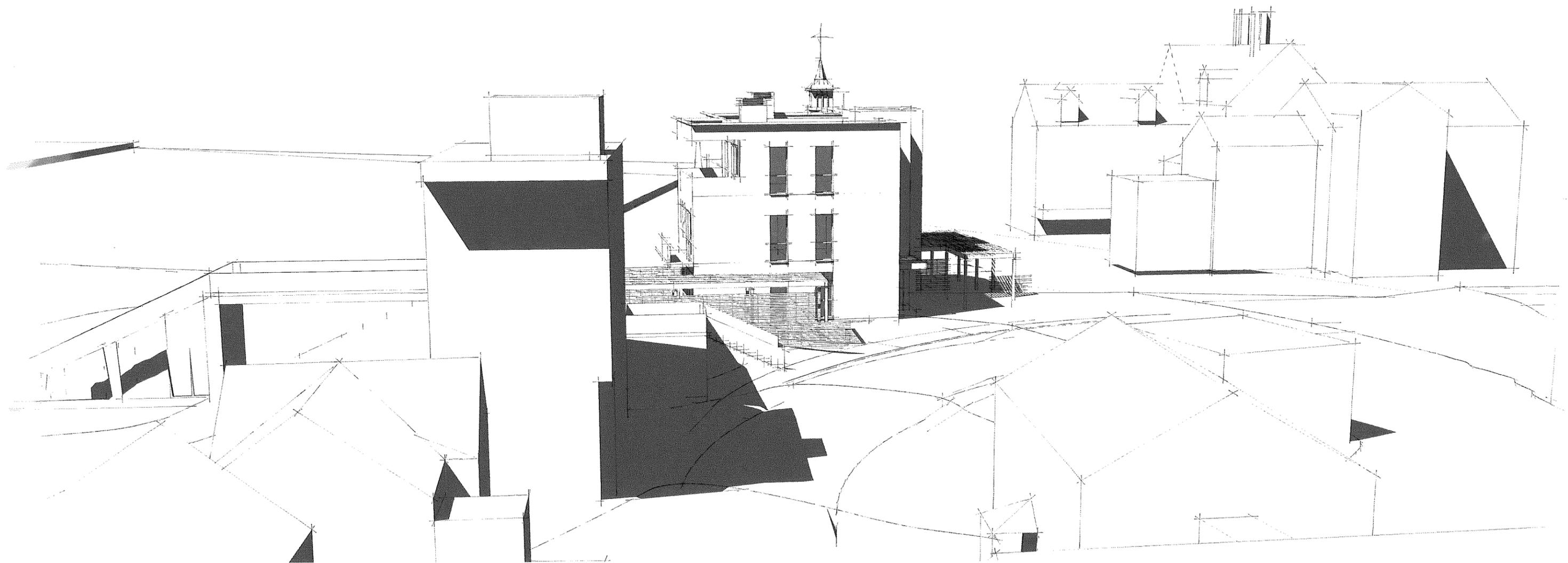
NEW FENCE
PLANT BED

DAVIS PATH

PROJECT NAME: 72 White Place Brookline, Massachusetts	SHEET NAME RENDERED LANDSCAPE PLAN		SKETCH NO.: L1.0
	DATE: APRIL 20, 2016	SCALE: 1" = 10'-0"	JOB NO.: 050.59_14
BELLALTA 3 DESIGN LANDSCAPE ARCHITECTURE DESIGN 74 Davis Avenue, Brookline, MA 02445 USA 617-879-0450 p. 617-879-0466 f	DRAWN BY: abo / kk	FILE NAME: L1.0-site plan.dwg	
Copyright © Bellalta 3 Design, 2004			





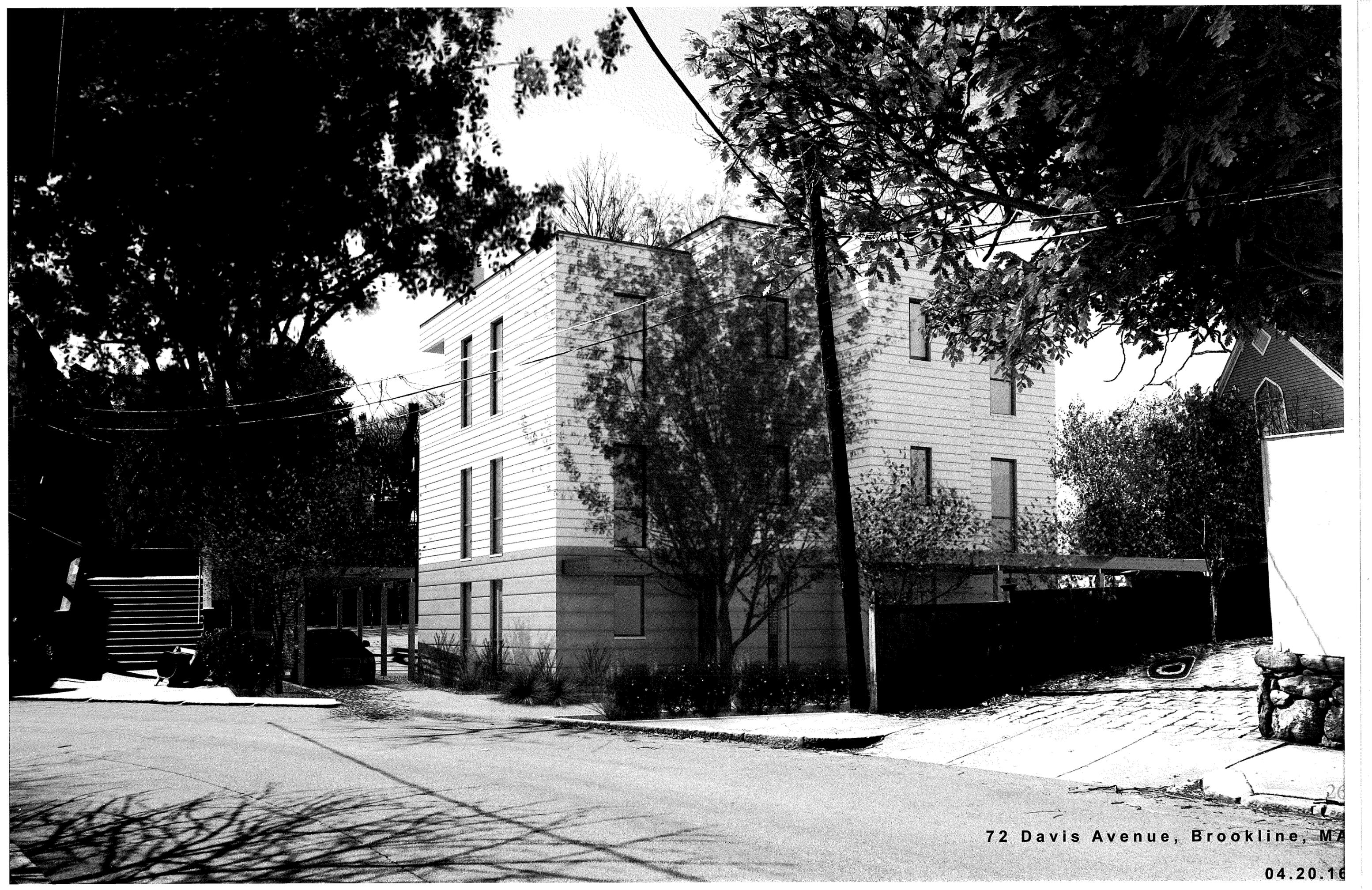






... Avenue, Brookline, MA

04.20.16



72 Davis Avenue, Brookline, MA

04.20.16



72 Davis Avenue

