



Town of Brookline Massachusetts

PLANNING BOARD

Linda K. Hamlin, Chairman
Steven Heikin, Clerk
Robert Cook
Blair Hines
Sergio Modigliani
Matthew Oudens
Mark Zarrillo

Town Hall, Third Floor
333 Washington Street
Brookline, MA 02445-6899
(617) 730-2130 Fax (617) 730-2442

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: 5/19/2016
Subject: **Construct a carriage house for four vehicles for a total of seven parking spaces**
Location: 315 Lee Street

Atlas Sheet: 87	Case No: 2016-0030
Block: 338	Zoning: S-40
Lot: 01-02	Lot Area (sf): 61,000 sf

Board of Appeals Hearing: June 2, 2016 at 7:30 pm

BACKGROUND

January 12, 2016 – Preservation Commission certified that the house and attached garage at 315 Lee Street was not historically or architecturally significant and may be demolished.

SITE AND NEIGHBORHOOD

315 Lee Street is an oversized lot on a busy north-south thoroughfare that runs between Route 9 and Newton Street in South Brookline. A new single-family house will be constructed on the property with an attached garage for three vehicles and detached carriage house.

APPLICANT'S PROPOSAL

The carriage house proposed by the applicant would accommodate four vehicles. Four garage bays would be located at the rear of the structure and the proposed driveway to the carriage house would extend to these bays. Neither the attached garage entrance nor the carriage house entrance would face the public way. Heavy landscaping at the side and rear of the property would screen the parking areas from abutters. Setbacks to the rear and right side property lines are ample.

Two parking spaces are required for this property, with 360 sf for each required parking space excluded from floor area calculations. Four spaces are permitted as of right. The use of an accessory garage or parking area for additional parking spaces may be granted by special permit. Parking areas in excess of 720

sf must be counted FAR. The architect confirmed that the parking area in excess of 720 sf was counted toward FAR and that FAR does not exceed the maximum allowed ratio of 0.15.

FINDINGS

Section 4.07 – Table of Use Regulations, Use #55

	Permitted	Existing	Proposed	Finding
Sec. 4.07, Use 55	4 spaces*	0 (new construction)	7 spaces 3 in attached garage 4 in carriage house	Special Permit**

*Per Section 4.07, Use 54, an accessory private garage or parking area for noncommercial motor vehicles with not more than four parking spaces for a single-family dwelling on a 10,000 sf or larger lot is permitted as of right.

**Accessory Uses, #55: Other private garage or parking or more noncommercial motor vehicles belonging to occupants or users of the lot than permitted in Use 54 may be granted by Special Permit.

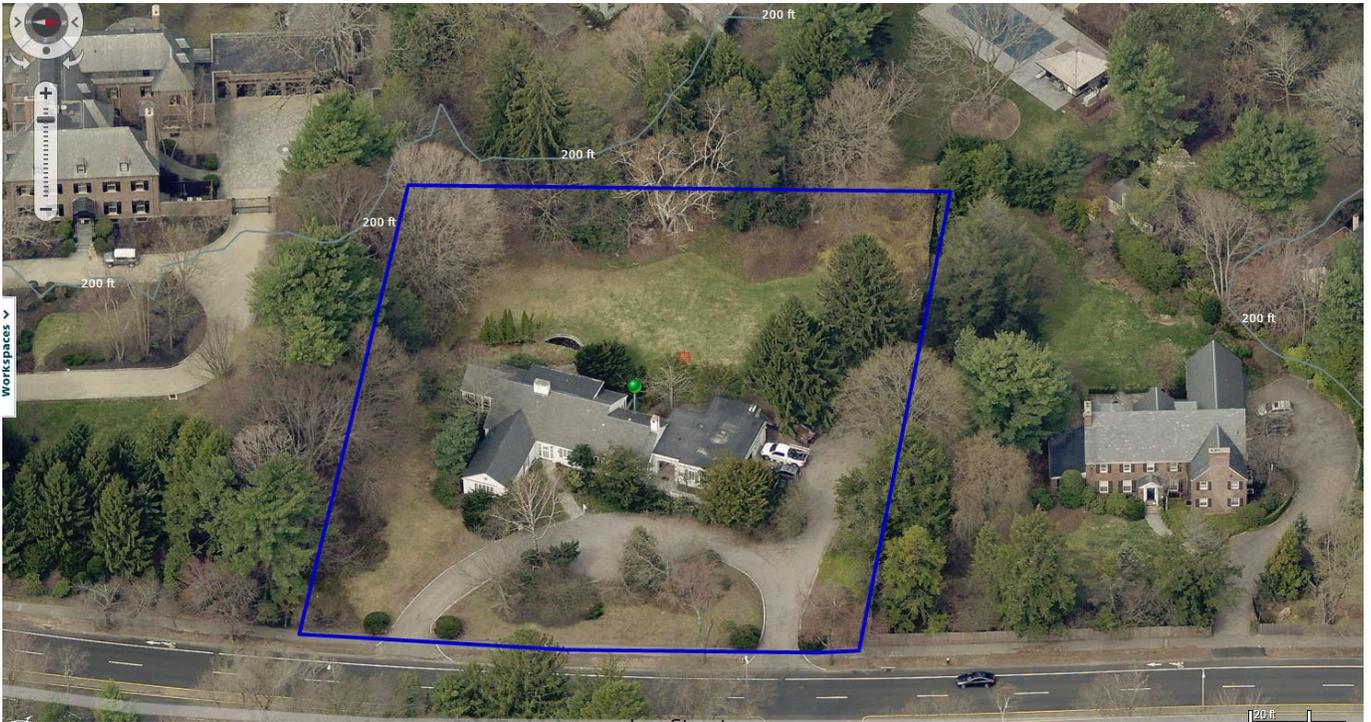
PLANNING BOARD COMMENTS

The Planning Board has no objection to this proposal for a carriage house for four vehicles. It will be architecturally harmonious with the new single-family home. The parcel is an oversized lot and the site would well exceed minimum requirements usable open space. The side and rear yard setbacks to the accessory structure exceed the minimum setback requirements for a principle structure. The landscaping surrounding parcel is extensive; however, the existing landscaping on the site has been completely cleared. The applicant should submit a landscape plan that meets the approval of the direct abutters to ensure no adverse impact.

Therefore, the Planning Board recommends approval of the site plan by professional land surveyor Peter Nolan and Associates LLC dated 3/9/2016, and the architectural plans by registered architect Stephen Sousa, dated 5/19/2016, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final site plan, floor plans and elevations 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 landscape plan subject to the review and approval of the Assistant Director of Regulatory Planning in conjunction with the staff landscape architect and a landscape architect serving on the Planning Board after the applicant has achieved consensus among direct abutters.
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 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.

mm



Aerial view of the 315 Lee, as it existed in April 2014.

QUIRK RESIDENCE

315 LEE STREET
BROOKLINE, MA 02445

PLANNING BOARD MEETING
(05.19.16)

SOUSA design
A r c h i t e c t s

81 Boylston St., 2nd Floor
Brookline, MA. 02445
617 . 879. 9100

**QUIRK
RESIDENCE**

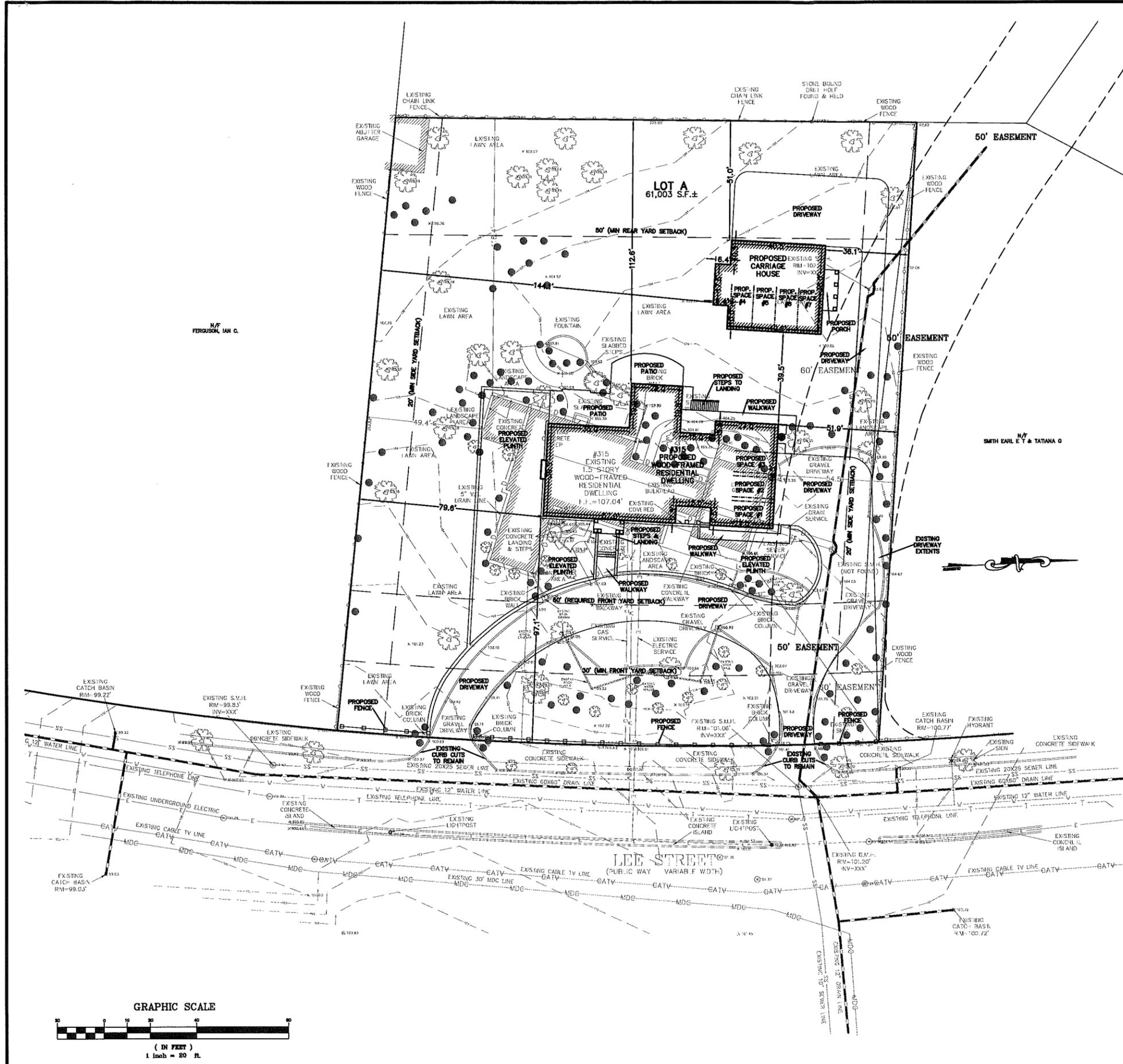
315 LEE STREET
BROOKLINE, MA
02445



1 SITE PLAN OF 315 LEE STREET

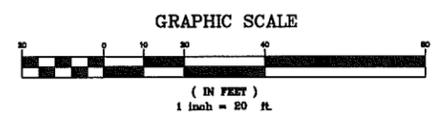
SOUSA design
Architects

81 Boylston St., 2nd Floor
Brookline, MA. 02445
617.879.9100



- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 02/22/2016.
 2. DEED REFERENCE: BOOK 33740 PAGE 266, NORFOLK COUNTY REGISTRY OF DEEDS
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. ELEVATIONS SHOWN ARE ASSUMED DATUM
 5. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25021C0034E, PANEL NUMBER 0034E, COMMUNITY NUMBER: 25021, DATED JULY 17, 2012.
 6. ZONING DISTRICT: S40-SINGLE FAMILY

ZONING LEGEND				
ZONING DISTRICT: S-40 SINGLE FAMILY				
	REQUIRED	EXISTING	COMPLIANCE	
MIN. AREA	40,000 S.F.	61,003 S.F.	YES	
MIN. LOT WIDTH	150'	225'	YES	
MIN. YARD FRONT	30'	97.1'	YES	
	SIDE	20'	51.9'	YES
	REAR	50'	112.6'	YES
MIN. OPEN SPACE USABLE	100%	413.7%	YES	
MIN. OPEN SPACE LANDSCAPE	10%	724.1%	YES	
MAX FAR	0.15	-	-	
MAX. BLDG. HEIGHT	35'	-	-	



SCALE	1"=20'		
DATE	3/9/2016	REV	DATE
SHEET	1	REVISION	BY
PLAN NO.	1 OF 1	315 LEE STREET BROOKLINE MASSACHUSETTS	
CLIENT:		PROPOSED PLOT PLAN	
DRAWN BY	DPN	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 617 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com	
CHKD BY	PJN		
APPD BY	PJN		
		SHEET NO.	1

QUIRK RESIDENCE

315 LEE STREET
BROOKLINE, MA
02445

ZONING SUMMARY

ZONING DISTRICT: S-40
(1-FAMILY DETACHED DWELLING
NOT SUBJECT TO SECTION 5.11)

LOT SIZE: 61,003 SF

DIMENSIONAL REGULATIONS - TABLE 5.01

LOT SIZE MINIMUM:	40,000 SF
FLOOR AREA RATIO MAX:	.15
ALLOWABLE #1,003 (x.15):	9150 SF
LOT WIDTH MINIMUM:	150 FT.
HEIGHT MAXIMUM:	35 FT.
MINIMUM YARD (FRONT SETBACK):	30 FT.
MINIMUM YARD (SIDE):	20 FT.
MINIMUM YARD (REAR):	50 FT.
OPEN SPACE (% OF GROSS FLOOR AREA)	
LANDSCAPE:	10%
USEABLE:	100%
PARKING REQUIREMENTS:	2 PER UNIT

PROPOSED AREA

BASEMENT	=	136 SF
FIRST FLOOR	=	3,704 SF
SECOND FLOOR	=	3,806 SF
ATTIC (UNFINISHED)	=	0 SF
TOTAL HOUSE AREA	=	7,648 SF
CARRIAGE HOUSE	=	1,501 SF
TOTAL COMBINED AREA	=	9,149 SF

TOTAL FLOOR AREA RATIO (9,149 / 61,003) = .15

PROPOSED HEIGHT = 35'-0"

PROPOSED LANDSCAPE	MINIMUM	PROPOSED
10% (9,149)	914.9 SF	1,000 SF

PROPOSED USABLE	100% (9,149)	9,149 SF	10,000 SF

KEY

GROSS FLOOR AREA

EXEMPTED PARKING AREA*

ACCESSORY EXEMPTED AREA**

UNFINISHED AREA

ATRIUM SPACE***

*ARTICLE I - SECTION 2.07b

As required in §5.06, paragraph 4, subparagraph b(3) relating to the parking in Coolidge Corner and as required in §5.06, paragraph 4, subparagraph d(1)(c)(iv) relating to the parking in the GMR-2.0 District, any floor space in accessory buildings or in the main building intended and designed for parking of motor vehicles in order to meet the parking requirements ZONING BY-LAW TOWN OF BROOKLINE 2-4 ARTICLE II, DEFINITIONS of this By-law, provided, however, that for single and two-family dwellings the floor space thereby exempted from the calculation of gross floor area shall not exceed 360 square feet per required parking space;

REQUIRED SPACES (2) x 360 SQ. FT. = 720 SQ. FT. EXEMPTED

**ARTICLE I - SECTION 2.07e

Gross floor area shall exclude...up to 150 square feet of area in an accessory structure such as a garden or equipment shed.

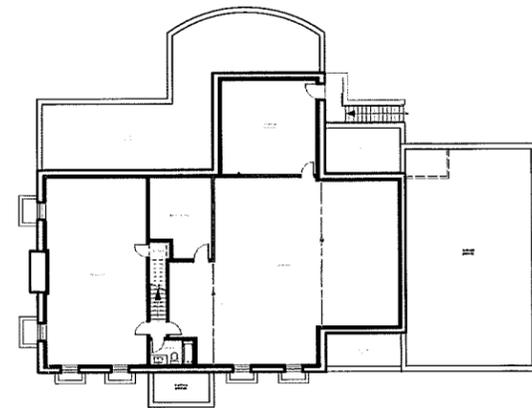
***ARTICLE I - SECTION 2.07

For one-, two- and three-family buildings where the ceiling height measured from the finished floor to the ceiling exceeds 12 feet (including without limitation atriums, vaulted ceilings and cathedral ceilings), gross floor area shall be calculated by dividing by 12 the maximum ceiling height in such areas where the ceiling height exceeds 12 feet, and multiplying the result by the horizontal square footage in such areas where the ceiling height exceeds 12 feet. Space that has been decommissioned shall be included in the gross floor area of a building.

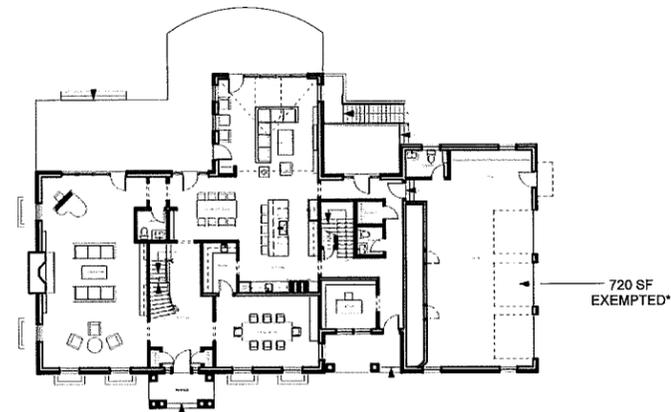
ATRIUM AREA (104 SQ. FT.) x 2 FLOORS = 208 SQ. FT.
CEILING HEIGHT (20 FT) / 12 x 104 SQ. FT. = 173 SQ. FT. (-35 SQ. FT.)

**** ARTICLE IV - 4.07 TABLE OF USE REGULATIONS (#54)

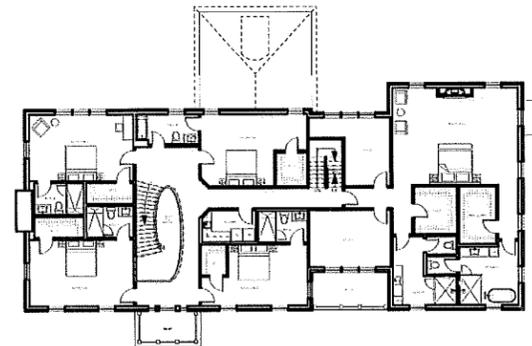
An accessory private garage or parking area for noncommercial motor vehicles with not more than three spaces per dwelling unit on that lot, except that there may be four spaces for a single-family dwelling on a 10,000 sq. ft. or larger lot, four spaces for a permitted nonresidential use.



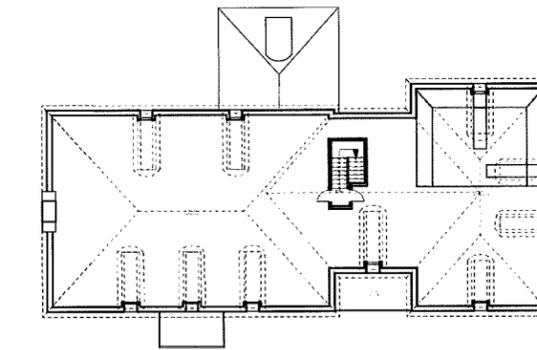
1 BASEMENT FLOOR PLAN
Scale: 1/16" = 1'-0"



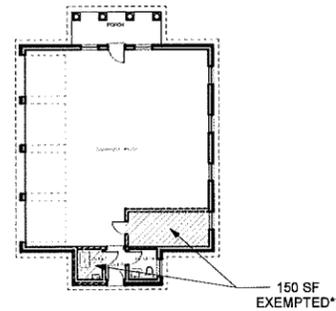
2 FIRST FLOOR PLAN
Scale: 1/16" = 1'-0"



3 SECOND FLOOR PLAN
Scale: 1/16" = 1'-0"



4 ATTIC FLOOR PLAN (UNFINISHED)
Scale: 1/16" = 1'-0"



5 CARRIAGE HOUSE FLOOR PLAN
Scale: 1/16" = 1'-0"

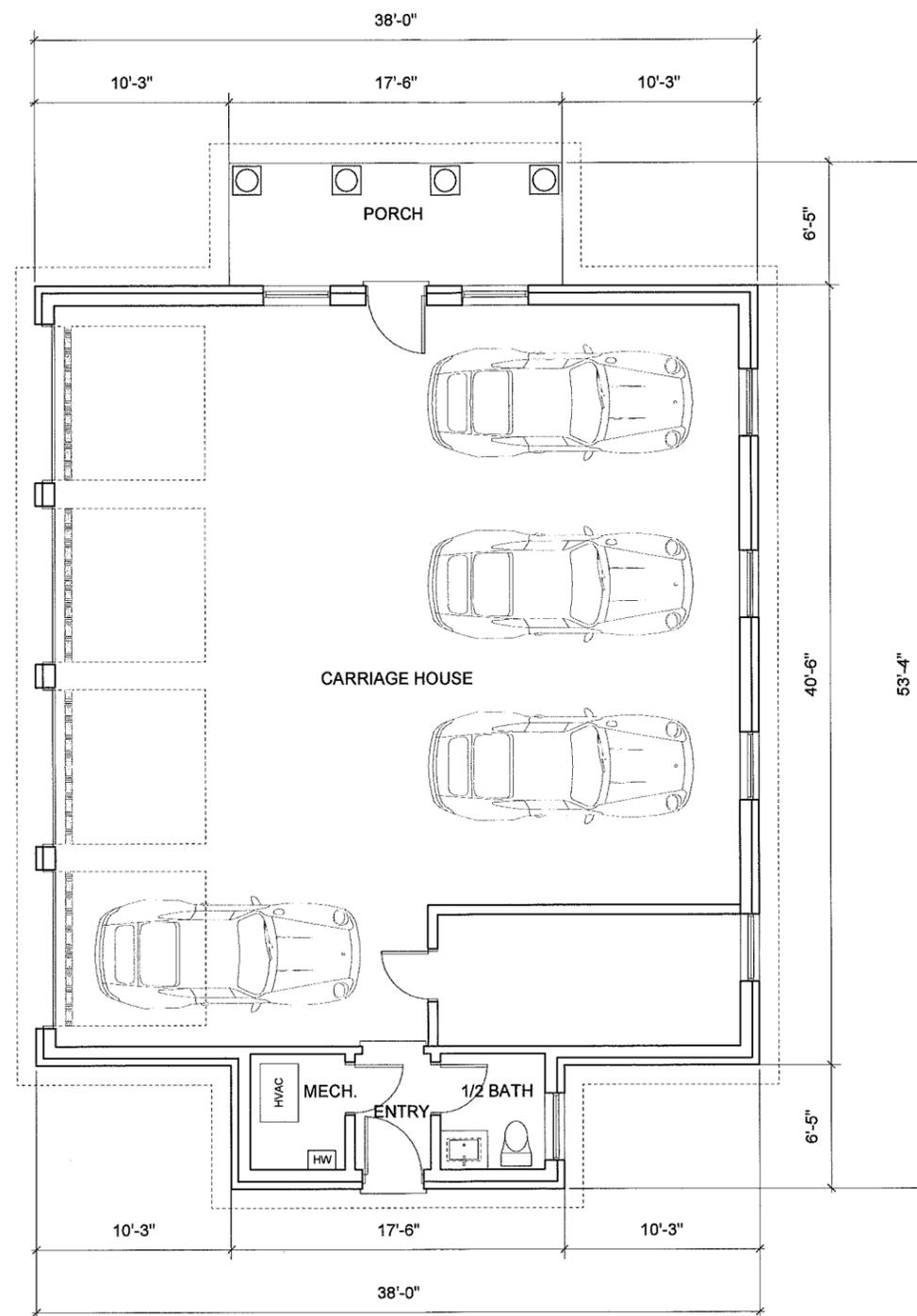
SOUSA design
Architects

81 Boylston St., 2nd Floor
Brookline, MA. 02445

617 . 879. 9100

QUIRK
RESIDENCE

315 LEE STREET
BROOKLINE, MA
02445



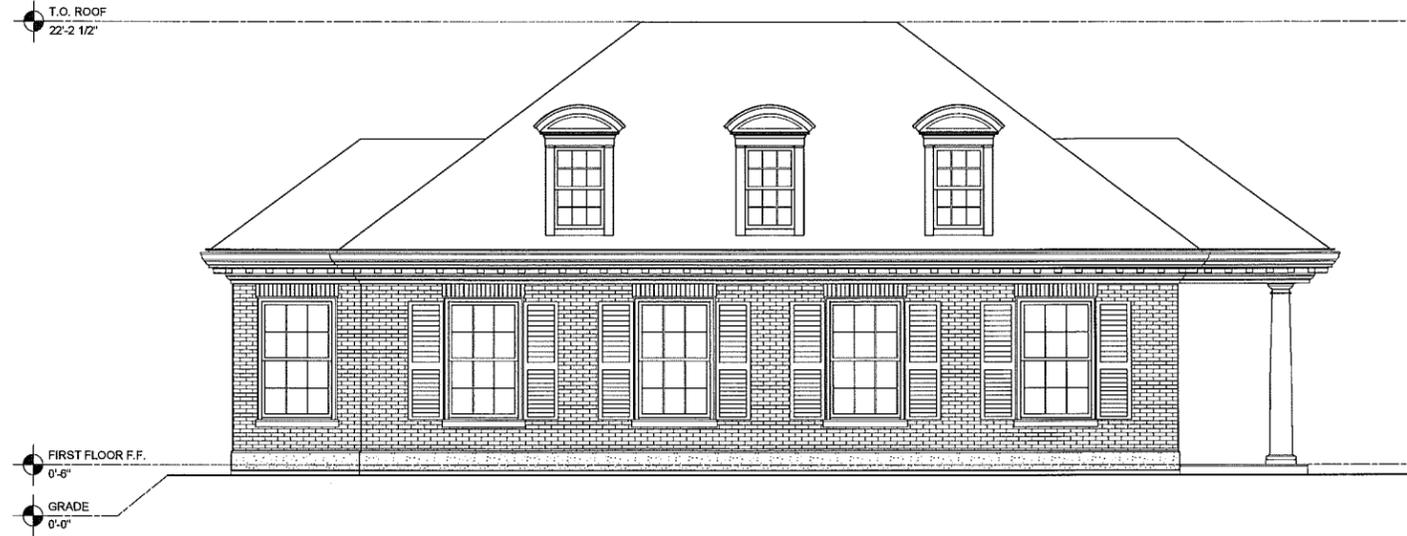
1 CARRIAGE HOUSE FLOOR PLAN
Scale: 1/4" = 1'-0"

SOUSA design
Architects

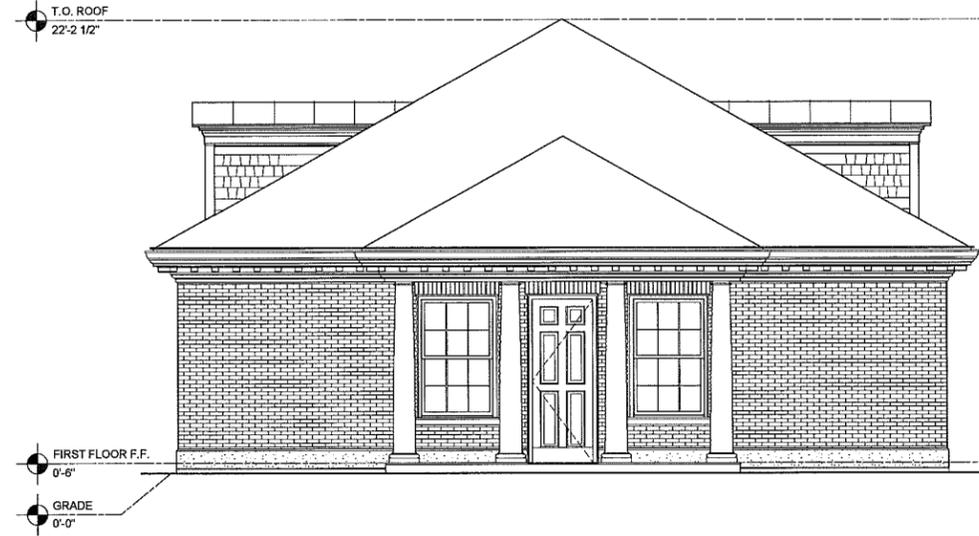
81 Boylston St., 2nd Floor
Brookline, MA. 02445
617 . 879. 9100

QUIRK
RESIDENCE

315 LEE STREET
BROOKLINE, MA
02445



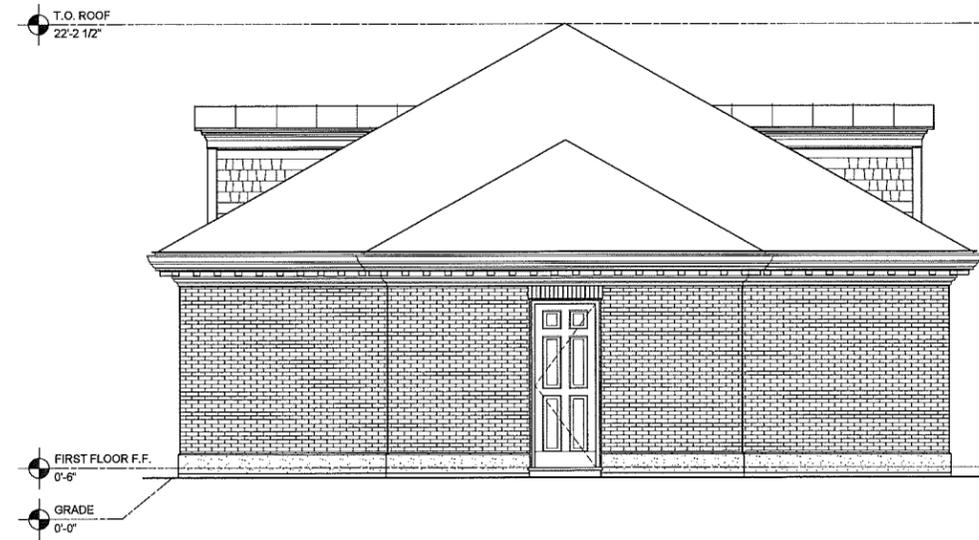
1 FRONT ELEVATION
Scale: 1/4" = 1'-0"



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



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



4 SIDE ELEVATION
Scale: 1/4" = 1'-0"

SOUSA design
Architects

81 Boylston St., 2nd Floor
Brookline, MA. 02445
617 . 879. 9100

**QUIRK
RESIDENCE**

315 LEE STREET
BROOKLINE, MA
02445



1 RENDERING

SOUSA design
Architects

81 Boylston St., 2nd Floor
Brookline, MA. 02445
617 . 879. 9100



315 LEE