



Town of Brookline

Massachusetts

PLANNING BOARD

Town Hall, 2nd Floor
333 Washington Street
Brookline, MA 02445-6899
(617) 730-2130 Fax (617) 730-2442

Linda K. 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: July 28, 2016
Subject: **Construct a one-story addition and alter the location of the driveway**
Location: **246 Dudley Street**

Atlas Sheet: 91
Block: 350
Lot: 5

Case #: 3677
Zoning: S-40
Lot Area (s.f.): ± 101,467

Board of Appeals Hearing: August 16, 2016 at 7:30 p.m.

BACKGROUND

April 25, 2000, Case #3464 Applicant withdrew an application to the Board of Appeals to construct a second floor addition above the garage and a one-story west wing addition adjacent to the garage.

March 4, 1987, Case # 2845 Board of Appeals granted a special permit for an 11 foot extension of the same end of the garage toward the same lot line as in the current case, reducing it from 15 to 4.9 feet from the "front" lot line.

SITE AND NEIGHBORHOOD

246 Dudley Street is a large 2-story stucco house situated on a 2 acre rear lot half way between Warren and Sears Road and connected by a long right-of-way to Dudley Street. Because of this extended right of way, the property qualifies as a rear lot; thus the front yard requirement is 50 feet rather than 30 feet. At the west end of the house is a single story 2-car garage, which is only 4.9 feet from the front lot line, i.e., the line closest to Dudley Street, and approximately 100 feet from its nearest neighbor (274 Dudley St.). The property is just south of Reservoir Park, and is also close to the Monastery off of Warren Street. A small piece of the lot abuts the Metropolitan Water Works Right of Way. This particular lot is unusually large for the area, because most surrounding lots are around one acre in size.

APPLICANT’S PROPOSAL

The applicant, Marjie Kargman, would like to construct a new one-story, two-car garage, a new fenced garden courtyard, and reconfigure the driveway. The existing two-car garage will be converted into living space containing a storage area, exercise room, laundry room, and bathroom. The courtyard will be enclosed and gated with a 6 foot high wall. In order to incorporate the new garage and garden, the driveway will be reconfigured more to the east around two large existing trees, and squared off in the front of the home in place of the existing rounded driveway.

FINDINGS

Section 5.43 – Exceptions to Yard and Setback Requirements

Section 5.50 – Front Yard Requirements

Section 5.55 – Front Yard for Rear Lot

Because this property is a rear lot with a long driveway leading to Dudley Street, Section 5.55 applies for the front yard setback. This makes the requirement 50 feet, rather than 30 feet.

	<u>Required</u>	<u>Required by Section 5.50</u>	<u>Existing</u>	<u>Proposed</u>	<u>Finding</u>
Front Yard Setback	30’	50’	4.9’ to 10.1’	10’1 to 13.3’	<u>s.p./variance</u>

Under Section 5.43, a special permit may be granted to waive setback requirements if counterbalancing amenities are provided. The applicant proposes to provide landscaping as the counterbalancing amenity.

Section 6.13(e)(3)(i) – Design of All Off-Street Parking Facilities

Surfaced parking areas are required to meet the same setback requirements as the building, in this case 50’. The proposed turnaround area is 10’ to 20’ from the “front” lot line.

Modification, Case #2845, March 4, 1987

The Board of Appeals, in this case, allowed the extension of the petitioner’s garage only. The current proposal for a new garage and parking area will continue a similar nonconformity (not parallel to the lot line) approximately 25 feet.

PLANNING BOARD COMMENTS

The Planning Board supports this proposal to construct a new garage and reconfigure the driveway at 246 Dudley Street. The new garage will not be ANY higher than the existing building and should not be obtrusive to neighbors, as the closet home is over 100 feet away. The new construction will be designed in such a way as to complement the existing home, finished in a matching color stucco. Since the driveway is being moved closer to the side lot line, the Board has concerns with the lack of screening along the northwestern side of the lot, as the submitted landscape plan does not show any plantings for that area. **Therefore, the Planning Board recommends approval of the requested relief, subject to the following conditions.**

- 1. Prior to the issuance of a building permit, the applicant shall submit final plans and elevations indicating all dimensions and materials subject to the review and approval of the Assistant Director of Regulatory Planning.**
- 2. A revised landscaping plan shall be submitted, depicting new plantings along the northeastern side of the home, subject to the approval of the Director of Planning and Community Development.**

3. All construction vehicles shall be parked on site.

mrr

ZONING ANALYSIS

District: S-40
 Parcel: 350-05-00
 Existing Lot Size: 2.41 acres (104,872 SF±)
 Front Yard: Northeast property line
 Rear Yard: Southwest property line
 Side Yards: Northwest & southeast property lines
 Single Family Residential Use in a Residential District
 Private garage of four spaces or less permitted for single family dwelling of a lot of 10,000 SF or larger. 2 provided

Existing Floor Area:	Basement	3,960 SF
	First Floor	5,406 SF
	Second Floor	3,218 SF
	Third Floor	1,121 SF
	Total	13,703 SF

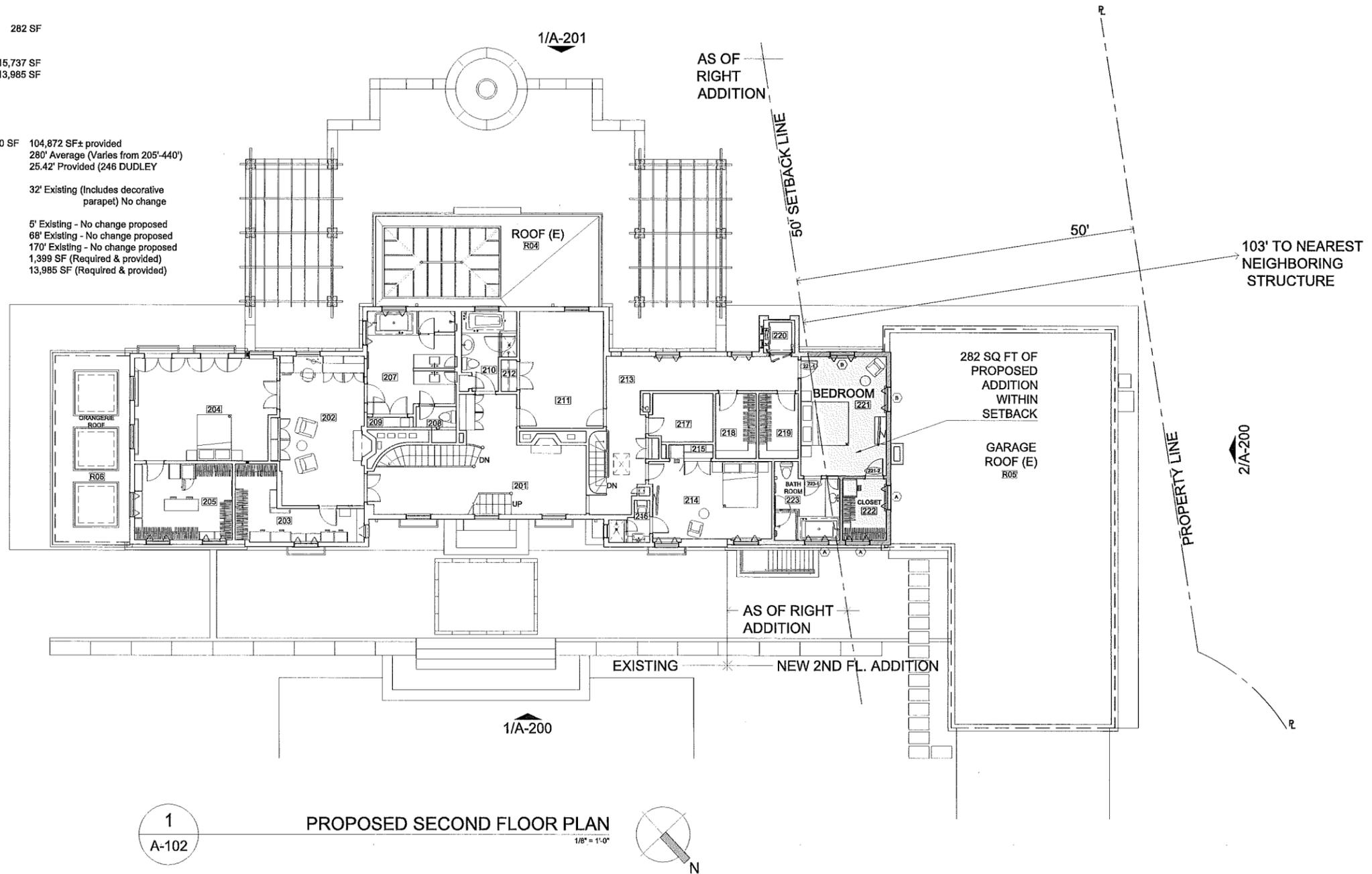
Proposed Additions:	Second Floor	
	West Addition	282 SF

Allowable Floor Area:	15,737 SF
Total Proposed Floor Area:	13,985 SF

Maximum FAR:	0.15
Existing FAR:	0.131
Proposed FAR:	0.133

Minimum Lot Size:	40,000 SF	104,872 SF± provided
Minimum Lot Width:	150'	280' Average (Varies from 205'-440')
Minimum Frontage: STREET)	25'	25.42' Provided (246 DUDLEY)
Maximum Height:	35'	32' Existing (Includes decorative parapet) No change proposed
Minimum Side Yard:	20'	5' Existing - No change proposed
Minimum Front Yard:	30'	68' Existing - No change proposed
Minimum Rear Yard:	50'	170' Existing - No change proposed
Minimum Landscaped Open Space:*	10%	1,399 SF (Required & provided)
Minimum Usable Open Space: *	100%	13,985 SF (Required & provided)

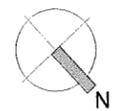
* % of gross floor area



1
A-102

PROPOSED SECOND FLOOR PLAN

1/8" = 1'-0"



MAXWELL ARCHITECTS, LLC
 ARCHITECTURE
 INTERIOR DESIGN
 PLANNING / PROGRAMMING / DESIGN
 PROJECT MANAGEMENT
 FACILITY PROGRAMMING

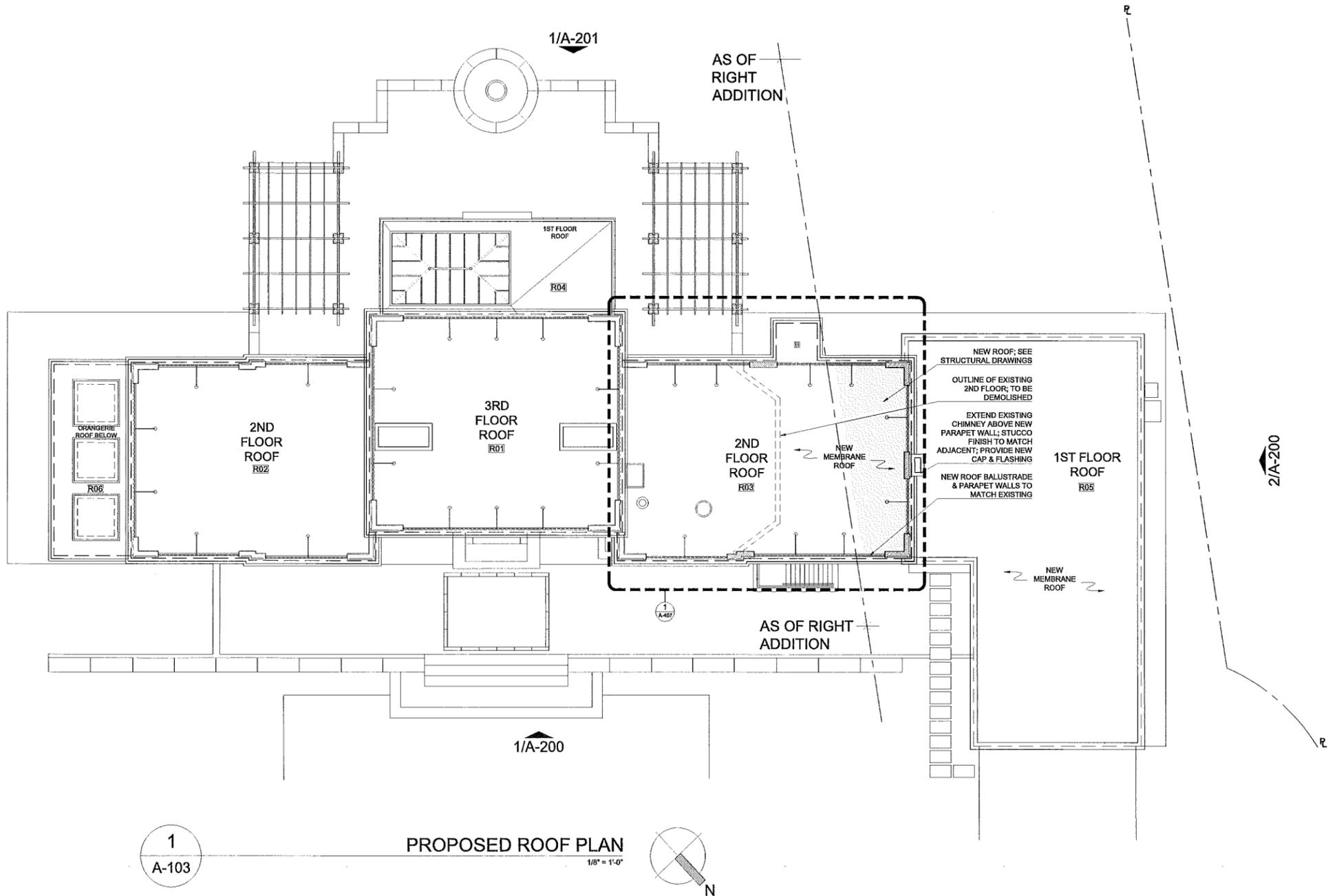
28 Wilson Street
 Brookline, Massachusetts 02144
 (617) 866-4457 FAX

REV. DATE: 06.08.2016
 REV. DATE: 07.01.2016

PROPOSED SECOND FLOOR PLAN
PROPOSED ADDITION & RENOVATION
KARGMAN RESIDENCE
246 DUDLEY STREET
BROOKLINE, MASSACHUSETTS 02445



PROJECT NUMBER: 0108
 DRAWING NUMBER:
A-102 ZBA
 SCALE: 1/8" = 1'-0"
 DATE: 04.01.2016



1
A-103

PROPOSED ROOF PLAN

1/8" = 1'-0"



REV. DATE: 06.08.2016
REV. DATE: 07.01.2016

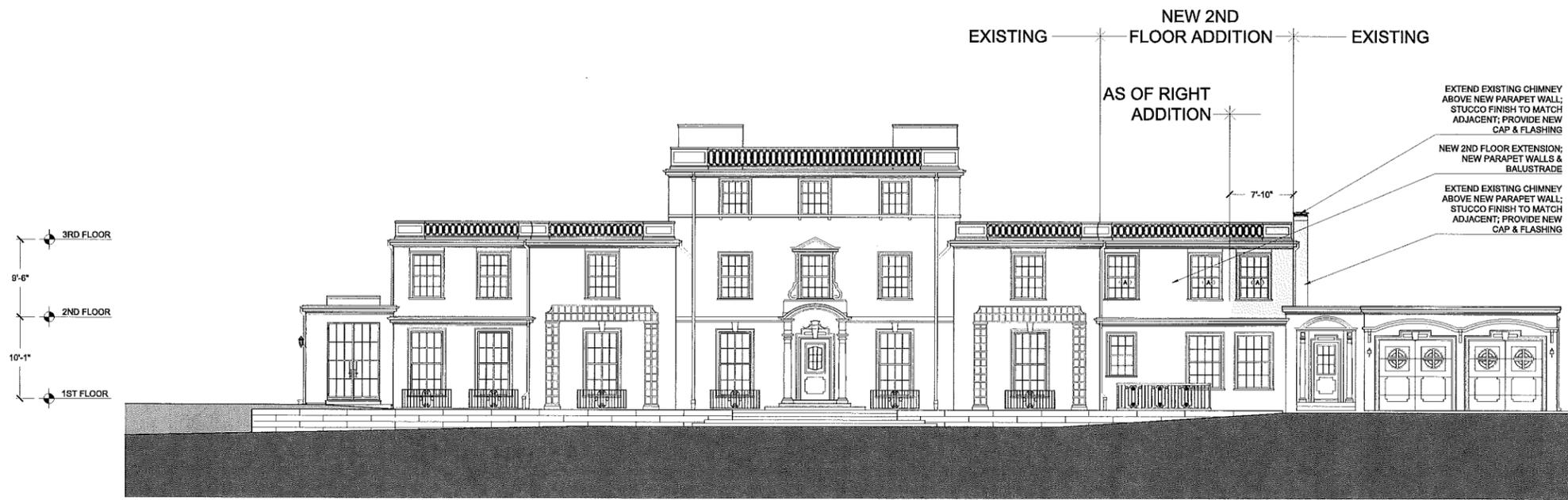
PROPOSED ROOF PLAN
PROPOSED ADDITION & RENOVATION
KARGMAN RESIDENCE
246 DUDLEY STREET
BROOKLINE, MASSACHUSETTS 02445



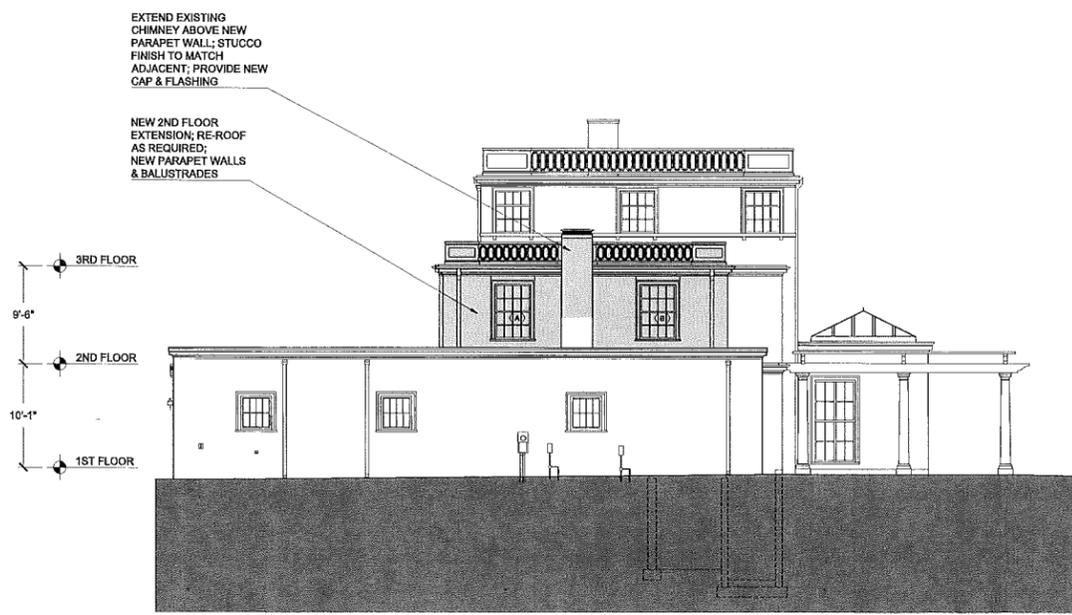
PROJECT NUMBER: 0108
DRAWING NUMBER:

A-103 ZBA

SCALE: 1/8" = 1'-0"
DATE: 04.01.2016



1
A-200
NORTH ELEVATION
1/8" = 1'-0"



2
A-200
WEST ELEVATION
1/8" = 1'-0"

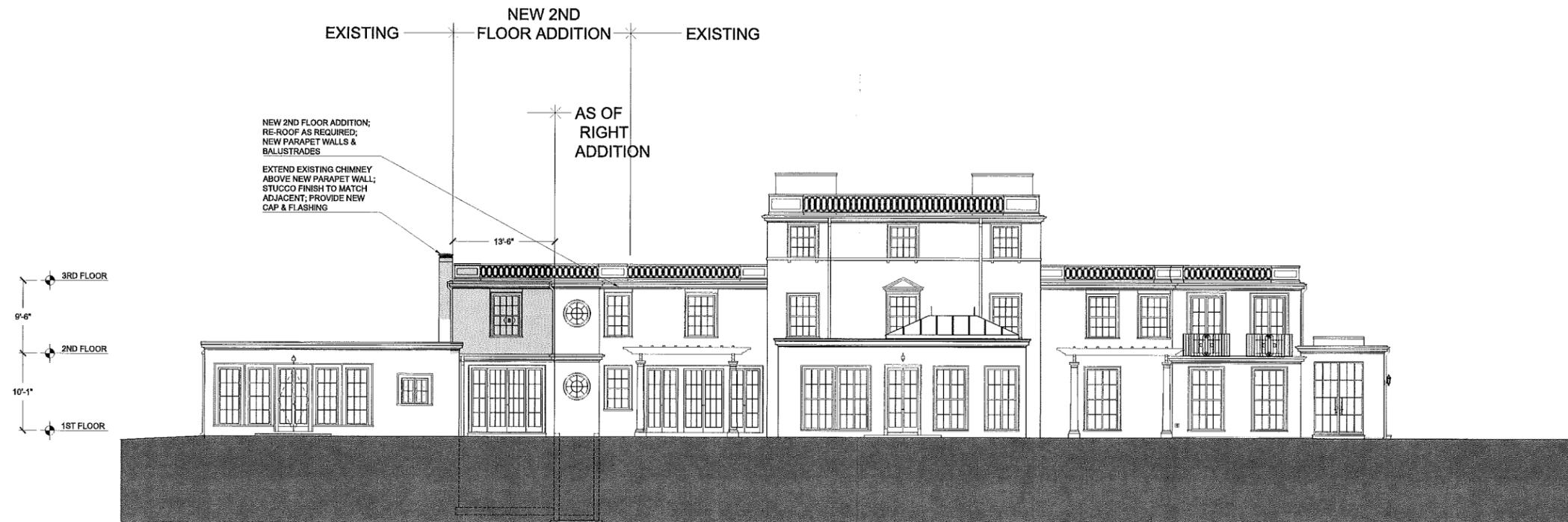
MAXWELL ARCHITECTS, LLC
PLANNING / PROGRAMMING / DESIGN
ARCHITECTURE
INTERIOR DESIGN
PROJECT MANAGEMENT
FIELD / PROGRAMMING
20 Wolcott Street
Somerville, Massachusetts 02144
(617) 868-8257 FAX

REV. DATE: 05.09.2016
REV. DATE: 06.08.2016
REV. DATE: 07.01.2016

**EXTERIOR ELEVATIONS
PROPOSED ADDITION & RENOVATION
KARGMAN RESIDENCE
246 DUDLEY STREET
BROOKLINE, MASSACHUSETTS 02445**



PROJECT NUMBER: 0108
DRAWING NUMBER:
A-200 ZBA
SCALE: 1/8" = 1'-0"
DATE: 04.01.2016



1
A-201

SOUTH ELEVATION
1/8" = 1'-0"

MAXWELL ARCHITECTS, LLC
PLANNING / PROGRAMMING / DESIGN
Architecture
Space Planning
Interior Design
Landscape Architecture
28 Wilson Street
Somerville, Massachusetts 02144
(617) 666-8222
(617) 666-8223 FAX

REV. DATE: 05.09.2016
REV. DATE: 06.08.2016
REV. DATE: 07.01.2016

EXTERIOR ELEVATIONS
PROPOSED ADDITION & RENOVATION
KARGMAN RESIDENCE
246 DUDLEY STREET
BROOKLINE, MASSACHUSETTS 02445



PROJECT NUMBER: 0108
DRAWING NUMBER:
A-201 ZBA
SCALE: 1/8" = 1'-0"
DATE: 04.01.2016