



Town of Brookline

Massachusetts

PLANNING BOARD

Town Hall, 3rd Floor
333 Washington Street
Brookline, MA 02445-6899
(617) 730-2130 Fax (617) 730-2442

Linda Hamlin, Chairman
Steven Heikin, Clerk
Robert Cook
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Sergio Modigliani
Mathew Oudens
Mark J. Zarrillo

To: Brookline Planning Board
From: Brookline Planning Department Staff
Date: December 1, 2016
Subject: Convert existing two-car garage to three-car garage
Location: 40 Sargent Crossway

Atlas Sheet:	79	Case #:	2016-0071
Block:	330	Zoning:	S-40
Lot:	25	Lot Area (s.f.):	77,840

Board of Appeals Hearing: December 15, 2016 at 7:00 pm

SITE AND NEIGHBORHOOD

40 Sargent Crossway is a single-family home built in 1955. The home has 6,191 square feet of finished area with an existing two-car garage attached to the main dwelling by an enclosed walkway. The neighborhood consists of single-family dwellings on large lots. Sargent Crossway is a private way that is not maintained by the town. The property and other properties along Sargent Road and Sargent Crossway are a part of the former Sargent Estate.

APPLICANT'S PROPOSAL

The applicant is seeking to extend the north side of their existing two-car garage by about eight feet. The applicant will decrease the width of the two existing garage bays with masonry infill from 12' 3" to 9' and will add a third opening.

The rear yard setback will be reduced from an existing 45.8' to 38.75'. There is a pre-existing driveway within the rear setback that extends almost to the rear property line.

FINDINGS

Section 5.43 – Exceptions to Yard and Setback Requirements:

Section 5.70 – Rear Yard Requirements:

Dimensional Requirements	Required/Allowed	Existing	Proposed	Relief
Rear Yard Setback	50 feet	45.8 feet	38.75 feet	Special Permit/ Variance*

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

PLANNING BOARD COMMENTS

The Board is supportive of this proposal for a garage expansion. The proposed addition to the garage will extend into an area currently occupied by the driveway. The closest abutter is at the rear of the property and their home is located on the opposite side of that lot. The proposed garage will house a vehicle that currently is not shielded from view. The Board believes there will not be any adverse impacts on the neighborhood due to the large lot sizes. Similar style and size garages can be found throughout the surrounding neighborhood.

Therefore, the Planning Board recommends approval of the architectural plans by Sharkey Design Company, dated 8/3/2016 and the site plan by Kenneth Anderson, dated 8/11/2016, 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 landscape plan indicating all counterbalancing amenities.
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 or engineer; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

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