



Town of Brookline

Massachusetts

PLANNING BOARD

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

To: Board of Appeals
From: Brookline Planning Board
Date: March 9, 2017
Subject: **Construct an enclosed front entry**

Location: **87 Craftsland Road**
Atlas Sheet: 121
Block: 423
Lot: 06-01

Case #: 2017-0007
Zoning: S-7
Lot Area (s.f.): 6,500

Board of Appeals Hearing: March 16, 2017

SITE AND NEIGHBORHOOD

The subject property is a two story, single family dwelling. The City of Newton is directly to the rear of the property and Lost Pond Reservation is less than a block to the south. Craftsland Road dead ends at the Newton Line. The immediate neighborhood is comprised of single family homes on small lots.

APPLICANT'S PROPOSAL

The applicants, Linda Button and Peter Vicars, are proposing a 6'x10' vestibule with sloped roof at the entry of their home, requiring front yard setback relief.

FINDINGS

Section 5.43: Exceptions to Yard and Setback Regulations

Section 5.50: Front Yard Requirements

<u>Dimensional Requirements</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Finding</u>
Front yard setback	20'	19.3'	14.8'	<u>Special Permit*</u>

*Section 5.43 – The BOA may waive yard and setback requirements if counterbalancing amenities are provided.

PLANNING BOARD COMMENTS

The Planning Board is supportive of the proposal to construct an enclosed entry way at 87 Craftsland Road. It is attractively designed, and the relief sought is minimal. The applicants are proposing new plantings on either side of the entryway as a counterbalancing amenity.

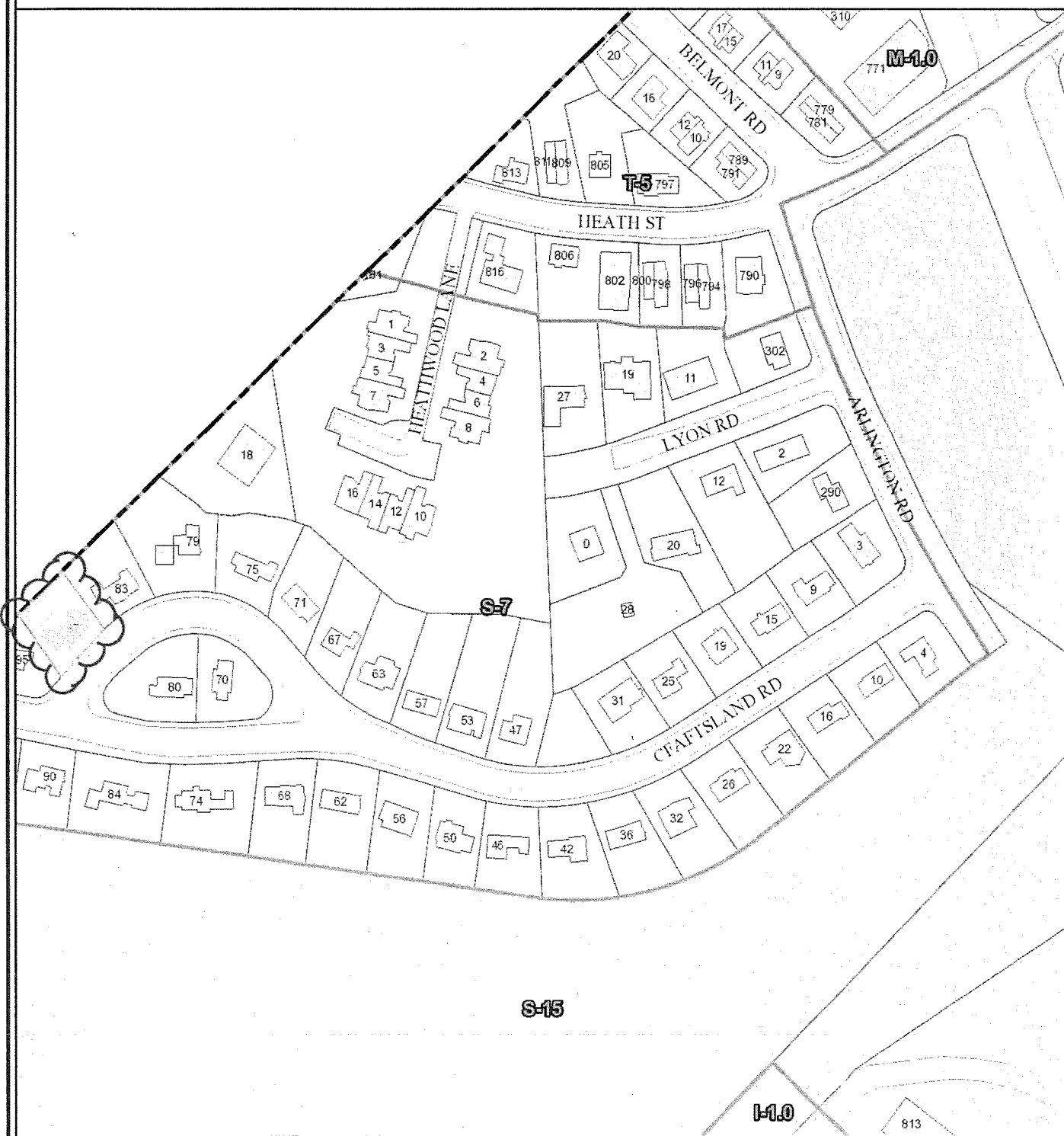
Therefore, the Planning Board recommends approval of the site plan plans, by Joseph R. Porter, dated 12/8/2016, and floor plans indicating a 6'x10' new vestibule addition submitted by Kip Schultz titled "87 Craftsland Road" subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, floor plans, and elevations, subject to review and approval by the Assistant Director for Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit a landscaping plan to the Assistant Director of Regulatory Planning for review and approval, to serve as the counterbalancing amenity.
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 and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

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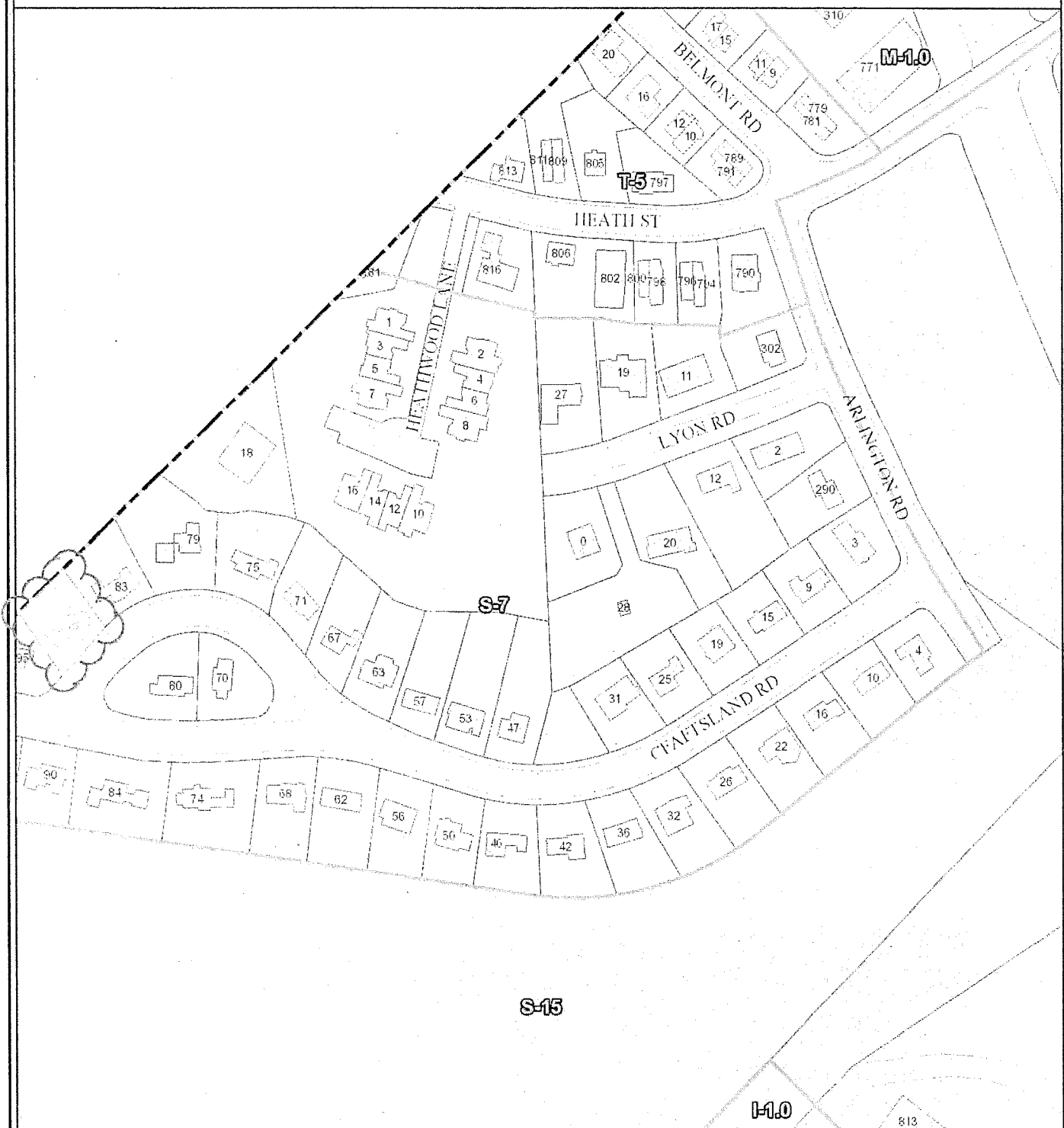


Existing front elevation of 87 Craftsland Road and location of new entryway



- Zoning
- Street Edges
- Buildings
- Parcels
- Openspace

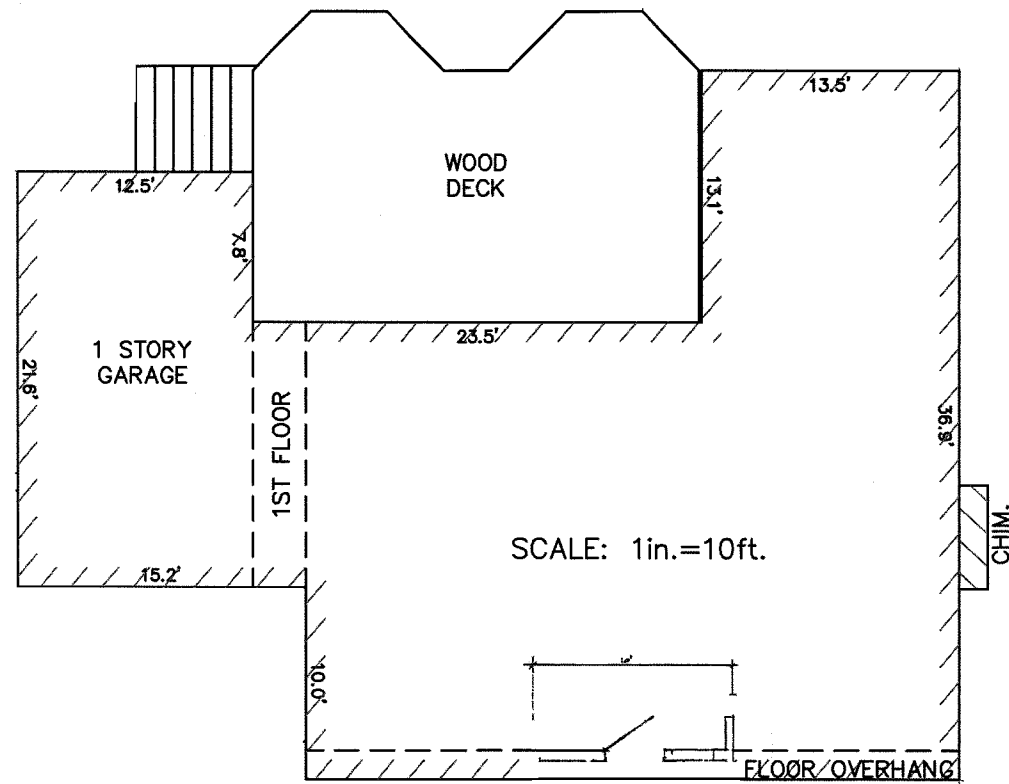
1" = 169 ft



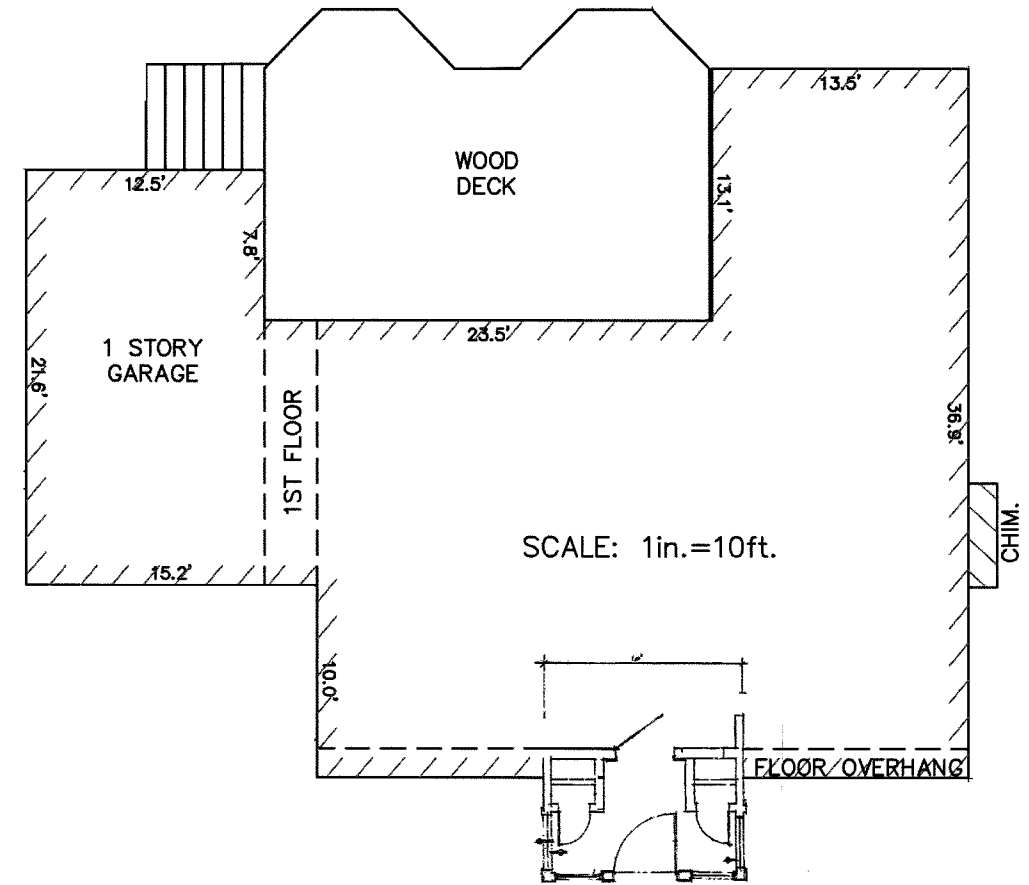
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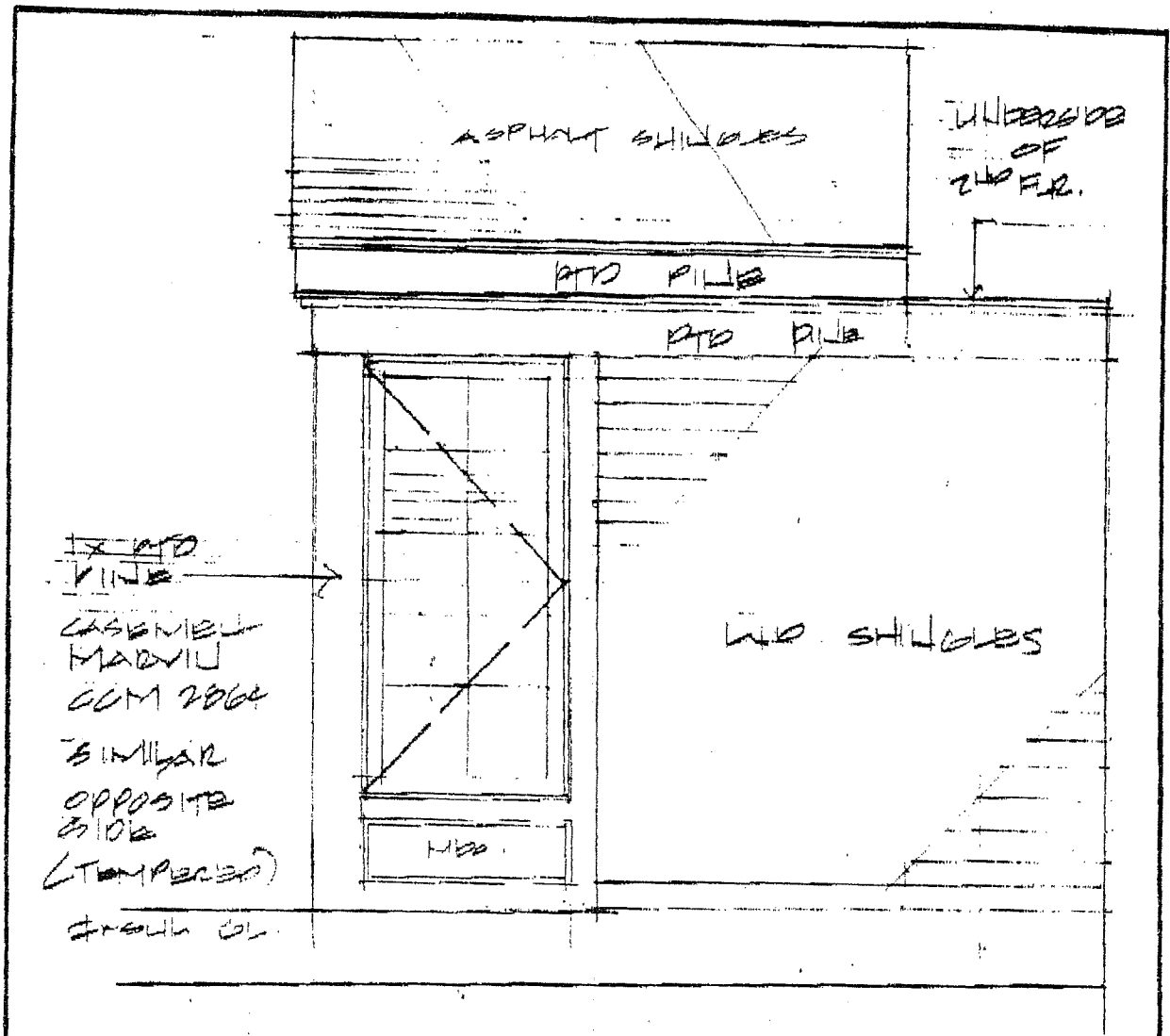
Owner: LINDA BUTTOW
PeterVicars
87 Craftsland Road
Chestnut Hill, MA



Existing Conditions



New
vestibule
addition



DETAIL @ SIDE ELEVATION (SIM.)
 SCALE: 1/2" = 1'-0"
 OPPOSITE SIDE

		SK-1
Vicar 87 Craftsland Road Chestnut Hill, MA		2 of 3