



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
Blair Hines
Mathew Oudens
Mark J. Zarrillo

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: April 27, 2017
Subject: Demolish portion of existing garage and extend it two feet
Location: 2 Perrin Road

Atlas Sheet: 78	Case #: 2017-0021
Block: 329	Zoning: S-15
Lot: 06	Lot Area (s.f.): 8,143

Board of Appeals Hearing: **May 11, 2017 at 7:10 pm**

BACKGROUND

December 2016 – The Preservation Commission voted to uphold a determination of significance for this garage at 2 Perrin Road. The property is located on the National Register of Historic Places. The applicant worked with the Preservation Commission to revise their proposed plans and the stay was lifted in January, 2017.

SITE AND NEIGHBORHOOD

2 Perrin Road is a single family house located on this private way off of Walnut Street. The lot abuts Codman Road at the rear. The home has a detached two-car garage located at the rear at the end of an existing driveway. The garage was built to accompany the house at 2 Perrin Road, which was built earlier, in 1899 in the Queen Anne style. The garage is two bays wide, constructed of cast stone with a flat roof. The garage is an example of the “Built-In Slope Garage”, which was a very popular design used in the 1920s as the hills of Brookline were

further developed. While the garage doors at 2 Perrin Road appear to have been replaced, the small, wood window with diagonal muntins at the side elevation seems to be original.

APPLICANT’S PROPOSAL

The applicant, Edward Hovsepien, proposes to partially reconstruct the existing garage. The garage will remain in the same location but will be increased in depth by two feet. The additional two feet will be added at the front, closest to the driveway. The existing garage is 19.5 feet x 20 feet and will be expanded to 19.5 feet x 22 feet. The applicant has chosen not to move the rear wall of the garage because there is a retaining wall and embankment along that side. The rear garage wall will be reinforced with a new interior structural concrete wall to stabilize it.

The proposed expanded garage will include a flat rubber roof, new textured cast block to match the existing, new casing to match the main house and a double garage door.

FINDINGS

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.63 – Accessory Buildings or Structures in the Side Yard

Section 5.72 – Accessory Buildings or Structures in the Rear Yard

Dimensional Requirements	Required	Existing	Proposed	Relief
Garage - Side Yard Setback	6’	2.0’	2.0’	Special Permit*
Garage – Rear Yard Setback	6’	2.3’	2.3’	N/A – not changing

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

Section 8.02.2 – Alteration or Extension

A special permit is required to alter a pre-existing non-conforming structure or use.

PLANNING BOARD COMMENTS

The Planning Board is supportive of this proposal. The Preservation Commission has reviewed and approved these plans and feels that the design for the proposed expanded garage is appropriate. The increase in size is minimal and will have no impact on abutting properties as there are no abutters close to the property lines. The new garage details will be an improvement aesthetically and will increase the functionality of the garage for the homeowners. The applicant will need to propose counterbalancing amenities in the form of a landscape plan.

Therefore, the Planning Board recommends approval of the site plan by Brendan Sullivan dated 1/11/2017 and the architectural plans by Abeles & Associates dated 1/17/17, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, floor and roof plans and elevations of the garage, 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 indicating all counterbalancing amenities 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 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 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.

knm



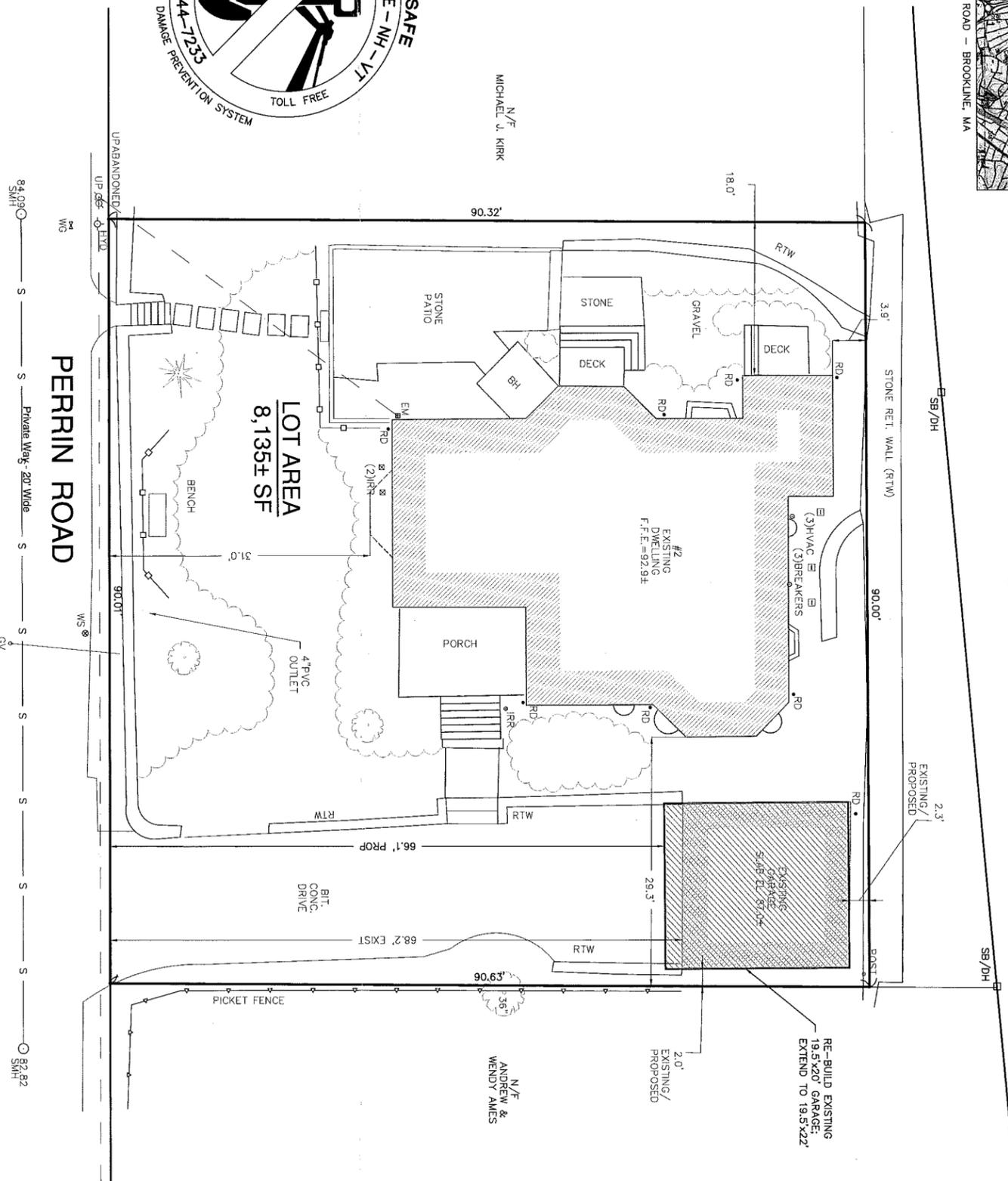




LOCUS: 2 PERRIN ROAD - BROOKLINE, MA

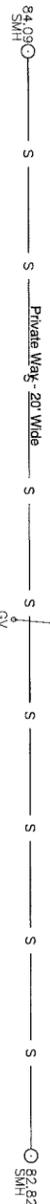


CODMAN ROAD



N/F
MICHAEL J. KIRK

N/F
ANDREW &
WENDY AMES



SCALE: 1" = 10'

DATUM:
ELEVATIONS SHOWN HEREON REFERENCE AN ASSUMED VERTICAL DATUM.

EMLA:
LOCUS LIES IN F.I.R.M. ZONE X AS SHOWN ON COMMUNITY PANEL NO. 2502100034E DATED JULY 17, 2012.

OWNER OF RECORD:

- 1. JONATHAN P.B. BERZ, TRUSTEE OF
- 2. PERRIN ROAD REALTY TRUST
- 3. BROOKLINE, MA 02445
- ASSESSOR'S PARCEL: #329-0600
- DEED BOOK: 24973, PAGE: 205

PLAN REFERENCES:

- 1. BOOK: 743, PAGE: 452
- 2. BOOK: 1792, PAGE: 50
- 3. BOOK: 1873, PAGE: 87

UTILITIES:

UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION. (DIGSAFE 1-800-322-4844)

SURVEY NOTES:

- 1. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING, INC. ON DECEMBER 9, 2016.
- 2. LOCUS IS SUBJECT TO A SEWER AND DRAINAGE EASEMENT LOCATED OFF-SITE, RECORDED IN BOOK 1607, PAGE 324.



ZONING REQUIREMENTS
S10 DISTRICT

AREA	10,000 SF
LOT WIDTH	86 FEET
BUILDING HEIGHT	35 FEET
FLOOR AREA RATIO	0.30
OPEN SPACE (LANDSCAPE)	10%
OPEN SPACE (USABLE)	40%

MINIMUM YARDS:

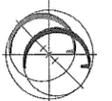
FRONT	20 FEET
SIDE	10 FEET
REAR	30 FEET

BUILDING INSPECTOR TO CONFORM ALL SETBACKS.

PROPOSED SITE PLAN 2 PERRIN ROAD - BROOKLINE

PREPARED FOR:
JONATHAN BERZ
2 PERRIN ROAD
BROOKLINE, MA 02445

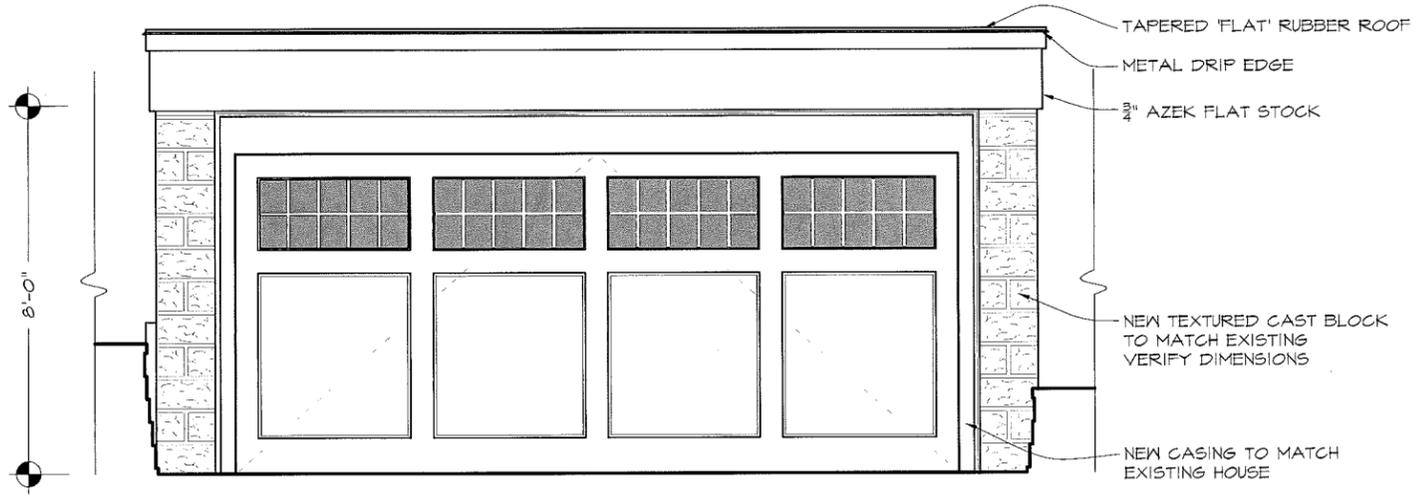
CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186



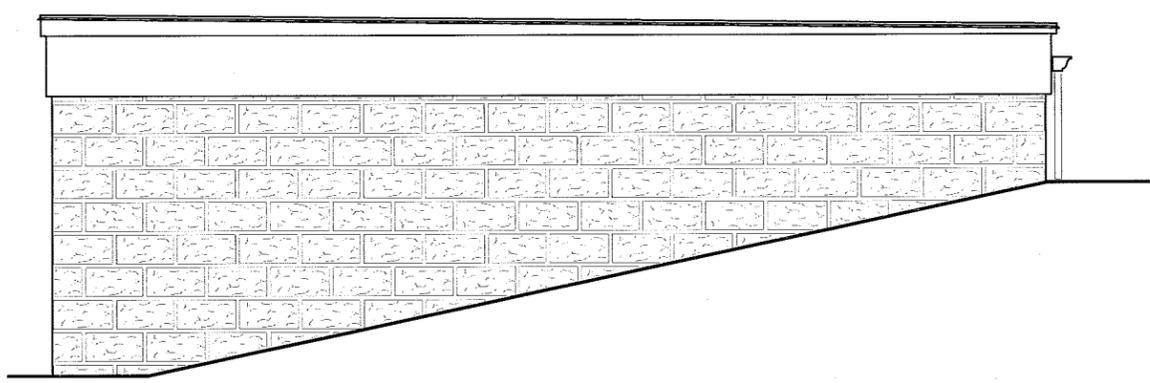
SP
DRAWING NO.

SCALE : AS SHOWN	DESIGNED BY : -	PROJECT NO. : 16.163
DATE : 01/11/17	DRAWN BY : DB	FILENAME: K:\PROJECTS\2016\16163\DWG\SP.DWG
SURVEY : JLR	CHECKED BY : BPS	SHEET NO. 1 OF 1

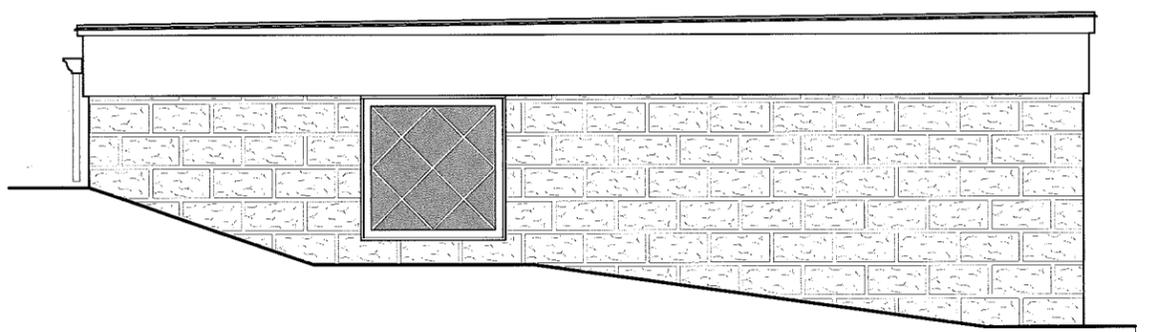
SITE PLAN NOTE:
THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE FOLLOWING:
EXISTING SITE CONDITIONS AS FIELD LOCATED BY CAVANARO CONSULTING, INC.; PROPOSED IMPROVEMENTS AS DESIGNED BOUNDARY; AND THEIR PROXIMITY TO THE EXISTING BOUNDARY.
ADDITIONAL DESIGN DETAILS AND OTHER INFORMATION NOT SHOWN HEREON IS TO BE PROVIDED BY OTHERS.



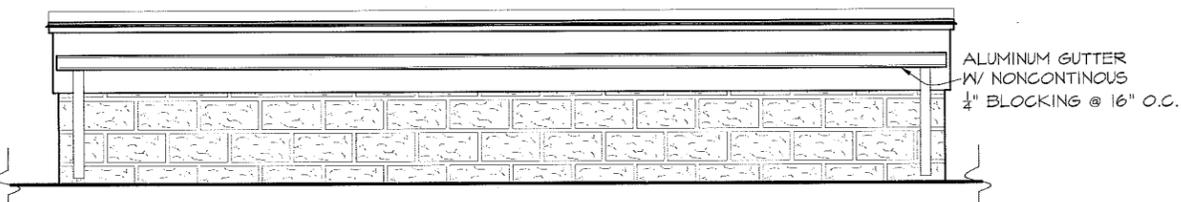
1 FRONT ELEVATION



2 SIDE ELEVATION



4 SIDE ELEVATION



3 REAR ELEVATION

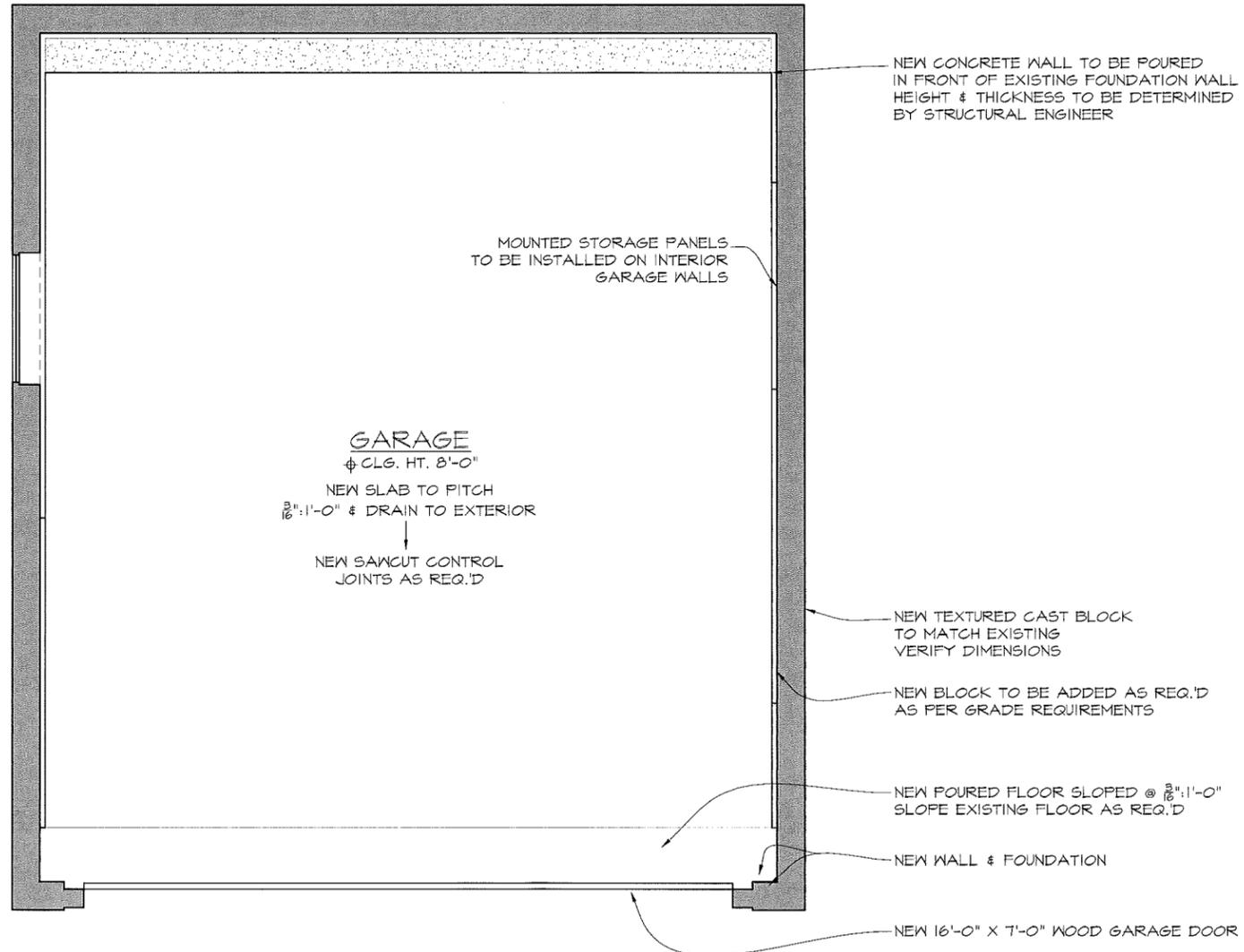
Exterior Elevations
New
SCALE: 1/4"=1'-0"

ABELES & ASSOCIATES
ARCHITECTS, INC.
ARCHITECTURE & INTERIOR DESIGN
SOUTH NATICK 508-655-6636 WWW.ABELESANDASSOCIATES.COM

BERZ RESIDENCE
2 Perrin Road
Brookline, MA 02445

DATE:
1/17/17





Garage Floor Plan

NEW

SCALE: 1/4"=1'-0"

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ABELES & ASSOCIATES
 ARCHITECTS, INC.

ARCHITECTURE & INTERIOR DESIGN
 SOUTH NANTUCKET 508-655-6656 WWW.ABELESANDASSOCIATES.COM

BERZ RESIDENCE

2 Perrin Road
 Brookline, MA 02445

DATE:

1/17/17

