



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: September 28, 2017
Subject: Construct a fence in the rear yard
Location: **47 Stetson Street**

Atlas Sheet:	7	Case #:	2017-0020
Block:	033	Zoning:	T-5
Lot:	11	Lot Area (s.f.):	4,415

Board of Appeals Hearing: October 26, 2017

SITE AND NEIGHBORHOOD

47 Stetson Street is a single family home at the corner of Stetson Street and Freeman Street. The neighborhood is comprised of a mix of single family, two and three family homes, as well as a few multi-family buildings. There is a three family home with a large surface area parking lot with approximately 15 parking spaces facing the rear of 47 Stetson Street.

APPLICANT'S PROPOSAL

The applicant is proposing to construct a cedar fence that will be seven feet high along the northern lot line (right side) and western (rear) lot line. The proposed fence is eight feet at the rear to help mitigate noise from the ongoing construction and noise and light pollution from an existing parking lot at the rear (222 Freeman Street).

FINDINGS

Section 5.74 – Fences and terraces in rear yards

Fence Height	Allowed	Existing	Proposed	Finding
Height (right side)	7'	7'	7'	Complies
Height (rear)	7'	7'	8'	Special Permit*

*The Zoning Board of Appeals may allow a fence to exceed 7 feet at the rear by Special Permit if it can determine that it is warranted to mitigate noise or other detrimental impact.

PLANNING BOARD COMMENTS

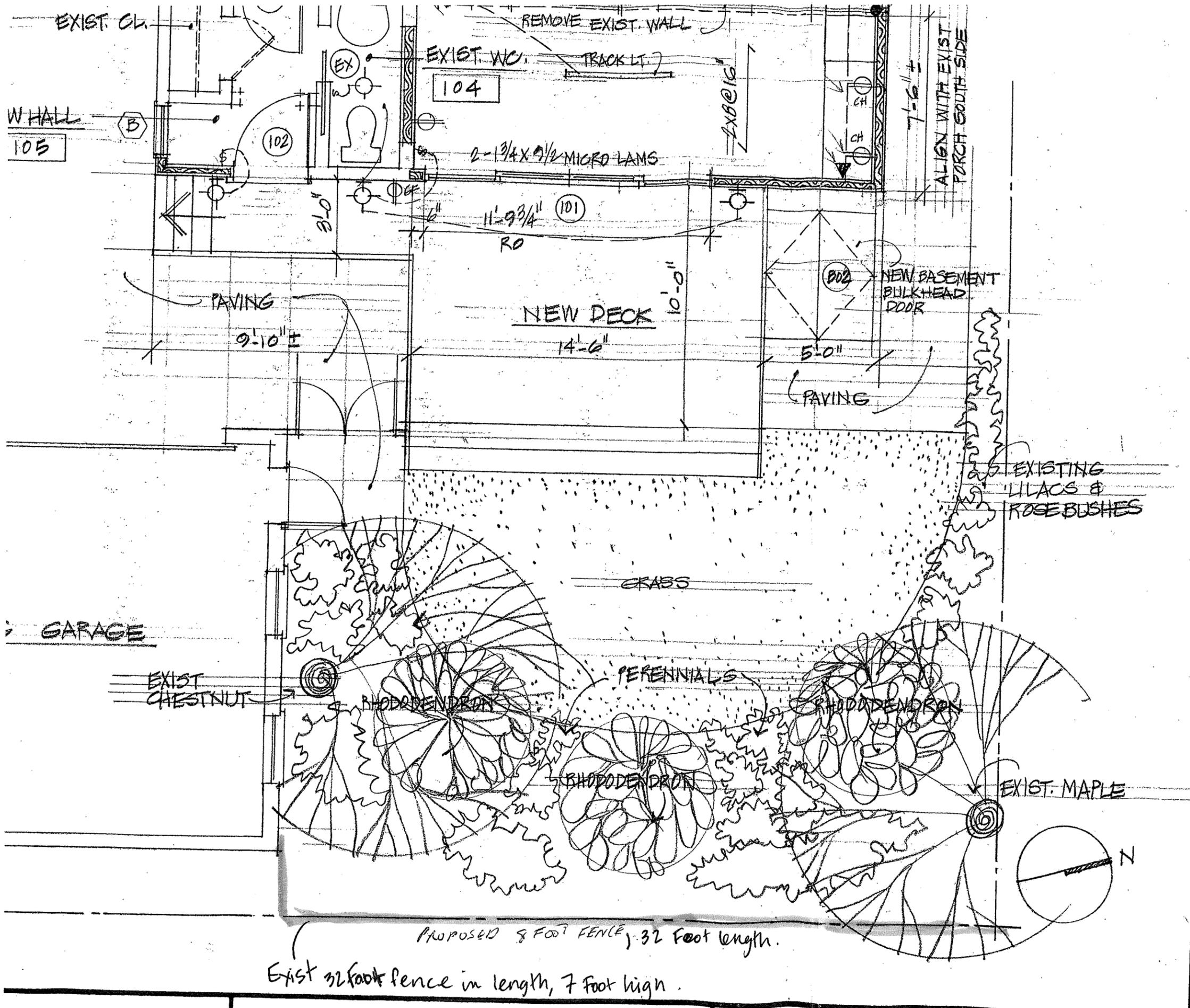
The Planning Board is supportive of this proposal for an eight foot high fence at the rear of this home. The noise from ongoing construction as well as the general use of the parking lot will be mitigated by the added height. Additionally, the applicant submitted a letter of support from the rear abutter at 222 Freeman Street LLC that states they are in full support of the application.

Therefore, the Planning Board recommends approval of the site plan dated 2/14/2000 by Michael Prodanou Associates to construct a fence at the rear, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit (3) final site plans and fence dimensions, 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 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 architect; and 2) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

alc





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Job Title
RENOVATIONS & ALTERATIONS
TO
47 STETSON STREET
BROOKLINE MA
FOR
ERIC & CYNTHIA BROWN

Date 14 FEB 2000
Scale 1/4" = 1'-0"
Drawn MP
Job No.

Sheet Title
BASEMENT FLOOR PLAN
FIRST FLOOR PLAN

