



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: January 25, 2018
Subject: Install three air conditioner condenser units in side yard
Location: **63 Perry Street**

Atlas Sheet: 28	Case #: 2018-0002
Block: 131	Zoning: T-5
Lot: 07	Lot Area (s.f.): 7,125

Board of Appeals Hearing: **February 8, 2018 at 7:15 pm**

SITE AND NEIGHBORHOOD

63 Perry Street is a two and a half story, single family house built in 1891. The property is located between Francis Street and Aspinwall Avenue. It is close to St. Paul's Episcopal Church and Lawrence School. It is also located within the Greater Toxteth Neighborhood Conservation District (NCD); however, a proposal for condenser units is exempt from review by the NCD Commission. The neighborhood consists of single- and two-family homes on small lots.

APPLICANT'S PROPOSAL

The applicant, Tim Gaboury, proposes to install three A/C condenser units in the side yard setback. The condensers will be located on the south side of the lot between the house and the property line with about a 3 foot setback to the property line. Currently, one condenser exists in this location and will be replaced with a new one, and two additional units will be added along the side of the house further towards the rear. The condensers will be placed on pads and will be no higher than the basement level of the house.

FINDINGS

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.60 – Side Yard Requirements

Setback	Allowed	Existing	Proposed	Finding
Side Yard (Accessory Structure)	6 feet	~3 feet	~3 feet	Special Permit*

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

PLANNING BOARD COMMENTS

The Planning Board is not opposed to this proposed location for additional A/C condenser units. The applicant already has one unit located in the same area and believes that this is the safest and most obscure location for additional units. The adjacent property owner also has condenser units located on his side of the property line in the same area. The Planning Board would like to see additional screening installed in this area to minimize visual and noise impacts.

Therefore, the Planning Board recommends approval of the site plan dated 9/26/2017 by Bruce Bradford and elevation dated 11/7/2017 by Horst Buchanan Architects, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan and elevation, 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 landscaping plan 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 floor plans and building 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



KERNER RESIDENCE

63 PERRY ST. BROOKLINE, MA



2 SOUTH (SIDE) ELEVATION
1/4" = 1'-0"



Horst Buchanan Architects, Inc.
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Jamaica Plain, MA 02130
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CONSULTANT:

REVISIONS:

DATE: 7 NOVEMBER 2017

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

DRAWN BY:

CHECKED BY:

SHEET TITLE: SOUTH ELEVATION

SHEET NUMBER:

A4.2