



# Town of Brookline

## Massachusetts

### PLANNING BOARD

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To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: February 21, 2019 (continued)  
Subject: Demolish an existing structure and construct two attached single family dwellings  
Location: **635 Chestnut Hill Avenue**

Atlas Sheet: 62	Case #: 2018-0077
Block: 269A	Zoning: T-5
Lot: 25	Lot Area (s.f.): 5,377

Board of Appeals Hearing: **March 7, 2019 at 7:00 pm**

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### **BACKGROUND**

In June 2018, the Preservation staff found the single-family house to be historically/architecturally non-significant. No stay of demolition was placed on the property.

### **SITE AND NEIGHBORHOOD**

635 Chestnut Hill Road was a single-family house built in 1862. The lot is a narrow, deep lot located in a row of similar sized properties. To the right of the property is an open space belonging to the rear lot home next door. The neighborhood consists of small homes on small lots and is located close to Heath School and Reservoir Park.

### **APPLICANT'S PROPOSAL**

The applicant, Armia Azadian, proposed to demolish the single-family house on the lot and construct two attached single-family townhouses. The proposed structure will be three stories

and a height of about 33.5 feet above sidewalk grade. The dwellings will be a mirror image of each other with one in the front at the street and one in the rear. Each unit will contain 4 bedrooms and 5 baths. The basement spaces will also be finished to include laundry and family room space. The proposed total finished square footage of the structure is 4,938.

The exterior is proposed to be clad with cement board siding, Azek trim and an architectural asphalt shingle roof.

The applicant also proposes to utilize the existing six foot wide driveway along the left side of the property that will reach the back of the lot where four parking spaces will be created partially from existing spaces as well as new paved area. The property has an 11-foot wide right of way shared with the abutting property that provides wider access.

In response to the Planning Board’s initial feedback, the applicant has clarified the plans. Specifically, the open space calculations have been redone and open space indicated on the site plan, the curb cut has been made clearer and turning radii have been added to show how cars can pull in and out of the rear parking spaces.

**FINDINGS**

**Section 4.07 – Table of Use Regulations Use #5**

A special permit is required for an attached dwelling provided that no row of such units shall consist of more than two units.

**Section 5.13 – Lot Width**

**Section 5.43 – Exceptions to Yard and Setback Regulations**

**Section 5.60 – Side Yard Requirements**

**Section 5.91 – Usable Open Space**

	Required	Existing	Proposed	Finding
<b>Lot Width</b>	45 feet	35 feet	35 feet	Special Permit/Variance
<b>Side Yard Setback (left and right)</b>	10 feet	6 to 6.75 feet	6 to 6.75 feet	Special Permit*
<b>Usable Open Space</b>	30%	47%	30.6%	Complies

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

**STAFF ANALYSIS**

The staff is not opposed to this proposal. The applicant has designed the two-story house to maintain much of the same footprint of the former single-family house. The lot is very deep and narrow and therefore it makes sense for the proposed structure to utilize more of the depth of the lot. The new townhouses will be within the allowed FAR for this two-family district. The four parking spaces fit well within the rear of the property. Although the existing driveway is very narrow (6 feet), the condition has previously existed on the site and conditions will remain largely the same. The amount of traffic on the site is not expected to increase heavily from the addition of one unit.

**PLANNING BOARD COMMENTS**

After numerous appearances before the Board, the members felt comfortable approving this project. The Board had asked the applicants to shrink the building, improve the parking area and ensure that the proposal met the open space requirements. After making these revisions, the Board recommended approval of the project noting that the main reason it is willing to grant the setback relief is due to the unusually narrow and deep lot that is pre-existing non-conforming with regards to lot width.

**Therefore, the Planning Board recommends approval of the site plan dated 2/7/2019 by Robert Staples and the floor plans and elevations dated 2/4/2019 by Nordesign & Build, 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 showing a compliant front yard setback with all materials noted, 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*

