



# *Town of Brookline*

## *Massachusetts*

### **PLANNING BOARD**

Town Hall, 3<sup>rd</sup> Floor  
333 Washington Street  
Brookline, MA 02445-6899  
(617) 730-2130 Fax (617) 730-2442

Steve Heikin, Chairman  
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Mathew Oudens  
Mark J. Zarrillo

To: Brookline Board of Appeals  
From: Brookline Planning staff  
Date: February 21, 2019  
Subject: Widen existing driveway  
Location: **51 Salisbury Road**

Atlas Sheet: 22A  
Block: 100  
Lot: 10

Case #: 2019-0005  
Zoning: S-7  
Lot Area (s.f.): 8,400

Board of Appeals Hearing: **March 14<sup>th</sup>, 2019 at 7:00 pm**

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### **SITE AND NEIGHBORHOOD**

51 Salisbury Road is a single-family house built in 1905. The property is located near the intersection of Salisbury and Williston Road. The immediate neighborhood consists of single-family homes and also multi-family homes located along Beacon Street and commercial buildings in nearby Washington Square.

### **APPLICANT'S PROPOSAL**

The applicant, Jeffrey Considine, proposes to widen the existing driveway. The driveway currently provides access to a rear detached garage. The applicant is doing a renovation of the home that includes a new rear addition and a new garage. These aspects of the project do not require zoning relief. Only the new portion of the driveway that will access the new garage requires relief. The driveway will be widened and is proposed to take up the full width between the house and the property line.

### **FINDINGS**

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

**Section 6.04.5.c.2 – Design of All Off-Street Parking Facilities**

	Required	Existing	Proposed	Finding
Side Yard (Driveway)	5 feet	~ 5 feet	.4 to 1.2 feet	Special Permit*

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

**STAFF ANALYSIS**

The staff recognizes that this proposed driveway widening is a part of a larger renovation project that will add a new attached garage and improve this property overall. The staff does find that the proposed driveway setback of nearly zero will be very minimal and reduce existing green space that currently separates this home from the neighboring property. The applicant has provided a landscaping plan that shows where plantings will be replaced on the property. There is also a street tree located on the sidewalk very close to the proposed driveway edge. The Board should weigh in on whether the reduced setback is appropriate.

**PLANNING BOARD COMMENTS**

The Planning Board did not support this applicant’s proposal to widen their driveway. The Board found it unnecessary and believed that there were other options to achieve the turning area needed to access the new garage without reducing all of the landscaped green space near the property line. The Board agreed to approve the proposal only on the condition that the applicant put back in the green buffer and only widen the driveway past the point of the garage.

**Therefore, the Planning Board recommends approval of the site plan prepared by Peter Nolan, dated 5/18/2018, subject to the following conditions:**

- 1) Prior to the issuance of a building permit, the applicant shall submit a revised site plan showing the maintained landscape buffer up to 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 landscaping plan subject to the review and approval of the Assistant Director of Regulatory Planning.
- 3) Prior to 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: a) a final site plan, stamped and signed by a registered engineer or land surveyor; and b) evidence the decision has been recorded at the Registry of Deeds.

*knm*

