



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: May 9th, 2019
Subject: Add garage doors to storage unit
Location: **61 Baker Circle**

Atlas Sheet: 103
Block: 365
Lot: 15

Case #: 2019-0019
Zoning: S-7
Lot Area (s.f.): 18,835

Board of Appeals Hearing: **May 16, 2019 at 7:00 pm**

SITE AND NEIGHBORHOOD

61 Baker Circle is a one-story single-family home located at the end of a cul-de-sac. The house has a front-facing two-car garage. To the right was a previously undeveloped lot that received ZBA approval for a new home in 2016. At the rear of the lot is an outcropping of puddingstone rock. The property abuts Walnut Hills Cemetery at the rear. The neighborhood consists of single-family homes on small lots.

APPLICANT'S PROPOSAL

The applicant, Richard Murphy, is proposing to change the type of doors installed on a storage shed on his property. The shed, which already has an issued building permit, is to be located to the right of the double-car garage. The shed was permitted with French doors opening at the front. The applicant is seeking zoning relief to replace the French doors with a pull-down garage door. Because the total expanse of the garage doors plus the shed door would be more than 24 feet, a special permit would be required. The total width of the garage door openings would be

28 feet and the width of the entire façade is 72 feet.

FINDINGS

Section 6.04.14 – Design of All Off-Street Parking Facilities

	Required	Proposed	Finding
Garage Width (as a % of Building width)	< 24 feet	28 feet	Special Permit*

** Under Section 6.04.14.c, the ZBA may waive the requirements of Section 6.04.14 if they find that a garage facing a side or rear yard are not feasible or would result in less open space.*

PLANNING STAFF ANALYSIS

The Planning staff is hesitant to support the addition of a pull-down garage door as the façade of this storage shed. The staff finds the location of the shed to be awkward and is not sure that swapping French doors for a garage door would be an improvement. Visually, this would create the appearance of a three-car garage across the front of this already long ranch-style home. The staff recognizes that the house is located at such an angle where the impact may be minimal. The staff would like the Board to weigh in on aesthetic options for this storage shed.

PLANNING BOARD COMMENTS

The Board did not support the installation of a pull down garage door for this storage shed and felt that would create too long of an expanse of garage doors across to front façade and defeat the intent of Section 6.04.14 of the By-law. The Board agreed to support the project if two pull-out doors are installed and set back further from the front edge of the existing garage. The conditions were amended to reflect the Board’s concerns.

Therefore, the Planning Board recommends approval of the site plan by Antoni Szerszunowicz dated 9/16/2015 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 the storage shed set back 2 feet from the front façade of the main house with a 6-foot wide door opening, subject to the review and approval of the Assistant Director of Regulatory Planning.
2. The storage shed shall remain as such and not be converted to a garage for vehicular use without the approval of the Board of Appeals.
3. Prior to the issuance of a building permit, the applicant shall rectify the issue of their driveway apron encroachment onto the neighboring property at 55 Baker Circle.

4. 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 and 2) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

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