



Town of Brookline

Massachusetts

PLANNING BOARD

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

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To: Brookline Planning Board
From: Brookline Planning staff
Date: May 9th, 2019
Subject: Construct two new attached single-family dwellings
Location: **33 Glenland Road**

Atlas Sheet: 122A
Block: 424
Lot: 28

Case #: 2019-0018
Zoning: T-5
Lot Area (s.f.): 10,685

Board of Appeals Hearing: **June 6, 2019 at 7:00 pm**

BACKGROUND

November 2017 – The applicant applied to demolish the existing home. The Preservation Commission upheld the initial determination of significance and placed a 12 month stay of demolition on the property. The stay expired in November 2018.

SITE AND NEIGHBORHOOD

33 Glenland Road was previously a two and a half-story single-family house. The property is located at the end of Glenland Road, a 30 foot wide public way, located off of Heath Street and close to Hammond Pond Parkway. The property is located partially in Brookline and partially in Newton, as is the dwelling itself. At the rear of the lot is a parking lot serving a townhouse development in Newton. The neighborhood consists of single-family and two-family homes on small lots and is located close to Holyhood Cemetery and the Chestnut Hill business area along Route 9.

APPLICANT’S PROPOSAL

The applicant, Michael Schneider, proposes to demolish the existing home and construct two attached single-family dwellings. Each unit will contain a finished basement, first floor with living space and second floor with four bedrooms. Unit 2 will have an additional bedroom on the third floor. Each unit will have a front-facing two-car garage and separate driveway.

Because this property is located partially in Brookline and partially in Newton, there are different dimensional requirements for the two portions of the lot. The proposal meets the setback and FAR requirements for each as shown on Sheet L-1.1. The total square footage of the structure will be 7,374 square feet but only 3,831 square feet are located within Brookline.

FINDINGS

Section 3.02.5 – Boundaries of the District

When a lot in one ownership is situation in part in the Town of Brookline and it part in an adjacent city or town, the regulations of restrictions of this By-law shall be applied to that portion of such lot as lies in the Town of Brookline in the same manner as if the entire lot were situated therein.

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 5.14 – Lot Frontage

The Board of Appeals may grant a special permit for use of a lot which has the required frontage upon a street not less than 30 feet in width provided such street had been opened or dedicated to public use prior to 1922.

Section 6.04.14 – Design of All Off-Street Parking Facilities

	Required	Proposed	Finding
Garage Width (as a % of Building width)	< 40%	~ 50%	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 generally supportive of this proposal. However, it does have reservations regarding the two front-facing garages. The Board has consistently not favored front facing garages that take up more than 40% of the width of the façade, particularly when there are two units and a total of four garage spaces. The staff does believe that this home is better designed than many other similar attached single-family dwellings the Board has recently reviewed and

that the overall design is aesthetically pleasing. The staff would like the Board to weigh in on how it feels about this design versus one that has side or rear-facing garages. The staff is pleased to see that the structure meets setback and FAR requirements and acknowledges that this is a unique lot due to its jurisdiction in two municipalities. The staff would also like to see letters of support from the immediate abutters due to the density of the neighborhood and tight lot sizes.

Therefore, the Planning Board recommends approval of the site plan by Peter J. Nolan dated 2/22/2019 and the floor plans and elevations dated 1/15/2019 by McKay Architects, 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 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 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.

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