



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: October 24, 2013
Subject: Construct two attached single-family dwellings
Location: **46 Cameron Street**

Atlas Sheet:	37A	Case #:	2013-0052
Block:	189	Zoning:	M-1.0 (CAM)
Lot:	05	Lot Area (s.f.):	±2,732

Board of Appeals Hearing: **November 7, 2013, at 7:00 p.m.**

BACKGROUND

August 15, 2013—The applicant presented the initial plans for 46 Cameron Street for two attached single-families to the Planning Board. The Board said they were not supportive of two units on the property, and that the development seemed to crowd the site. The applicant indicated he would work to revise the plans in response to the Board's comments, and the case was continued.

SITE AND NEIGHBORHOOD

46 Cameron Street is located in a relatively dense residential neighborhood next to the MBTA's "D" line railroad tracks, near Boylston Street and the Boylston Street Playground. On the property now is a garage-type building in a dilapidated state. Immediately abutting the property is a two-family dwelling to the east and a multi-family dwelling to the west. Across the street is a parking lot with several spaces for renters.

The applicant has been working to improve the appearance of the lot, installing a screening board fence with arborvitae and stone in front.

APPLICANT'S PROPOSAL

The applicant, Bill Ferraro, would like to construct two attached single-family dwellings with

four tandem parking spaces on the site, two within a garage. The new four-story dwelling would meet high energy efficiency standards that, should the future owners decide to purchase solar panels, could bring the building close to zero net energy use.

The two dwellings would be approximately 1,695.5 s.f. and 1,721.5 s.f. (revised down from 1,958.5 s.f.), and each will have two bedrooms and a study. The upper level would provide for a penthouse and potting shed for each unit, along with deck space and a partial green roof. The building's exterior materials have not been finalized, but the building has been designed to have very thick walls to allow for substantial insulation, window canopies on the south elevation to limit solar glare, and external sprinklers and fire-resistant siding for fire protection.

FINDINGS

Section 5.10 – Minimum Lot Size

Section 5.20 – Floor Area Ratio: The applicant has revised the plans and reduced the gross floor area by a total of 500 s.f., bringing the project into compliance with the maximum FAR.

Floor Area	Allowed	Proposed	Finding
Floor Area Ratio (% of allowed)	1.3 (100%)	1.25 (96%)	Complies
Floor Area (s.f.)	3,607.5	3,417	

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.60 – Side Yard Setback

Section 5.70 – Rear Yard Setback

Section 5.71 – Projections into the Rear Yard

Section 5.90 – Minimum Landscaped Open Space: Since the applicant is proposing to have 50% of the usable open space on an upper level, he is required to provide additional landscaped space on the ground level.

Section 5.91 – Minimum Usable Open Space

Dimensional Requirements	Required	Proposed	Relief
Minimum Lot Size	4,500 s.f. (2,250 s.f. for each attached single-family)	2,775 s.f.	Variance
Side Yard Setback	10'	<i>Ground floor: 1.5' & 4.8'</i> <i>2nd & 3rd floors: 0' & 2.8'</i>	Special Permit*
Rear Yard Setback	30'	<i>Balconies: 1/2"</i> <i>Rear stairs: 1.75'</i> <i>Rear wall: 3.46'</i>	Special Permit*
Minimum Usable Open Space	783 s.f. (20% of g.f.a.)	784 s.f., 392 s.f. (50%) on ground level	Complies

Landscaped Open Space	342 s.f. (10% of g.f.a.) 854 s.f. (25% additional for upper level open space) Total: 1,196 s.f.	661 s.f.	Variance
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* Under **Section 5.43**, the Board of Appeals may waive yard and setback requirements if a counterbalancing amenity is provided. The building's high energy efficiency rating (HERS 38) is being proposed as a counterbalancing amenity.

Section 6.02, Paragraph 1, Table of Off-Street Parking Space Requirements

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

Parking Requirements	Required	Proposed	Relief
Parking Spaces	5	4	Variance
Parking/Driveway Side Yard Setback	5'	2'3"	Special Permit*

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

PLANNING BOARD COMMENTS

The Planning Board is supportive of this proposal to construct two attached single-family dwellings on an undersized lot. The Board appreciates some of the changes the applicant made to the proposal, and feels that the slightly revised design is an improvement over the initially submitted plans. The neighborhood has indicated substantial support for the applicant and the construction of a new building. The applicant needs to work on refining the design details for the exterior of the building, but this could be done prior to issuance of a building permit.

Therefore, should the Board of Appeals determine that the proposal meets the statutory requirements for a variance and that relief should be granted, the Planning Board recommends approval of the plans by Anderson Porter Design, dated 10/10/13, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final floor plans and elevations, indicating all exterior materials, 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 site and landscape plan, indicating all planting types, hardscape area materials, and parking areas subject to the review and approval of the Assistant Director of Regulatory Planning. The site plan should indicate the restoration of the sidewalk and two separate curb cuts rather than one large curb cut stretching the width of the property.
3. Cars shall never be parked in the driveway in a manner that overhangs or interferes with the sidewalk.
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; 2) final 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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