Town of Brookline
Massachusetts

PLANNING BOARD

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

Mark J. Zarrillo, Chairman
Linda K. Hamlin, Clerk
Robert Cook
Steven Heikin
Steven Kanes
Sergio Modigliani
Jonathan Simpson

To:	Brookline Board of Appeals
From:	Brookline Planning Board
Date:	January 3, 2013
Subject:	Construct a circular driveway to serve a new single-family dwelling
Location:	324 Heath Street

Atlas Sheet:	129	Case #:	2012-0070
Block:	440	Zoning:	S-40
Lot:	5	Lot Area (s.f.):	±40,255

Board of Appeals Hearing: January 24, 2012, at 7:15 p.m.

BACKGROUND
June 21, 2012 – The Planning Board endorsed an ANR plan creating a new lot separate from Pine Manor College.

October 23, 2012 – A building permit was issued to construct a new single-family home with a three-car garage and single driveway.

SITE AND NEIGHBORHOOD
324 Heath Street is a newly-created lot next to Pine Manor College on a slight curve of Heath Street. Except for the college, the neighborhood is residential, with large single-family dwellings on surrounding properties. The lot slopes down gradually away from Heath Street and has some large trees.

APPLICANT'S PROPOSAL
The applicant, Edward Doherty, wishes to construct a second driveway to go in front of the new dwelling and connect to the main driveway and turn around area that has already been issued a building permit (as part of construction for the dwelling). A new 15-foot-wide curb cut directly in front of the home would provide the secondary access, and the driveway would curve immediately to the left to connect to the other vehicular access and turn around area. The driveway would be 14 feet wide and approximately 9.8 feet from the front lot line.

FINDINGS
Section 5.43 – Exceptions to Yard and Setback Regulations
Section 5.50 – Front Yard Requirements
Section 6.04.5.c.1 – Design of All Off-Street Parking Facilities: The surfaced area of a parking lot and all entrance/exit drives shall be set back from the front lot line the distance specified for building front yard setback.

Dimensional Requirements	Required	Existing	Proposed	Relief
Front Yard Setback -- Driveway	30 feet	n/a	9.86 feet	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 does not oppose the proposed circular driveway, although a larger setback would have been preferable. Due to the location of the house and the narrowness of the lot, this was not possible. The driveway surface will be constructed with granite and concrete unit paving, which is more attractive than plain bituminous concrete, and new landscaping will screen it from Heath Street.

Therefore, the Planning Board recommends approval of the proposed site plan by D & A Survey Associates dated 9/5/12, and the proposed landscape plans by Blair Hines Design Associates dated 10/31/12 subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, indicating all dimensions, vehicular areas and materials, and pavers used for the circular driveway, 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 landscape plan, indicating all counterbalancing amenities, subject to the review and approval of the Assistant Director of Regulatory Planning.

3. No permanent parking be allowed within the front yard setback.

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.

Lkch/pss

Views of the front façade of 324 Heath Street (above, under construction) and the proposed location of the front circular driveway.