



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: April 4, 2013
Subject: Construct three new roof decks with three separate head houses on three attached dwellings
Location: 15-17 St. Mary's Court

Atlas Sheet:	1	Case #:	2013-0015
Block:	001	Zoning:	M-1.5
Lot:	26-00	Lot Area (s.f.):	±2.823

Board of Appeals Hearing: ~~April 4, 2013, at 7:15 p.m.~~ April 11, 2013, at 7:30 p.m.

BACKGROUND

March 8, 1950 – The Board of Appeals granted the necessary relief to convert the first floor into professional office space, with two residential units on the second floor.

December 29, 2011 – The Building Department issued a building permit to renovate the building into three townhouse-style dwelling units.

March 21, 2013 – The Planning Board reviewed the plans for three new roof decks and head houses, and requested the head houses be redesigned to have less bulk and less of an impact on the building's front façade.

SITE AND NEIGHBORHOOD

15-17 Beacon Street is a two-story brick building that is currently being renovated into three townhouse units. Currently, the building has a professional office on the first floor and two residential units on the second floor. The building was originally built in 1896, soon after the construction of the neighboring buildings at 21-29 St. Mary's Court in 1894. All of the buildings were originally built as stables with apartments above for hired help, and initially were highly visible from Beacon Street, although they are no longer so. Surrounding properties include the commercial strip along Beacon Street and a large single-family home to the rear.

APPLICANT'S PROPOSAL

The applicant, 15-17 St. Mary's Court, LLC, wishes to construct three new roof decks with head houses on the roof of the newly renovated three-family dwelling. Two of the head houses would be located next to each other toward the rear and center of the building's roof, while a third would be located closer to the front façade. The head houses would provide individual stair access to the roof decks from each unit.

In response to comments from the Planning Board, the applicant has revised the roof deck plan to shorten the length of the two center head houses, and to pull the front head house further back from the front façade. The front head house will now project slightly in front of the railing for the deck, which is set back 5' 1" from the façade, but it would no longer be flush with the front façade. At this time, the exterior cladding for the head houses has not yet been determined. A new metal railing, painted black, would run along the perimeter of the decks, and planters, 20" high, would provide some separation between them.

FINDINGS

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.50 – Front Yard Requirements

Section 5.60 – Side Yard Requirements

Section 5.70 – Rear Yard Requirements

Dimensional Requirements	Required	Proposed	Relief
Front Yard Setback – Deck	15 feet	Between 2.5' and 6.3' (exact dimension unknown)	Special Permit/Variance*
Side Yard Setback – Deck	15.6 feet	1 foot	Special Permit/Variance*
Rear Yard Setback – Deck	30 feet	9.5 feet	Special Permit/Variance*

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

Section 8.02.2 – Alteration or Extension

A special permit is required to alter a pre-existing non-conforming structure or use.

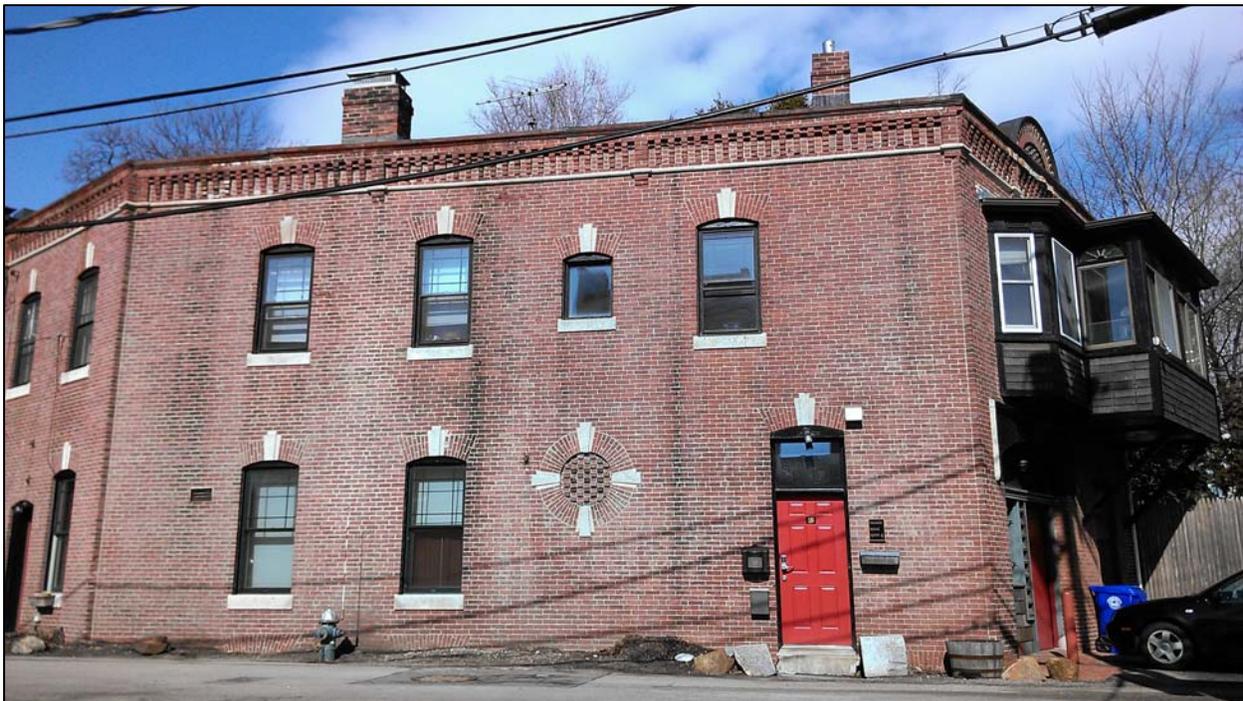
PLANNING BOARD COMMENTS

The Planning Board is supportive of the proposal to construct roof decks on the building, and is appreciative of the changes made to limit the visual impacts from the head houses. The roof decks will add outdoor space for a building that does not have much landscaping, and the revised plans will have much less of an impact on the front façade. Several of the neighboring buildings, all built around the same time, have roof decks, but none of them are visible from the street. A new site plan needs to be submitted to indicate the revised setbacks for the deck and head houses.

Therefore, the Planning Board recommends approval of the roof plan and elevations prepared by Timothy Burke Architecture, dated 3/25/2013, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a revised site plan indicating all setback dimensions for the proposed roof decks and head houses.
2. Prior to the issuance of a building permit, the applicant shall submit final roof plans and elevations, indicating all materials and dimensions, subject to the review and approval of the Assistant Director of Regulatory Planning.
3. 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.
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.

lkch



Front façade of 15-17 St. Mary's Court



Above: Front façade of 15-17 St. Mary's Ct. and neighboring building at 19-21 St. Mary's Ct.



Left: East side façade of 15-17 St. Mary's Ct.