



# Town of Brookline

## Massachusetts

### PLANNING BOARD

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To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: March 7, 2013  
Subject: Legalize the construction of a trellis in the front yard  
Location: **24 Williams Street**

Atlas Sheet:	16	Case #:	2013-0003
Block:	081	Zoning:	F-1.0
Lot:	08	Lot Area (s.f.):	6,117

Board of Appeals Hearing: March 28, 2013 at 7:00 pm

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### SITE AND NEIGHBORHOOD

Williams Street is a corner lot located north of Coolidge Corner, to the west of Harvard Street. The neighborhood is comprised of primarily multi-family dwellings, including two large apartment buildings. 24 Williams Street is a single family dwelling, built in 1900, on the corner of Williams Street and Centre Street.

### APPLICANT'S PROPOSAL

The applicant, Carey Goldberg, is proposing to legalize a 12'x12'x8.67' trellis constructed within the front yard setback of her property along Centre Street. The trellis is painted white and has an open lattice roof with open lattice sides and an area for seating. Flowering vines will be planted on the trellis.

### FINDINGS

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.53 – Accessory Buildings in Front Yards

Section 5.50 – Front Yard Requirements

Section 5.54.2 – Exceptions to Existing Alignment

<b>Dimensional Requirements</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Relief</b>
<b>Front Yard Setback (Centre Street)</b>	15'	26.75'	6.17'	Special Permit*
<b>Front Yard Setback (Williams Street)</b>	15'	19.5'	19.5'	Complies

\* 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 supports the requested relief to allow the applicant to retain the existing trellis in its current location. The property is a corner lot, and thus has two front yards and there is not enough space for the trellis in the side yard. The Board feels that the trellis is attractive and does not negatively affect the neighborhood. The applicant plans to further enhance the look of the trellis, and the yard in general, with flowering vines and various plantings, and this can serve as the required counterbalancing amenity. Three letters of support from neighbors have been submitted favoring allowing the applicant to retain the trellis.

**Therefore, the Planning Board recommends approval of the plans by Michael Grogan Architect, dated 12/12/12, subject to the following conditions:**

1. Prior to the issuance of a building permit, the applicant shall submit final landscaping plans 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) final plans 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.

*Pss/tcr*



View of trellis from Centre Street



View of trellis from Williams Street