



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: September 4, 2014
Subject: Construct covered front entry requiring front yard setback relief
Location: 218-220 Freeman Street

Atlas Sheet:	7	Case #:	2014-0052
Block:	035	Zoning:	F-1.0
Lot:	14	Lot Area (s.f.):	6,727

Board of Appeals Hearing: September 18, 2014 at 7:30 p.m.

SITE AND NEIGHBORHOOD

218-220 Freeman Street is a two-family Colonial Revival style dwelling that was built in 1886 by Bernard Harvey, the original owner. The dwelling has two front entrances to access each of the units that are divided by a party wall. The property is located across the street from St. Aidan's Church. The neighborhood is comprised of single to multi-family dwellings that vary in size.

APPLICANT'S PROPOSAL

The applicant, Brenda Collins, is proposing to construct a new covered front entrance to access the two units. The current stair and landing are located on the front property line. The new covered entrance will be located on the front property line and will be slightly wider to allow for more maneuvering space. The porch will continue to have a 0' front yard setback.

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.50 – Front Yard Requirements

Dimensional Requirements	Allowed	Existing	Proposed	Relief
Front Yard Setback	15'	0'	0'	Special Permit*

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

Section 8.02.2 – Extension or Alteration

A special permit is required to alter this non-conforming use and structure.

PLANNING BOARD COMMENTS

The Planning Board is supportive of the plans to replace the existing front landing and create an attractive covered entrance for the attached dwellings. The Board believes that this proposal will have a positive impact on the streetscape. The Board recommends that the applicant install landscaping as a counterbalancing amenity.

Therefore the Planning Board recommends approval of the plans by Colin Smith Architecture, Inc., dated 7/3/14, and the site plan by D. O'Brien Land Surveying, dated 7/8/14, subject to the following conditions:

1. Prior to the issuance of a building permit, final plans shall be submitted subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Prior to the issuance of a building permit, a final site plan showing the footprint of the covered porch, and landscaping plan, indicating all counterbalancing amenities, shall be submitted 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 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 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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