



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals

From: Brookline Planning Board

Date: April 17, 2014

Subject: Subdivide lot and construct two attached single-family dwellings on new lot and a common driveway to be shared by the existing dwelling with three units and new attached single families, requiring a special permit for the common driveway and attached family use

Location: **239 Walnut Street**

Atlas Sheet:	74	Case #:	2014-0016
Block:	318	Zoning:	T-5
Lot:	68-69	Lot Area (s.f.):	±33,000

Board of Appeals Hearing: **May 1, 2014, at 7:00 p.m.**

BACKGROUND

January 2, 1958, Case #855 – The Board of Appeals granted approval to convert the dwelling to a two-family.

November 18, 1976, Case #3010 – The Board of Appeals granted approval to convert the existing carriage house into a single-family dwelling.

February 11, 2014 – The Preservation Commission met with the applicant to discuss their proposal to divide the lot and create two new structures. After working with Preservation staff and the Preservation Commission the applicant altered their original plans to two single-family attached dwellings to help preserve open space and to protect existing trees on the property.

SITE AND NEIGHBORHOOD

239 Walnut Street is a two-family dwelling that was constructed in 1840 by Henry Carr and has undergone various renovations and changes since that time. The dwelling was originally a Federal to Greek Revival style dwelling, but has been altered through the years. In 1907 a carriage house was constructed by B.W. Neal in the rear of the property, and was eventually

converted to a single-family dwelling in 1976. The property is located in the Pill Hill Local Historic District. The neighborhood is comprised of a combination of single, two, and multi-family dwellings. There is a large side yard which is the subject of the subdivision.

APPLICANT'S PROPOSAL

The applicant, Sixth Run LLC, is proposing to subdivide the existing lot of 33,000 square feet into two new lots; Lot A1 and Lot A2 which will be 17,121 and 17,839 square feet respectively. Upon subdivision the applicant is proposing to construct two attached single-family dwellings with a common driveway that serves the dwellings on Lot A1 and the two new dwellings on lot A2. The driveway will utilize the existing driveway and then expand to the rear of Lot A2 and will access the two-car garages in the rear for the proposed attached dwellings.

FINDINGS

Section 4.07 – Table of Use Regulations Use #5

Attached single-family dwellings in a T-5 district require a special permit.

Section 6.04.5.e – Design of All Off-Street Parking Facilities (Common Driveway)

A special permit is required to establish a common driveway and mutual easement agreements are required prior to the issuance of a Building Permit.

PLANNING BOARD COMMENTS

The Planning Board is supportive of this proposal to subdivide the lot and grant a permit to construct two attached single-family dwellings and establish a common driveway. The applicant has held many neighborhood meetings and worked with a subcommittee of the Preservation Commission to revise the design to one that the Commission can approve. The final design and façade details will be subject to the approval of the full Commission.

Therefore, the Planning Board recommends approval of the proposal and the plans, including the proposed elevations by McKay Architects, dated January 2014, and site plan by VTP Associates, dated 2/19/14, subject to the following conditions:

1. Prior to issuance of a building permit, final elevations shall be submitted to the Preservation Commission and the Assistant Director of Regulatory Planning for review and approval.
2. Prior to issuance of a building permit, the applicant shall record an easement to establish a common driveway under mutual easements, shall be submitted to the Building Commissioner for review and approval.
3. Prior to issuance of a building permit, the applicant shall submit to the Building Commissioner to ensure conformance to the Board of Appeals decision: 1) a final site plan, stamped and signed by a registered land surveyor or engineer; 2) final building elevations, stamped and signed by a registered architect; and 3) evidence the Board of Appeals decision has been recorded at the Registry of Deeds.

tcr



Existing Two-Family Dwelling and Driveway



View of Lot to be divided and developed from the street



View of new lot from the driveway



View from back of the lot towards the street