



# *Town of Brookline*

## *Massachusetts*

### **PLANNING BOARD**

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

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

To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: December 4, 2014  
Subject: Construct an attached two car garage  
Location: **71 Grove Street**

Atlas Sheet: 104	Case #: 2014-0071
Block: 370	Zoning: S-10
Lot: 21	Lot Area (s.f.): 14,802

Board of Appeals Hearing: December 18, 2014 at 7:00 p.m.

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### **SITE AND NEIGHBORHOOD**

71 Grove Street is a single-family house situated on a high rocky bluff above Grove Street, opposite Allandale Road. It has an existing steep driveway. There was previously a garage which was converted to living space. The property is located across from Allandale Farm and Walnut Hills Cemetery. The neighborhood consists primarily of single-family dwellings, although two lots away is a cluster development of attached townhouses, with a gas station next to that.

### **APPLICANT'S PROPOSAL**

The applicant, Gabi Essber, is proposing to construct an attached open concrete garage (27.6' by 23.9') with the possibility of future garage doors and roof deck on top of the garage. The garage opening has been designed to receive doors at a later date. The driveway is being improved as well and will have heating elements under it.

### **FINDINGS**

**Section 5.60 – Side Yard Setback**

**Section 5.70 – Rear Yard Setback**

<b>Dimensional Requirements</b>	<b>Required</b>	<b>Proposed</b>	<b>Relief</b>
<b>Side Yard Setback</b>	10'	14.4'	complies
<b>Rear Yard Setback</b>	30'	8.7'	Special Permit*

\* 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 this proposal. Because of the steep topography, the garage will not be seen from the street and with the existing rear fence and proposed new landscaping, the garage will not be visible from the rear property.

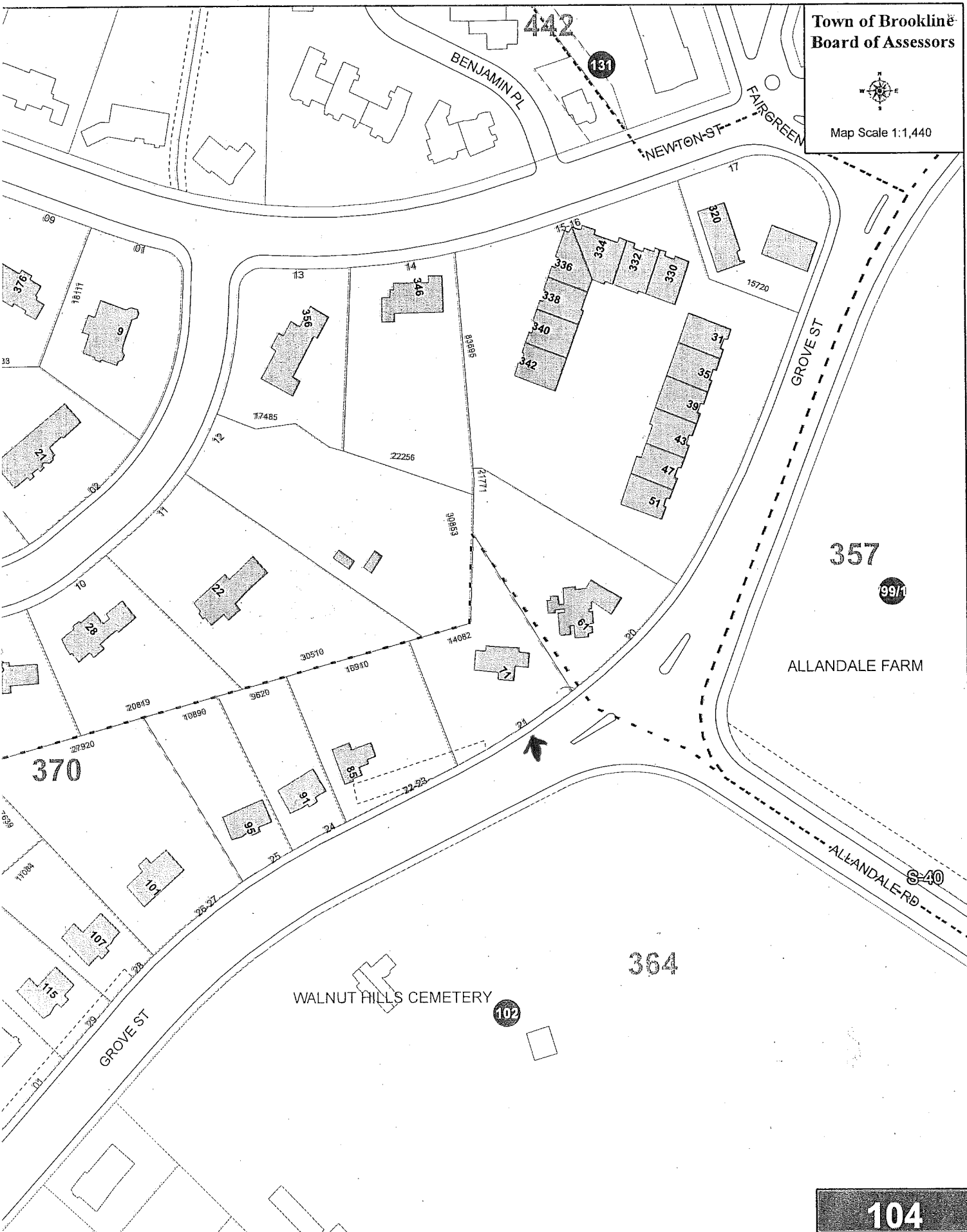
**Therefore, the Planning Board recommends approval of the site plan by David E. Denny dated 6/2/14 and garage plans by Samil LLC, dated 5/10/2014, subject to the following conditions:**

1. Prior to the issuance of a building permit, the applicant shall submit final plans and elevations 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. 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 garage elevation stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

*pss*



Map Scale 1:1,440



**Proposed Garage**  
**1 Story - Conc Block**  
**(580 ± S.F.)**

N/F  
 J.M. & W.J.  
 WISKELL

LOT 4  
 (PLAN 29 OF 1937)  
 N/F  
 ROY J. SOBERMAN  
 & ANNE KIBANSKI

CARPENTER  
 LOT A

1947 COUNTY LAYOUT  
 GROVE STREET

- LEGEND**
- A/C AIR CONDITIONER
  - BIT BITUMINOUS
  - CONC CONCRETE
  - N/F NOW OR FORMERLY
  - PK MASONRY NAIL
  - S.F. SQUARE FEET(SQ.FT.)
  - W/F WOOD FRAME
- X12.34 SPOT ELEVATION

N/F  
 GEORGE H.  
 CHM  
 #85  
 LOT 8  
 (PLAN 132 OF 1939)

N/F  
 KATHLEEN  
 WANN  
 PART OF  
 LOT C  
 (PLAN 637 OF 1939)

TOWN OF BROOKLINE  
 SEWER & SURFACE  
 WATER DRAIN EASEMENT  
 (PLAN 621 OF 1989)

(PLAN 521 OF 1932)  
 LOT A & B  
 14,515±S.F.  
 (14,460±S.F. DEED)

#71  
 1 STORY  
 CONC & W/F  
 DWELLING

1926 LAYOUT OF  
 GROVE STREET  
 1947 COUNTY LAYOUT OF  
 GROVE STREET  
 656.44' TO  
 STONE BOUND (HELD)

R=567.50'  
 L=114.12'

GROVE STREET  
 (PUBLIC - 65' WIDE - WAY)

ZONING DISTRICT: S10

LOT COVERAGE:

HOUSE	1264±S.F.
DECKS/FTG	163±S.F.
PATIO(S)	478±S.F.
STEPS/WALLS	276±S.F.
<b>TOTAL:</b>	<b>2181±S.F.</b>

AVG. GRADE:  $(211.25+222.43+218.78+211.87) / 4 = 216.08 + 35.00$

MAX HT: ELEVATION = 251.1±

ASSESSORS PARCEL ID# 370 2100  
**RECORD OWNER(S):**

GABI ESSBER & JOELLE JREIJE ESSBER  
 DEED REFERENCE: BOOK 31464 PAGE 443  
 NORFOLK COUNTY REGISTRY OF DEEDS  
 PLAN RECORDED WITH BOOK 1977 PAGE 47

**NOTE:**

- 1.) ALL OVERHANGS, UTILITIES, TREES, LEDGE (SURFACE BEDROCK) & LANDSCAPING ARE NOT SHOWN.
- 2.) ELEVATION SHOWN REFERS TO CITY BASE.
- 3.) ZONING ANALYSIS BY OTHERS.

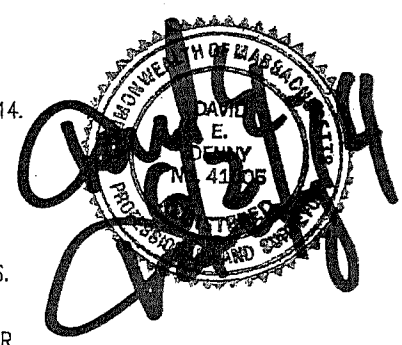
TO GABI ESSBER & TOWN OF BROOKLINE I.S.D.;  
 I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL  
 KNOWLEDGE, INFORMATION AND BELIEF THAT:

THIS PLAN SHOWS THE RESULTS OF AN INSTRUMENT  
 SURVEY OF THE PREMISES BY ME USING A LEICA TS 12  
 TOTAL STATION ON JANUARY 31 & TAPE SURVEY MAY 21, 2014.

THIS LIMITED INSTRUMENT SURVEY OF THE TRACT SHOWS  
 THE RELATIONSHIP OF IMPROVEMENTS TO THE PROPERTY  
 LINES OF RECORD WITH SUFFICIENT ACCURACY FOR THE  
 PURPOSE OF THE PERMITTING.

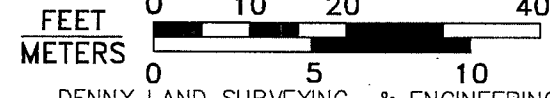
THE ACCURACY IS INSUFFICIENT TO IDENTIFY THE EXTENT  
 OF EXISTING ENCROACHMENTS OR ANY ACQUIRED TITLE RIGHTS.  
 I RECOMMEND A PROPERTY SURVEY BE PERFORMED UNDER  
 THE STANDARDS GOVERNING LAND COURT SURVEYS AND THE  
 PREMISE BE SUBMITTED TO THE COURT FOR CONFIRMATION OR  
 REGISTRATION SHOULD THE NATURE AND EXTENT OF ANY  
 ENCROACHMENTS WISH TO BE KNOWN.

THE PREMISES DOES NOT LIE IN AN AREA OF SPECIAL  
 FLOOD HAZARD AS DEFINED BY THE FLOOD INSURANCE  
 RATE MAP #250 21C 0042E, THE MAP PANEL IS NOT PRINTED.



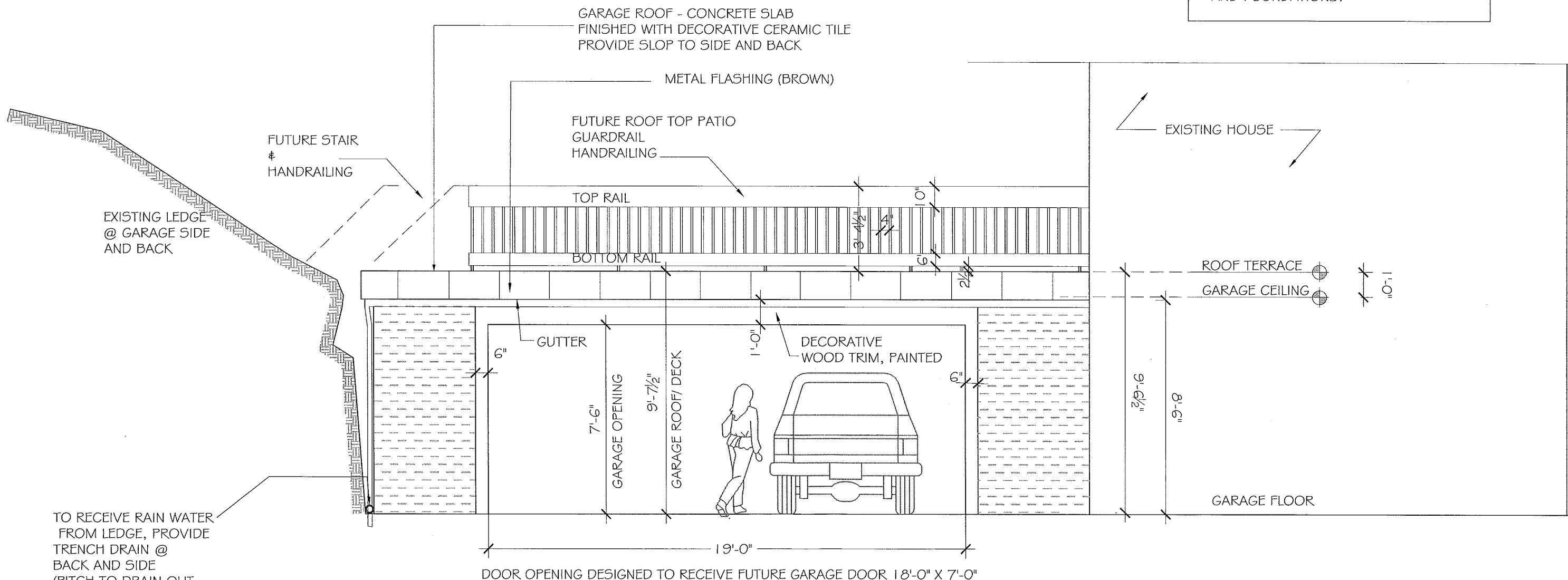
**CERTIFIED PLOT PLAN**  
 OF  
**#71 GROVE STREET**  
 IN  
**BROOKLINE, MASS.**  
 (NORFOLK COUNTY)

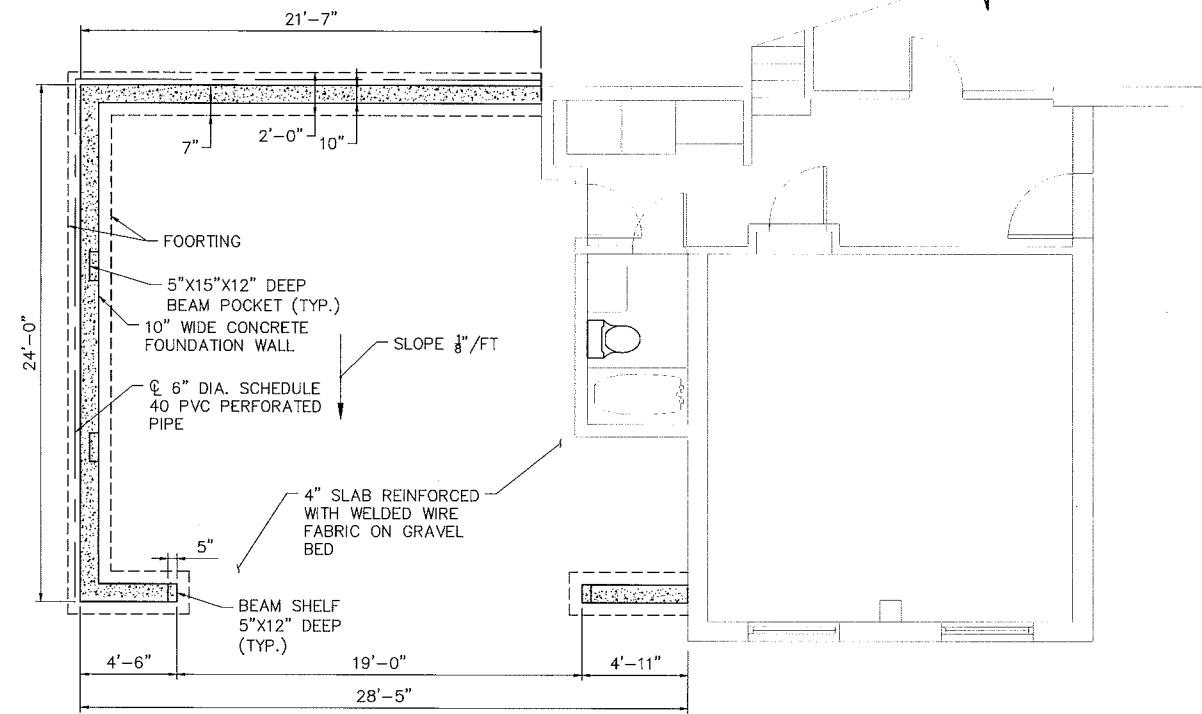
SCALE: 1"=20' MAY 21, 2014  
 PREPARED FOR: GABI ESSBER



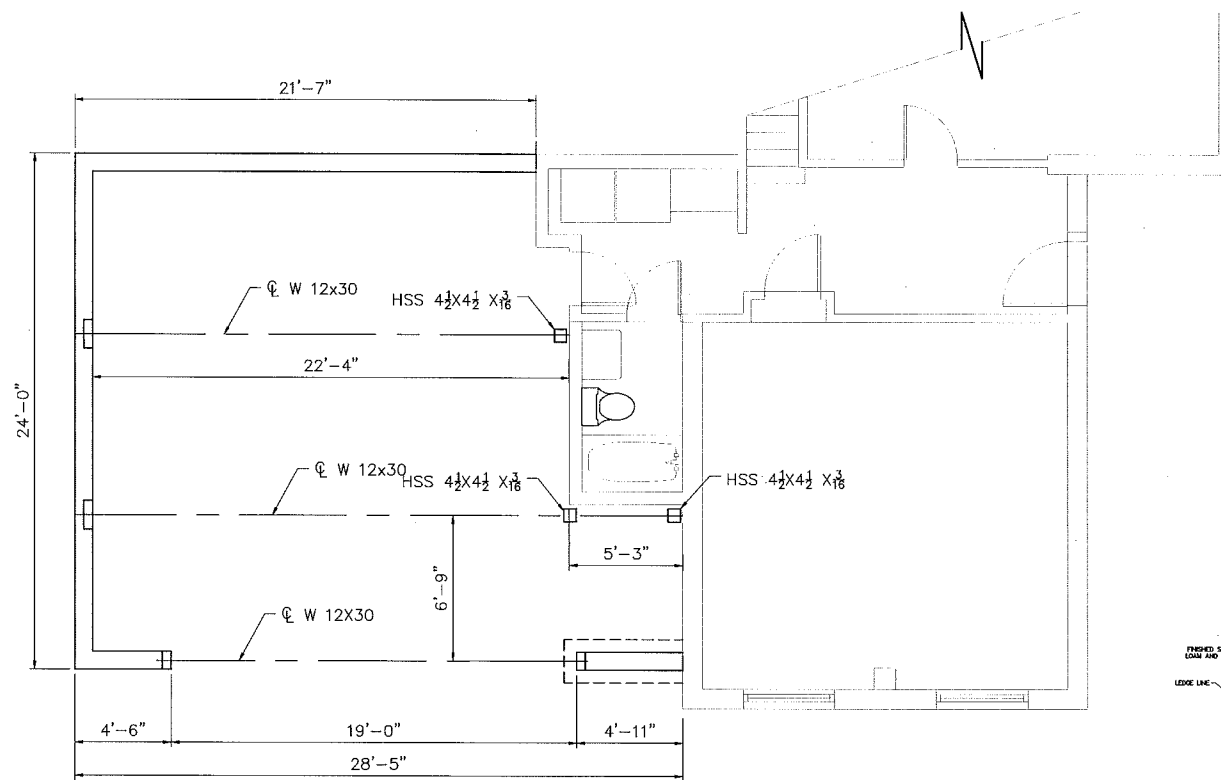
DENNY LAND SURVEYING & ENGINEERING  
 51 PARK DRIVE (617) 437-7993 BOSTON, MASS.

**NOTE:**  
 THIS DRAWING IS TO BE USED FOR DESIGN INTENT UNDERSTANDING ONLY.  
 FOR CONSTRUCTION REFER TO STRUCTURAL ENGINEER'S DRAWINGS & DOCUMENTS CONTAINING SIZING AND STRUCTURAL CALCULATIONS DESCRIBING WALLS, FLOOR, CEILING AND FOUNDATIONS.

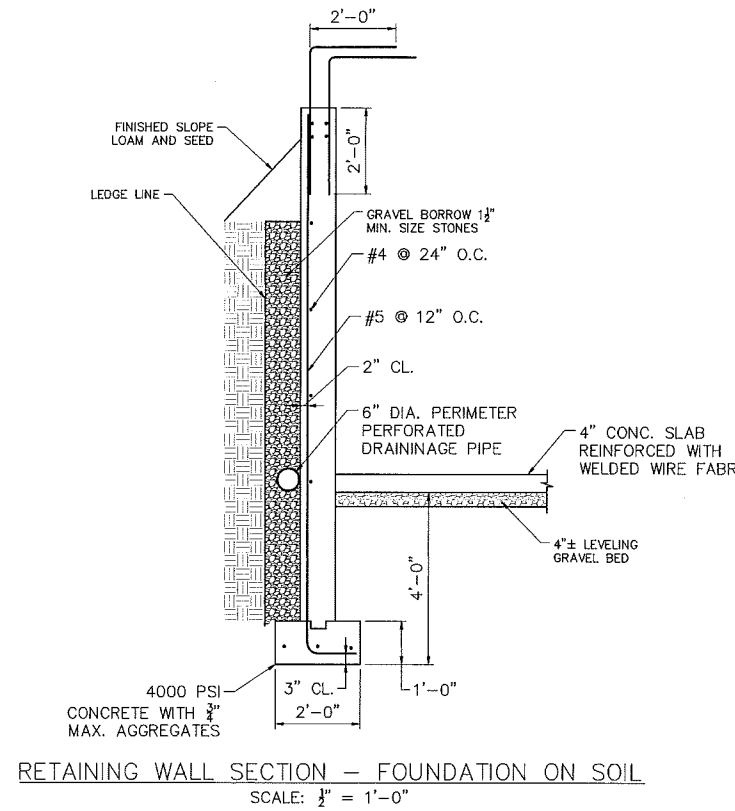




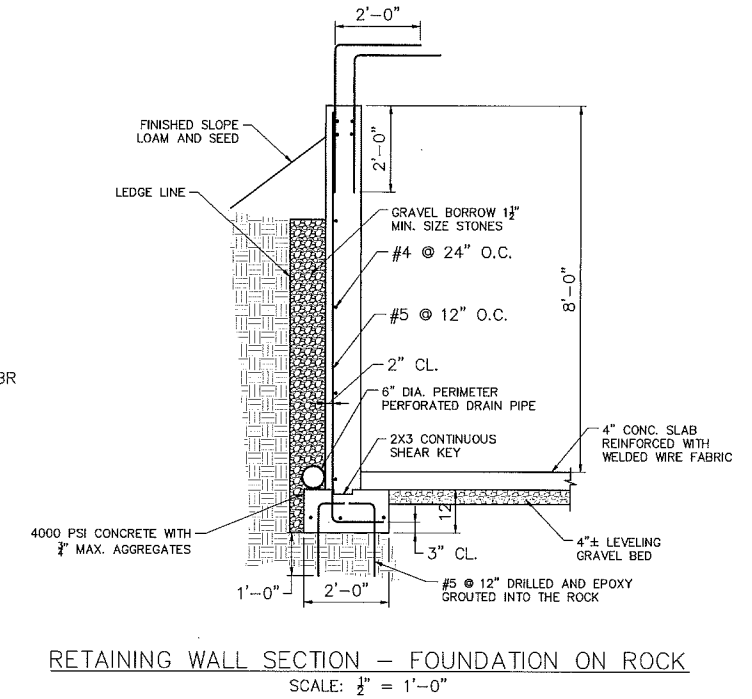
**GARAGE PLAN**  
SCALE: 1/4" = 1'-0"



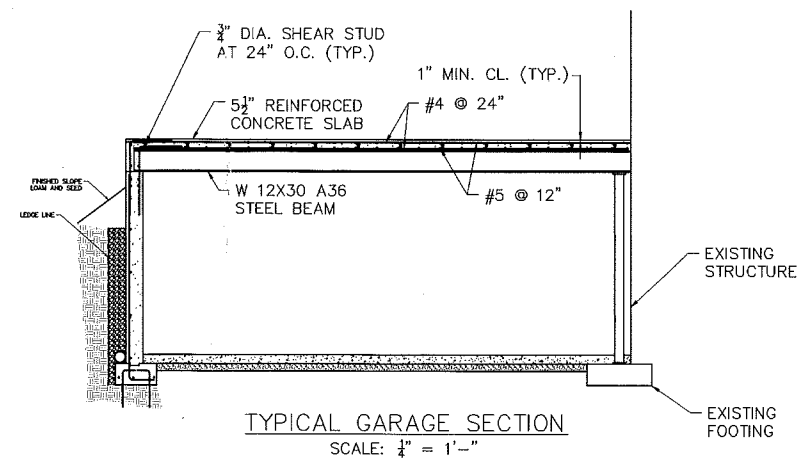
**FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



**RETAINING WALL SECTION - FOUNDATION ON SOIL**  
SCALE: 1/2" = 1'-0"



**RETAINING WALL SECTION - FOUNDATION ON ROCK**  
SCALE: 1/2" = 1'-0"



**TYPICAL GARAGE SECTION**  
SCALE: 1/4" = 1'-0"


DRAWN BY: SK  
CHECKED: SK  
MAY 8, 2014  
SHEET 3 OF 3

**PROJECT OWNER**  
GABI ESSBER  
95 GROOVE STREET  
BROOKLINE, MA 02467

**PROJECT TYPE**  
NEW GARAGE

**PROJECT LOCATION**  
95 GROOVE STREET  
BROOKLINE, MA 02467

**ISSUED FOR CONSTRUCTION**

  
**Design by Sami LLC**  
 Structural / Architectural  
 Design / Residential  
 Commercial  
 New Home Construction  
 Additions  
 20 Old Town Road  
 Waltham, MA 02481  
 Sami E. Kasidy, P.E.  
 617-460-1041 Office  
 617-460-1041 Cell  
 samie@sami.com  
 www.designbysami.com