



TOWN of BROOKLINE

Massachusetts

BUILDING DEPARTMENT

Daniel F. Bennett
Building Commissioner

INTEROFFICE MEMORANDUM

Date: March 9, 2015

To: Alison Steinfeld
Planning Director

From: Daniel F. Bennett
Building Commissioner

Re: 21 Crown
21 Crowninshield Road – Application for Site Approval under M.G.L. 40B

Building Department staff has reviewed the Project Eligibility/Site Approval application to MassHousing dated May 23, 2014 for 21 Crown by 21 Crown LLC of Brookline.

More specifically, staff focused on the Existing Conditions Plan, Existing Condition Summary, Site Plans, Architectural Plans, Architectural Narrative and Zoning Analysis.

The applicant is proposing a 20 unit four story wood framed structure. The proposed structure is 4 stories in height (approx. 50 feet to the ridge) consisting of 18 one bedrooms units and 2 three bedroom units. This site is relatively flat with an 18 space parking area proposed to the south and a 5,671 square foot building footprint to the north. The proposed building location is approximately 10'-6" off Crowninshield Road and 6 feet from the North and West property lines.

The property lies within a Single Family S-7 Residence Zoning District. Pursuant the Zoning By-Law, Table 5.01 Table of Dimensional Requirements, the use classification for an S-7 district "other dwelling structure or principal use", requires a the minimum lot size of 7,000 sq. ft., Floor Area Ratio (FAR) of 0.35, Minimum Lot Width of 65 feet, Maximum Height of 35 feet, Minimum Front Yard of 30 feet, Side of 20 feet, Rear of 40 feet, Landscaped Open Space of 30% and no Minimum Usable Open Space. The two lots combined meet or exceed the Minimum Lot Area, Width and Frontage requirements. With regard to the other dimensional requirements such as setbacks (Front, Side and Rear), FAR, and height the proposal is deficient and does not meet the Brookline Zoning By-Law. The applicant has indicated they comply with the Landscaped Open Space Requirements but has not provided any supporting documentation. In order to make a proper determination for compliance with Open Space Requirements, back up information should be submitted with calculations and any deductions taken should be identified.

The applicant has proposed a parking area on the south side of the property. There is a discrepancy in the application regarding the number of spaces. The plan states 18 but there are only 17 drawn on the site plans. Pursuant to the Zoning By-Law, the construction of a 20 unit building requires 40 spaces per the Table of Off-Street Parking Space Requirements, in either case the applicant is deficient in the number of parking spaces provided. In addition, the parking area does not meet the provisions of the Zoning By-Law pertaining to the Design of All Off-Street Parking Facilities, including but not limited to, setbacks to lot lines, proximity to building having windows of habitable rooms on first floor, grading and material. The applicant has indicated in the Architectural Narrative the “parking plan will be intensely landscaped for aesthetic reasons as well as screening from the neighbors”, however no landscaping plan has been submitted nor has there been any information regarding the lighting of exterior building or parking area to verify compliance with the By-Law.

Lastly, the property is currently zoned single family residential. The proposed use of as a multi-family dwelling would require a waiver from the Zoning By-Laws.