



# *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

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

To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: June 11, 2015  
Subject: Demolish existing garage and replace with larger garage  
Location: **22 Irving Street**

Atlas Sheet:	72	Case #:	2015-0021
Block:	313	Zoning:	S-7
Lot:	03	Lot Area (s.f.):	16,868

Board of Appeals Hearing: May 14, 2015 at 7:00 pm – Continued June 18, 2015 at 7:15 pm

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### **BACKGROUND**

The applicant has submitted an application to the Preservation Commission (PC) for permission to demolish the garage. Because the property is in a local historic district, the PC has the jurisdiction to deny demolition, as opposed to delaying demolition. If the applicant is given permission to demolish the garage by the Preservation Commission and a special permit to waive the side yard setback requirement from the Board of Appeals, the PC must still approve whether or not a new garage may be built, and if yes, approve the exterior design of the garage.

**June 9, 2015** – The Preservation Commission found the garage to be historically significant and subsequently denied the applicant's request to demolish the detached garage at 22 Irving Street.

### **SITE AND NEIGHBORHOOD**

22 Irving Street is a large Shingle Style single-family dwelling built in 1883 and designed by Peabody and Stearns architects. The lot runs through to Upland Road, from which you can see the small two car garage to the rear and side of the house. The lot is more than double the

required minimum lot size. The neighborhood is comprised of a mix of dwelling types, ranging from single-family to multi-family dwellings. This property is located in the Pill Hill Local Historic District.

### **APPLICANT'S PROPOSAL**

The applicants, Peter and Julia Johannsen, are proposing to demolish the small two car garage (18' by 18') and replace it with a larger two car garage (22' by 26'). The Preservation Commission will meet in May to vote on whether or not to allow the garage to be demolished, and the applicant, when asked, did not wish to postpone the Board of Appeals process until the Preservation Commission's determination on whether or not the garage may be demolished.

### **FINDINGS**

#### **Section 5.60 – Side Yard Requirements**

#### **Section 5.63 – Accessory Structure in the Side Yard**

	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Finding</b>
<b>Side Yd. Setback (Garage)</b>	7.5' *	3.7'	3.7'	Special Permit**

\*The garage setback must meet the setback for a house in an S-7 district because it is less than 75' from the front property line.

\*\*Under Sec. 5.43, the Board of Appeals may waive yard setbacks by special permit if counterbalancing amenities are required.

#### **Section 8.02.2 – Alteration or Extension**

A special permit is required to alter a pre-existing non-conforming structure.

### **PLANNING BOARD COMMENTS**

The Planning Board does not support the requested relief. Given the large size of the lot and that the foundation of the existing garage is not being reused, the Planning Board recommends that the new larger garage, if allowed by the Preservation Commission, be built to comply with the required side yard setback of seven and a half feet.

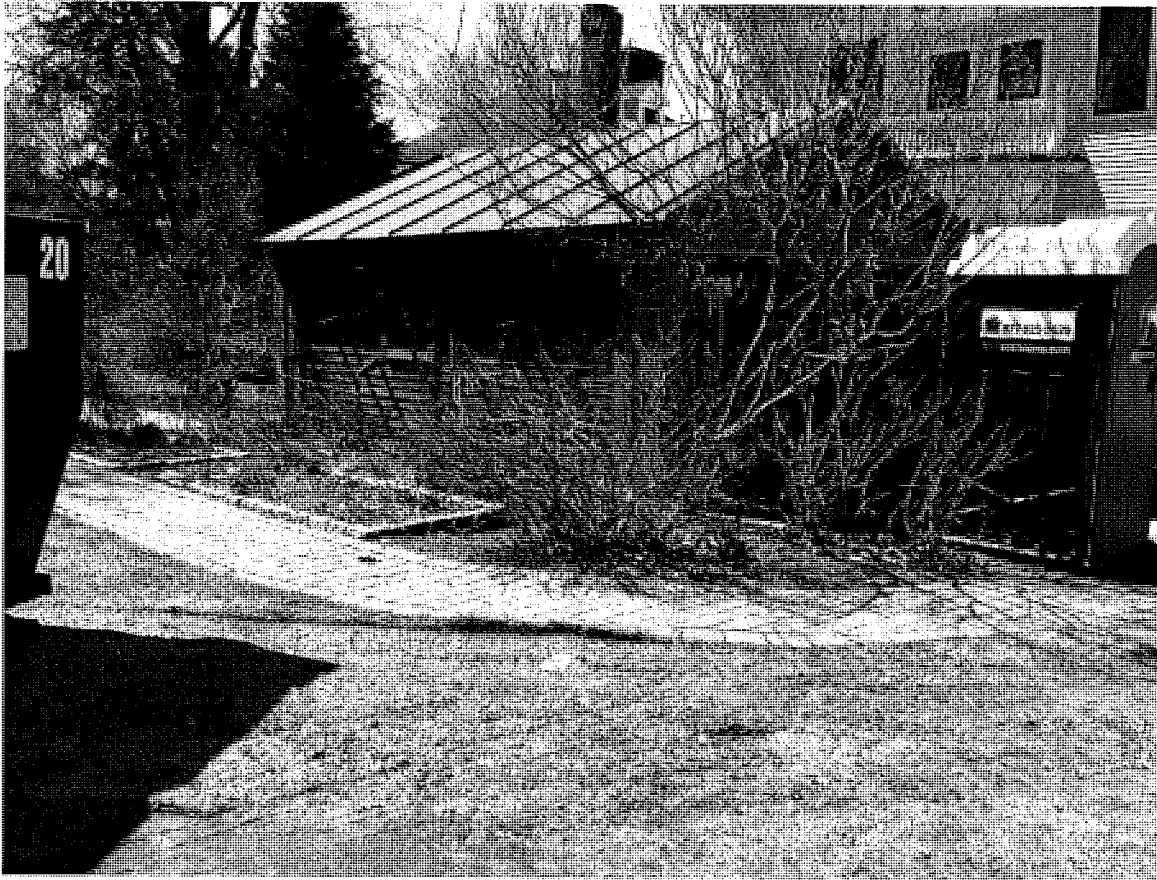
**Therefore, the Planning Board recommends denial of the garage plans by Planeta Basque, dated 3/26/15.**

*Pss*



22 Irving Street House and Garage





Garage

22 Irving Street

Town of Brookline  
Board of Assessors

Map Scale 1:1,800



72

Map data updated Feb 2010 by Town of Brookline GIS and printed on 04/02/2010



**Structural Response, LLC**  
Structural Engineering Services  
30 Shedd Lane, Chelmsford Ma 01824

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**Structural Observation Report**

Job # 14175

09-15-14

CLIENT: Woodmeister Master Builders

SITE LOCATION: Residential Garage  
22 Irving Street  
Brookline, Ma 02445

**SUBJECT:**

Review of damaged steel framed garage structure.

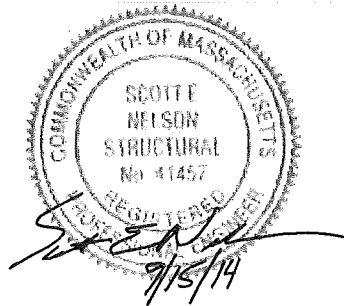
**FINDING:**

A site visit was made on September, 3 2014 to review the existing garage structure. The garage structure is a single story light gage steel structure for two cars. The garage is constructed on a concrete slab on grade.

The bottom portion of more than 60% of the garage supporting walls are severely corroded and there is no longer a connection of the wall to the concrete slab. Many of the internal supports are also corroded. Because of this damage, the current structure is no longer sufficiently braced against lateral loads or unbalanced snow loads.

It is my recommendation that due to this damage and the possibility of a wall failure, the structure not be used and it should be replaced. Due to the type of construction and extent of the damage it would be very difficult to repair the structure sufficiently to provide a stable structure per code.

Respectfully submitted,  
Scott E. Nelson



Structural Response, LLC  
Engineers License #41457

22 Irving Street  
Brookline, MA  
Summary of Proposed Garage

In September 2014 the team presented a Garage concept for the November 2014 Preservation Commission Meeting to Greer Hardwicke only. The garage was removed from the November 2014 meeting as the design of the garage to work within the perimeters of Greer's suggestions required additional design work.

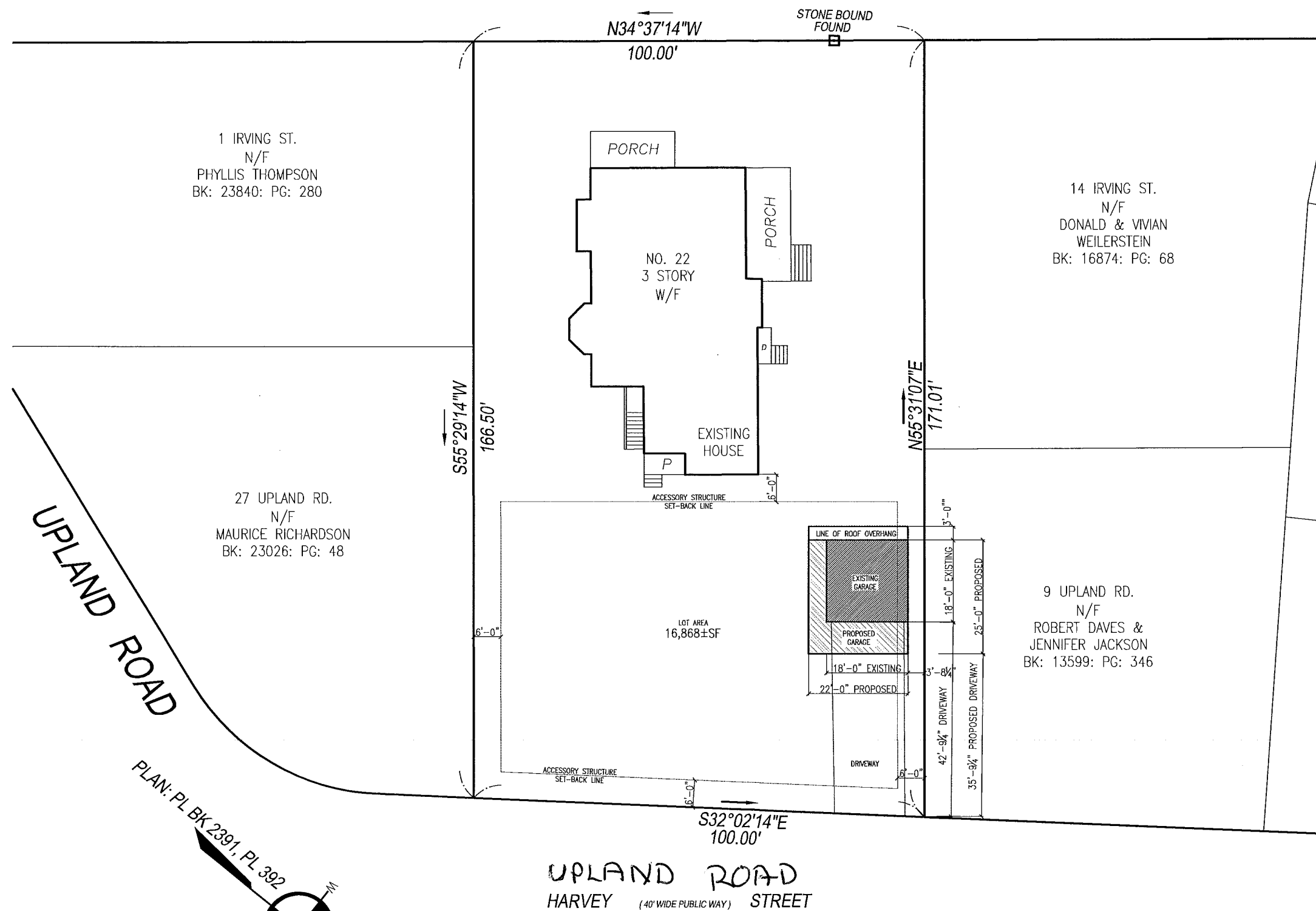
#### EXISTING GARAGE:

- Existing garage is a prefabricated steel garage from the 1940's that is formed to look like clapboards
- Existing garage is 18'-0" wide x 18'-0" deep and located 3'-8 1/4" from the lot line
- The garage is made of steel that has rusted over time and is not structurally sound to remain in use. The structural engineer has determined the existing garage is no longer sufficiently braced against lateral loads or unbalance snow loads. It is recommended that the garage should not be used and should be replaced
- There are windows on both the south side and the north side of the garage
- The roof is a standing seam metal roof with aluminum gutters
- Refer to attached letter from the structural engineer, Structural Response, LLC

#### PROPOSED NEW GARAGE:

- New garage would be a new 4" P.C. reinforced slab on grade
- The overall proposed size would be 22'-0" wide x 26'-0" deep with a 3'-0" roof overhang located 3'-8 1/4" from the lot line.
- The structure would be 2x4 o.c. stud wall with 3/4" sheathing and 4 1/2" clapboards to match existing house exposure
- Two new Clopay Grand Harbor carriage house stamped steel doors
- Roof to be powder coated standing seam metal roof and copper gutter, down spouts and ice breaks
- South side of garage facing 22 Irving street's lawn – to have Upstate Door 1 panel/3 light entry door
- Windows to be Marvin Wood Ultimate 6/1 double hung windows and 20 light fixed window as well as an operable window awning

IRVING (40' WIDE PUBLIC WAY) STREET



1 IRVING ST.  
N/F  
PHYLLIS THOMPSON  
BK: 23840: PG: 280

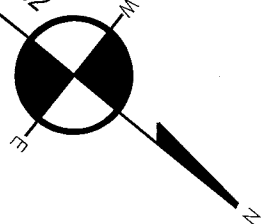
27 UPLAND RD.  
N/F  
MAURICE RICHARDSON  
BK: 23026: PG: 48

14 IRVING ST.  
N/F  
DONALD & VIVIAN  
WEILERSTEIN  
BK: 16874: PG: 68

9 UPLAND RD.  
N/F  
ROBERT DAVES &  
JENNIFER JACKSON  
BK: 13599: PG: 346

UPLAND ROAD  
HARVEY (40' WIDE PUBLIC WAY) STREET

PLAN: PL BK 2391, PL 392



REVISIONS		
#	DATE	DESCRIPTION
1	4/15/15	ADDENDUM #1
2	4/30/15	REVISION 3

INTERIOR RENOVATION

CLIENT:  
JOHANNSEN  
RESIDENCE  
22 IRVING STREET  
BROOKLINE, MA 02445

INTERIOR DESIGNER:  
**PLANETA  
BASQUE**  
DESIGN STUDIO • INTERIORS

535 ALBANY STREET, NO 101C  
BOSTON, MA 02118  
TEL: 617-956-0805  
FAX: 617-956-0807  
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CONSTRUCTION  
DOCUMENTS

ENLARGED SITE  
PLAN

SCALE PROJ.# DATE ISS.  
1/16" = 1'-0" 140508.00 03.26.2015

**IA.600**



REVISIONS		
#	DATE	DESCRIPTION
1	4/15/15	ADDENDUM #1
2	4/30/15	REVISION 3


INTERIOR RENOVATION

CLIENT:  
**JOHANNSEN  
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 22 IRVING STREET  
 BROOKLINE, MA 02445

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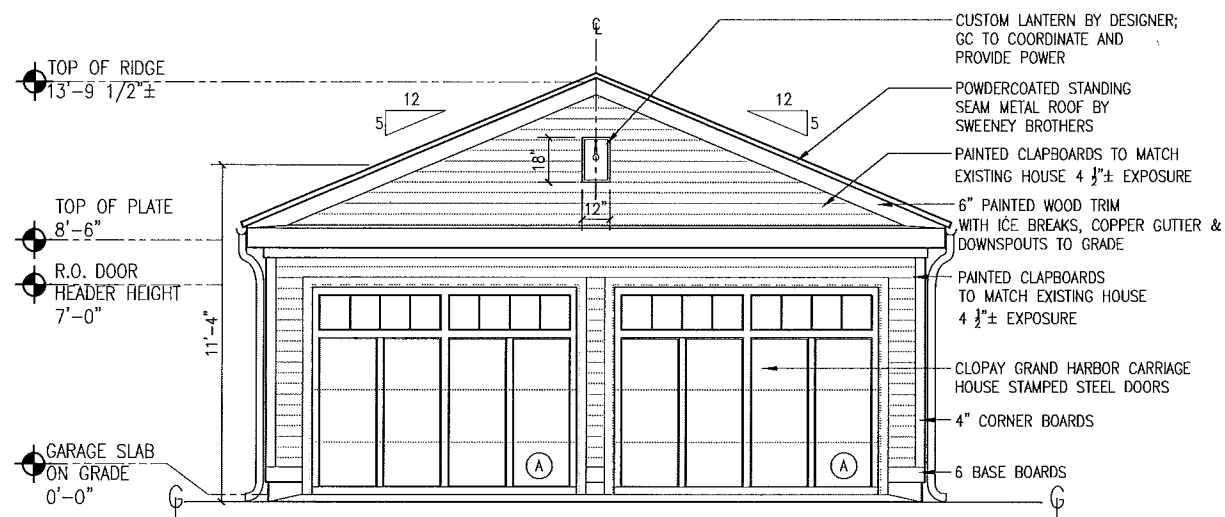
CONSTRUCTION  
 DOCUMENTS

GARAGE  
 ELEVATIONS

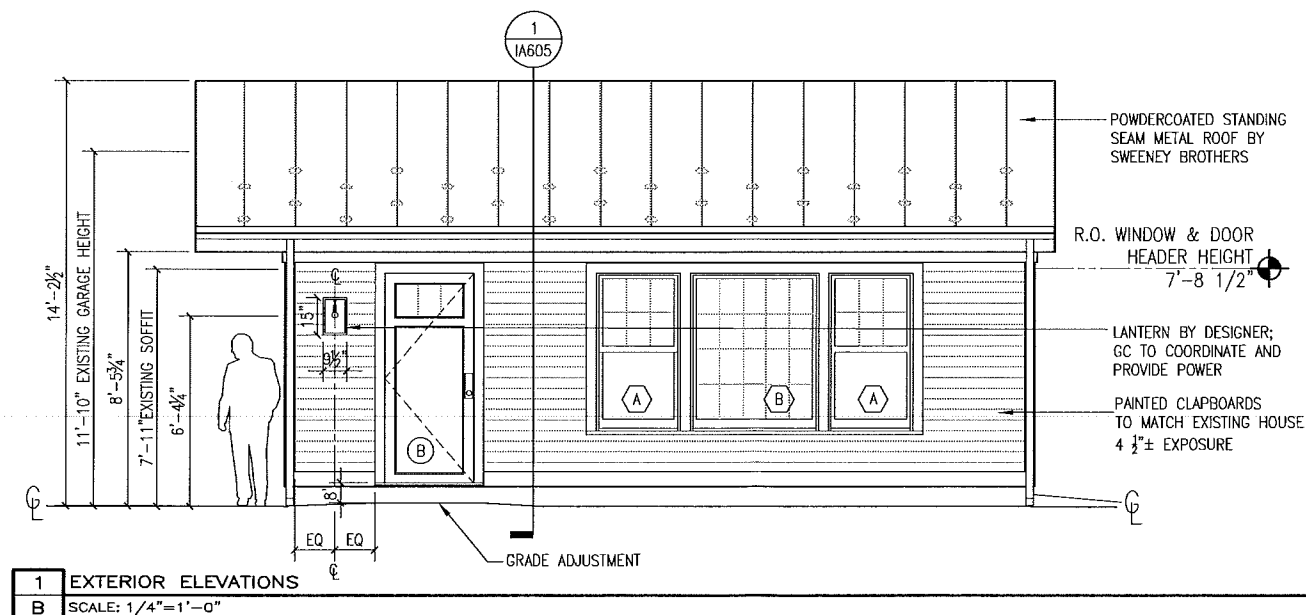
SCALE PROJ.# DATE ISS.  
 AS NOTED 140508.00 03.26.2015

**IA.603**

WINDOW & DOOR SCHEDULE						
KEY	QTY	MANUFACTURER	TYPE	MODEL #	DIMENSIONS	NOTES
(A)	2	CLOPAY GRAND HARBOR	GARAGE DOOR	DESIGN 12 REC14 TOP	9'-0"W X 7'-0"H	USE WITH LIFTMASTER ELITE 8587 3/4 HP DOOR OPENER & LOW CLEARANCE TRACK
(B)	1	UPSTATE DOOR	1 PANEL 3 LIGHT ENTRY DOOR	CUSTOM	3'-0"W X 7'-0"H	SUBMIT SHOP DRAWING, WOOD SAMPLES & FINISHES TO PBB FOR APPROVAL PRIOR TO FABRICATION. USE BALDWIN #6552.102 BALTIMORE ENTRANCE SET IN OIL RUBBED BRONZE.
(A)	2	MARVIN WOOD ULTIMATE	6/1 DOUBLE HUNG WINDOWS	WUDH3028	2'-11 3/8"W X 5'-5"H FRAME	MULL WITH "B" FIXED WINDOW AS SHOWN ON ELEVATION
(B)	1	MARVIN WOOD ULTIMATE	20 LIGHT FIXED WINDOW	WUDHP5262	4'-5 3/8"W X 5'-5"H FRAME	MULL WITH "A" DH WINDOWS AS SHOWN ON ELEVATION
(C)	2	MARVIN WOOD ULTIMATE	OPER. AWNING WINDOW	WUAWN7220	6'-0"W X 1'-8 1/16"H FRAME	MULL TOGETHER AS SHOWN ON ELEVATION



1 EXTERIOR ELEVATIONS  
 A SCALE: 1/4"=1'-0"



1 EXTERIOR ELEVATIONS  
 B SCALE: 1/4"=1'-0"

REVISIONS		
#	DATE	DESCRIPTION
1	4/15/15	ADDENDUM #1
2	4/30/15	REVISION 3

INTERIOR RENOVATION

CLIENT:  
**JOHANNSEN  
 RESIDENCE**  
 22 IRVING STREET  
 BROOKLINE, MA 02445

INTERIOR DESIGNER:  
**PLANETA  
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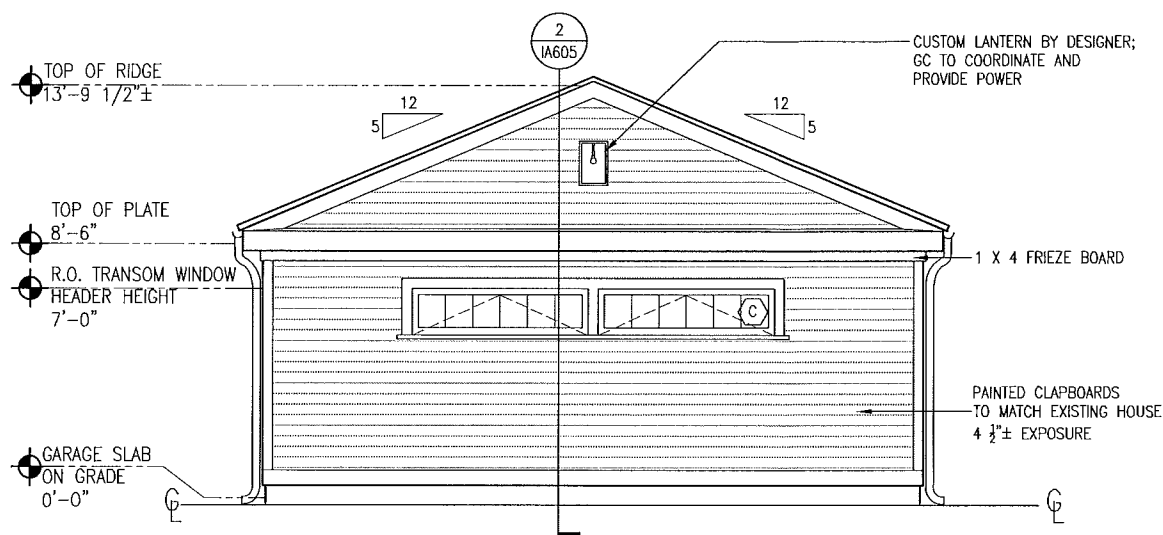
BLUNDER



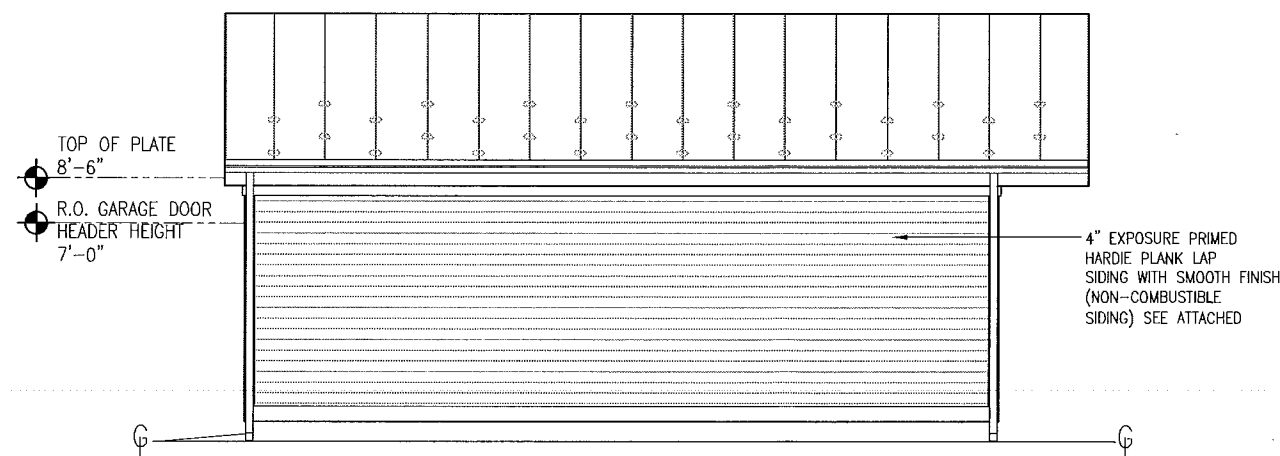
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1 EXTERIOR ELEVATIONS  
 C SCALE: 1/4"=1'-0"



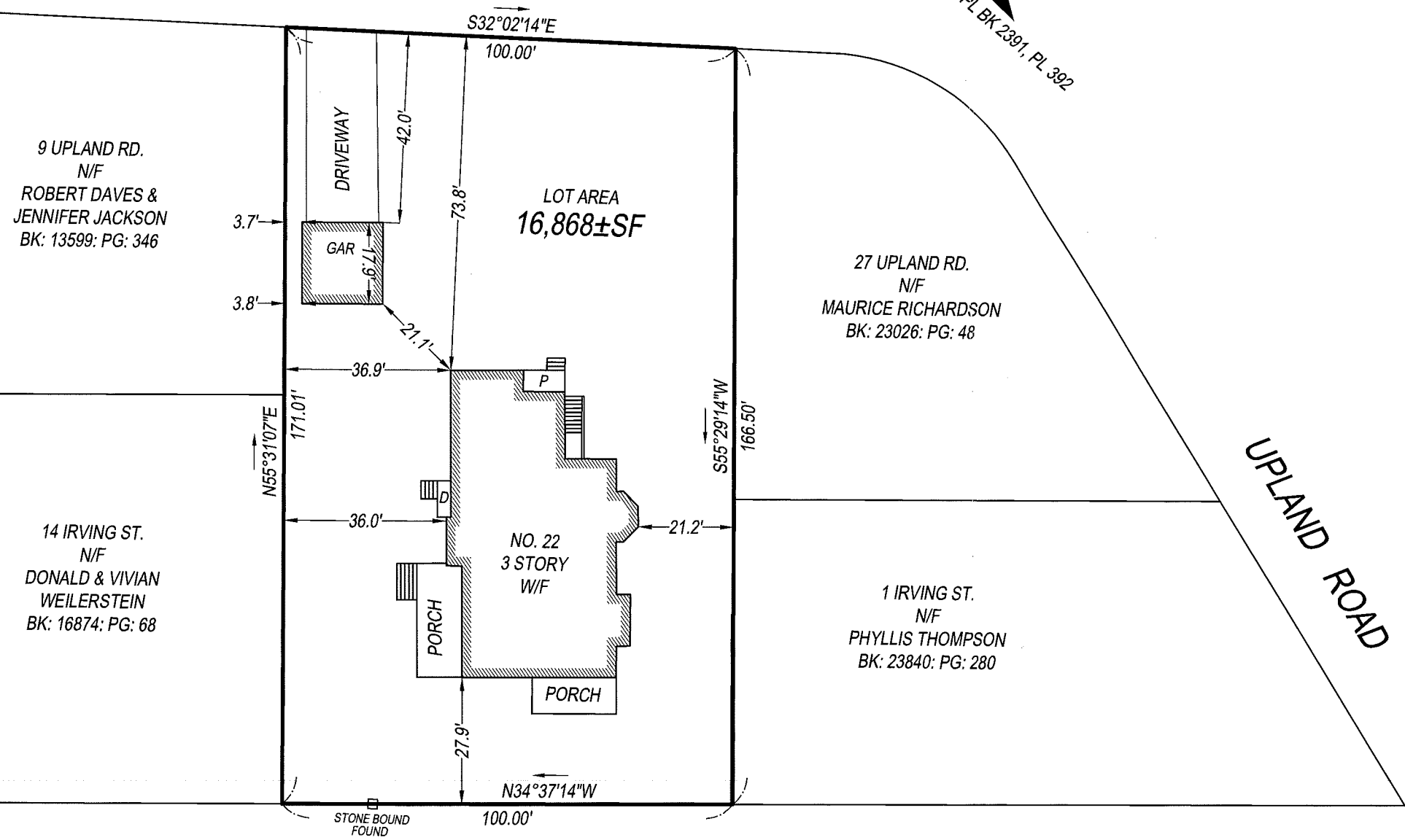
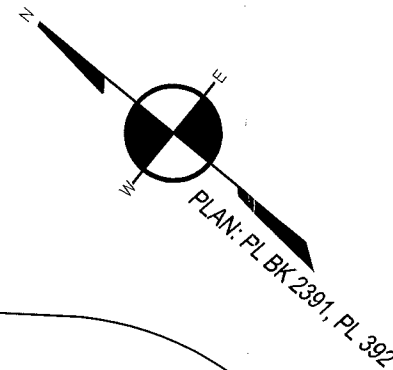
1 EXTERIOR ELEVATIONS  
 D SCALE: 1/4"=1'-0"

GARAGE  
 ELEVATIONS

SCALE PROJ.# DATE ISS.  
 AS NOTED 140508.00 03.26.2015

**IA.604**

HARVEY (40' WIDE PUBLIC WAY) STREET



IRVING (40' WIDE PUBLIC WAY) STREET

9 UPLAND RD.  
N/F  
ROBERT DAVES &  
JENNIFER JACKSON  
BK: 13599; PG: 346

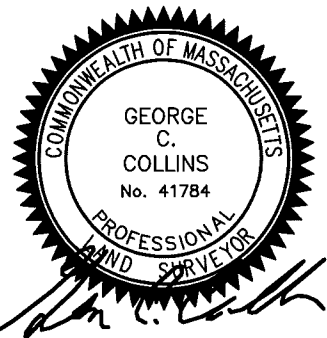
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N/F  
PHYLLIS THOMPSON  
BK: 23840; PG: 280

UPLAND ROAD

**REFERENCES:**  
DEED: BK 32470; PG 319  
PLAN: BK 2391; PG 392



FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
J2	66	JH	SAP	GCC

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF OCTOBER 16, 2014 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).  
COMMUNITY-PANEL # 25021C0053E  
EFFECTIVE DATE: JULY 17, 2012

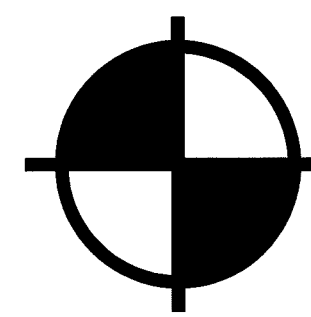
**PREPARED FOR:**  
PETER V. JOHANNSEN  
22 IRVING STREET  
BROOKLINE, MA 02445

**NOTES:**  
PARCEL ID: 313-03-00

**CERTIFIED PLOT PLAN**

LOCATED AT  
**22 IRVING STREET**  
**BROOKLINE, MA**

SCALE: 1 INCH = 30 FEET      DATE: OCTOBER 20, 2014



**BOSTON**  
**SURVEY, INC.**  
UNIT C-4 SHIPWAY PLACE  
CHARLESTOWN, MA 02129  
(617)242-1313

JOB #14-00833

FILE #14-00833 - 10/16/14