



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: July 25, 2019
Subject: Create a curb cut and two parking spaces for a three-family dwelling
Location: 7 Leverett Street

Atlas Sheet:	37A	Case #:	2019-0041
Block:	186	Zoning:	M-1.0 (CAM)
Lot:	05	Lot Area (s.f.):	2,897

Board of Appeals Hearing: August 1, 2019 at 7:00 pm

SITE AND NEIGHBORHOOD

7 Leverett Street is a three-story wood frame structure with three residential units that was built in 1890. It is located in a small neighborhood off of Route 9 that predominantly consists of two family and multi-family housing. The neighborhood is located close to Brookline Village and is about halfway between the intersection of Washington Street/Boylston Street and Cypress Street/Boylston Street. The Boylston Street Playground and the Lincoln School are also in close proximity.

APPLICANT'S PROPOSAL

The applicant, 7 Leverett Street Condominium Trust, is proposing to replace the existing rear yard with a gravel parking area. The parking area would include two tandem parking spaces next to a 10 ft. maneuvering aisle. The maneuvering aisle or driveway intersects with Route 9, just past a traffic light. The curb cut and the plan in general have been approved by MassDOT.

FINDINGS

Section 6.02.1: Table of Off-Street Parking Space Requirements

Section 6.02.2.f: Parking Space Requirements for Visitors and Tradespeople

The current parking on site is pre-existing nonconforming, and the proposal will improve the existing circumstances.

Section 6.04.5.b: Surfaced Area Setback from Lot Lines

This provision requires a 5-foot setback from all lot lines. The applicant's proposal does not provide any setback. A Special Permit can be granted for relief from this provision in accordance with Section 6.04.12.

Section 5.09.2.a: Design Review

The property is located on Boylston Street, and therefore any structure or outdoor use requires Design Review. Below are the relevant standards and criteria:

- Preservation of Trees and Landscape
- Open Space
- Circulation
- Stormwater Drainage

The elimination of open space and landscaped areas that are required by this proposal are unfortunate but not inconsistent with the surrounding area. The quality of the existing open space is poor, and parking can only be provided on this site by replacing the open space with the proposed driveway and parking spaces. Therefore, the existing landscape is being preserved as much as is practicable. The circulation standard is not met. There is insufficient space on the site to accommodate two tandem parking spaces and the necessary maneuvering space. See Planning Department comments below for more information. The stormwater drainage standard seems to be met.

PLANNING DEPARTMENT COMMENTS

The Planning Department supports this proposal if the parking spaces are reduced by one. The area available for the 2 parking spaces and associated maneuvering areas is insufficient. The tandem parking spaces are located on the left side of the driveway (along an existing fence) and have a width of 7.5 ft. The average car has a width of 6.5 ft. When an average car is parked along a fence on its left side, it needs to leave a few extra feet to open the driver-side door, which means a parking space located along a fence on the left (as is the case here) should have a width of at least 9 feet, likely more for real functionality. Further consideration should also be given to snow accumulation on this condensed site and how that could further reduce available maneuvering space. It should also be noted that a car exiting this site would need to back-up on to Route 9, although a traffic signal a few feet up the road will make this easier. With all these considerations, the Planning Department feels that 2 tandem spaces should not be approved. One parking space would be more reasonable.

PLANNING BOARD RECOMMENDATION

The Planning Board was sympathetic to the request for two parking spaces because the residents were losing parking at the adjacent site that is about to be developed for six townhouses. Because of the nearby traffic light, the Planning Board felt that backing out onto busy Route 9 could be safely done when the light is red. The Board was also not opposed to

three parking spaces for this three family and recommended that permeable pavers be used for the driveway.

Therefore, the Planning Department recommended approval of the site plan by Green Seal Environmental, Inc., dated 4/30/19, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan showing the parking spaces 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 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; and 2) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

Vp/pss

Subject Site



Aerial Photograph - Neighborhood Context

