



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Zoning Board of Appeals
From: Brookline Planning Board
Date: August 27, 2019
Subject: Construct two new attached single-family dwellings
Location: **33 Glenland Road**

Atlas Sheet: 122A
Block: 424
Lot: 28

Case #: 2019-0018
Zoning: T-5
Lot Area (s.f.): 10,685

Board of Appeals Hearing: **June 6, 2019 at 7:00 pm, cont. to September 5, 2019**

BACKGROUND

May 2019 – The Planning Board met to consider this application. The Board generally liked the design but questioned whether the dwelling could be shifted or decreased in size to minimize tree loss on the left side of the lot. To evaluate this possibility, the Board requested that the mature trees on the site be identified as to size and species. The Board also queried whether the house, half of which would be located in Newton, met the Newton zoning by-law. The case was continued.

November 2017 – The applicant applied to demolish the existing home. The Preservation Commission upheld the initial determination of significance and placed a 12 month stay of demolition on the property. The stay expired in November 2018.

SITE AND NEIGHBORHOOD

33 Glenland Road is a two and a half-story single-family house. The property is located at the end of Glenland Road, a 30 foot wide public way, located off of Heath Street and close to Hammond Pond Parkway. The property is located partially in Brookline and partially in Newton, as is the dwelling itself. At the rear of the lot is a parking lot serving a townhouse development on Hammond Pond Parkway. The neighborhood consists of single-family and two-family homes on small lots and is located close to Holyhood Cemetery and the Chestnut Hill business area along Route 9.

APPLICANT'S PROPOSAL

The applicant, Michael Schneider, proposes to demolish the existing home and construct two attached single-family dwellings. Each unit will contain a finished basement, first floor with living space and second floor with four bedrooms. Unit 2 will have an additional bedroom on the third floor. Each unit will have a front-facing two-car garage and separate driveway.

Because this property is located partially in Brookline and partially in Newton, there are different dimensional requirements for the two portions of the lot. The proposal meets the FAR requirements for each. The total square footage of the structure will be 6,953 square feet, with 3,494 square feet located in Brookline.

REVISED PLAN

For the 8/8/19 Planning Board meeting, the following revisions have been made: FAR reduced by 524 SF (-187 SF in Newton and -337 SF in Brookline) and width of building reduced by 4' (-1' in Newton and -3' in Brookline) allowing dwelling to be an additional 3' away from Brookline side (15.4' side setback); dwelling moved an additional 1' away from Newton side lot line (33.4' side setback); landscaping plan requested by Board submitted.

FINDINGS

Section 3.02.5 – Boundaries of the District

When a lot in one ownership is situated partly in the Town of Brookline and partly in an adjacent city or town, the regulations or restrictions of this By-law shall be applied to that portion of such lot as lies in the Town of Brookline in the same manner as if the entire lot were situated therein.

Section 4.07 – Table of Use Regulations Use #5

A special permit is required for an attached dwelling provided that no row of such units shall consist of more than two units.

Section 5.14 – Lot Frontage

The Board of Appeals may grant a special permit for use of a lot which has the required frontage upon a street not less than 30 feet in width provided such street had been opened or dedicated to public use prior to 1922.

Section 5.70 – Rear Yard Setback Regulations

	Required	Proposed	Finding
Rear Yard Setback	30’*	23’	Special Permit**

* Even though the rear property line is in Newton, the portion of the building in Brookline must meet the rear yard setback of Brookline.

** Under **Section 5.43**, the ZBA may waive the requirement for yard setbacks if counterbalancing amenities are provided.

Section 6.04.14 – Design of All Off-Street Parking Facilities

	Required	Proposed	Finding
Garage Width (as a % of Building width)	< 40%	~ 50%	Special Permit*

* Under **Section 6.04.14.c**, the ZBA may waive the requirements of **Section 6.04.14** if they find that a garage facing a side or rear yard are not feasible or would result in less open space.

PLANNING DEPARTMENT ANALYSIS

The Planning Department is pleased that the applicant has increased the setback from the Brookline side lot line by three feet, although a greater setback would have been better and would have ensured that the trees on that side of the house would be preserved. Although the Department does not usually support front facing garages, which exceed more than 40% of the width of the house, in this case it seems warranted in order to preserve more usable open space on the lot. The staff does believe that this home is better designed than many other similar attached single-family dwellings the Board has recently reviewed and that the overall design is aesthetically pleasing. The staff is pleased to see that the structure meets FAR requirements and acknowledges that this is a unique lot due to its jurisdiction in two municipalities.

PLANNING BOARD RECOMMENDATION

With the most recent revisions to the plans, the Planning Board is supportive of this proposal. Board members found the new dwellings to be well-designed and the necessary zoning relief to be minimal. With recent revisions to the plans that pushed back the garage bays and provided additional landscaping, the Board feels that the new structure will integrate well with its surroundings and not be significantly more detrimental to the neighborhood than the existing structure.

Therefore, the Planning Board recommends approval of the site plan by Peter J. Nolan dated 7/24/2019 and the floor plans and elevations dated 5/29/2019 by McKay Architects, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, floor plans and elevations with all materials noted, 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 landscaping and tree protection plan, 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 floor plans and building elevations 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/knm

