



Town of Brookline

Massachusetts

PLANNING BOARD

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

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Steven Heikin, Clerk
Robert Cook
Blair Hines
Sergio Modigliani
Mathew Oudens
Mark J. Zarrillo

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: September 8, 2016
Subject: Remove the roof, construct third floor with higher roof and add dormer
Location: **10 Searle Avenue**

Atlas Sheet:	117	Case #:	2016-0057
Block:	34	Zoning:	T-5
Lot:	02	Lot Area (s.f.):	2,773

Board of Appeals Hearing: September 29, 2016 at 7:30 pm

SITE AND NEIGHBORHOOD

10 Searle Avenue is a 2nd floor condominium at 8-10 Searle Avenue, a decker-style structure which was constructed in 1910. The structure is currently two and a half stories with a finished basement. 10 Searle currently contains 3 bedrooms and 1.5 bathrooms and is 1,313 square feet in size.

The neighborhood consists of mostly single- and two-family homes. The home is located near Emerson Park, businesses along Washington Street and Town Hall.

APPLICANT'S PROPOSAL

The applicants, Jason Jewhurst and Nurit Zuker, are proposing to remove the roof above the second story and construct a third floor which would serve as a second floor to their unit. The attic renovation would add 677 square feet to the total square footage of the structure. The new attic space would be used for a master bedroom, master bathroom and a den.

FINDINGS

Section 5.09.2.j – Design Review: Any exterior addition for which a special permit is requested pursuant to *Section 5.22 (Exceptions to Maximum Floor Area Ratio Regulations)* requires a special permit subject to the design review standards listed under *Section 5.09.4(a-l)*. All the conditions have been met, and the most relevant sections of the design review standards are described below:

- a. Preservation of Trees and Landscape – The proposal does not require the removal of any trees or substantial landscaping, as the addition does not extend significantly away from the existing building.
- b. Relation of Buildings to Environment – The proposed addition is not expected to have shadow impacts on neighboring properties.
- c. Relation of Buildings to the Form of the Streetscape and Neighborhood – The proposed addition has been designed to be consistent with the style of the existing dwelling. In addition, the size of the addition is in proportion to that of the existing home and the scale of the finished space correlates to that of the surrounding homes.

Section 5.20 – Floor Area Ratio

Floor Area	Allowed	Existing	Proposed	Finding
Floor Area Ratio (% of allowed)	1.0 100%	1.14 114%	1.38 138%	Variance*
Floor Area (s.f.)	2,773	3,174	3,851	

*The proposed addition does not qualify for a special permit under Section 5.22.3.b.1.b because the size of the addition is greater than 120% of the permitted gross floor area.

Section 5.43 – Exceptions to Yard and Setback Regulation**Section 5.50 – Front Yard Requirements****Section 5.60 – Side Yard Requirements****Section 5.70 – Rear Yard Requirements**

Dimensional Requirements	Required/Allowed	Existing	Proposed	Relief
Front Yard Setback	15'	7.9	7.9	Special Permit*
Side Yard Setback	10'	5.3	5.3	
Rear Yard Setback	30'	10.8	10.8	

* Under Section 5.43, the Board of Appeals may waive setback requirements if a counterbalancing amenity is provided.

Section 5.91 – Minimum Usable Open Space Where a minimum usable open space is required in addition to landscaped open space, there shall be included in every lot used in whole or in part for dwelling units intended for family occupancy an area of usable open space provided at the rate specified in Table 5.01.

Dimensional Requirements	Required/Allowed	Existing	Proposed	Relief
Usable Open Space	203 sq.ft. 30%*	0 sq. ft.** 0%	0 sq. ft. 0%	Variance

* The 30% calculation is based on the difference between the existing GFA and the proposed GFA (677 sq. ft)

** The existing open space on the lot does not fit the criteria for usable open space under 5.91 because one dimension of the space is less than 15 feet.

Section 8.02.2 – Alteration or Extension

A special permit is required to alter a nonconforming structure or use.

PLANNING BOARD COMMENTS

The Planning Board understands the applicants' interest in gaining more living space in this small, 3-bedroom unit. The lot size is nearly half of the minimum required lot size for this T-5 zoning district. As a result, there is no open space on the lot that can be counted towards usable open space. The Planning Board would like to see proposed landscaping changes that would show how the minimal open space on the lot can be utilized for the benefit of the residents.

Overall, a third story on the home would help improve the appearance of the façade. Most homes on the block currently have a partial or full third stories so the addition of a third floor to 10 Searle would not be out of character for the neighborhood.

Therefore should the Board of Appeals find that the statutory requirements for a variance are met, the Planning Board recommends approval of the floor plans and elevations dated 6/10/16, subject to the following conditions:

1. Prior to issuance of a building permit, final elevations indicating all exterior alterations and proposed materials and floor plans shall be submitted to the Assistant Director of Regulatory Planning for review and approval.
2. Prior to the issuance of a building permit, the applicant shall submit a final site plan and final landscaping 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 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.

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TOWN CLERK

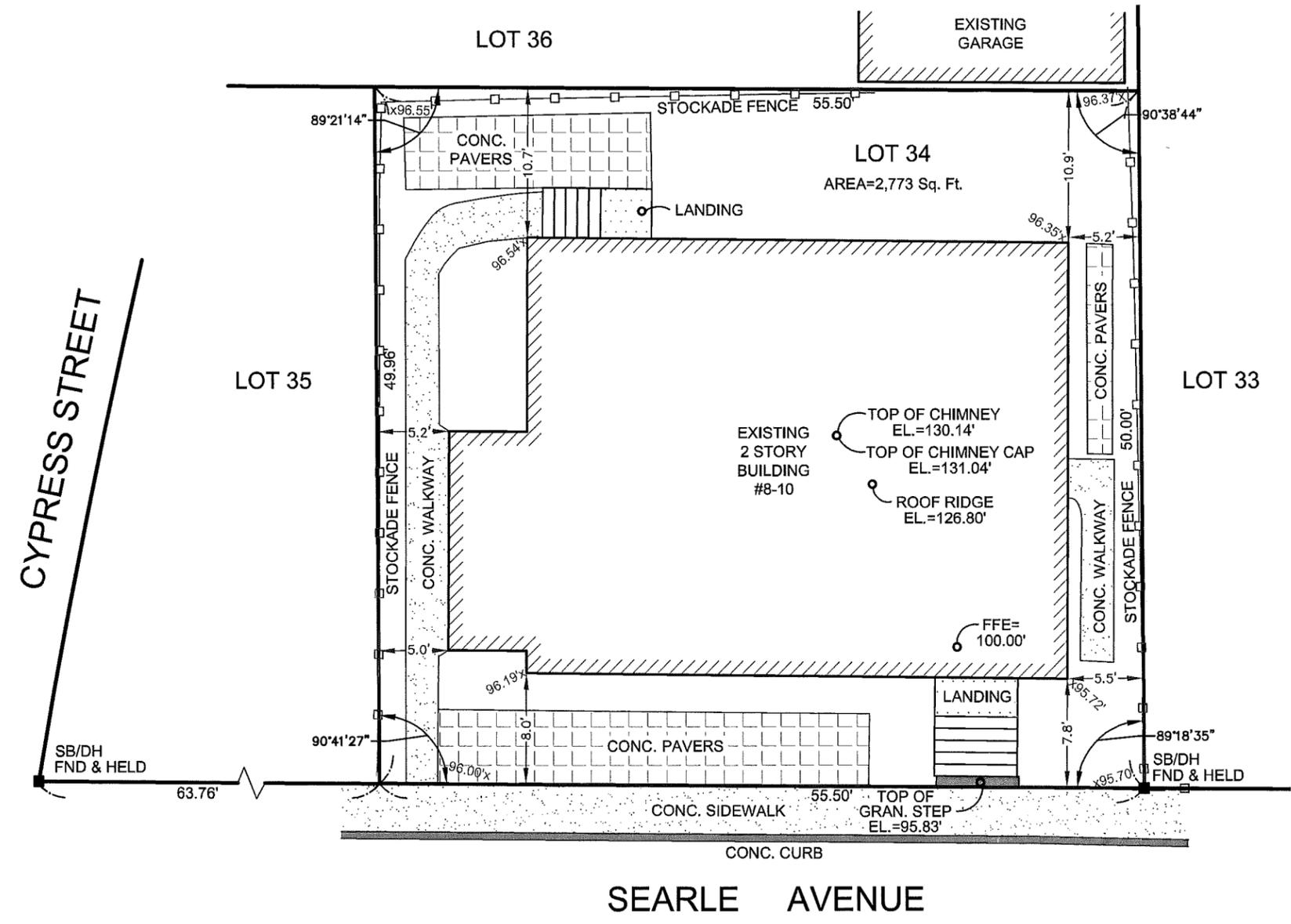
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NOTES:

- * Scale 1inch = 10 ft.
- * Assessors Ref.: 177 / 34 / 00
- * Plan Ref.: Book 1290, Page 593
Book 1516, Page 207
- * Elevations in U.S. survey feet are based on an assumed datum.



Patrick Roseingrave
Patrick J. Roseingrave
Professional Land Surveyor



BUILDING HEIGHT CALCULATIONS:

- * Rear abutting lot is subject to the same height limitations.
- Mean grade of the ground contiguous to the building = 96.2'
- Roof ridge elevation = 126.8'
- Building height = 126.8' - 96.2' = 30.6'

Plot Plan
10 Searle Avenue
Brookline, MA 02445



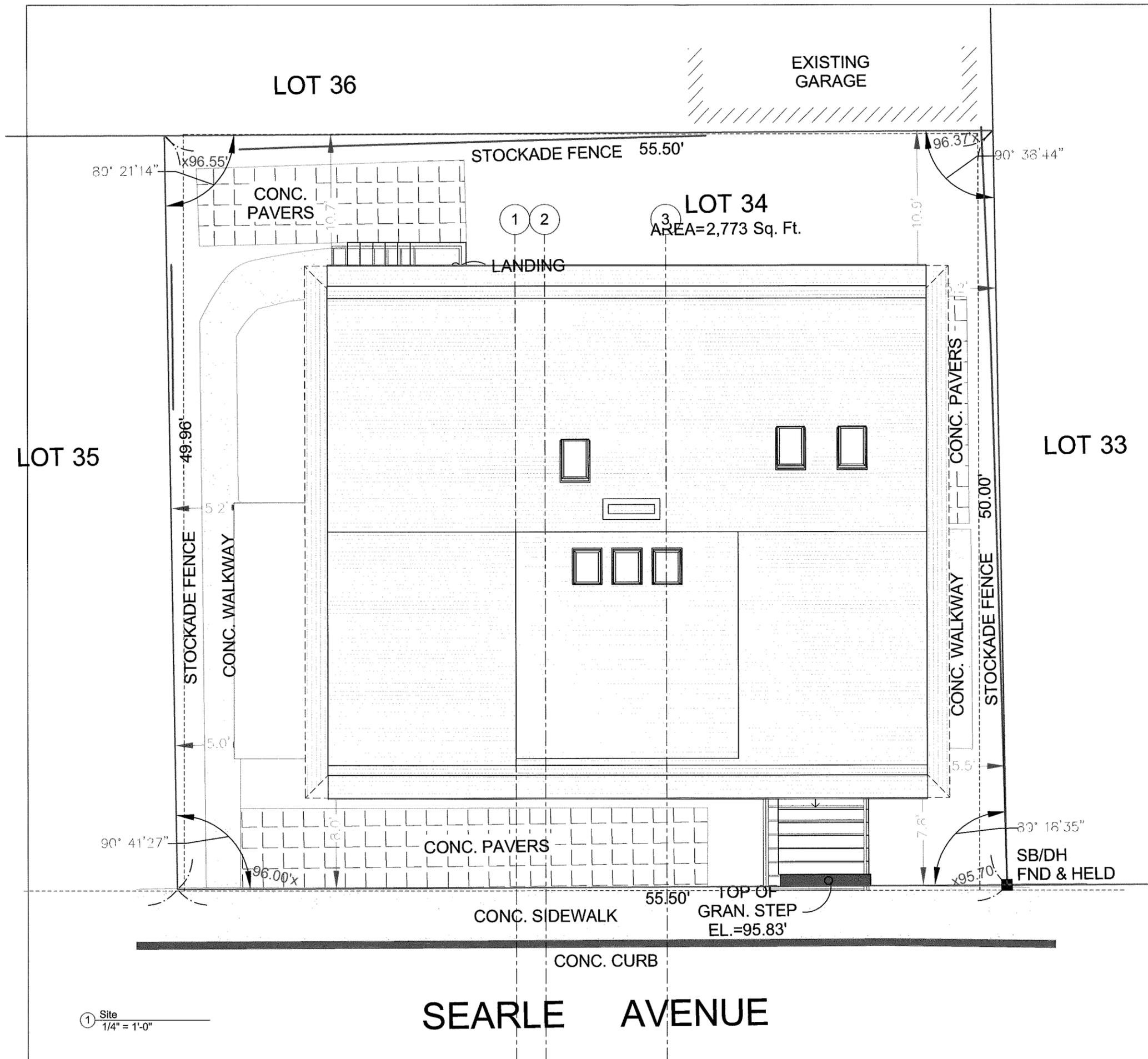
10 Andrew Square, Suite 201B
South Boston, MA 02127
Tel. 857-544-3061
www.land-mapping.com

Date: My 06, 2016

10 SEARLE AVENUE
BROOKLINE MA. 02445

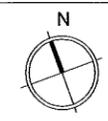
ATTIC RENOVATION PROJECT

PERMIT SET
JUNE 10, 2016



ATTIC RENOVATION

10 SERALE AVENUE
BROOKLINE MA
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SITE PLAN WITH
PROPOSED ROOF PLAN

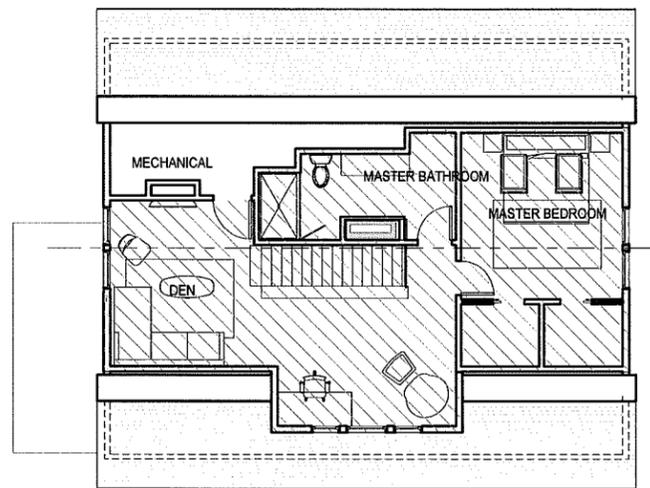
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A00

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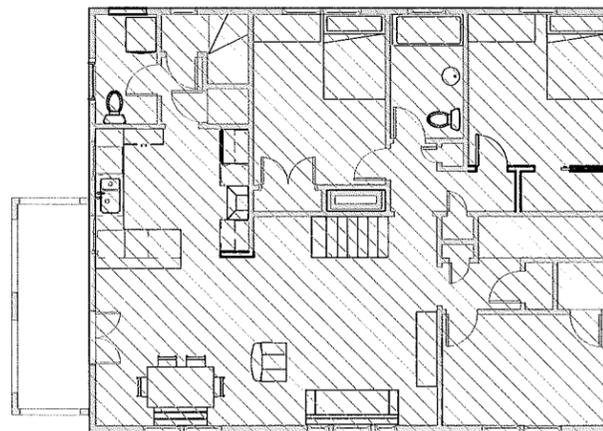
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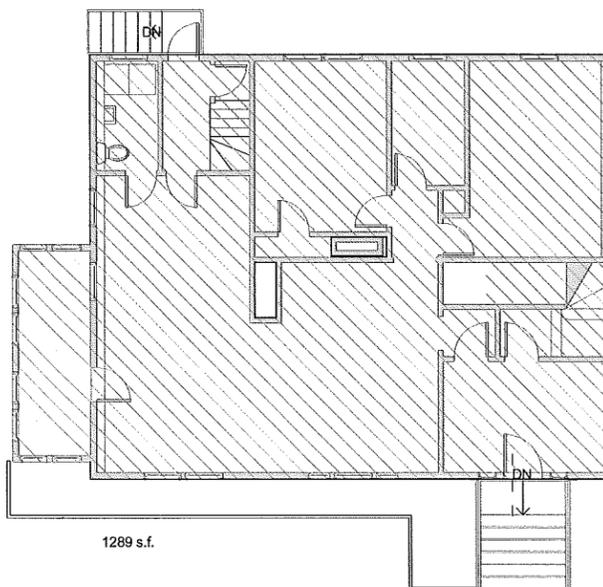
677 s.f.

④ 03 ATTIC FAR
1/8" = 1'-0"



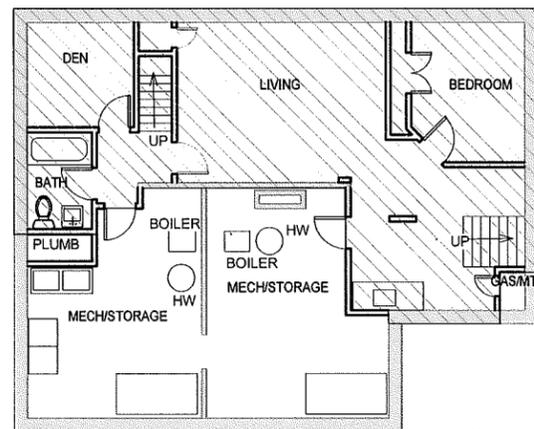
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③ 02 SECOND FLOOR FAR
1/8" = 1'-0"



1289 s.f.

② 01 FIRST FLOOR FAR
1/8" = 1'-0"



671 s.f.

① 00 BASEMENT FAR
1/8" = 1'-0"

FAR CALCULATIONS 8-10 SEARLE AVENUE
MAX. ALLOWABLE FAR 1.0 (ZONE T5)

FLOOR	CURRENT	PROPOSED
ATTIC	0 SF	677 SF
SECOND FLOOR	1,214 SF	1,214 SF
FIRST FLOOR	1,289 SF	1,289 SF
BASEMENT	671 SF	671 SF
TOTAL	3,174 SF	3,851 SF
LOT SIZE	2773 SF	2773 SF
FAR	1.14	1.38

○ FAR CALCS
1/4" = 1'-0"

ATTIC RENOVATION

10 SERALE AVENUE
BROOKLINE MA
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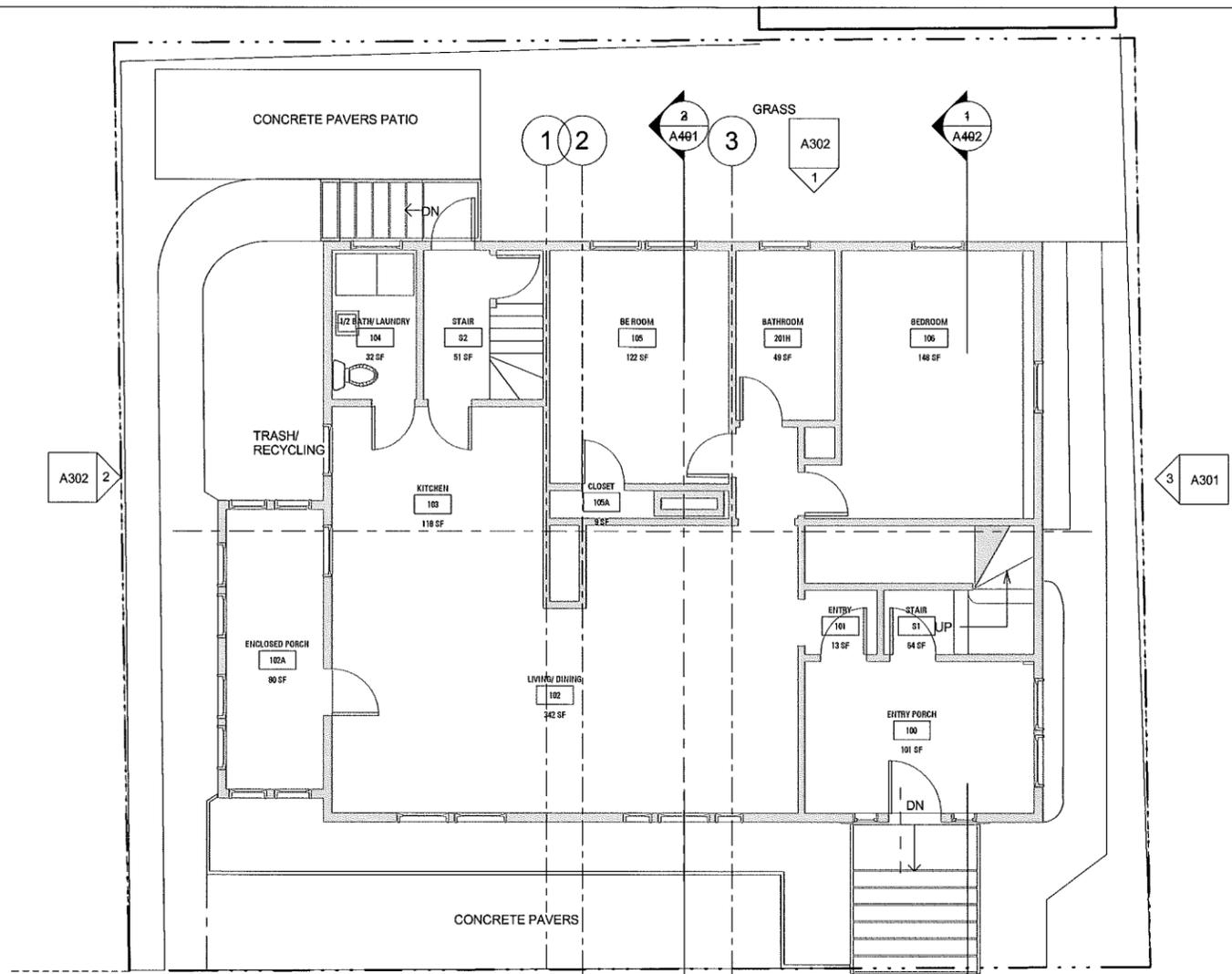


CERTIFIED FAR PLANS

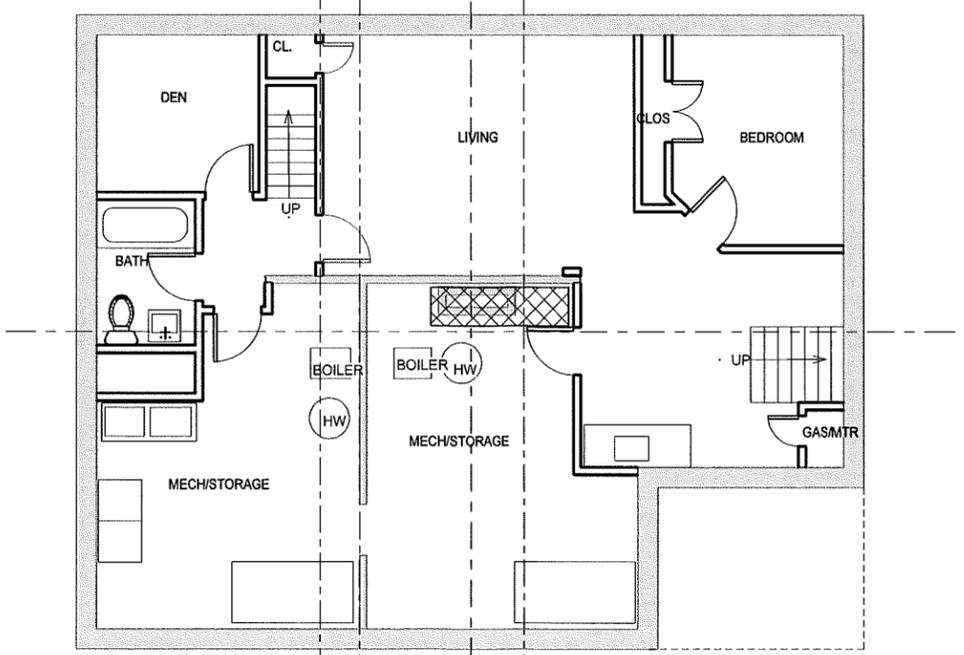
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A001

Scale As indicated



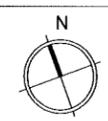
② 01 FIRST FLOOR - EXISTING
3/16" = 1'-0"



① 00 BASEMENT - EXISTING
3/16" = 1'-0"

ATTIC
RENOVATION

10 SERALE AVENUE
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FIRST FLOOR &
BASEMENT EXIST.
PLANS

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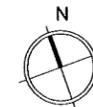
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ATTIC RENOVATION

10 SERALE AVENUE
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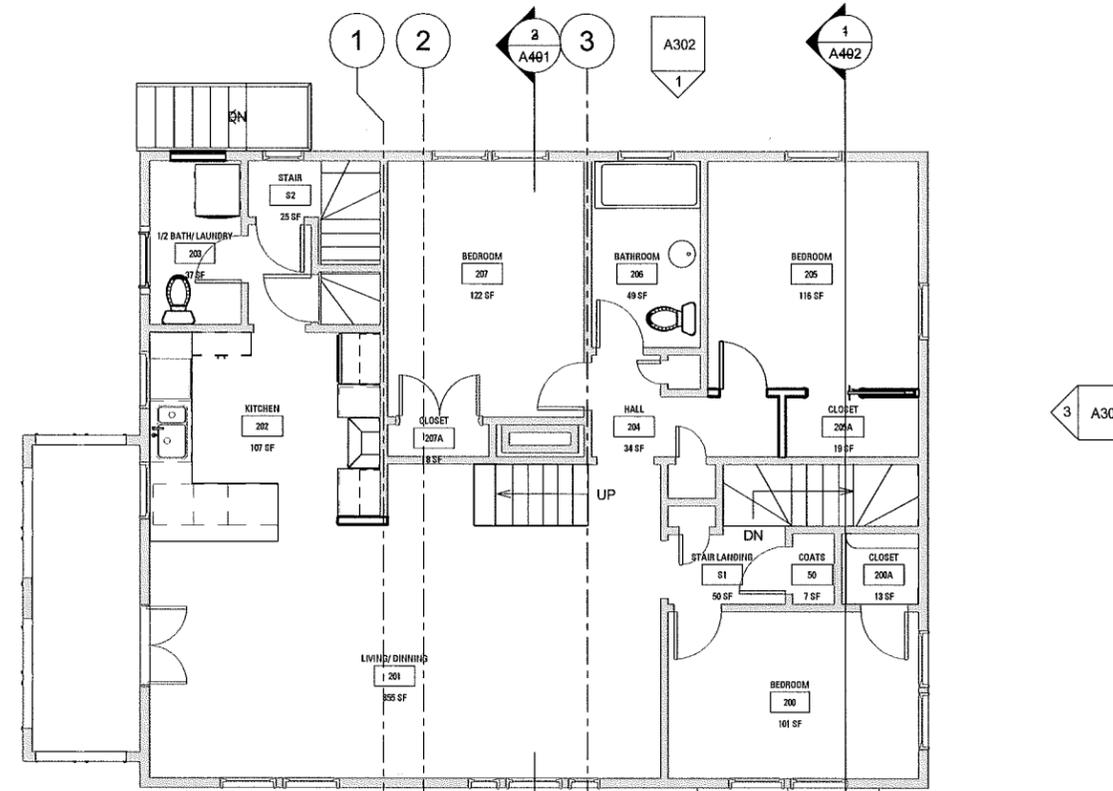


SECOND FLOOR PLAN - EXISTING & PROPOSED

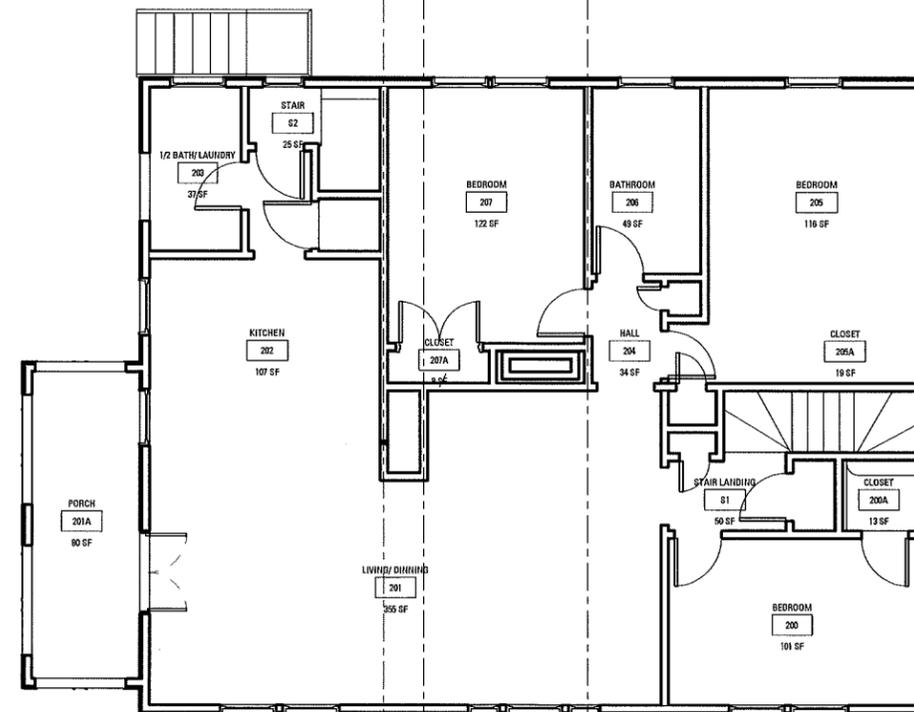
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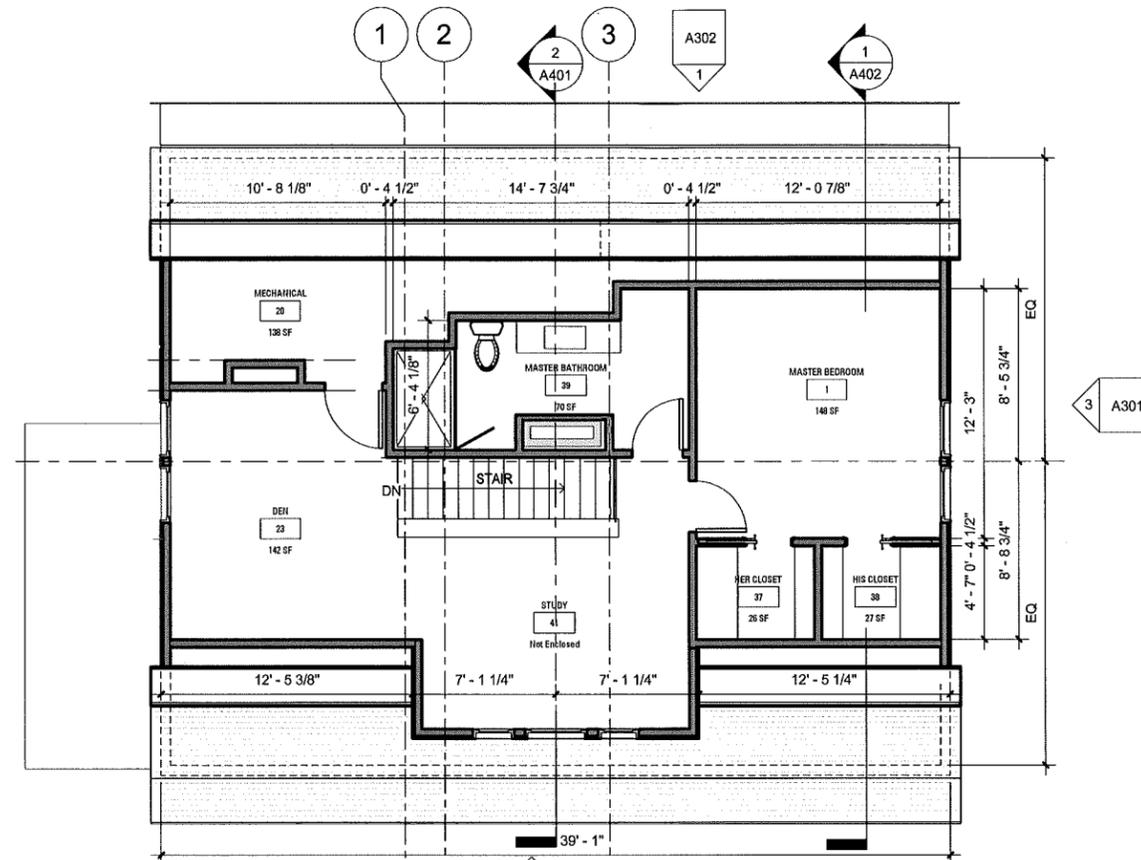
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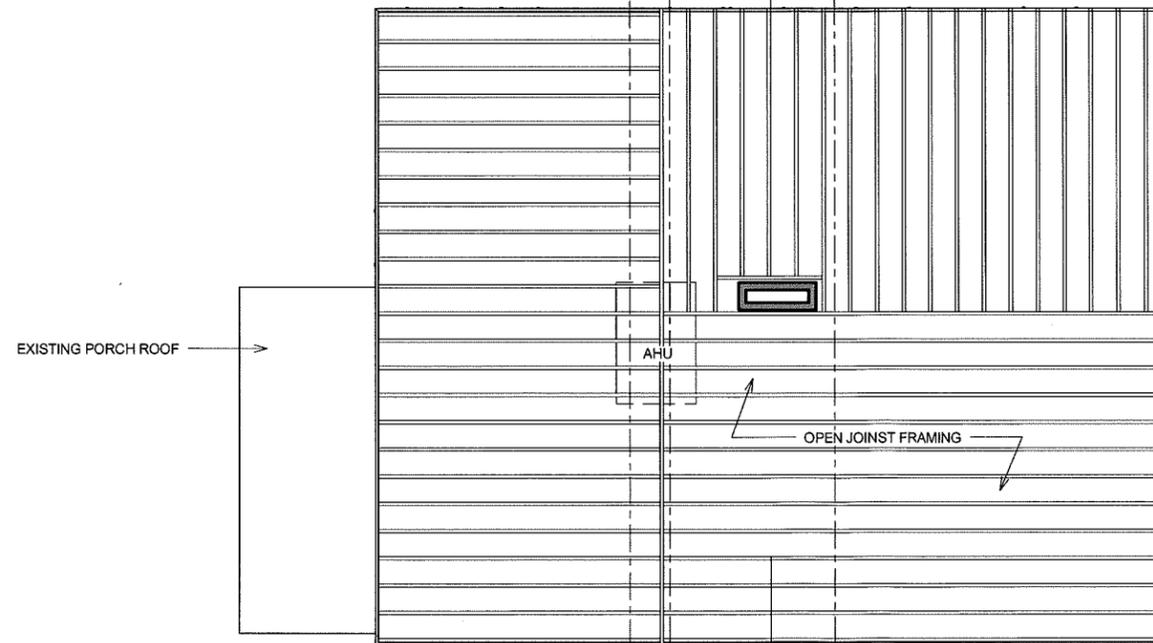
② 02 SECOND FLOOR - EXISTING
3/16" = 1'-0"

ATTIC RENOVATION

10 SERALE AVENUE
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① 03 ATTIC - PROPOSED
3/16" = 1'-0"



② 03 ATTIC - EXISTING
3/16" = 1'-0"



ATTIC LEVEL - EXISTING & PROPOSED

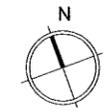
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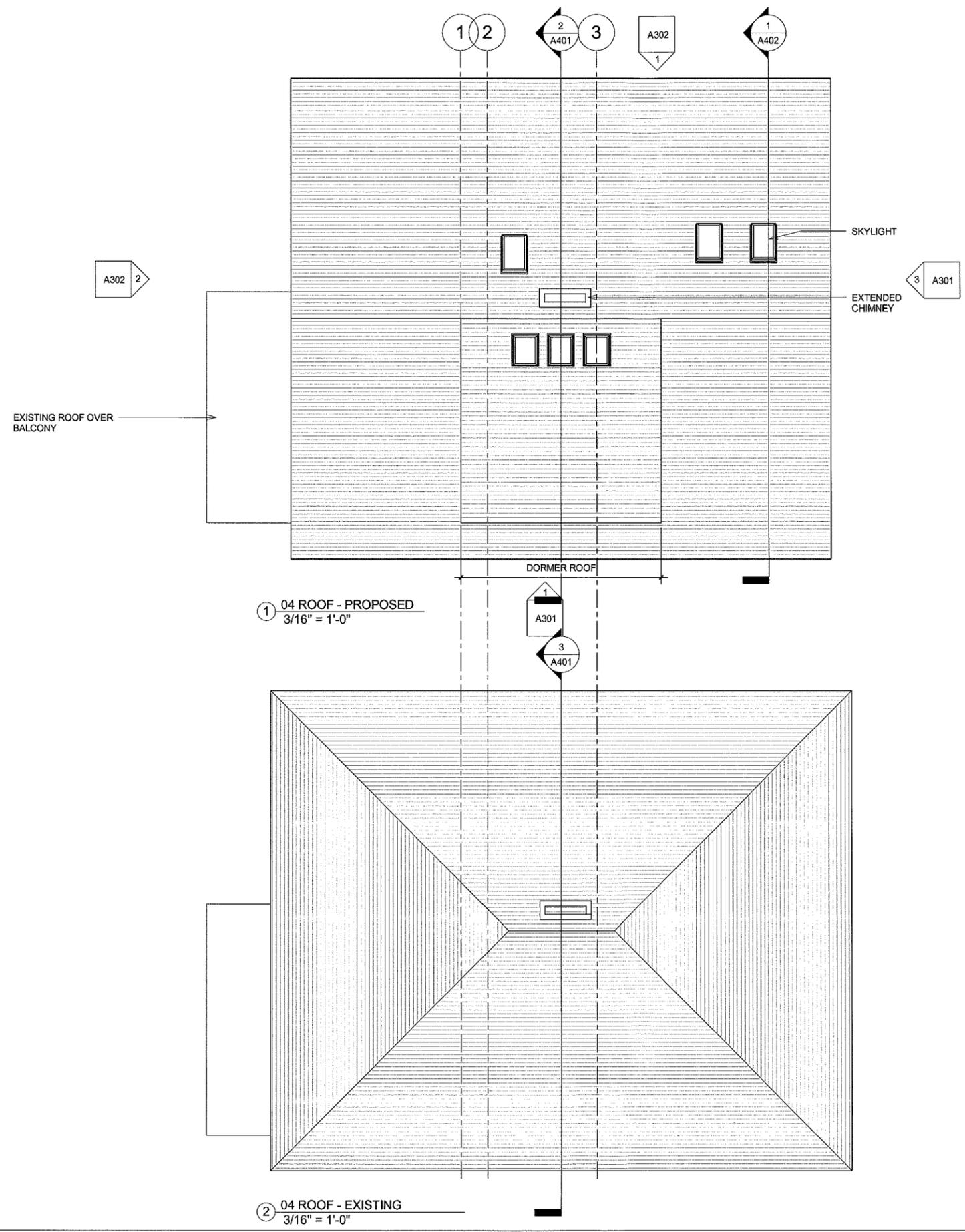


ROOF PLAN -
EXISTING & PROPOSED

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ATTIC
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10 SERALE AVENUE
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② 3D View - WEST CORNER



① 3D View - SOUTH CORNER



STREET VIEWS

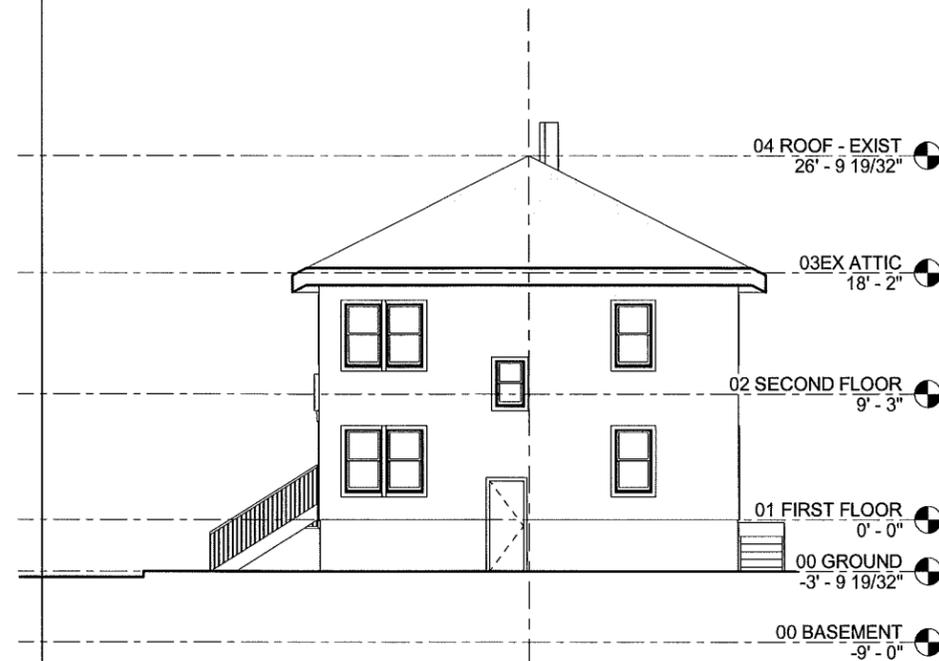
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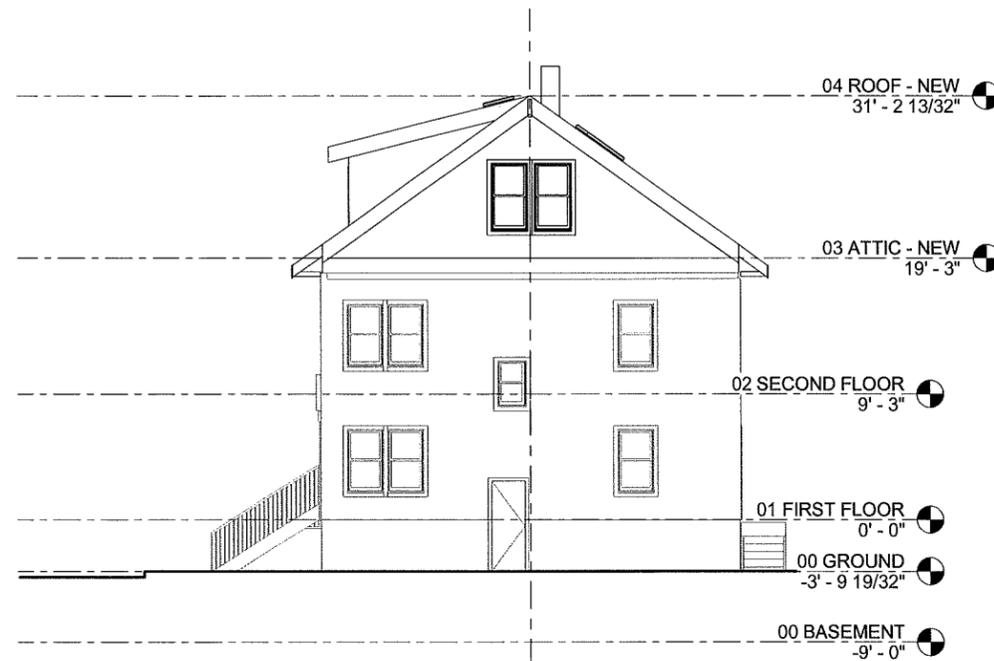
Scale

ATTIC RENOVATION

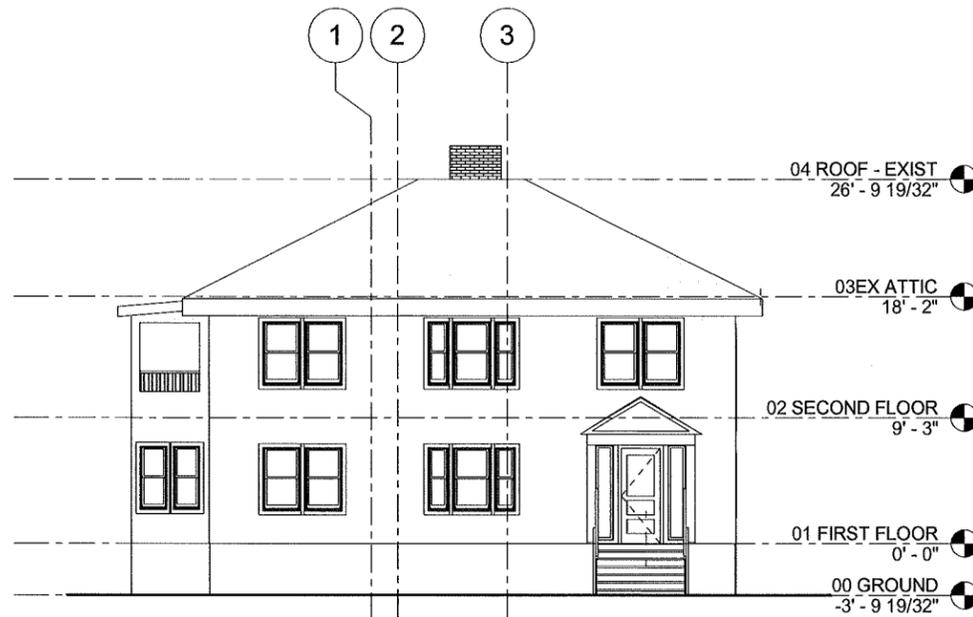
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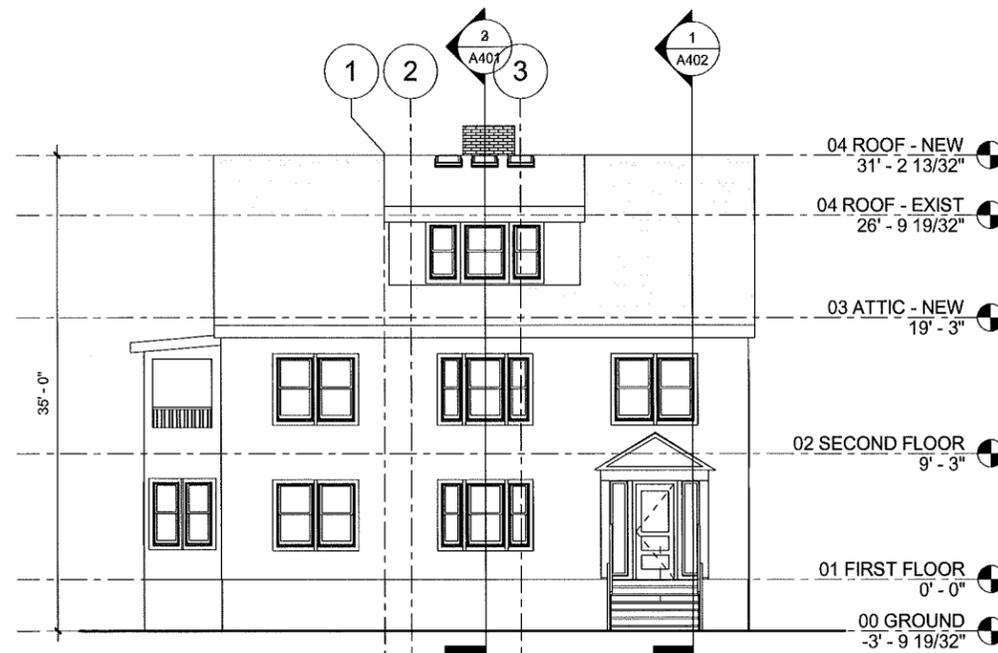
④ EAST ELEVATION - EXISTING
1/8" = 1'-0"



③ EAST ELEVATION
1/8" = 1'-0"



② SOUTH ELEVATION - EXISTING
1/8" = 1'-0"



① SOUTH ELEVATION
1/8" = 1'-0"

SOUTH & EAST ELEV. - EXISTING AND PROPOSED

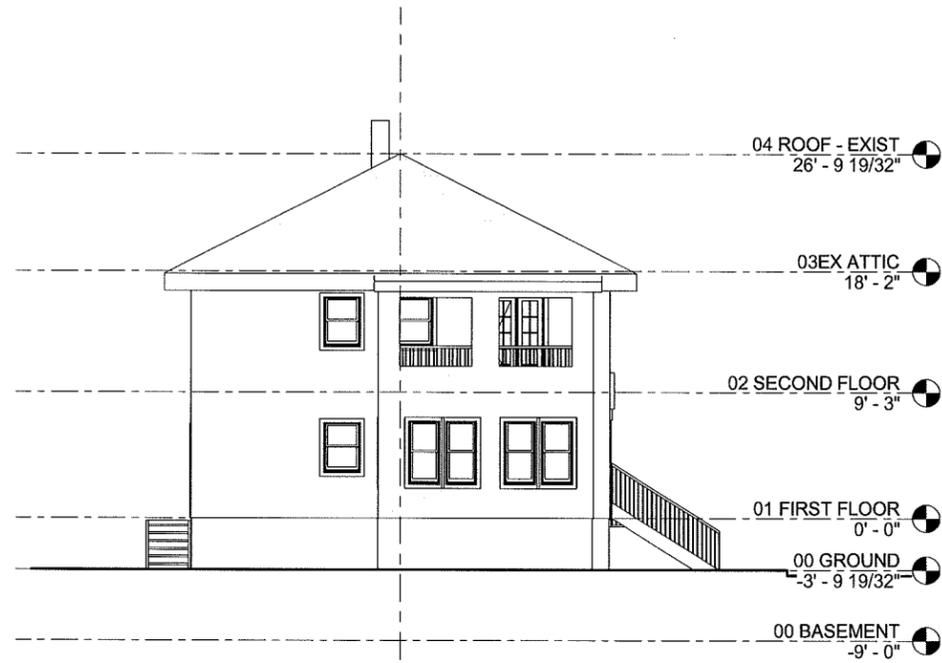
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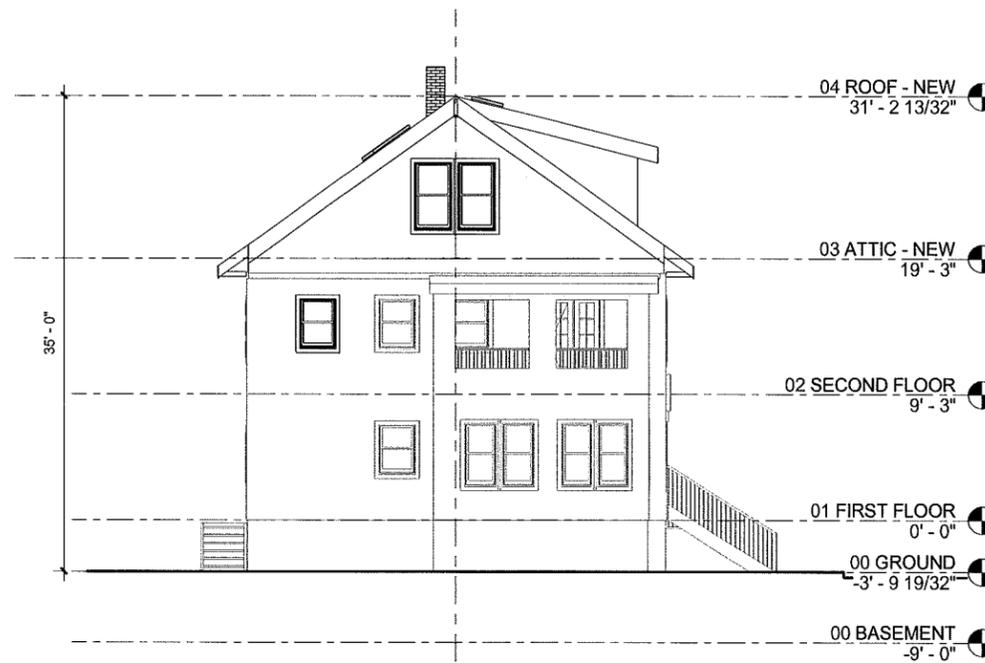
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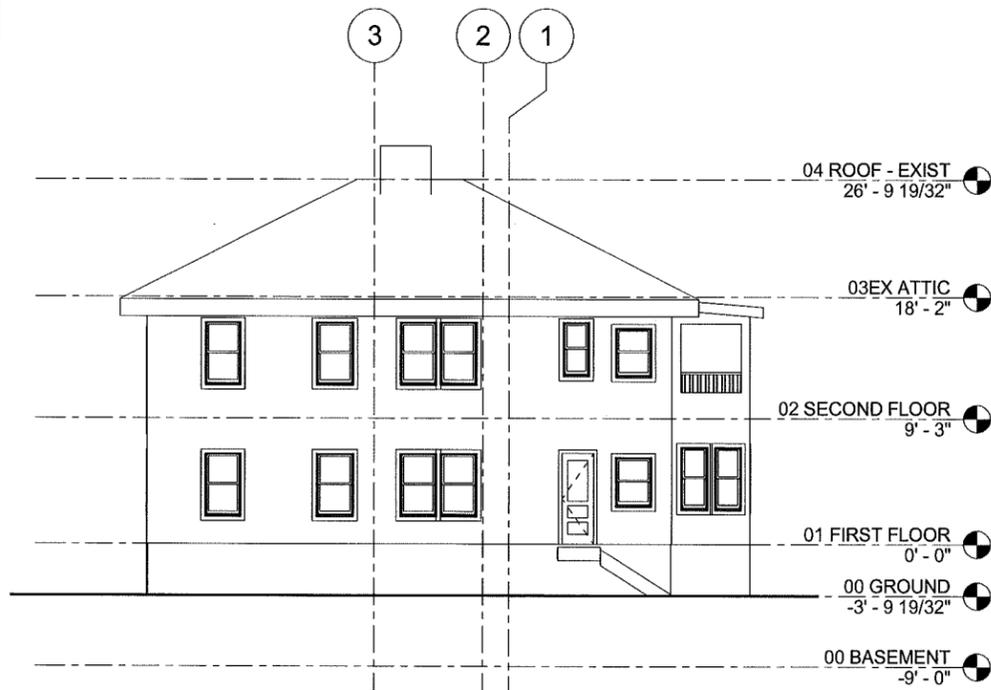
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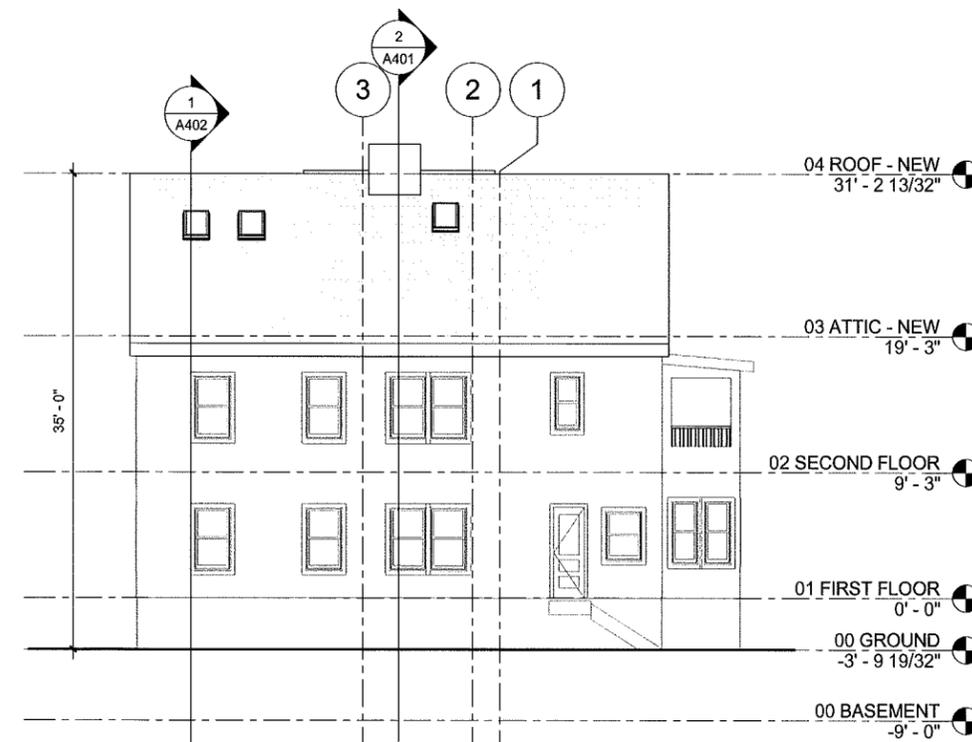
③ WEST ELEVATION - EXISTING
1/8" = 1'-0"



② WEST ELEVATION
1/8" = 1'-0"



④ NORTH ELEVATION - EXISTING
1/8" = 1'-0"



① NORTH ELEVATION
1/8" = 1'-0"

EAST & NORTH ELEV. - EXIST. & PROPOSED

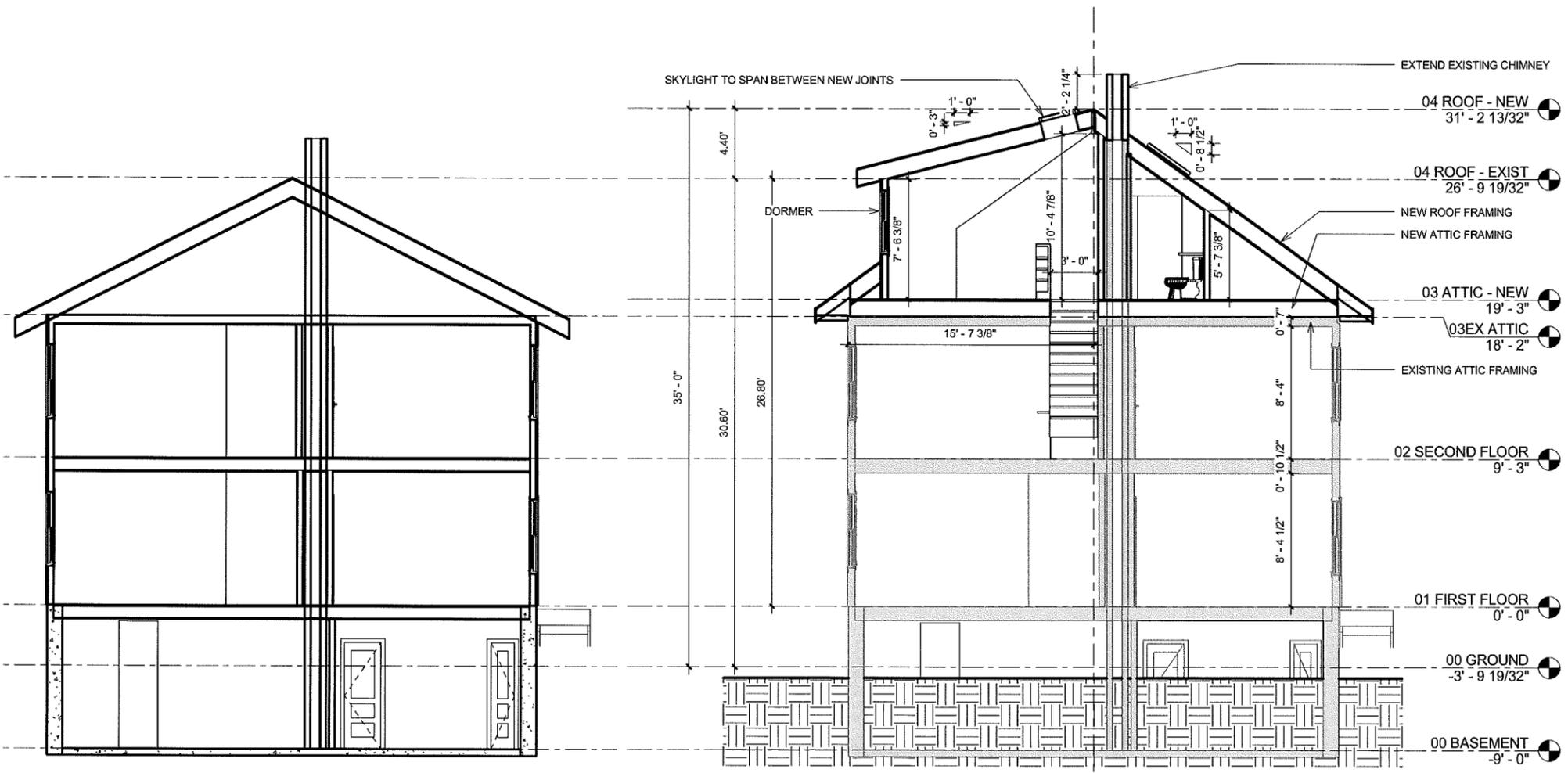
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Scale 1/8" = 1'-0"

ATTIC RENOVATION

10 SERALE AVENUE
BROOKLINE MA
02445



③ CROSS SECTION - EXISTING
3/16" = 1'-0"

② SECTION THRU DORMER
3/16" = 1'-0"

CROSS SECTION A

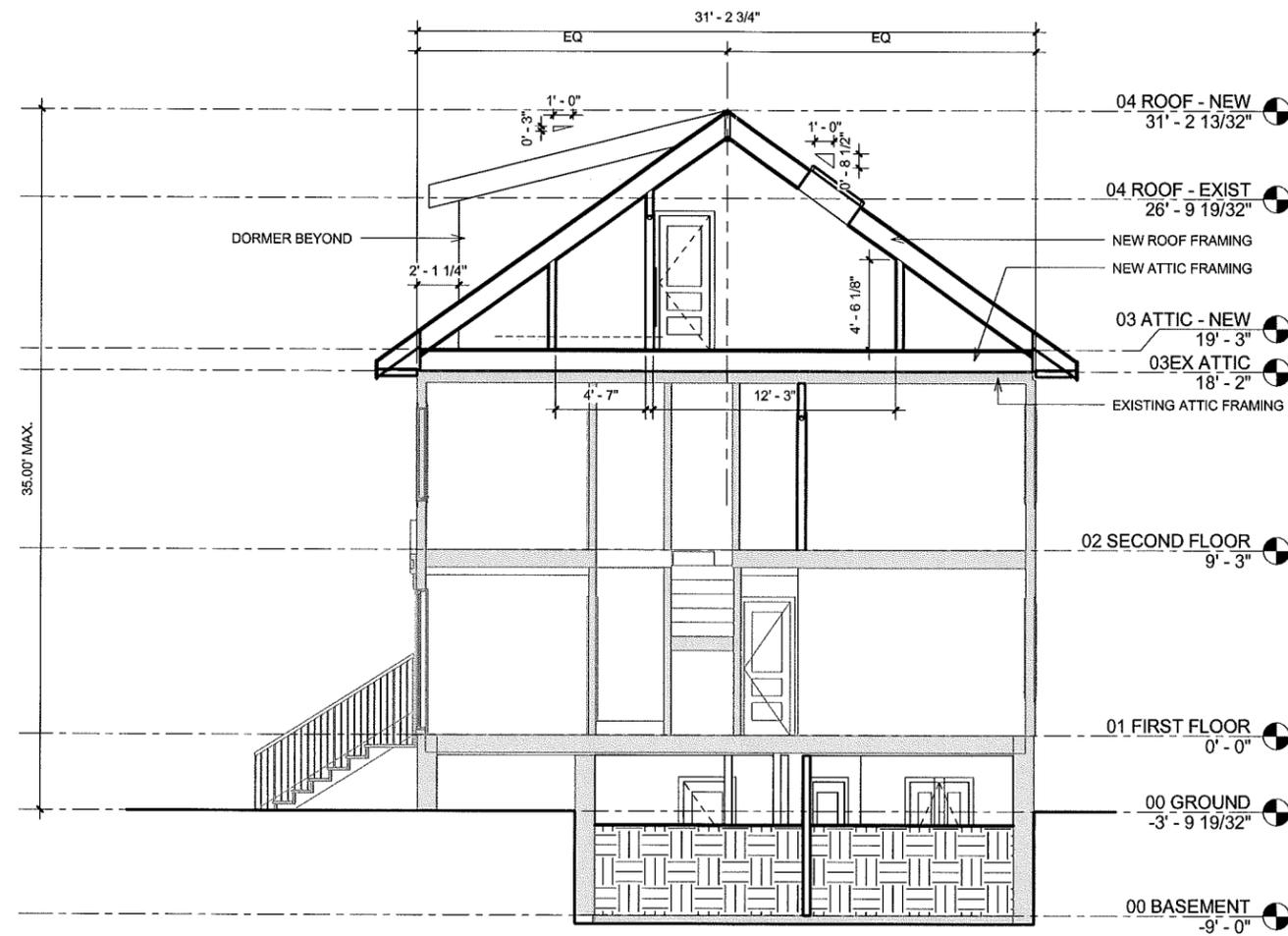
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ATTIC RENOVATION

10 SERALE AVENUE
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① BUILDING CROSS SECTION 3/16
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CROSS SECTION B

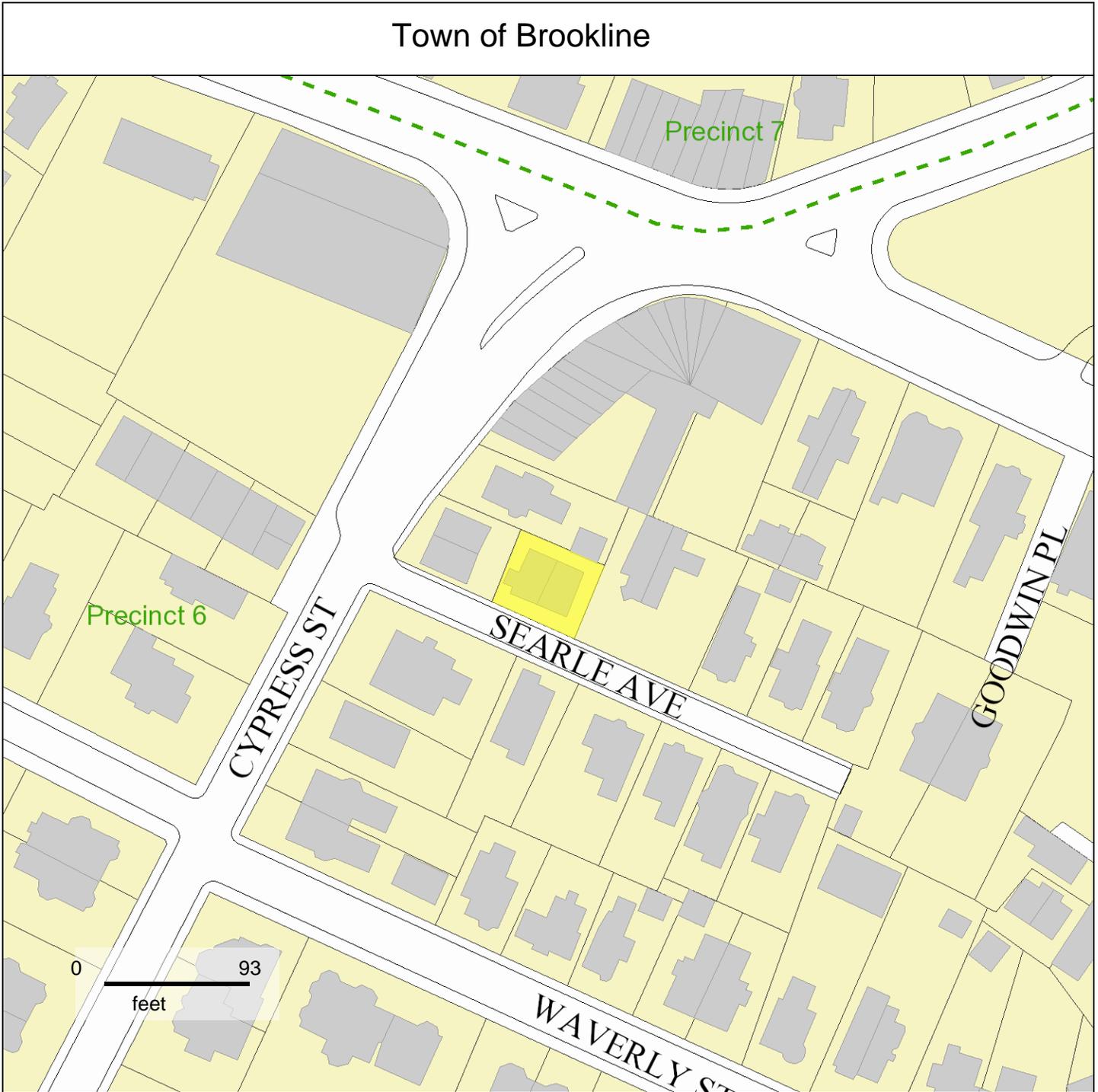
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A402

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Town of Brookline



Property ID 177 3402
Address 10 SEARLE AVE, 10
Owner JEWHRST, JASON



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This application is intended for reference only. For certified parcel information please contact the Town of Brookline Assessors Office.

