



Town of Brookline

Massachusetts

PLANNING BOARD

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DRAFT

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: August 11, 2016
Subject: Convert 188 sq. ft. of basement to habitable space
Location: **16 Clark Court**

Atlas Sheet:	317	Case #:	2016-0047
Block:	12	Zoning:	S-7
Lot:	00	Lot Area (s.f.):	4,394

Board of Appeals Hearing: Thursday, August 18, 2016 at 7:15 PM

SITE AND NEIGHBORHOOD

16 Clark Court is a single-family dwelling built in 1929. It is located in a single-family district off of Walnut Street, south of Boylston Street. The home is two stories and has four bedrooms and 2.5 bathrooms. The basement is partially finished. The surrounding uses are primarily single-family homes of a similar style. The property abuts the Clark Playground to the east.

APPLICANT'S PROPOSAL

The applicants, Adam and Beth Williams, are proposing a renovation to their partially-finished basement which will include the addition of 188 square feet finished space. The renovation will provide for office space.

FINDINGS**Section 5.20 – Floor Area Ratio**

Floor Area	Allowed	Existing	Proposed	Finding
Floor Area Ratio (% of allowed)	.35 (100%)	.63 (175%)	.66 (182%)	Variance*
Floor Area (s.f.)	1537.9	2693.38	2881.38	

* Under Deadrick, the Board of Appeals may allow an extension of an existing non-conformity if it finds there is no substantial detriment to the neighborhood.

Section 8.02.1 and 8.02.2 – Alteration or Extension

A special permit is required to extend this non-conforming use and alter this non-conforming structure.

PLANNING BOARD COMMENTS

The Planning Board is not opposed to the proposal to increase the floor area in the existing single-family dwelling. The structure has extensive basement-level space that currently contains one finished room and additional finished storage space that will be renovated and added to with this proposal. The conversion will have no impact to abutters.

Therefore, the Planning Board recommends approval of the plans by Andover Renovation Solutions, dated 2/10/16, subject to the following conditions:

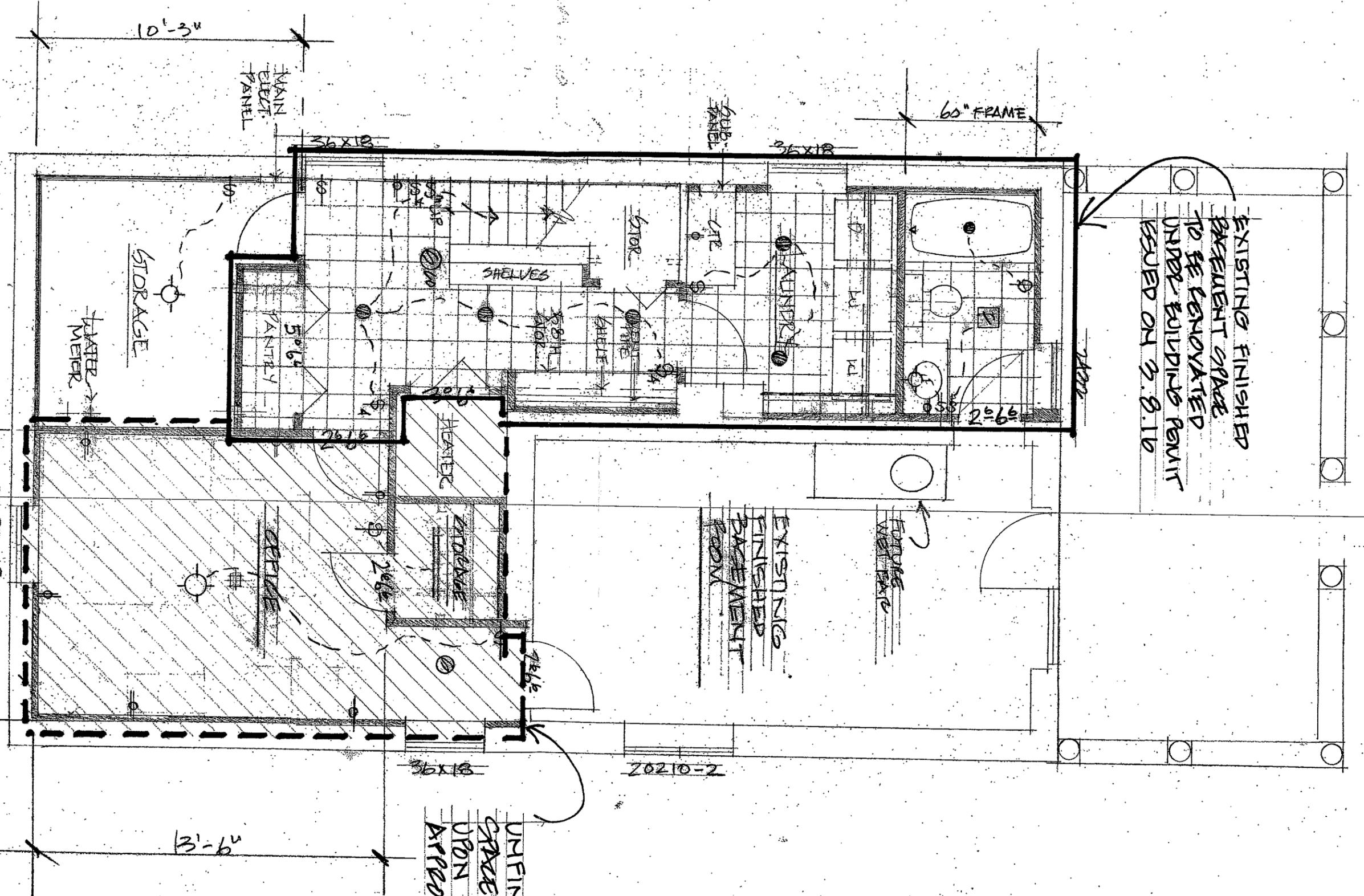
1. Prior to the issuance of a building permit, final basement floor plans and elevations shall be submitted to the Assistant Director of Regulatory Planning for review and approval.
2. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval 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 basement floor plan stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.



View of 16 Clark Court

BASEMENT PLAN

SCALE 1/4" = 1'-0"



EXISTING FINISHED
BASEMENT SPACE
TO BE ENOVATED
UNDER BUILDING PERMIT
ISSUED ON 3.8.16

EXISTING
FINISHED
BASEMENT
ROOM

UNFINISHED
GRAVE TO BE
OPEN UPON
APPROVALS

20210-2