



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: August 11, 2016
Subject: Finish unfinished portions of basement
Location: **385 Lee Street**

Atlas Sheet: 339	Case #: 2016-0051
Block: 06	Zoning: S-25
Lot: 00	Lot Area (s.f.): 8,139

Board of Appeals Hearing: August 25, 2016 at 7:00 PM

SITE AND NEIGHBORHOOD

385 Lee Street is a single-family dwelling built in 1940. It is located in the Buttonwood Village neighborhood in the vicinity of The Country Club and Larz Anderson Park. The neighborhood consists of similar style single-family homes. However, this lot is substantially smaller than abutting and surrounding lots. It is also a triangular-shaped lot with minimal rear yard. The home is two stories and has four bedrooms and 2.5 bathrooms. The basement is currently partially finished.

APPLICANT'S PROPOSAL

The applicants, Andrew Danford and Sarah Burg, are proposing a renovation to their partially-finished basement that will add 80 square feet of finished space for a bathroom.

FINDINGS

Section 5.20 – Floor Area Ratio

Floor Area	Allowed	Existing	Proposed	Finding
Floor Area Ratio (% of allowed)	.20 (100%)	.35 (173%)	.36 (178%)	Special Permit/Variance
Floor Area (s.f.)	1,627.8	2,812	2,892	

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 two finished rooms. This proposal will add a bathroom. The space can be finished with no impact on neighboring structures.

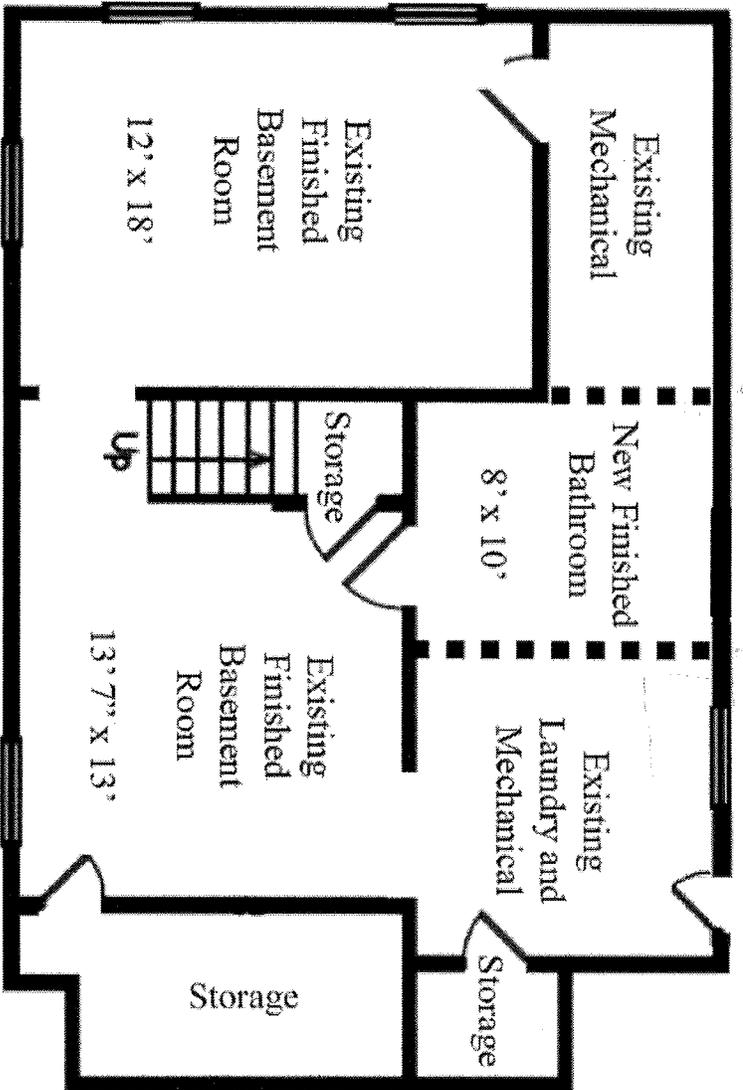
Therefore, the Planning Board recommends approval of the plans, subject to the following conditions:

1. Prior to the issuance of a building permit, final basement 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 to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site ~~sketch 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.

Comment [KM1]: Due to the small size and scope of the project, the PB recommends these revised conditions that will allow the homeowners to submit their own project plans.



PROPOSED BASEMENT BATHROOM - 385 LEE STREET



Floor Area Ratio Calculations for 385 Lee St. (S-25 District, pre-existing non-conforming home built in 1940)

	Original	Proposed	Lot Area (Deed Book 32081, Page 497)	8139 sq. ft.
Finished Basement	393 sq. ft.	473 sq. ft.		
Finished First Floor	1133 sq. ft.	1133 sq. ft.	Floor Area Ratio Before	0.35
Finished Second Floor	1286 sq. ft.	1286 sq. ft.	Floor Area Ratio After	0.36
Unfinished Attic	0 sq. ft.	0 sq. ft.	% FAR Before (based on S-25 allowance of 0.2)	175%
Total	2812 sq. ft.	2892 sq. ft.	% FAR After (based on S-25 allowance of 0.2)	180%

(Adding) 8x10 bathroom - using existing unfinished portion of the basement (543 sq feet)

Lower Level

