



# *Town of Brookline*

## *Massachusetts*

### **PLANNING BOARD**

Town Hall, 2<sup>nd</sup> Floor  
333 Washington Street  
Brookline, MA 02445-6899  
(617) 730-2130 Fax (617) 730-2442

Linda K. Hamlin, Chairman  
Steven A. Heikin, Clerk  
Robert Cook  
Blair Hines  
Sergio Modigliani  
Matthew Oudens  
Mark J. Zarrillo

To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: September 29, 2016  
Subject: Construct a one-story side addition with bay  
Location: **105 Salisbury Road**

Atlas Sheet: 103  
Block: 01  
Lot: 00

Case #: 2016-0064  
Zoning: S-7  
Lot Area (s.f.): 9,556

Board of Appeals Hearing: October 20, 2016 at 7:30 pm

---

### **SITE AND NEIGHBORHOOD**

105 Salisbury Road is a two story home on corner lot in a single family residential neighborhood that sits between Commonwealth Avenue and Beacon Street. Tall trees with wide canopies line the street and the surrounding homes are largely two-family and are landscaped with shrubs and ornamental trees. The nearest cross street is Corey Road. The home is .1 miles away from the Green Line.

### **APPLICANT'S PROPOSAL**

The applicant, Nicole Chang, is proposing a partial demolition along the west elevation in order to construct a small kitchen addition with a bay window (157 s.f.). The proposal includes moving an existing bathroom and removing an awning. The addition will add a bay to accommodate for a bench with storage and table.

### **FINDINGS**

**Section 5.09.2.j: Design Review**

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. The proposed bay window will be similar to the one on the other side of the house, including the stucco side of the house and the same color wooden exterior trims. Also, 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 5.22.3.b.1.b: Exceptions to FAR Regulations for Residential Units**

<b>Floor Area</b>	<b>Allowed</b>	<b>Existing</b>	<b>Allowed by Special Permit</b>	<b>Proposed</b>	<b>Finding</b>
<b>Floor Area Ratio (% of allowed)</b>	0.350 100%	0.355 101.3%	0.55 120%	0.37 105%	Special Permit*
<b>Floor Area (s.f.)</b>	3,344.6	3391	4013.52	3391+157= <b>3548</b>	

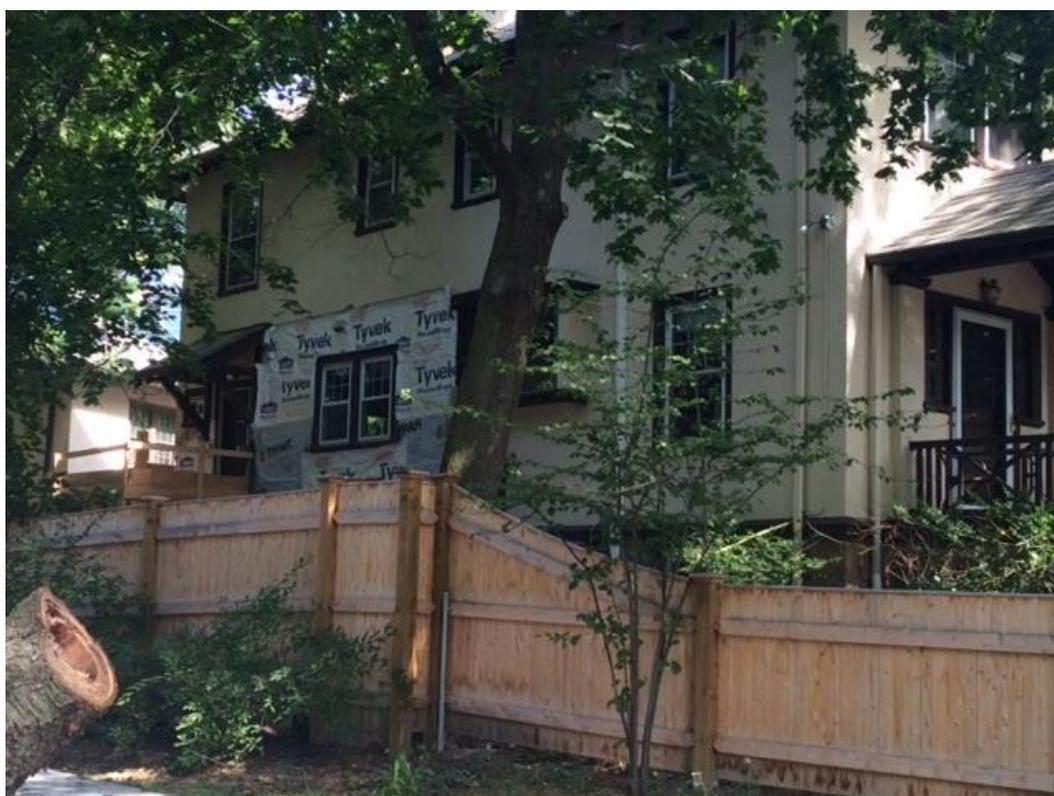
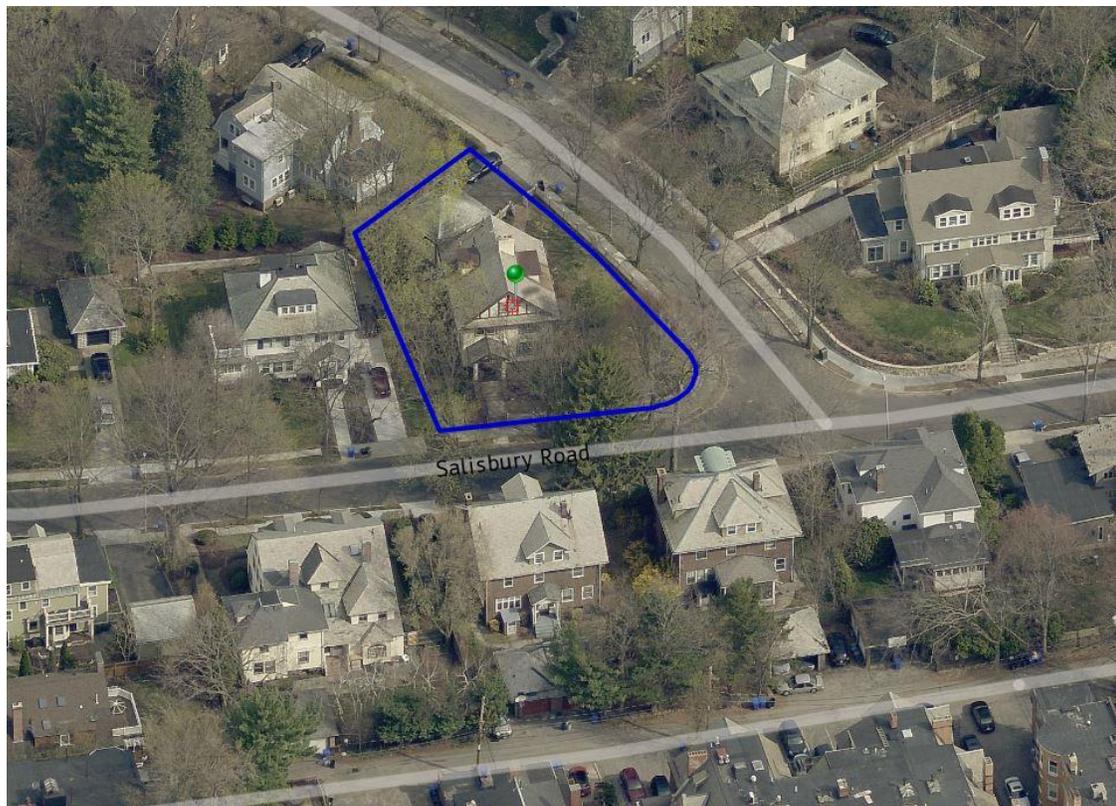
\*Under **Section 5.22.3.b.1.b** a special permit may be granted for an exterior addition that is less than or equal to 20% of the permitted gross floor area

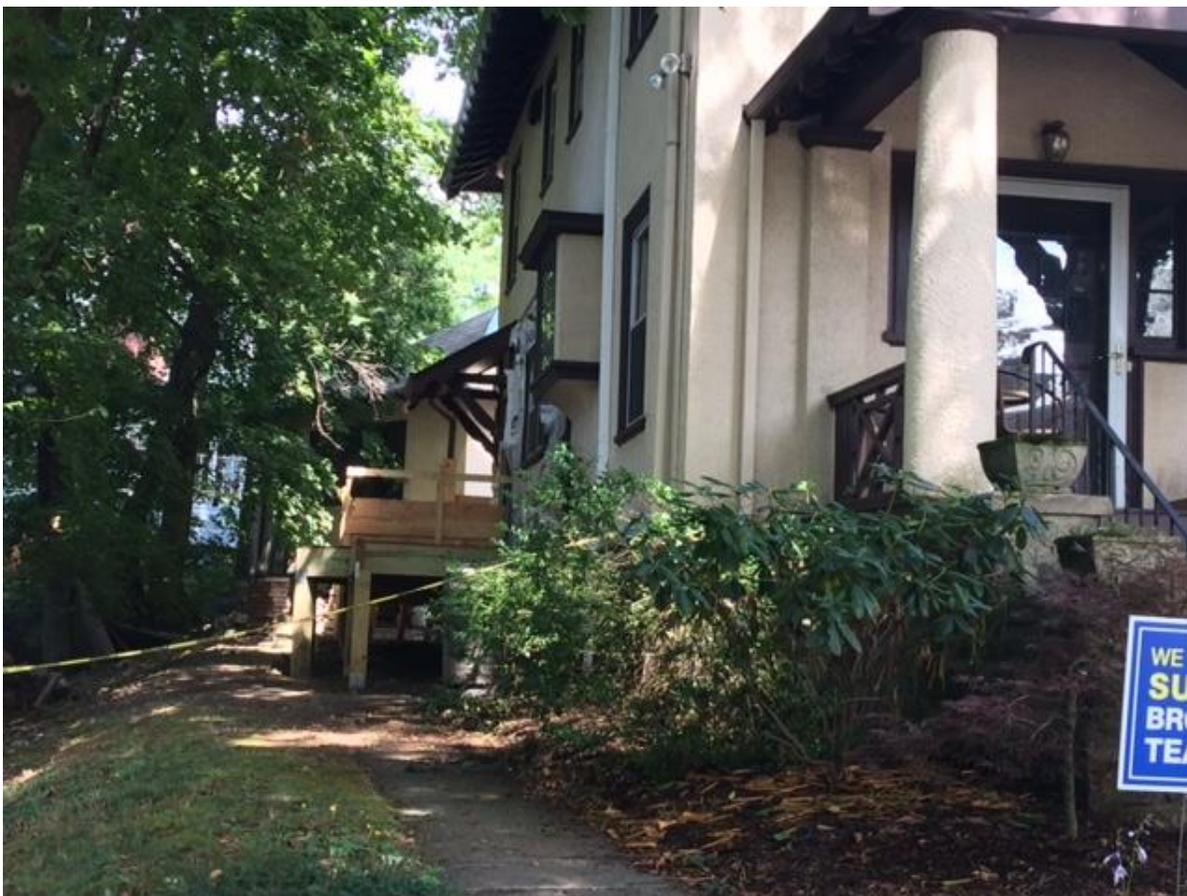
**PLANNING BOARD COMMENTS**

The Planning Board is not opposed to this proposal for partial demolition of the west elevation to allow for a modest kitchen expansion. The design is consistent with the existing house and will not impact the streetscape. The relief requested minimal as it is within the 120% FAR allowed by special permit and no setback relief is required.

**Therefore the Planning Board recommends approval of the plot plan submitted by Clifford Rober and dated 1/29/2016, and the elevations and modified floor plans submitted by Halliday Construction Group and dated 7/14/2016 and 9/16/2016 subject to the following conditions:**

- 1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, elevations, and floor plans subject to the review and approval of the Assistant Director for 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; 2) final floor plans and elevations 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.**





# Chang Residence Addition

105 Salsbury Road.  
Brookline, MA  
02445

## Sheet List

A000 Plot Plan  
A001 Landscaping Plan  
A100 Basement Plan  
A101 Ground Floor Plan  
A102 2nd Floor Plan  
A103 3rd Floor Plan  
A104 Proposed Landscape Elevation

## Project Description:

**Project Scope** As per the specifications herein:

A project including:

- The expansion of existing kitchen
- Kitchen built-Ins

### Town of Brookline Existing Data

Existing house. 3352 sf  
Basement 589 sf  
Addition 157 sf  
Lot sqft: 9556  
Zoning = S7 (0.35)  
(Lot) 9556 sf  
(FAR) 0.35 = 3344.6 sf

### HCC Measurements

Basement Finished: 657 sf  
Basement Unfinished: 533 sf  
1st Floor: 1186 sf  
2nd Floor: 894 sf  
3rd Floor: 654 sf  
Total Finished Area: **3391 sf**

Design Builder



**Halliday Construction Corp.**

1408 Center Street, Roslindale, MA 02131

Tel: (617) 323-2323

Fax: (617) 323-2011

www.hallidayltd.com

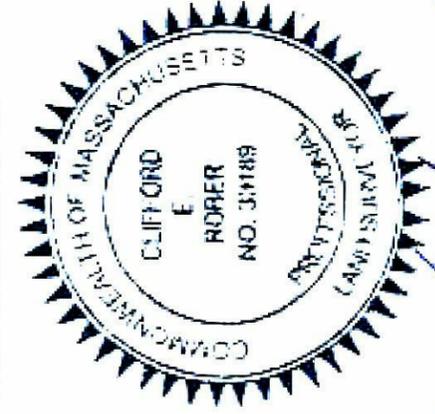


 AREA OF WORK

# SALISBURY ROAD

OWNER: DAVID & NICOLE CHANG

I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.

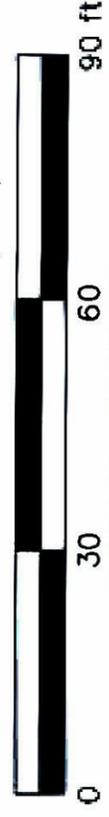


*Clifford E. Rober* 1/29/16

CLIFFORD E. ROBER, PLS DATE  
 THIS PLAN MAY HAVE BEEN ALTERED IF THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED PLOT PLAN  
 #105 SALISBURY ROAD  
 IN  
 BROOKLINE, MA  
 (NORFOLK COUNTY)

SCALE: 1" = 30' DATE: 1/29/2016



ROBER SURVEY  
 1072A MASSACHUSETTS AVENUE  
 ARLINGTON, MA 02476  
 (781) 648-5533  
 4780PP1.DWG



Chang Residence  
 Addition  
 105 Salsbury Road.  
 Brookline, MA  
 02445

Notes

Revisions

No.	Date

Scale

9/16/2016 8:37:33 AM

Plot Plan

**A000**



1408 Center Street,  
Roslindale, MA 02131  
Tel: (617) 323-2323  
Fax: (617) 323-2011  
www.hallidaytd.com

Chang Residence

Addition  
105 Salisbury Road,  
Brookline, MA  
02445

Notes

Revisions

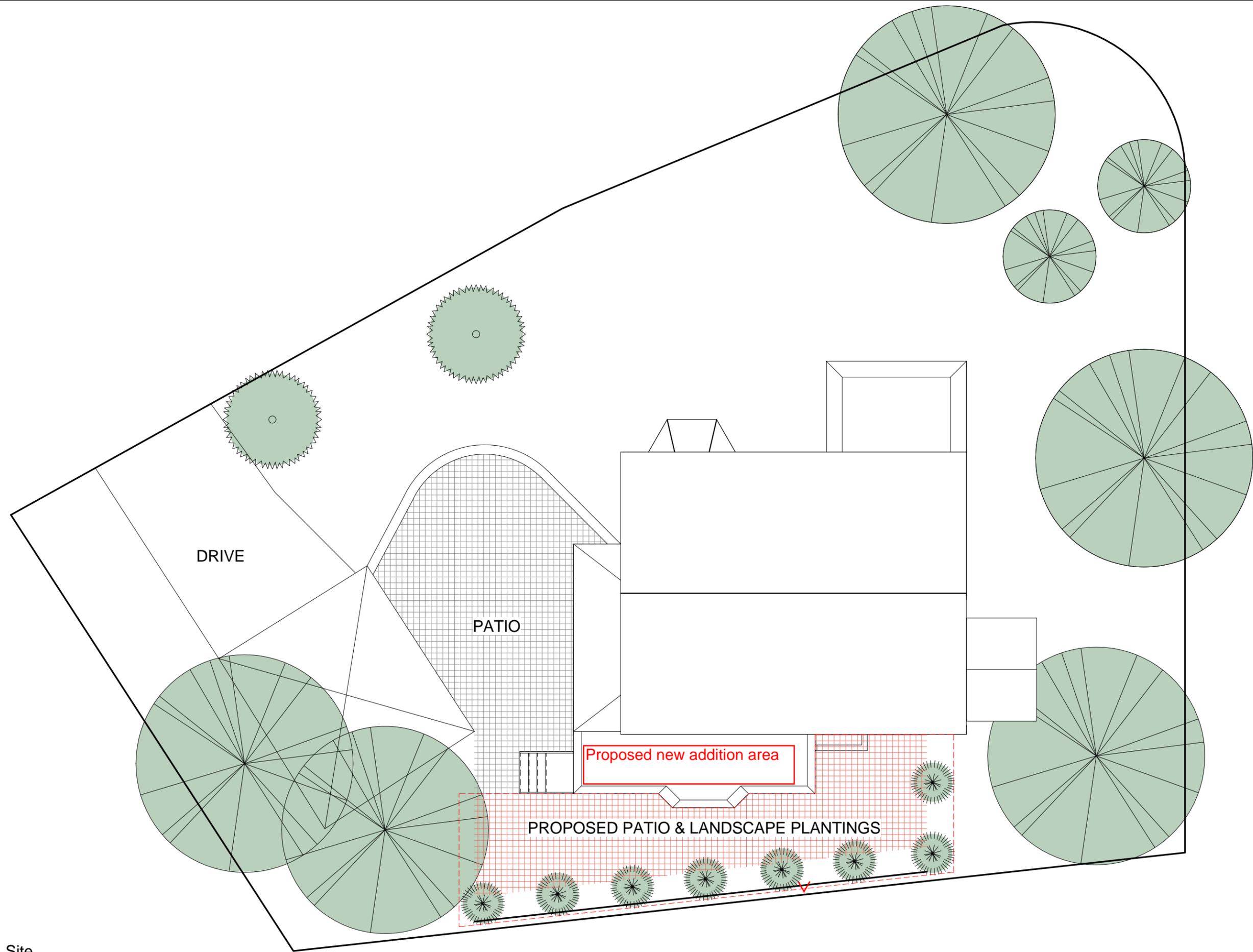
No.	Date

Scale  
1" = 10'-0"

9/16/2016 8:37:37 AM

Landscaping Plan

**A001**



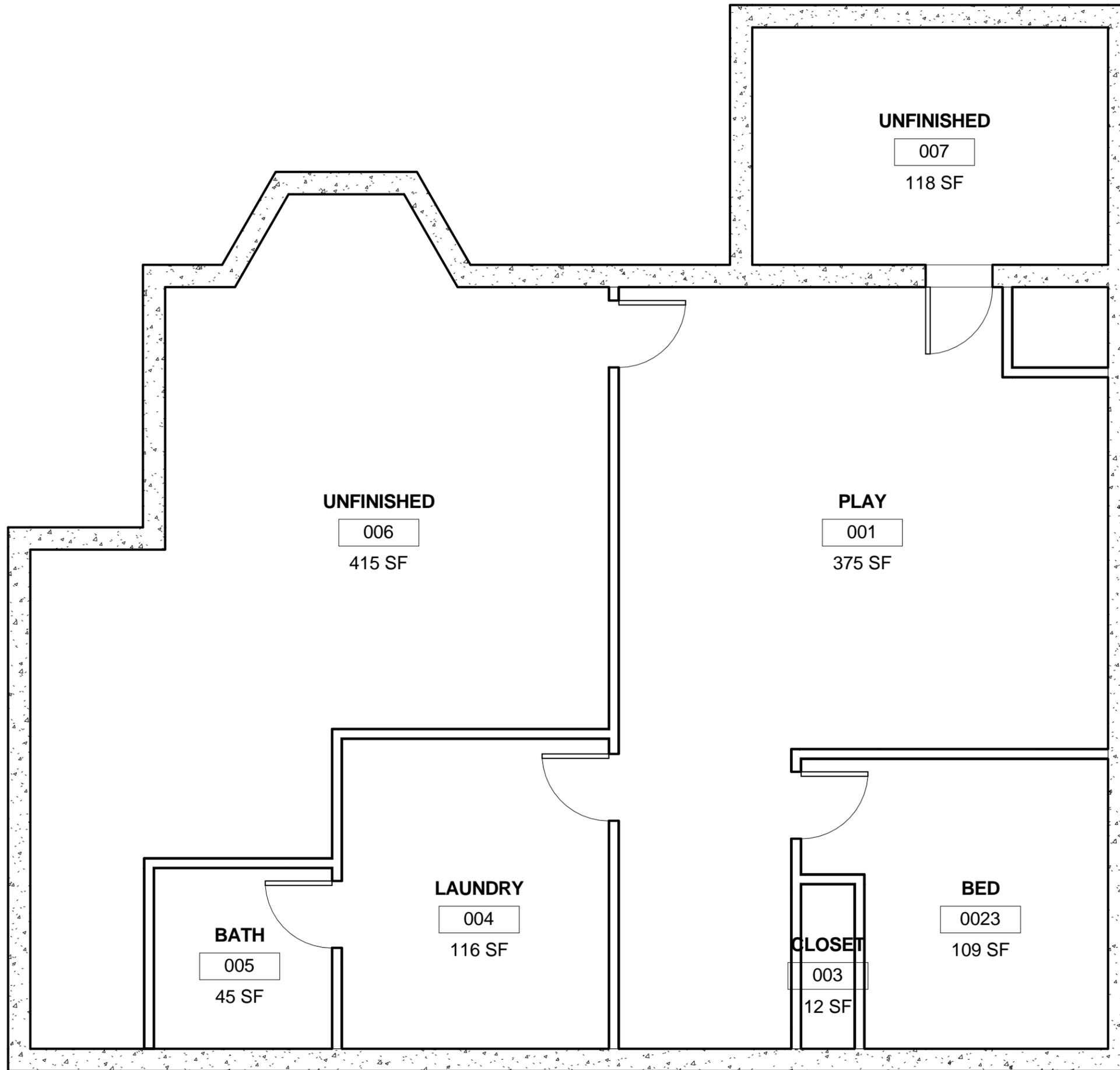
1 Site  
1" = 10'-0"



1408 Center Street,  
Rosindale, MA 02131  
Tel: (617) 323-2323  
Fax: (617) 323-2011  
www.hallidaytd.com

Chang Residence

Addition  
105 Salisbury Road.  
Brookline, MA  
02445



TOTAL FINISHED AREA: 657 SF

TOTAL UNFINISHED AREA: 533 SF

Notes

Revisions

No.	Date

Scale  
1/4" = 1'-0"

9/16/2016 8:37:38 AM

Basement Plan

**A100**

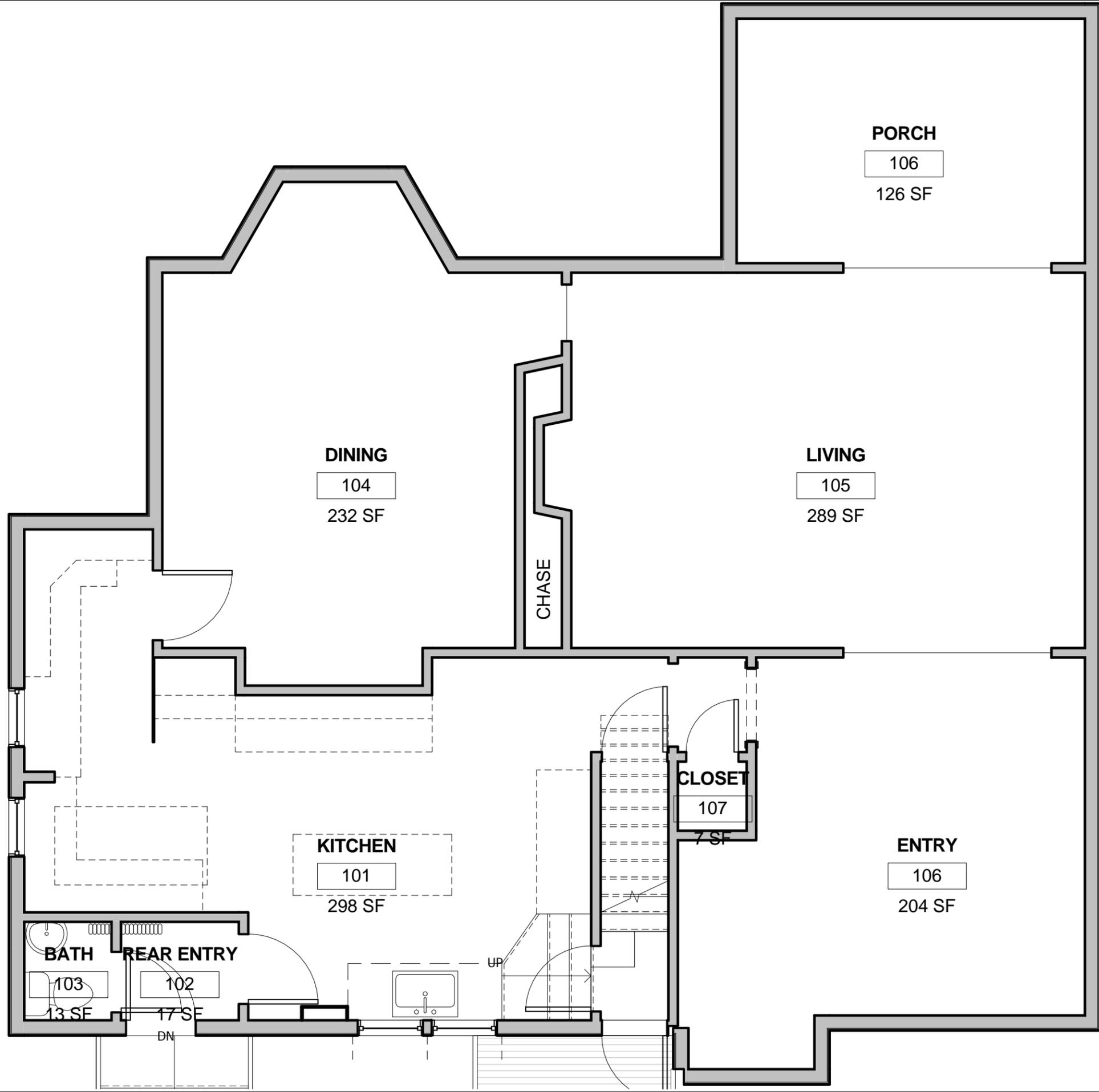


1408 Center Street,  
Roslindale, MA 02131  
Tel: (617) 323-2323  
Fax: (617) 323-2011  
www.hallidaytd.com

Chang Residence

Addition  
105 Salisbury Road.  
Brookline, MA  
02445

TOTAL FINISHED AREA: 1186 SF



Notes

Revisions

No.	Date

Scale  
1/4" = 1'-0"

9/16/2016 8:37:39 AM

Ground Floor Plan

**A101**

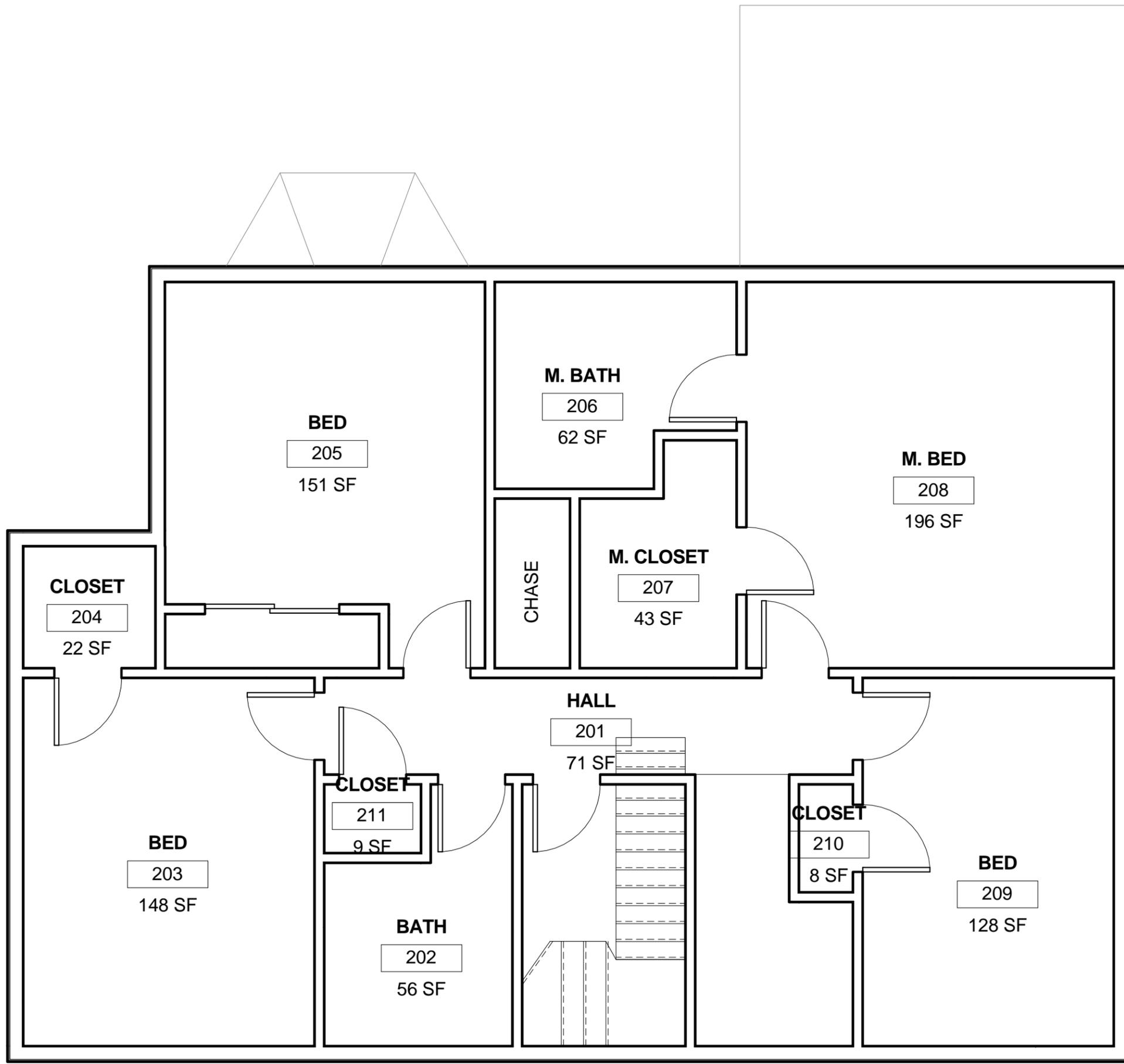


1408 Center Street,  
Roslindale, MA 02131  
Tel: (617) 323-2323  
Fax: (617) 323-2011  
www.hallidaytd.com

Chang Residence

Addition  
105 Salisbury Road.  
Brookline, MA  
02445

TOTAL FINISHED AREA: 894 SF



Notes

Revisions

No.	Date

Scale  
1/4" = 1'-0"

9/16/2016 8:37:40 AM

2nd Floor Plan

**A102**

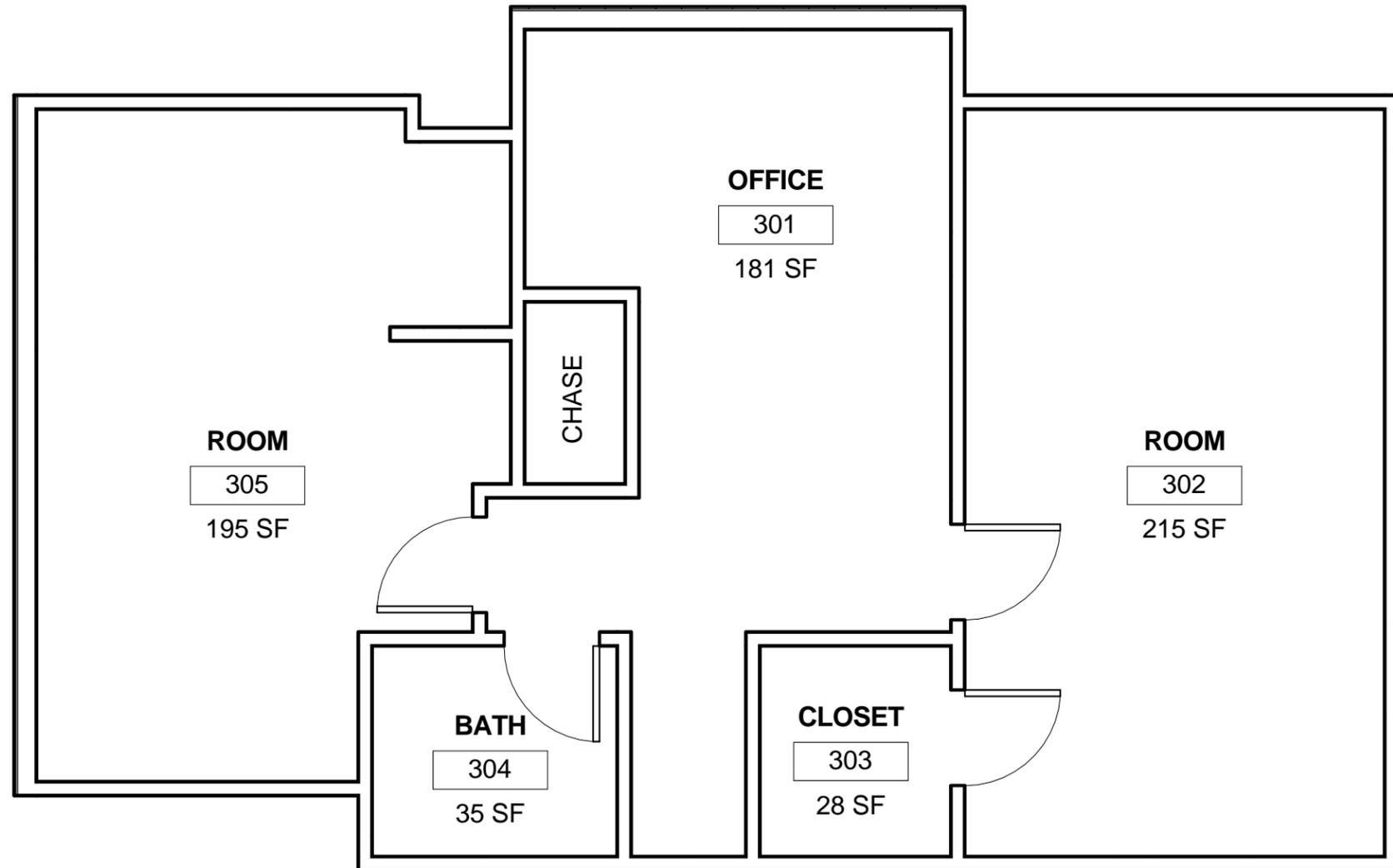


1408 Center Street,  
Roslindale, MA 02131  
Tel: (617) 323-2323  
Fax: (617) 323-2011  
www.hallidayltd.com

Chang Residence

Addition  
105 Salisbury Road.  
Brookline, MA  
02445

TOTAL FINISHED AREA: 654 SF



Notes

Revisions

No.	Date

Scale  
1/4" = 1'-0"

9/16/2016 8:37:41 AM

3rd Floor Plan

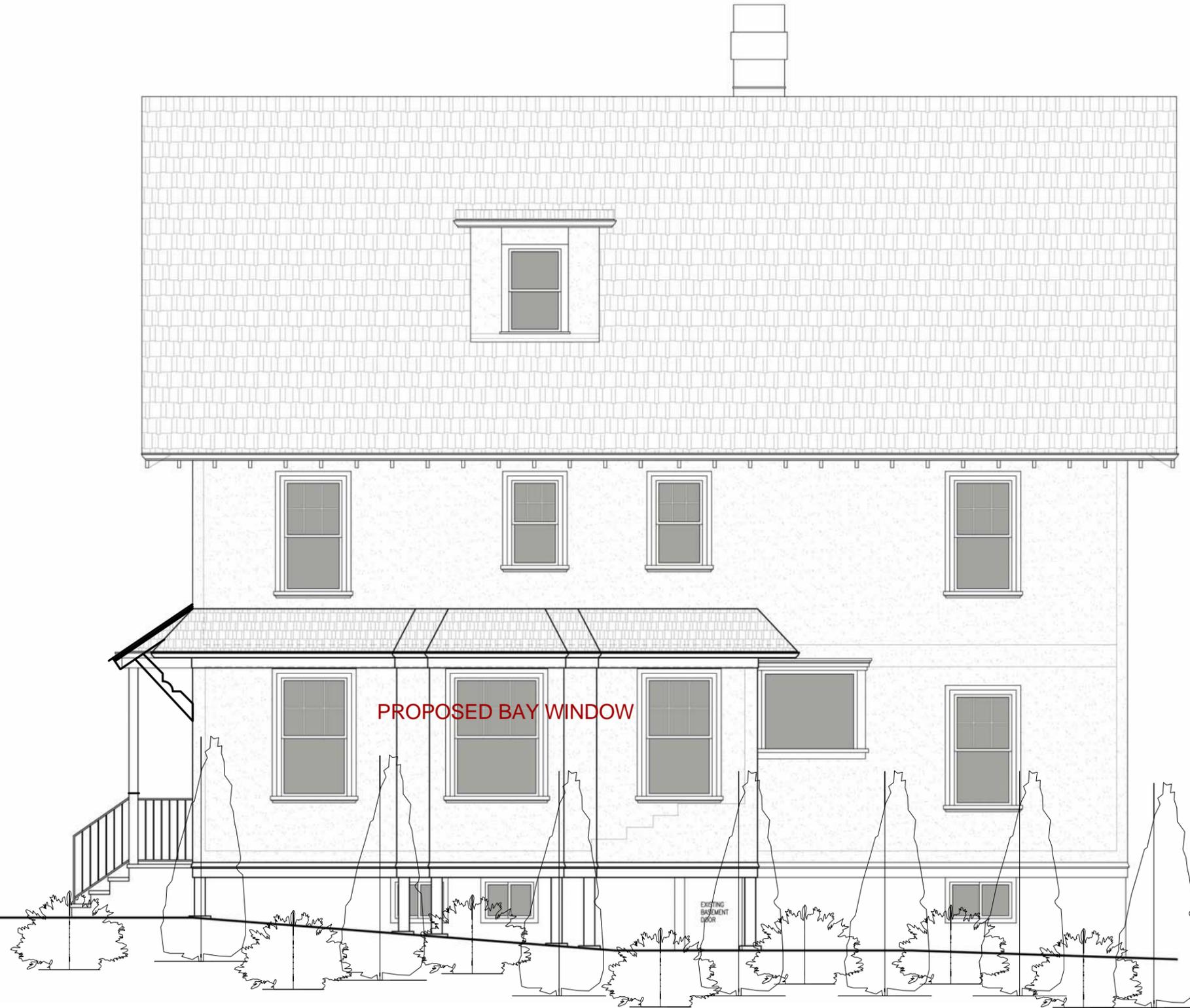
**A103**



1408 Center Street,  
Roslindale, MA 02131  
Tel: (617) 323-2323  
Fax: (617) 323-2011  
www.hallidayltd.com

Chang Residence

Addition  
105 Salisbury Road,  
Brookline, MA  
02445



Notes

Revisions

No.	Date

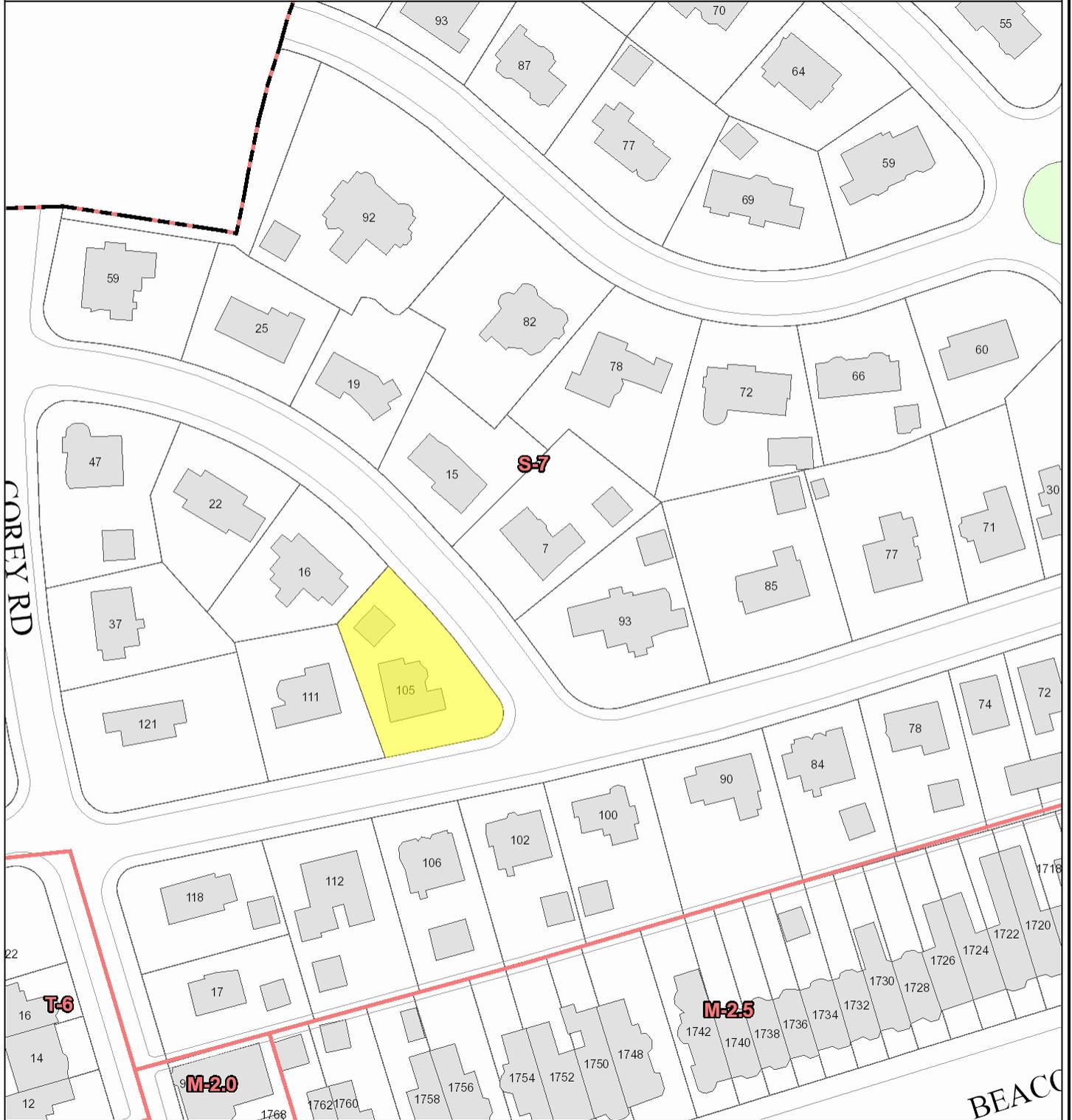
Scale  
3/16" = 1'-0"

9/16/2016 8:37:44 AM

Proposed Landscape  
Elevation

**A104**

1 West  
3/16" = 1'-0"



- Zoning
- Street Edges
- Buildings
- Parcels
- Openspace

1" = 100 ft