



# *Town of Brookline*

## *Massachusetts*

### **PLANNING BOARD**

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

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

To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: October 20, 2016  
Subject: Construct two additions totaling 200 square foot addition  
Location: 161 Buckminster Road

Atlas Sheet:	52	Case #:	2016-0070
Block:	247	Zoning:	S-15
Lot:	23	Lot Area (s.f.):	14,820

Board of Appeals Hearing: October 27, 2016 at 7:00 pm

---

### **SITE AND NEIGHBORHOOD**

161 Buckminster Road is a two-and-a-half story Victorian-style home built in 1896. It is located near the intersection of Buckminster Road, Holland Road and Seaver Street. It is located in the Fisher Hill National Register District.

### **APPLICANT'S PROPOSAL**

The applicants, Gerald Billow and Barbara Kellman, are proposing two small, one-story additions totaling 200 square feet. One addition will add a breakfast room off of the existing kitchen at the rear and a second will add a powder room/laundry area on the side. The new additions will be constructed where there is existing deck space. The addition to the rear will sit 57.2 feet from the rear lot line and the side addition will sit 30.0 feet from the side lot line. The deck will be reconfigured around the newly added space.

## **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. The proposed addition is almost fully within the footprint of the existing deck. The deck will be extended minimally.
- b. **Relation of Buildings to Environment** – The proposed addition is not expected to have shadow impacts on neighboring properties. The addition will not extend past the existing deck at the rear. On the side, the new addition will extend slightly but is within all required setbacks.
- 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 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 Maximum Floor Area Ratio (FAR) Regulations For Residential Units**

<b>Floor Area</b>	<b>Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Finding</b>
<b>Floor Area Ratio (% of allowed)</b>	0.25 100%	0.28 111%	.29 117%	Special Permit*
<b>Floor Area (s.f.)</b>	3,705	4,124	4,324	

*\* 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 supportive of the proposed addition for this single-family dwelling. The addition is in proportion with the home and will add livable space for the owners. Similar (as well as much larger and imposing) additions have been added to homes of similar style across

the street and nearby. The addition will not be out of character and will increase the functionality of the home and all setbacks will be met.

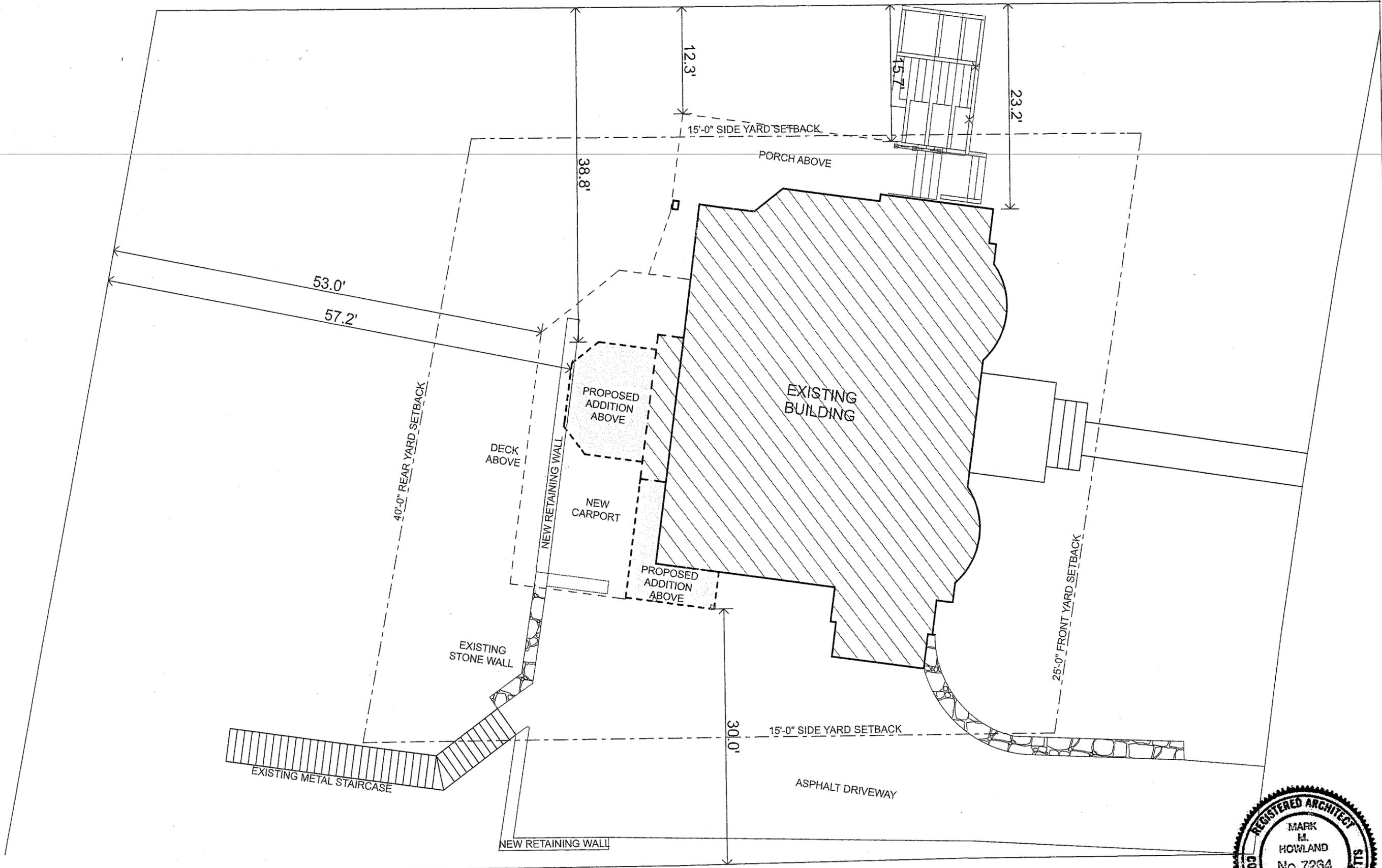
**Therefore, the Planning Board recommends approval of the site plan, architectural plans and elevations and by Howland Architecture Studio, dated 8/30/2016, subject to the following conditions:**

1. Prior to the issuance of a building permit, the applicant shall submit final site plans, floor plans and elevation 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 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 stamped and signed by a registered architect or engineer; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

*knm*

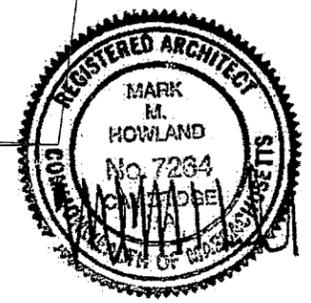


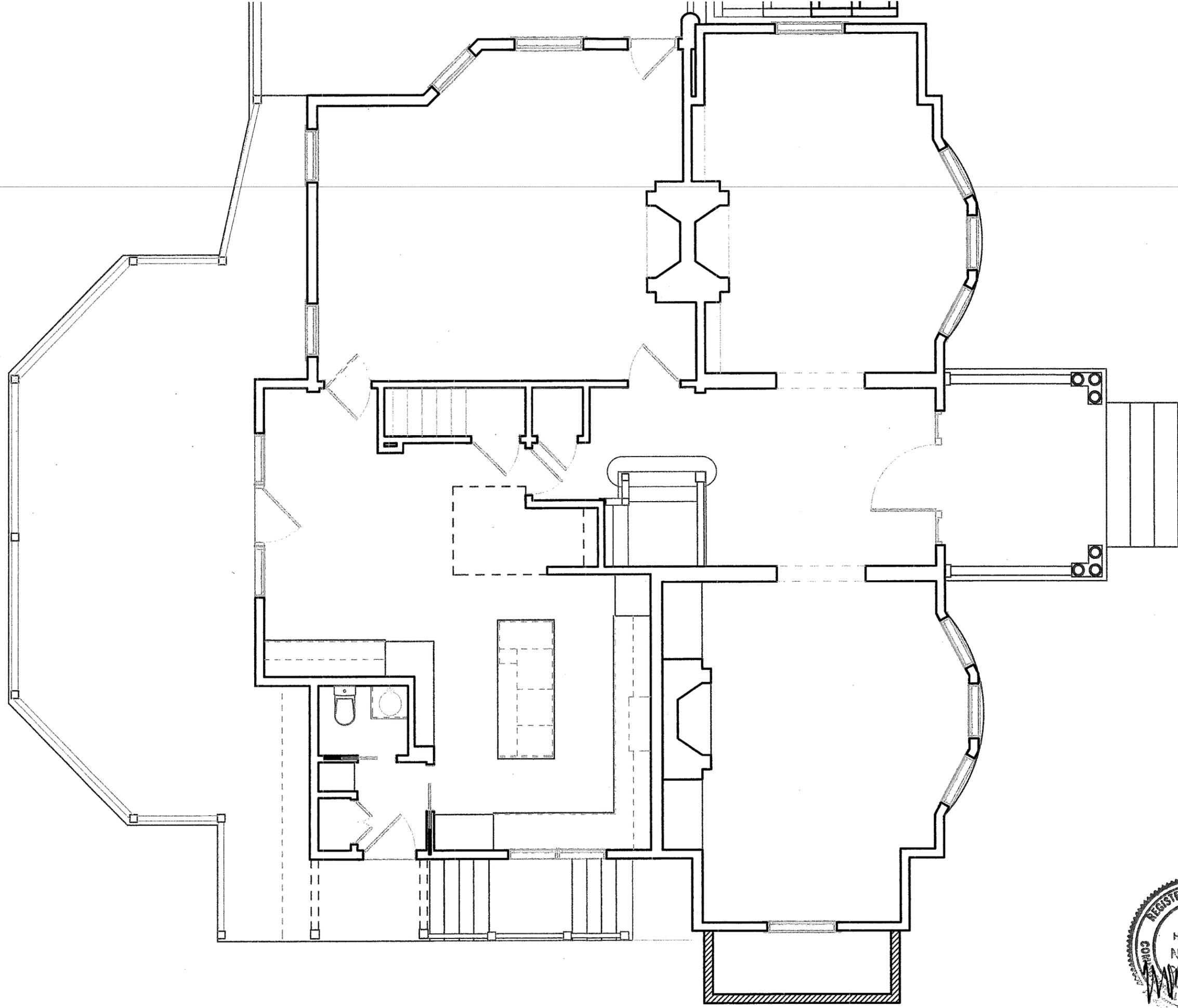




PROPOSED ADDITIONS ON SITE PLAN  
 KELLMAN BILLOW RESIDENCE  
 161 BUCKMINSTER RD, BROOKLINE 08/30/16

HOWLAND ARCHITECTURE STUDIO  
 INCORPORATED  
 15 PLEASANT AVENUE · SOMERVILLE, MA. 02143 · (617) 661-2030  
 WWW.HOWLANDARCHITECTURE.COM

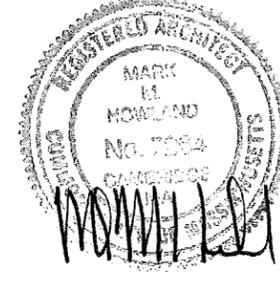
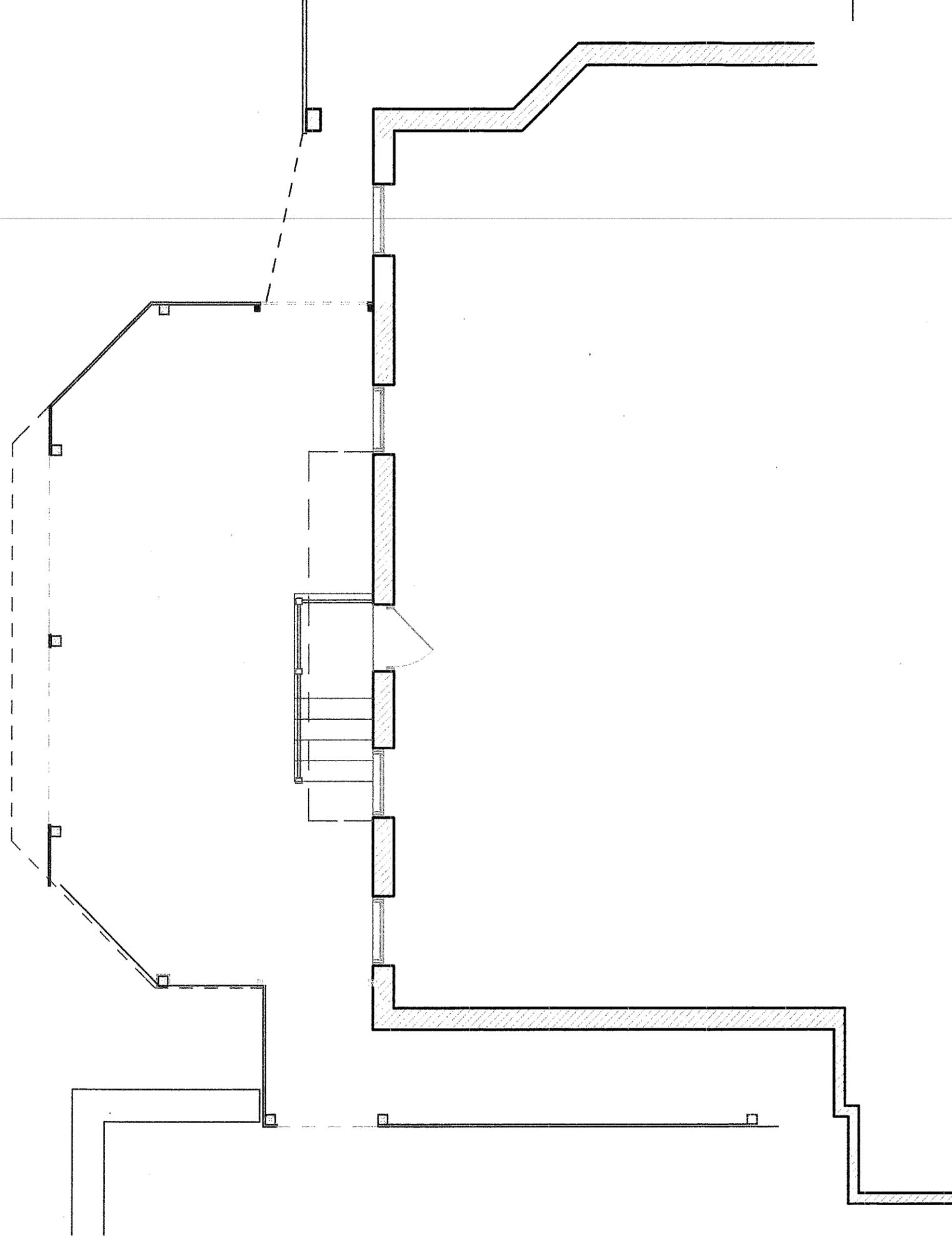




**HOWLAND ARCHITECTURE STUDIO**  
INCORPORATED  
15 PLEASANT AVENUE • SOMERVILLE, MA, 02143 • (617) 661-2030  
WWW.HOWLANDARCHITECTURE.COM

EXISTING FIRST FLOOR      3/16" = 1'-0"  
KELLMAN BILLOW RESIDENCE  
161 BUCKMINSTER RD, BROOKLINE      11/16/15

X1



X2

**HOWLAND ARCHITECTURE STUDIO**  
 INCORPORATED  
 15 PLEASANT AVENUE • SOMERVILLE, MA. 02143 • (617) 661-2030  
 WWW.HOWLANDARCHITECTURE.COM

PARTIAL EXISTING LOWER LEVEL    3/16" = 1'-0"  
 KELLMAN BILLOW RESIDENCE  
 161 BUCKMINSTER RD, BROOKLINE    11/16/15



EXISTING ELEVATION 3/16" = 1'-0"  
KELLMAN BILLOW RESIDENCE  
161 BUCKMINSTER RD, BROOKLINE

HOWLAND ARCHITECTURE STUDIO  
INCORPORATED  
15 PLEASANT AVENUE · SOMERVILLE, MA, 02143 · (617) 661-2030  
WWW.HOWLANDARCHITECTURE.COM

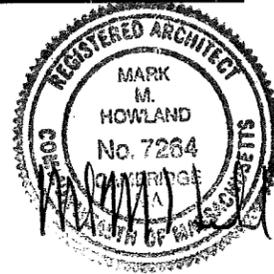
X3



**HOWLAND ARCHITECTURE STUDIO**  
INCORPORATED  
15 PLEASANT AVENUE • SOMERVILLE, MA, 02143 • (617) 661-2030  
WWW.HOWLANDARCHITECTURE.COM

EXISTING ELEVATION      3/16" = 1'-0"  
KELLMAN BILLOW RESIDENCE  
161 BUCKMINSTER RD, BROOKLINE

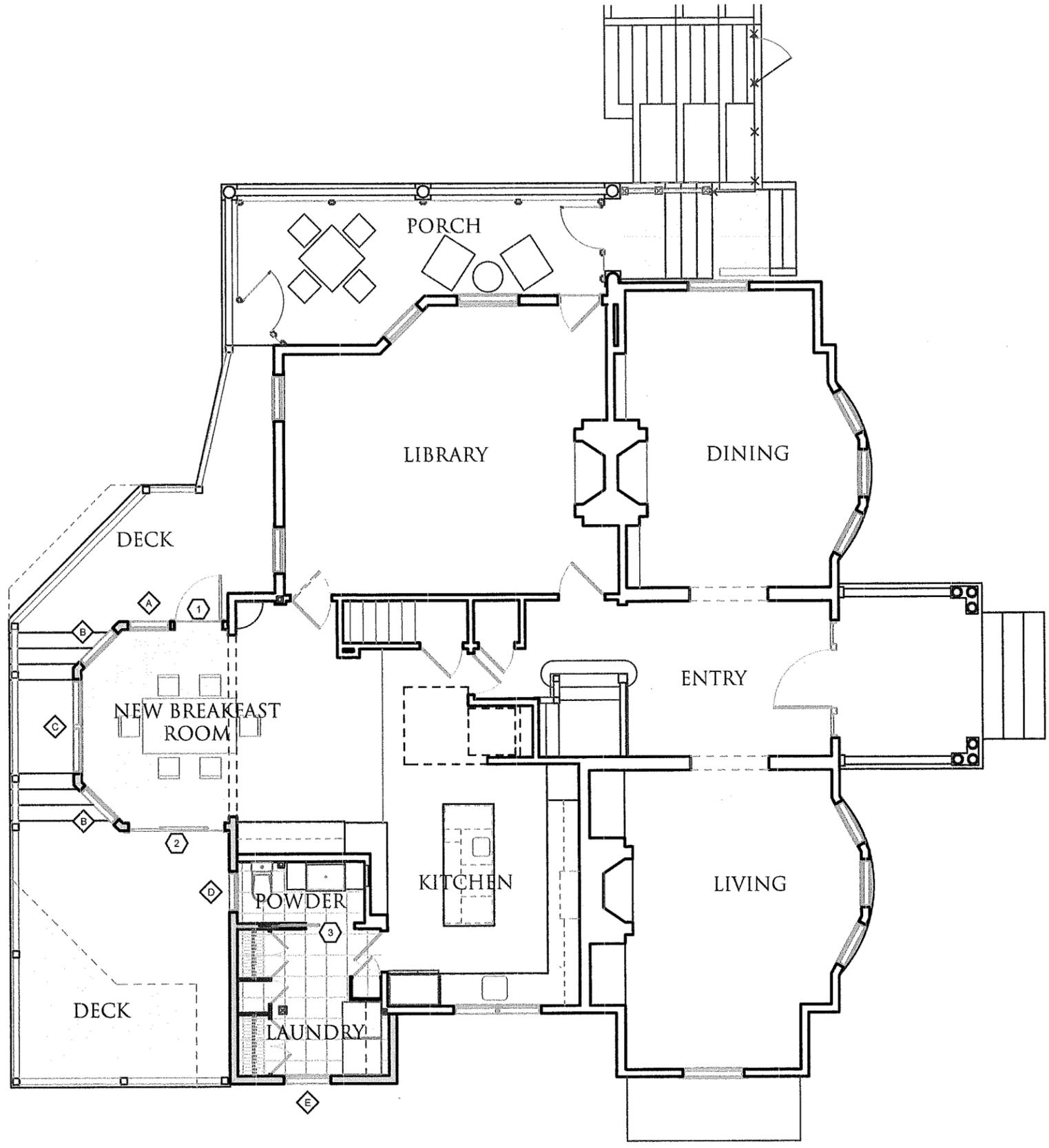
**X4**



EXISTING ELEVATION 3/16" = 1'-0"  
KELLMAN BILLOW RESIDENCE  
161 BUCKMINSTER RD, BROOKLINE

HOWLAND ARCHITECTURE STUDIO  
INCORPORATED  
15 PLEASANT AVENUE · SOMERVILLE, MA, 02143 · (617) 661-2030  
WWW.HOWLANDARCHITECTURE.COM

X5



EXISTING FIRST FLOOR  
AREA: 1,752 SQ FT

PROPOSED ADDITION  
AREA: 200 SQ FT



PROPOSED PLAN

1/8" = 1'-0"

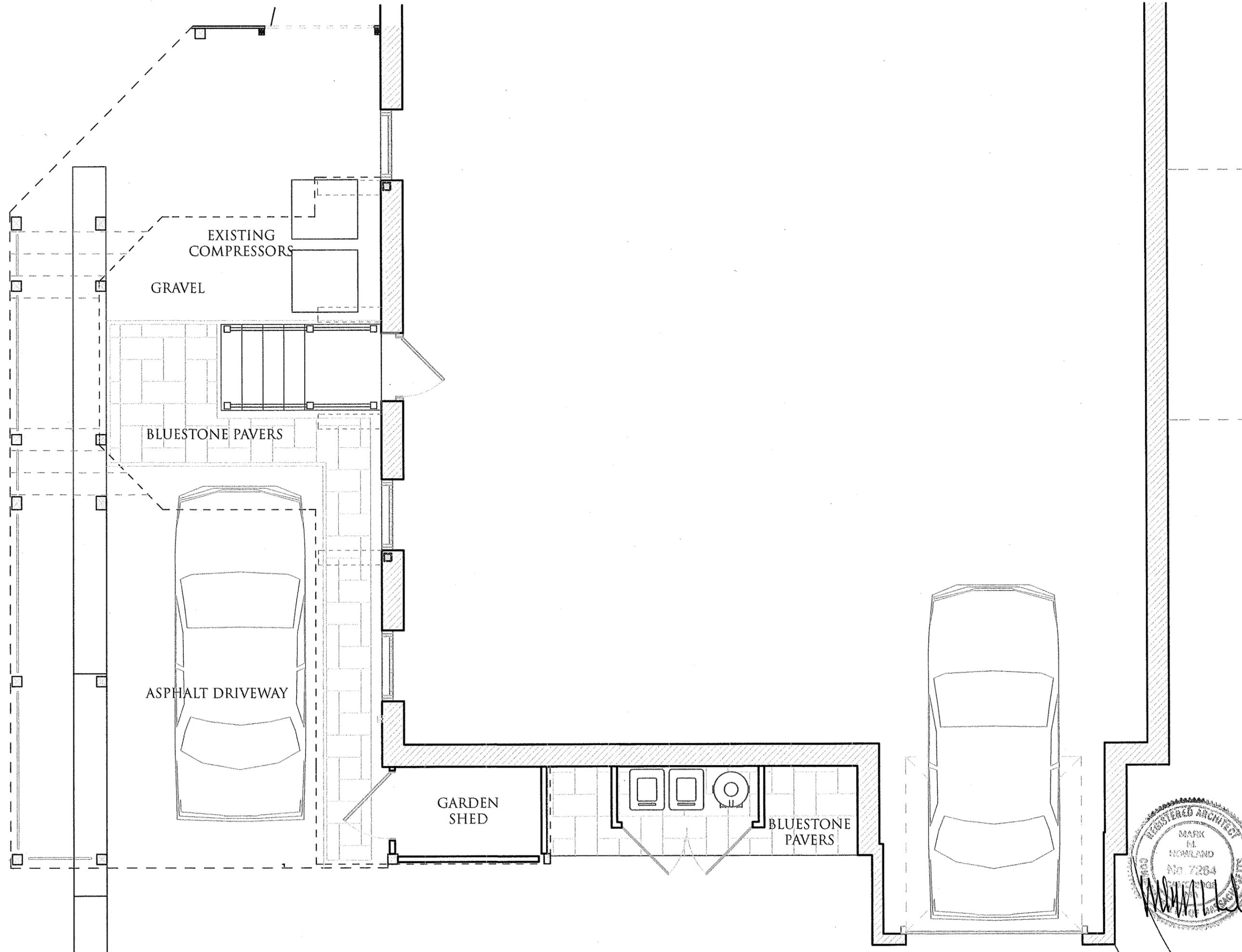
KELLMAN BILLOW RESIDENCE  
161 BUCKMINSTER RD, BROOKLINE

6/14/16

HOWLAND ARCHITECTURE STUDIO

INCORPORATED  
15 PLEASANT AVENUE • SOMERVILLE, MA, 02143 • (617) 661-2030  
WWW.HOWLANDARCHITECTURE.COM

A1



EXISTING  
COMPRESSORS

GRAVEL

BLUESTONE PAVERS

ASPHALT DRIVEWAY

GARDEN  
SHED

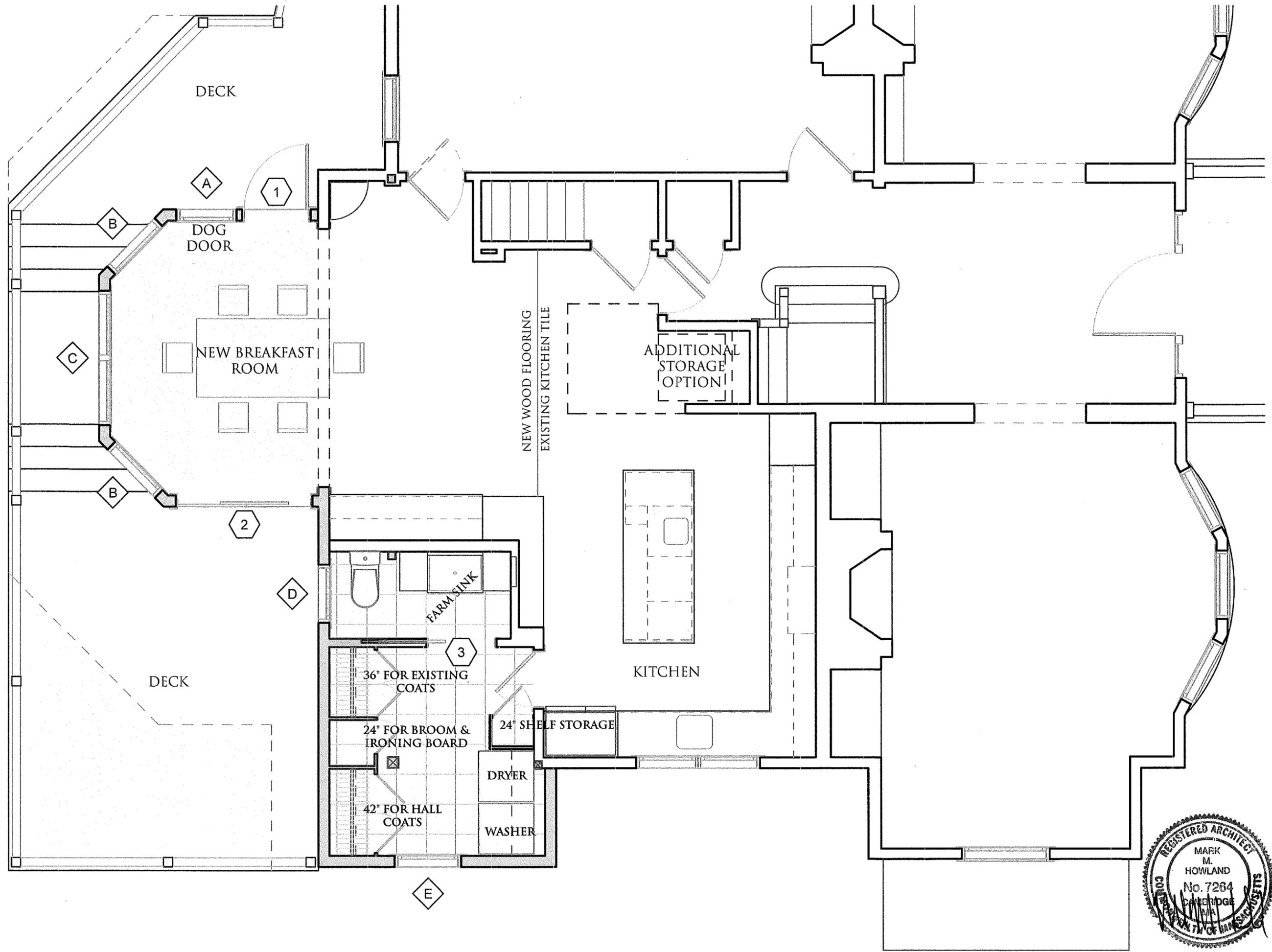
BLUESTONE  
PAVERS

PROPOSED LOWER LEVEL 1/4" = 1'-0"  
 KELLMAN BILLOW RESIDENCE  
 161 BUCKMINSTER RD, BROOKLINE 7/08/16

HOWLAND ARCHITECTURE STUDIO  
 INCORPORATED  
 15 PLEASANT AVENUE · SOMERVILLE, MA, 02143 · (617) 661-2030  
 WWW.HOWLANDARCHITECTURE.COM

A2



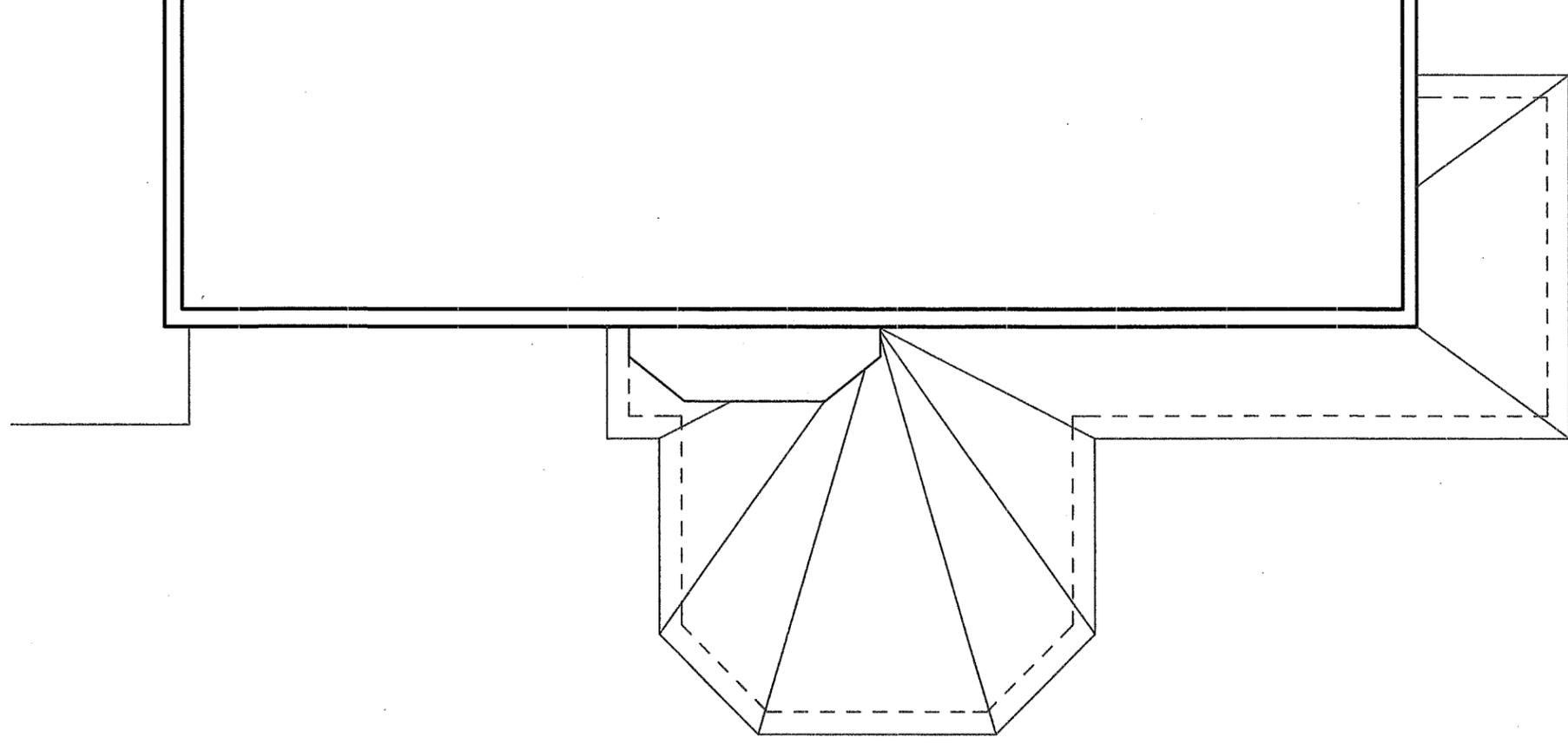
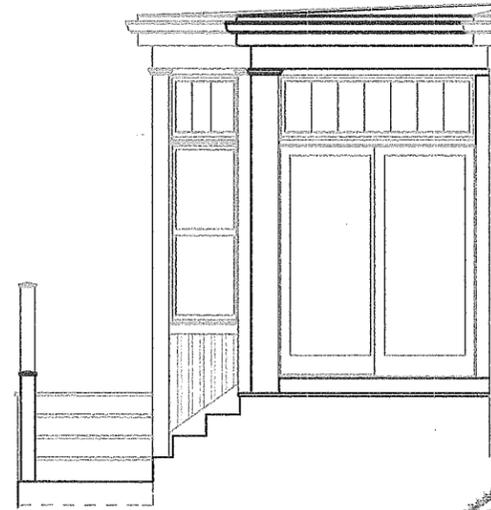


1/4" = 1'-0"  
 PROPOSED ADDITION  
 KELLMAN BILLOW RESIDENCE  
 161 BUCKMINSTER RD, BROOKLINE 7/08/16

HOWLAND ARCHITECTURE STUDIO  
 INCORPORATED  
 15 PLEASANT AVENUE · SOMERVILLE, MA, 02143 · (617) 661-2030  
 WWW.HOWLANDARCHITECTURE.COM



A3



A4

HOWLAND ARCHITECTURE STUDIO

INCORPORATED

15 PLEASANT AVENUE • SOMERVILLE, MA, 02143 • (617) 661-2030

WWW.HOWLANDARCHITECTURE.COM

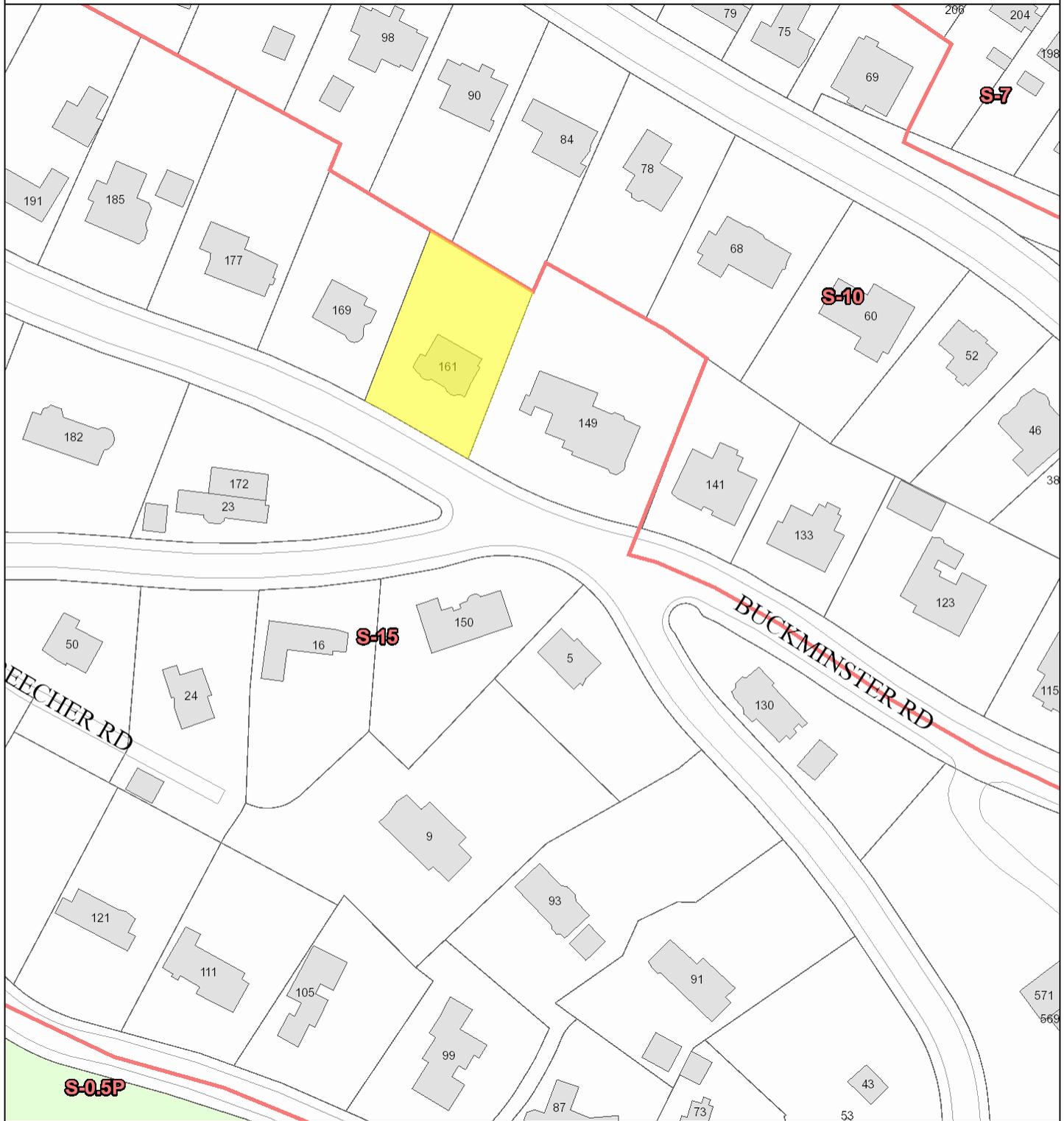
PROPOSED ROOF & ELEVATIONS

3/16" = 1'-0"

KELLMAN BILLOW RESIDENCE

161 BUCKMINSTER RD, BROOKLINE

6/14/16



-  Zoning
-  Street Edges
-  Buildings
-  Parcels
-  Openspace

1" = 119 ft