



# Town of Brookline

## Massachusetts

### PLANNING BOARD

Town Hall, 3<sup>rd</sup> Floor  
333 Washington Street  
Brookline, MA 02445-6899  
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Mathew Oudens  
Mark J. Zarrillo

To: Brookline Board of Appeals  
From: Brookline Planning Department Staff  
Date: November 3, 2016  
Subject: Widen and extend garage and construct a second story addition over it  
Location: 100 Beverly Road

Atlas Sheet:	114	Case #:	2016-0067
Block:	402	Zoning:	S-15
Lot:	17	Lot Area (s.f.):	10,105

Board of Appeals Hearing: November 10, 2016 at 7:20 pm

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### **SITE AND NEIGHBORHOOD**

100 Beverly Road sits just north of Hancock and Leatherbee Woods. The neighborhood is made up of single-family homes and the streets are lined with tall trees. Baker School is nearby. The home is located mid-block between LaGrange Street and Zanthus Road.

### **APPLICANT'S PROPOSAL**

The applicant is proposing a two story side yard addition to extend the existing garage and make room for a laundry room and utility/storage facility as part of the first floor addition. The second floor addition above the garage and extension will add a master bedroom to the home, a closet and a bathroom. The owner's daughter, son-in-law and three grandchildren have moved in to the home and additional space is needed for this multi-generational family.

### **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-1)*. 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 5.22.3.b.1.b – Exceptions to Maximum Floor Area Ratio (FAR) Regulations For Residential Units**

Floor Area	Allowed	Existing	Allowed by Special Permit	Proposed	Finding
Floor Area Ratio (% of allowed)	0.25 100%	0.29 118%	.3 120%	.38 153.5%	Special Permit/ *Variance
Floor Area (s.f.)	2,526.5	2,976	3,031.8	3,879	

*\* 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 5.43 – Exceptions to Yard and Setback Requirements:**

**Section 5.60 – Side Yard Requirements**

Setback Requirements	Required	Existing	Proposed	Finding
Side Yard	15'	9.5'	2.5'	Special Permit*

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

**Section 8.02.2 – Alteration or Extension**

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

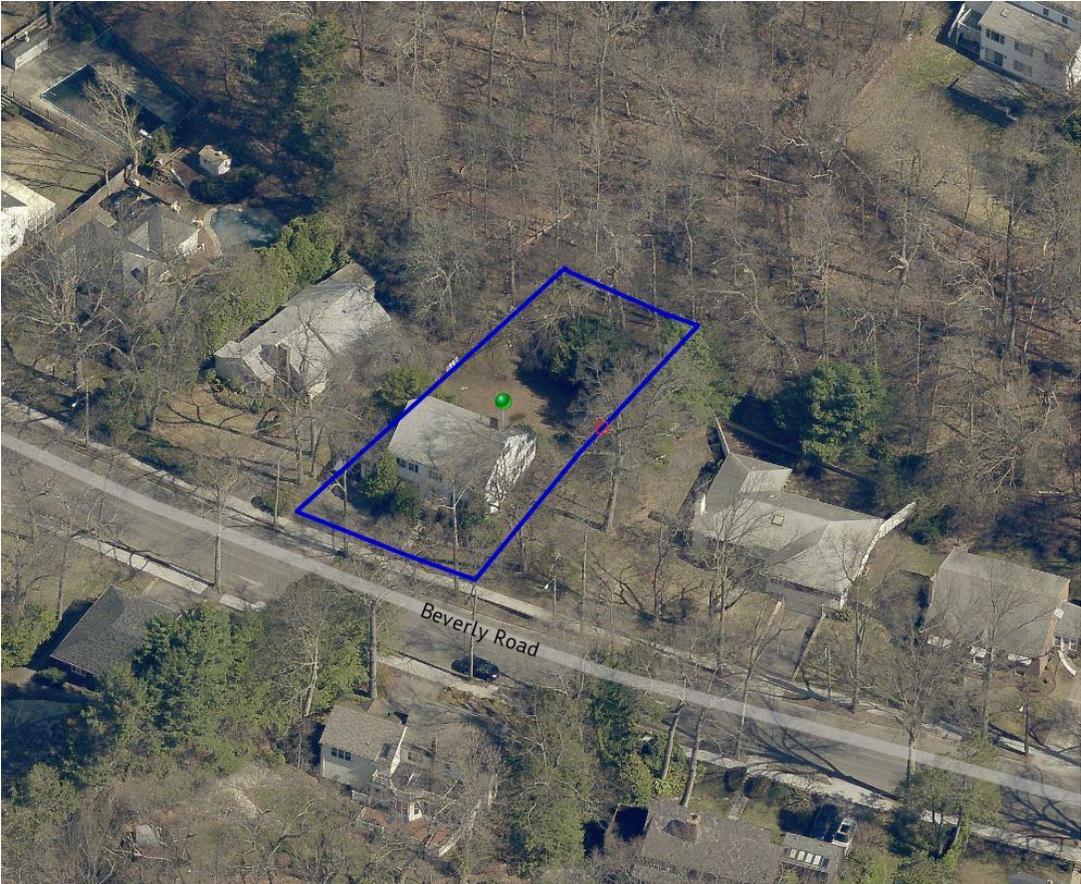
**PLANNING BOARD COMMENTS**

The Planning Board is supportive of the proposed two-story addition for this single-family dwelling. The addition is in proportion with the home and will add needed livable space for the owners. The addition will not be out of character and will increase the functionality of the home. The Planning Board does have concerns about the minimal sideyard setback and requests that the applicant and architect reduce the proposed addition. Additionally, the applicant will add additional landscaping where the proposed addition is to minimize the impact on the abutter to the west.

**Therefore, the Planning Board recommends approval of the architectural plans by Sousa Design dated 6/14/2016 and 8/1/2016 and the site plan by Peter Nolan & Associates dated 7/20/2016 subject to the following conditions:**

1. Prior to the issuance of a building permit, the applicant shall submit final plans and elevations showing an enlarged sideyard setback at the southwest corner of a minimum of 4.5 feet, 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 a landscape plan indicating all counterbalancing amenities.
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 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.

*alc*







**100 Beverly Rd**

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Brookline, MA 02467

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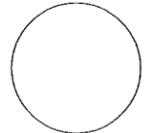
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ISSUED FOR:

PERMIT

**SOUSA design**  
Architects

61 Brighton Street, 2nd Floor  
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www.sousadesign.com



Job # 1601

Drawn by J.J. Ckd by S.A.S.

Date 06.14.2016

Revisions

No.	Description

ZONING REVIEW

**A-0.1**

**ZONING REVIEW**

WORK TO BE COMPLETED IN ACCORDANCE TO:

- MASS STATE BUILDING CODE (NINTH EDITION)
- TOWN OF BROOKLINE ZONING ORDINANCES

ZONING DISTRICT: S-15

LOT SIZE MINIMUM	15,000 SF	*10,108 SF EXISTING
FAR	.25	
MINIMUM LOT WIDTH	100 FT	
HEIGHT MAXIMUM	35 FT	
FRONT YARD SETBACK	25 FT	
SIDE YARD SETBACK	15 FT	
REAR YARD SETBACK	40 FT	

ALLOWABLE FLOOR AREA RATIO

0.25 X 10,108 SF ±  
= 2,527 SF ± LIVING AREA ALLOWABLE

EXISTING AREA

BASEMENT	= UNFINISHED
FIRST FLOOR	= 1,248 SF
SECOND FLOOR	= 1,728 SF
ATTIC	= UNFINISHED
TOTAL EXISTING	= 2,976 SF
EXISTING FAR	= .29

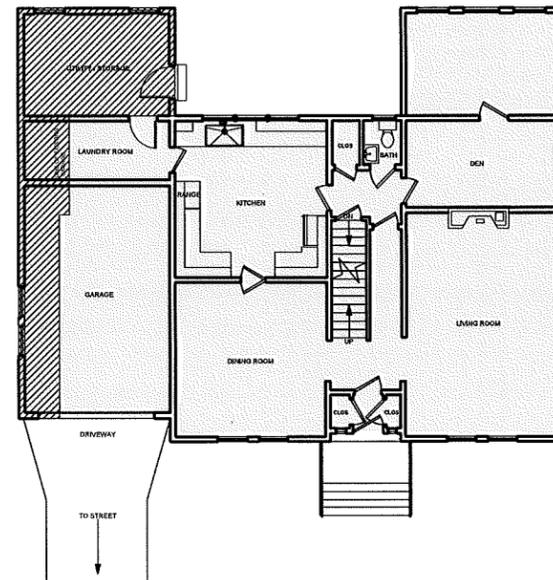
PROPOSED AREA

BASEMENT	= UNFINISHED
FIRST FLOOR	= 2,021 SF (+293 SF ADDITION)
SECOND FLOOR	= 1,858 SF (+610 SF ADDITION)
ATTIC	= UNFINISHED
TOTAL PROPOSED AREA	= 3,879 SF
	(166% TOTAL ALLOWABLE AREA)
TOTAL PROPOSED FAR	= .38

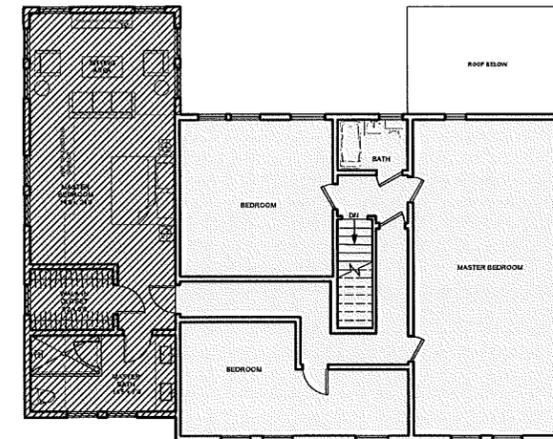
PROPOSED ADDITION AREA

1ST FLOOR ADDITION	= 293 SF
2ND FLOOR ADDITION	= 610 SF
	(7% OF TOTAL ALLOWABLE AREA)

**KEY** □ INDICATES GROSS FLOOR AREA  
▨ INDICATES ADDITIONAL GROSS FLOOR AREA



1 PROPOSED FIRST FLOOR PLAN  
Scale: 1/8" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN  
Scale: 1/8" = 1'-0"

**100 Beverly Rd**

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Brookline, MA 02467

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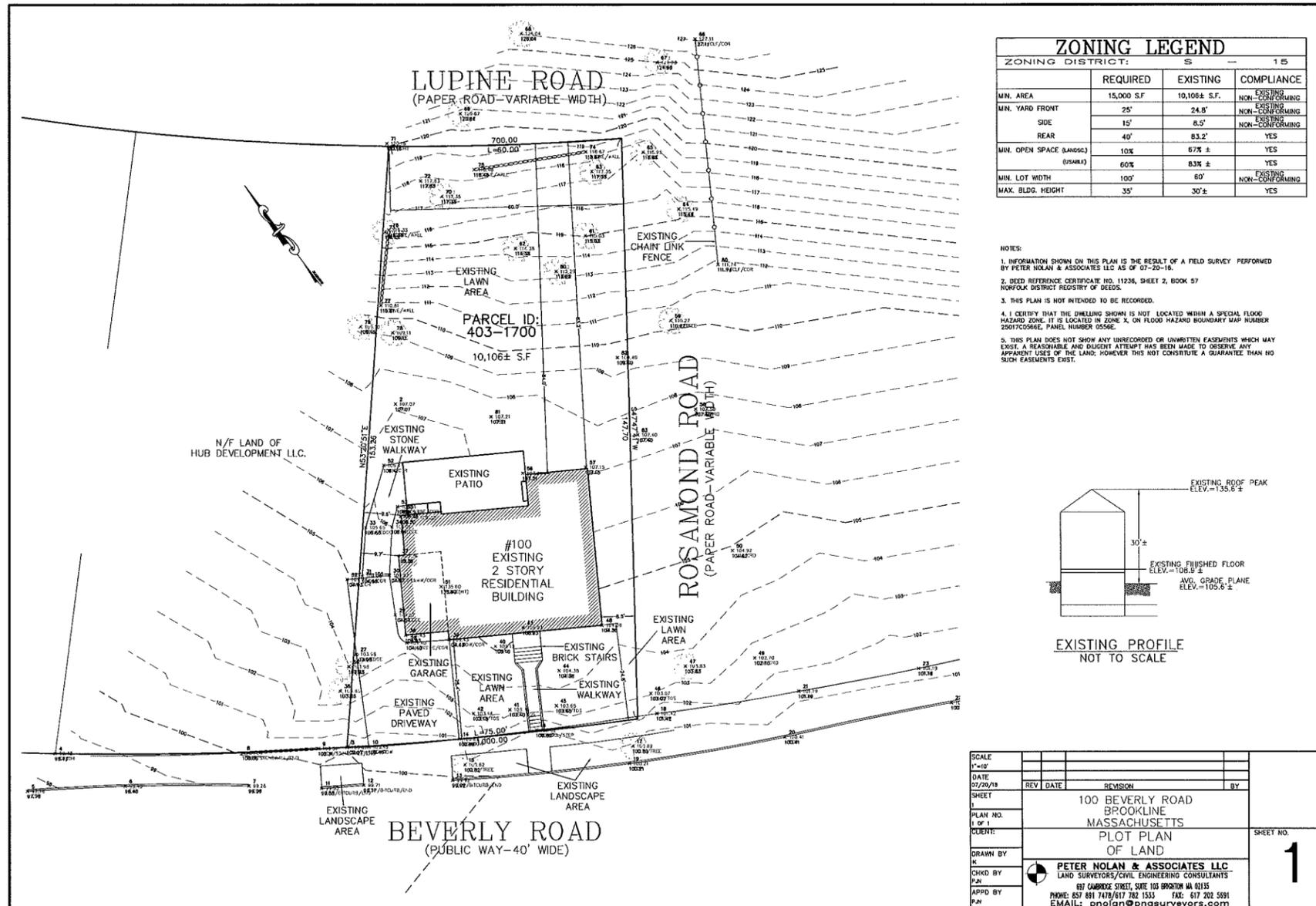
Drawn by J.J. Ckd by S.A.S.

Date 08.01.2016

Revisions

EXISTING SITE PLAN

**A-0.2**

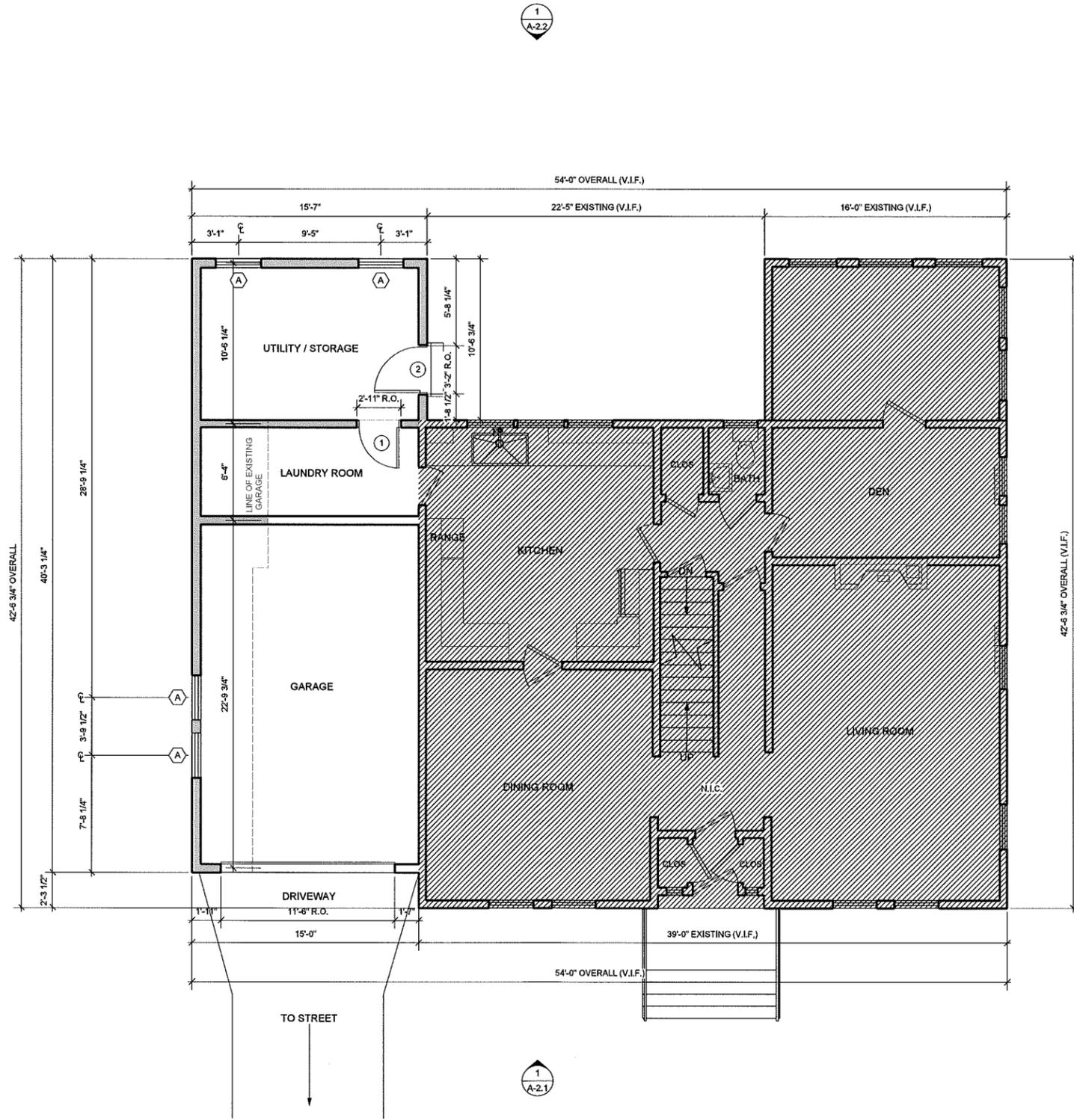


1 EXISTING SITE PLAN  
Scale: 1/16" = 1'-0"



**LEGEND**

- NEW WALL CONSTRUCTION
- EXISTING WALL TO REMAIN
- EXISTING TO REMAIN



**1 FIRST FLOOR CONSTRUCTION PLAN**  
Scale: 1/4" = 1'-0"

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Brookline, MA 02467

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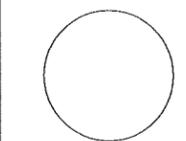
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Job # 1601

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Date 06.14.2016

**Revisions**

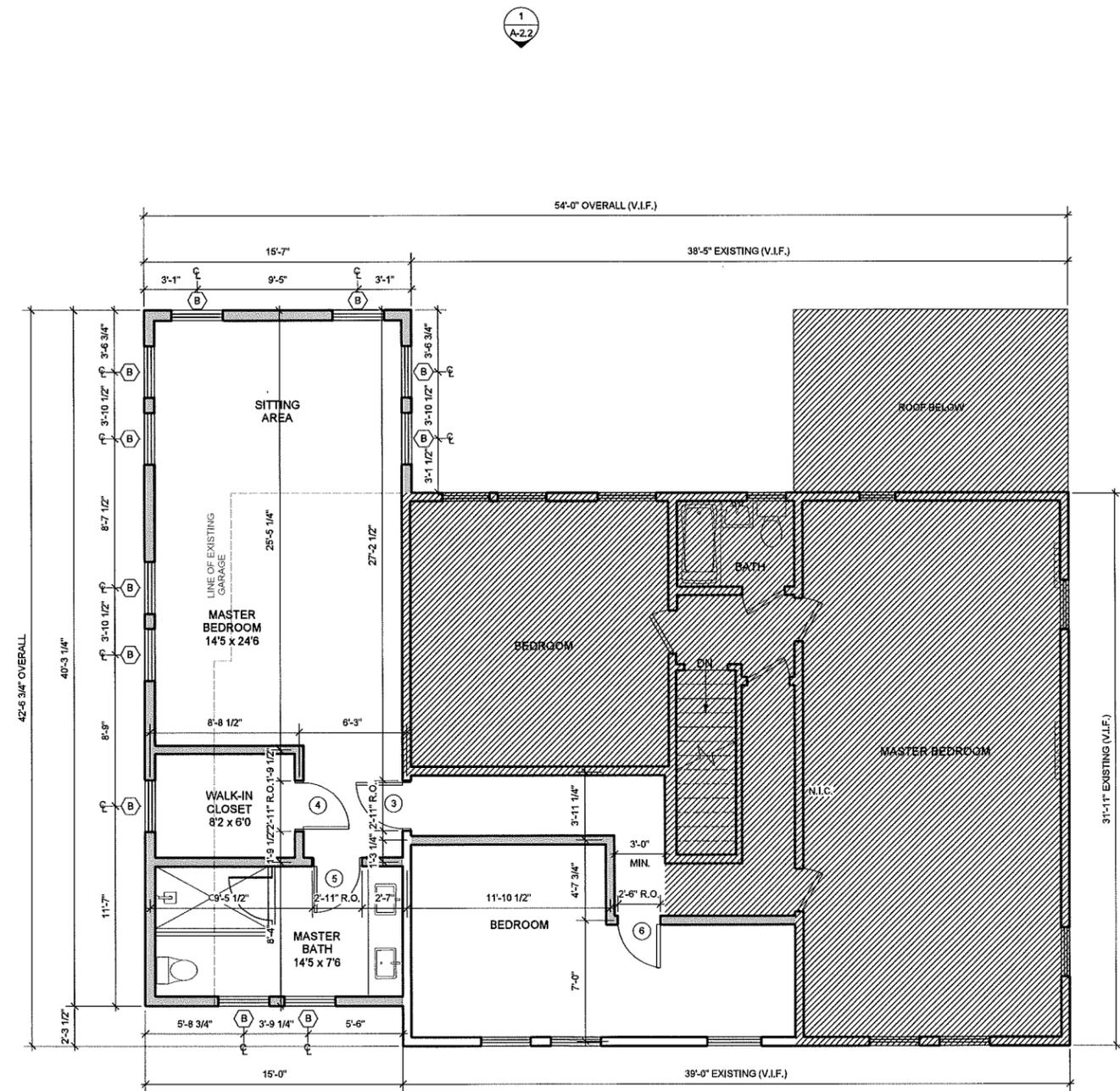
No.	Description

FIRST FLOOR  
CONSTRUCTION PLAN

**A-1.1**

**LEGEND**

- NEW WALL CONSTRUCTION
- EXISTING WALL TO REMAIN
- EXISTING TO REMAIN



**1 SECOND FLOOR CONSTRUCTION PLAN**  
Scale: 1/4" = 1'-0"

**100 Beverly Rd**

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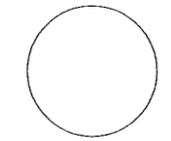
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Architects

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www.sousadesign.com



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Date 06.14.2016

**Revisions**

No.	Description

**SECOND FLOOR CONSTRUCTION PLAN**

**A-1.2**

**100 Beverly Rd**

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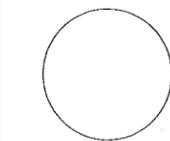
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Date 08.01.2016

**Revisions**

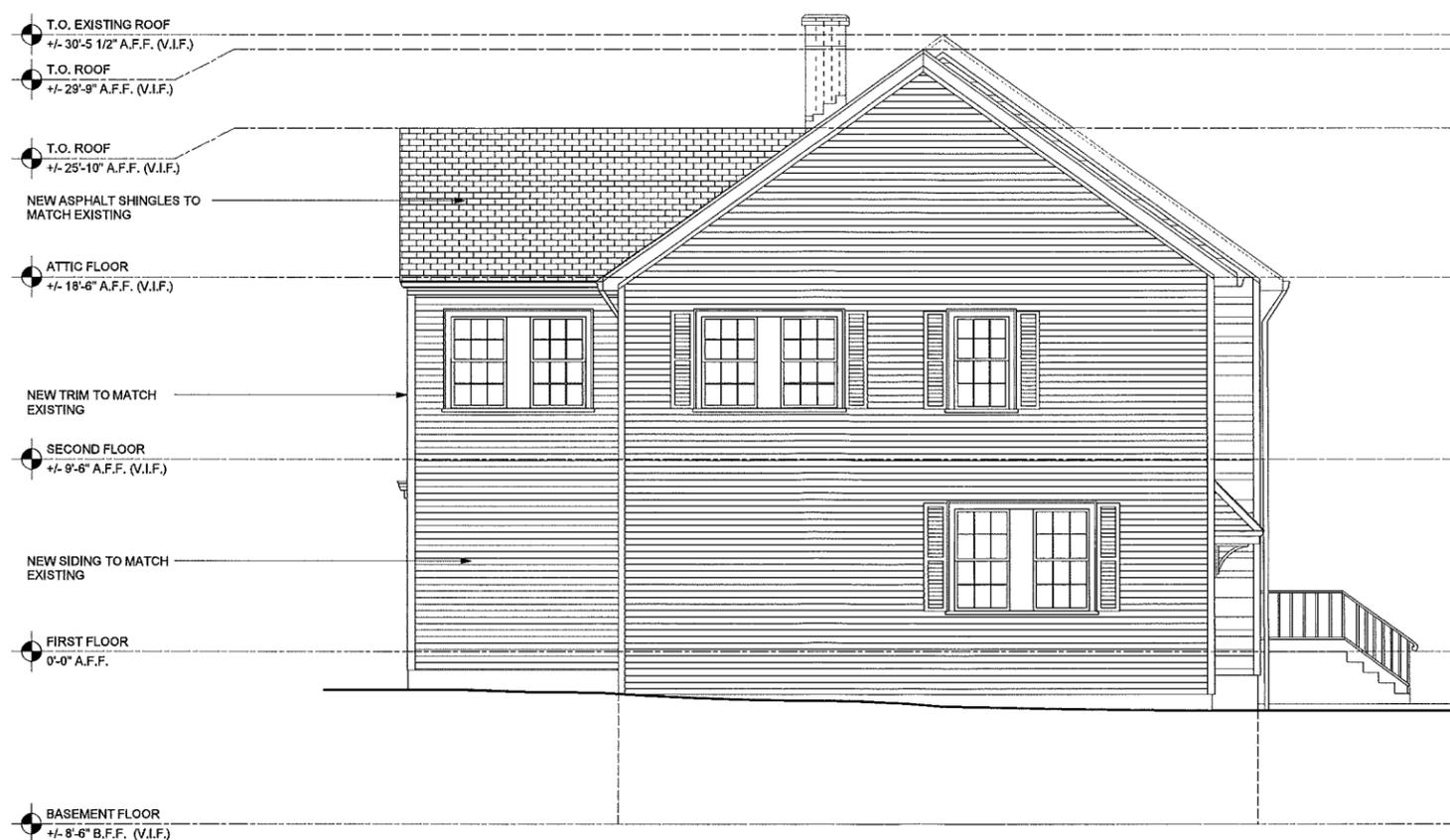
No.	Description

EXTERIOR ELEVATION

**A-2.1**



1 FRONT ELEVATION  
Scale: 1/4" = 1'-0"



2 SIDE ELEVATION  
Scale: 1/4" = 1'-0"



1 REAR ELEVATION  
Scale: 1/4" = 1'-0"



2 SIDE ELEVATION  
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100 Beverly Rd

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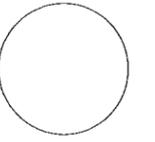
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SOUSA design Architects

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Job # 1601

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Date 08.01.2016

Revisions

No.	Description

EXTERIOR ELEVATION

A-2.2