



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: November 3, 2016
Subject: Convert 982 square feet of basement to habitable space
Location: **23 Browne Street**

Atlas Sheet: 039	Case #: 2016-0065
Block: 09	Zoning: SC-7
Lot: 00	Lot Area (s.f.): 6,753

Board of Appeals Hearing: November 10, 2016 at 7:10 PM

SITE AND NEIGHBORHOOD

The Colonial Revival style house at 23 Browne Street is a single-family home built in 1902. It features 2 ½ stories and a hip roof. The lot is 6,753 square feet which makes it 247 square feet smaller than the minimum lot size allowed in this SC-7 Residential Zoning District.

Winthrop Square is one house away to the west and Amory Playground is about a block away as the crow flies to the east. 23 Browne and 17 Browne Street are the last two single-family homes on the street. The abutting properties consist of multifamily and apartment buildings.

APPLICANT'S PROPOSAL

The applicant is proposing to finish 982 square feet in the basement within the existing footprint to convert unfinished space to create a play/work space area and to add a bedroom and bathroom. The proposal also converts an exercise room into a TV room.

FINDINGS

Section 5.20 – Floor Area Ratio

Floor Area	Allowed	Existing	Proposed	Finding
Floor Area Ratio (% of allowed)	.35 100%	.68 194%	.83 235%	Special permit/Variance*
Floor Area (s.f.)	2,364	4,592	5,574	

* 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.

PLANNING BOARD COMMENTS

The Planning Board is not opposed to this proposal to finish 982 square feet in the basement at 23 Browne Street. The building footprint exterior will remain the same and the conversion should have no impact to abutters.

Therefore, the Planning Board recommends approval of the plot plan by Verne T. Porter dated 9/29/2016 and basement floor plans by Kent Duckham dated 9/6/2016, 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 plan; 2) final basement floor plan; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

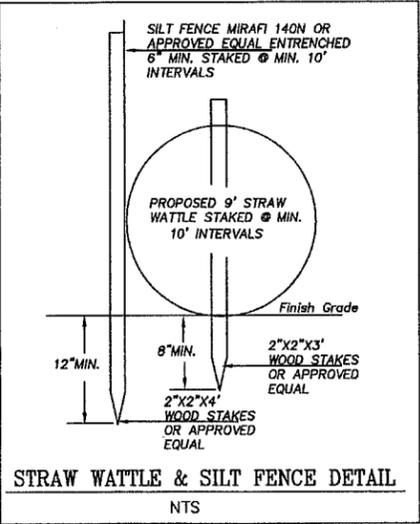
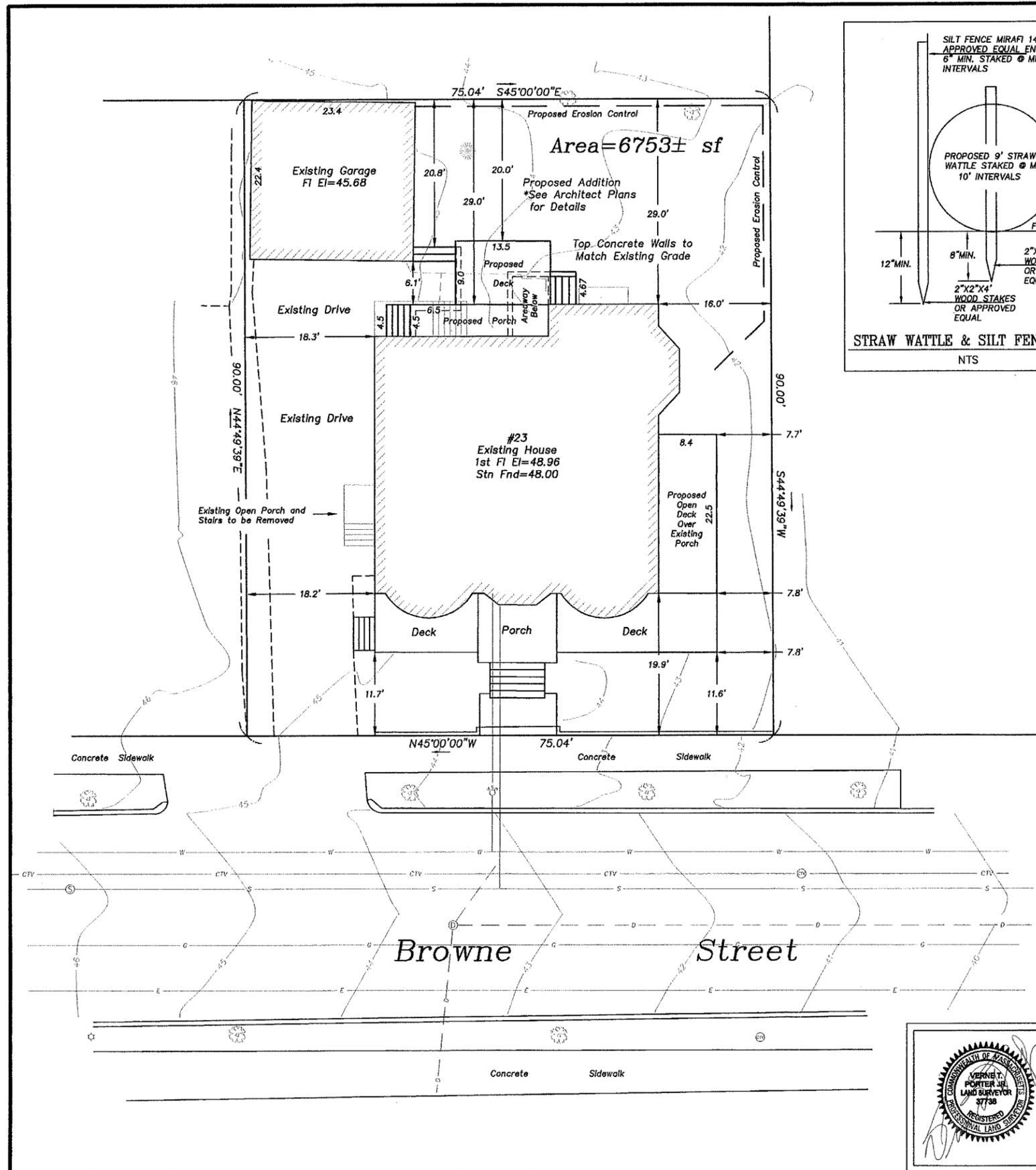
alc



Assessor's Photo



Side of 23 Browne Street



Dig Safe
 Excavation
 Before you dig contact the Dig Safe Center. To prevent damage to telephones, gas or electric underground facilities of member utilities, call toll free Massachusetts state law requires notification at least three business days before you start digging operations. In an emergency, call immediately.

Parcel ID - 039-09-00

Town Benchmarks Used:

#34 - El=44.805
 Stone Bound High Corner, PC Left Station
 4+83.87 Thatcher Street

#54 - El=25.384
 Left Outer Corner Bottom Granite Step
 #182 Entrance St. Paul Street

#55 - El=25.471
 Right Outer Corner Bottom Step Entrance
 #184 Pleasant Street

Existing Utilities shown are from field locations and available plans of record and may or may not be correct. Field verify locations prior to any excavation.

Increase of Impervious Surface = 38 sf

23 Browne Street	
Brookline, Massachusetts	
Proposed Addition Plan	
Scale: 1"=10'	October 3, 2014
VERNE T. PORTER Jr., PLS Land Surveyors - Civil Engineers 354 Elliot Street Newton, Massachusetts 02464	
Sheet 1 of 1	
Project: 14042	
Checked By: V. Porter Jr.	
Drawn By: R. Jardine Jr.	

