



# *Town of Brookline*

## *Massachusetts*

### **PLANNING BOARD**

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To: Brookline Board of Appeals

From: Brookline Planning Board

Date: January 9, 2014

Subject: Construct dormer requiring side yard setback relief

Location: 7 Acron Road

Atlas Sheet:	72	Case #:	2013-0099
Block:	314	Zoning:	T-5
Lot:	15	Lot Area (s.f.):	±4,726

Board of Appeals Hearing: February 6, 2014 at 7:15 p.m.

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### **BACKGROUND**

On October 22, 2013, the Preservation Commission reviewed the proposal and issued a Certificate of Appropriateness for the proposal to construct a dormer on the west side and replace metal railings with wood railings on the front porch.

### **SITE AND NEIGHBORHOOD**

7 Acron Street is a two-family dwelling located off of High Street, and close to the intersection of Washington Street and Boylston Street. The dwelling is two-stories, and the property has a two-car garage in the rear. The property is located in the Pill Hill Local Historic District, and the dwelling was constructed in 1926. The neighborhood is comprised of two to multi-family dwellings.

### **APPLICANT'S PROPOSAL**

The applicant is proposing to construct two connected hip dormers on the west side of the dwelling within the side yard setback. The dormers will allow for the construction of a master bedroom on the second floor. The roof of the dormers will be constructed with asphalt shingles and will match the existing roof. The exterior of the dormers will match the shingles on the exterior of the dwelling. The project includes a total interior renovation and finishing of the

basement area for additional living space. The applicant will repair the existing decks in the rear, and install wood railings on the two front decks.

### **FINDINGS**

#### **Section 5.43 – Exceptions to Yard and Setback Regulations**

#### **Section 5.60 – Side Yard Requirements**

<b>Dimensional Requirements</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Relief</b>
<b>Side Yard Setback</b>	10'	4.1'	4.1'	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 alter a pre-existing non-conforming structure or use.

### **PLANNING BOARD COMMENTS**

The Planning Board is supportive of this proposal to construct dormers on the west side of the dwelling. The dwelling is on a relatively small lot, and the dormers do not extend further into the side yard setback than the house. The Board recommends the applicant install additional landscaping to serve as a counterbalancing amenity, required for a special permit. The applicant will be replacing the cracked concrete sidewalk with concrete pavers, and a 12' wide bed of mulch will be placed in the location of existing shrubs. The applicant is also proposing to replace the old existing shrubs with new shrubs.

**Therefore, the Planning Board recommends approval of the plans by Dennis Colwell Architects, Inc., dated 11/5/13 and revised 12/19/13, and the site plan by Morse Engineering Co., Inc., dated 10/24/13, subject to the following conditions:**

1. Prior to the issuance of a building permit, the applicant shall submit final plans and elevations, 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 final landscape plan indicating all counterbalancing amenities, subject to the review and approval of the Assistant Director of Regulatory Planning.
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 building elevations stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.



Existing Front Façade



Existing Rear Porches