



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: February 7, 2013
Subject: Construct rear addition
Location: 53 Crowninshield Road

Atlas Sheet:	6	Case #:	2013-0007
Block:	027	Zoning:	S-7
Lot:	46	Lot Area (s.f.):	5,980

Board of Appeals Hearing: February 21, 2013 at 7:15 pm

SITE AND NEIGHBORHOOD

53 Crowninshield Road is located in north Brookline in an area that consists of primarily single family dwellings. The dwelling is located on the west side of Crowninshield Road amongst structures that appear to have larger overall mass than the subject property. The 2 ½ story dwelling was built in 1917, with shingle siding.

APPLICANT'S PROPOSAL

The applicant, Peter Flynn, is proposing to construct first and second story additions in the rear of the dwelling and the south side of the dwelling. The proposal includes a deck on the rear. There will be infill of several windows, and new windows installed throughout the dwelling. There are several window wells proposed at the basement level of the dwelling. The proposal will alter the siding of the dwelling from shingles throughout, to 3" clapboard on the first floor, with flared shingle siding on the second and third floor.

FINDINGS

Section 5.09.2.j – Design Review: Any exterior addition for which a special permit is requested pursuant to 5.22 to the design review standards listed under Section 5.09.4(a-m). 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 proposed addition would not affect the landscape.
- b) Relation of Buildings to Environment: The proposed addition is not anticipated to cause shadowing on neighboring buildings as the addition is not large and the height of the dwelling would remain unchanged. The addition should relate harmoniously to the landscape.
- c) Relation of Buildings to the Form of the Streetscape and Neighborhood: The proposed addition is consistent in style with the existing dwelling as well as with neighboring dwellings.
- d) Open Space: The applicant is proposing to make improvements to the landscaped areas in the rear yard.
- e) Circulation: The proposal will retain the existing driveway and is not anticipated to impact circulation.

Section 5.22.3.c – Exception to Maximum Floor Area Ratio (FAR) Regulations for Residential Units

Floor Area	Required	Existing	Proposed	Finding
Floor Area Ratio (% of allowed)	.35 100%	.39 111%	.52 144%	Special permit*
Floor Area (s.f.)	2,093	2,325	2,667	

* Under **Section 5.22.3.c**, the Board of Appeals may grant a special permit for up to 350 square feet of additional floor area. The applicant is proposing to construct a 350 square foot addition which meets the requirement for a special permit.

Section 5.70 – Side Yard Setback

The applicant is proposing to install window wells on the two sides and front of the property. The existing dwelling is 4.1’ from the north side property line. The proposed window wells will expand the existing footprint of the building.

Dimensional Requirements	Required	Existing	Proposed	Relief
Side Yard Setback (north)	7.5’	4.1’	2.1’	Special Permit*/Variance

* Under **Section 5.43**, the Board of Appeals may waive yard and setback requirements if a counterbalancing amenity is provided. The Planning Board suggests that the applicant install additional landscaping as a counterbalancing amenity.

Section 8.02.2 – Alteration or Extension

A special permit is required to alter a pre-existing non-conforming structure.

PLANNING BOARD COMMENTS

The Planning Board supports the proposed addition to construct floor area on the first and second floor. The proposal entails a reasonable addition of 350 square feet in new floor area, particularly considering most of the other dwellings near the subject property appear to be larger. An accurate site plan showing the proposed window wells and the setback from the side lot line does still need to be submitted. The Board recommends that the applicant install additional landscaping to serve as a counterbalancing amenity.

Therefore, the Planning Board recommends approval of the plans by Duckham Architects & Interiors, dated 12/28/12 and revised 2/13/13 for right elevation, and the plot plan prepared by Verne T. Porter Jr., PLS, dated 11/1/12 & revised 2/11/13, subject to the following conditions:

1. Prior to the issuance of a building permit, final plans and elevations, indicating all proposed setback dimensions, shall be submitted subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Prior to issuance of a building permit, the applicant shall submit a final landscaping plan indicating all counterbalancing amenities to the Assistant Director of Regulatory Planning for review and approval.
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 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.

Tcr/pss

NOTE: A revised site plan (rev. 2/11/13) and right side elevation (2/13/13) have been attached, because subsequent to the Planning Board meeting, the applicant has eliminated the two window wells on the right side elevation.



53 Crowninshield Road Front Façade