



Town of Brookline

Massachusetts

PLANNING BOARD

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

Mark J. Zarrillo, Chairman
Linda K. Hamlin, Clerk
Robert Cook
Steven Heikin
Steven Kanes
Sergio Modigliani
Jonathan Simpson

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: April 18, 2013
Subject: Construct rear addition to single-family dwelling
Location: 240 Dean Road

Atlas Sheet:	61	Case #:	2013-0029
Block:	267	Zoning:	S-10
Lot:	11-00	Lot Area (s.f.):	±13,287

Board of Appeals Hearing: May 9, 2013, at 7:15 p.m.

SITE AND NEIGHBORHOOD

240 Dean Road is a two-and-a-half story brick single-family dwelling at the intersection of Dean Road and Taylor Crossway. There is a small single-story addition on each side of the dwelling, which is currently being renovated. Neighboring properties consist of other similarly-sized single-family dwellings.

APPLICANT'S PROPOSAL

The applicant, Daniel Lee, wishes to construct a small, 10' by 10' addition at the rear of the single-story bump out on the left side façade. The flat-roofed addition would be brick to match the existing dwelling, and have a decorative railing at the roof's perimeter. A door at the rear would provide egress to a small wooden deck and stairs.

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)*. The most relevant sections of the design review standards are described below:

a. Preservation of Trees and Landscape – The property is well landscaped, and though some shrubbery will need to be removed, the addition's construction is not expected to require the removal of significant plantings.

c. Relation of Buildings to the Form of the Streetscape and Neighborhood – The proposed addition is minor, and it is not expected to be especially visible from the street.

Section 5.20 – Floor Area Ratio

Floor Area	Allowed	Existing	Proposed	Finding
Floor Area Ratio	.30	.303	.311	Special Permit*
(% of allowed)	100%	101%	104%	
Floor Area (s.f.)	3,986	4,030	4,130	

*Under **Section 5.22.3.b.1.b**, the Board of Appeals may by special permit allow an increase in gross floor area by exterior addition up to 120%.

Section 5.70 – Rear Yard Setback

Dimensional Requirements	Required	Proposed	Relief
Rear Yard Setback	30'	19.6'	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 not opposed to the construction of the proposed addition to this single-family dwelling. The addition will integrate well with the existing building, and provides a modest increase in living area at the ground floor. The Board would like the plans to be modified so that the proposed windows are consistent in style with the rest of the windows on the single-story bump out. Additionally, the Board recommends the applicant provide landscaping as a counterbalancing amenity, and therefore, a final landscape plan should be submitted for staff review prior to issuance of a building permit.

Therefore, the Planning Board recommends approval of the site plan by Precision Land Surveying dated 1/22/2013, and plans by Benjamin Ber, dated 12/20/2012, 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.

lkch



240 Dean Road



Views of the proposed location for the addition, from the side (above) and rear (below).

