



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: September 12, 2013
Subject: Construct a second story bathroom addition at the rear above the existing footprint and a second story addition above the existing front balcony
Location: **77 Eliot Street**

Atlas Sheet:	62	Case #:	2013-0073
Block:	269	Zoning:	T-5
Lot:	19	Lot Area (s.f.):	3,185

Board of Appeals Hearing: October 3, 2013 at 7:00 p.m.

SITE AND NEIGHBORHOOD

71 Eliot Street is the site of a two-story single-family dwelling near the intersection of Eliot Street and Loveland Road. The hip-roofed dwelling is on a small lot whose elevation is somewhat above Eliot Street, and a set of stairs provides access from the sidewalk to the front entrance. Neighboring dwellings are either single- or two-families with a similar street orientation, however most of these dwellings already have parking, either with a front yard parking space or garage.

APPLICANT'S PROPOSAL

The applicant, Avi Liss, is proposing to construct a second story bathroom addition at the rear of the dwelling above the existing footprint of the structure. The additions will be constructed in both the front and the rear of the dwelling. The front addition will be above an existing balcony, and will not expand the footprint. The rear addition will also be constructed above existing floor area, and will be within the rear yard setback, but will not expand the footprint. The materials used for the addition will match the existing dwelling.

FINDINGS**Section 5.43 – Exceptions to Yard and Setback Regulations****Section 5.70 – Rear Yard Requirements**

Dimensional Requirements	Required	Existing	Proposed	Relief
Rear Yard Setback	30'	14.4'	14.4'	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 this non-conforming structure

PLANNING BOARD COMMENTS

The Planning Board is supportive of this proposal. The addition is attractively designed and it is not anticipated that the impact will be detrimental to the neighborhood character. Furthermore, the addition is not expected to be well visible from the street, as it is located to the rear of the dwelling. The Planning Board recommends the applicant install additional landscaping as a counterbalancing amenity required for a special permit.

Therefore, the Planning Board recommends approval of the plans by DiLullo Associates Inc., dated 5/2/13, and site plan by New England Land Survey, dated 7/17/12 subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final 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 site plan, 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 wall elevations stamped by an architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

tcr



77 Eliot Street Front Façade



Proposed addition above existing balcony in the front



Proposed addition above first floor area in the rear