



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals

From: Brookline Planning Board

Date: October 24, 2013

Subject: Construct an addition at the rear requiring FAR relief and Design Review

Location: **267 Eliot Street**

Atlas Sheet: 59
Block: 264A
Lot: 09

Case #: 2013-0081
Zoning: S-10
Lot Area (s.f.): ± 9,551

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

BACKGROUND

On October 10, 2002, the Board of Appeals approved the applicant's proposal to construct a two-story addition at the rear of the dwelling. The proposal increased the overall floor area of the dwelling, but the applicant never obtained a building permit, and never constructed the addition. On September 25, 2003, the Board of Appeals approved a one year time extension for the special permit. The applicant is seeking permission to construct the addition.

SITE AND NEIGHBORHOOD

267 Eliot Street is a 2-story, colonial single family residence with a hip roof and brick front that was constructed in 1950. The neighborhood is primarily comprised of similar single family homes located close together on similar lots that are heavily landscaped with mature plants and trees and usually have more depth than frontage.

APPLICANT'S PROPOSAL

The applicants Ellen and Adam Rizika are proposing to construct a two-story addition and a new brick patio at the rear of this property. This new addition will allow for the expansion of their present kitchen, and the creation of a new library, family room, bathroom and closet space on the first floor. It will also provide for a new bedroom, master bathroom and additional closet space on the second floor. The only

work not at the rear of the property will be the enlarging of an existing shed dormer over the front of the garage.

FINDINGS

Section 5.09.2.j – Community Environmental Impact and Design Review

Any addition to a structure for which a special permit is requested pursuant to Section 5.22, requires a special permit under Section 5.09. All of the standards in Section 5.09.4 have been met and comments on the most relevant follow:

Section 5.09.4.a – Preservation of Trees and Landscape – The landscape will be preserved in its natural state insofar as practicable by minimizing tree and soil removal, and any grade changes will be consistent with the general appearance of neighboring developed areas. No trees will be removed as a result of this small addition. Soil being removed is only for foundations and the landscape is not being altered. New planting beds will be used to frame the proposed brick patio at the rear of the building.

Section 5.09.4.b – Relation of Buildings to Environment – The proposed addition significantly enhances the rear elevation of the property and is not very visible from adjacent properties. The dormer over the front of the garage, which is being slightly enlarged, affects the front elevation of the house and can be seen from the street. The rear will not be visible from the street. The roofline of the proposed addition matches existing eave lines and the hip style of the existing roof. The building is no larger, and in many cases smaller, than neighboring single family houses.

Section 5.09.4.c – Open Space – The proposed addition and patio will not negatively impact open space on the property. The patio and additional open space is expected to be attractively designed.

Section 5.20 – Floor Area Ratio

Section 5.22.3.b.1.b – Exception to Floor Area Ratio Regulations for Residential Units

Floor Area	Allowed	Existing	Proposed	Finding
Floor Area Ratio (% of allowed)	.30 (100%)	.31 (103%)	.36 (120%)	Special Permit*
Floor Area (s.f.)	2,865	2,993 s.f.	3,520 s.f.	

* Under Section 5.22.b.1, a special permit may be granted for an exterior addition not to exceed the permitted gross floor area by more than 20%. The proposed two-story addition will create 527 s.f. of habitable space, and the area of the exterior addition is 20% of the allowed gross floor area.

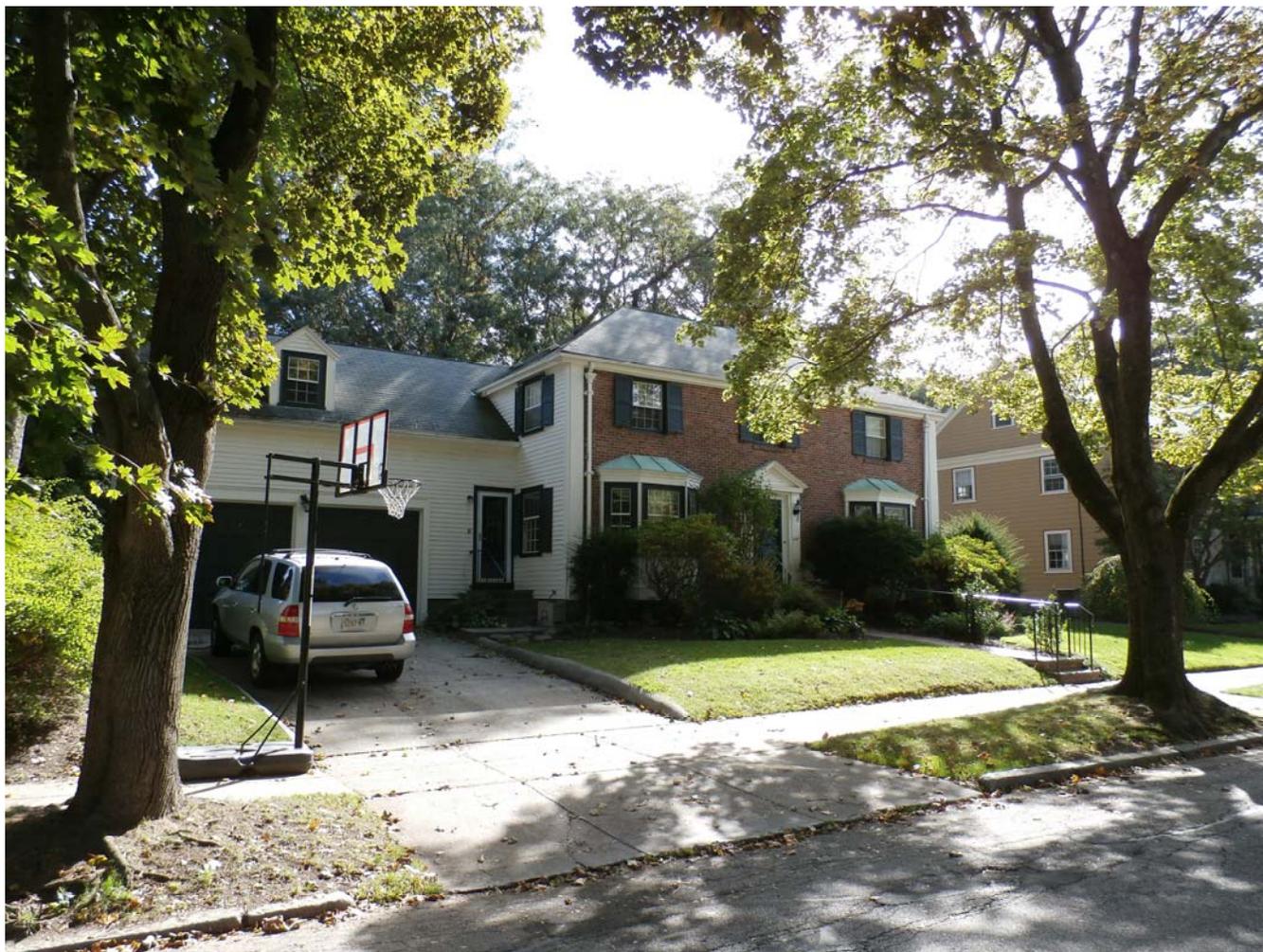
PLANNING BOARD COMMENTS

The Planning Board has no objection to this proposed two-story addition. The proposed new construction will be in the rear yard of this property and meets the required side yard and rear yard setbacks for this district. In addition, it will not be visible from the street, with the exception of the enlargement of the dormer over the garage.

Therefore, the Planning Board recommends approval of the plans by Bee Howes Architect, dated 8/12/13, subject to the following conditions:

1. Prior to the issuance of a building permit, a final site plan, final floor plan, and final elevations shall be submitted, 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 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.

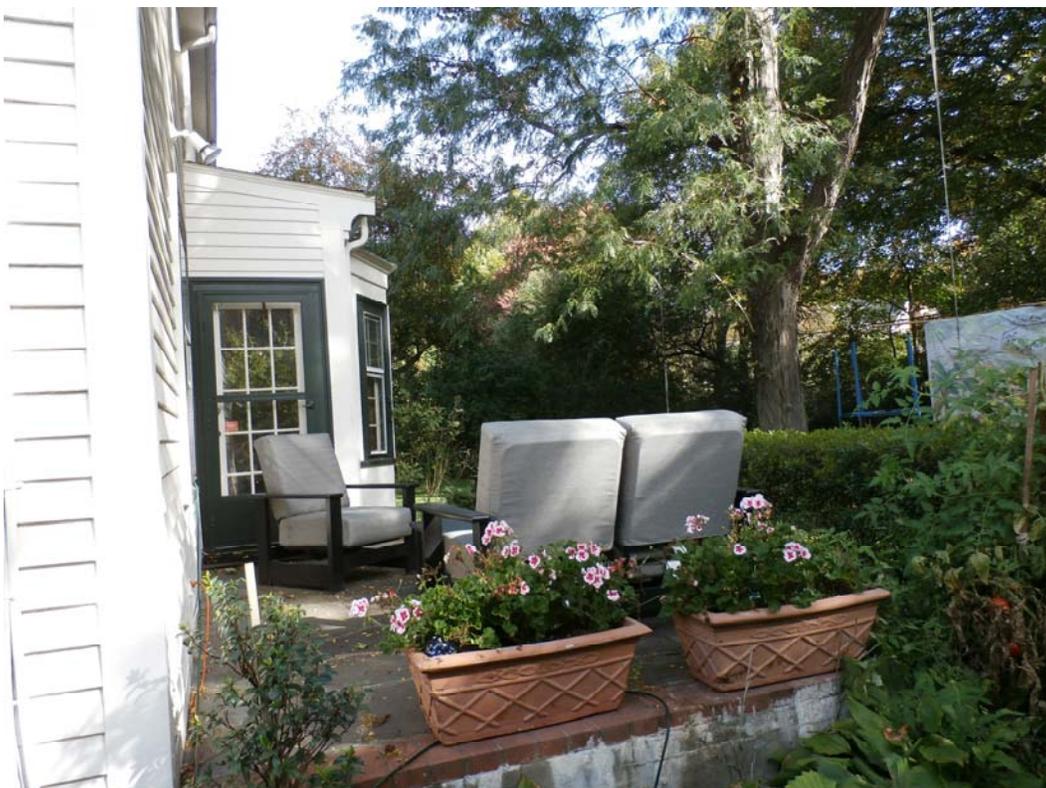
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Front façade



View of side from the street



Location of proposed addition