



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: July 18, 2013
Subject: **Construct a 70 square foot second story addition over a first floor**
Location: 115 Fuller Street

Atlas Sheet:	12	Case #:	2013-0048
Block:	063	Zoning:	T-5
Lot:	18	Lot Area (s.f.):	5,419

Board of Appeals Hearing: July 25, 2013 at 7:15 pm

SITE AND NEIGHBORHOOD

115 Fuller Street is a single-family three-story Colonial Style dwelling that was built in 1900. The immediate neighborhood consists of dwellings that are similar in overall size. The neighborhood is comprised of dwellings that range from single to multi-family residences.

APPLICANT'S PROPOSAL

The applicant, Larry Haroon, is proposing to construct a 70 square foot second story addition above the existing first floor space. The addition will not expand the footprint of the building, but it will be constructed within the side yard setback on the south side.

FINDINGS

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.60 – Side Yard Requirements

Section 5.61 – Projections into the Side Yard

	Required	Existing	Proposed	Finding
Side Yard Setback (south)	7.5'	4.6'	4.6'	Special Permit*

**Under Section 5.43, the Board of Appeals by special permit may allow the substitution of other dimensions for yard and setback requirements if counterbalancing amenities are provided.*

Section 8.02.2 – Alteration or Extension: A special permit is required to alter and/or extend this non-conforming structure.

PLANNING BOARD COMMENTS

The Planning Board is supportive of the proposal to construct a 70 square foot addition. The addition is modest, and the Board does not feel that it will negatively impact the neighborhood. The additional floor area will allow the applicant to have better usability of the dwelling. The Planning Board recommends that the applicant install additional landscaping as a counterbalancing amenity required for a special permit.

Therefore the Planning Board recommends approval of the proposal and plans by Constantine Cacos, dated 7/3/13, and the site plan by George C. Collins, dated 4/25/13, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, a landscaping plan, floor 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 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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115 Fuller Street Front Façade



Area of proposed addition over first floor