



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: March 21, 2013
Subject: **Construct a two-story addition at the rear and enclose existing entry**
Location: 10 Hart Street

Atlas Sheet: 71c Case #: BOA 2013-0016
Block: 305 Zoning: M-1.0
Lot: 21 Lot Area (s.f.): ±1,430

Board of Appeals Hearing: April 11, 2013, at 7:00 p.m.

SITE AND NEIGHBORHOOD

10 Hart Street is a two-story single-family dwelling that was built in 1900. Hart Street is located off of Cypress Street. The structure has frontage along Hart Street, but is not oriented towards the road, similarly to other structures in the area. Hart Street is comprised of primarily single-family dwellings that are similar in shape and overall bulk.

APPLICANT'S PROPOSAL

The applicants, Sarah and Aaron Price are proposing to construct a two-story addition at the rear of the existing single-family dwelling. The addition will add 186.1 square feet of floor area to the dwelling. The applicant is also proposing to construct a small entry porch from the rear entrance. The addition will increase the height of the building by 10.91 feet, and expand the footprint towards both side yards and the rear yard property lines.

FINDINGS

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.60 – Side Yard Setback

Section 5.70 – Rear Yard Setback

Dimensional Requirements	Required	Proposed	Relief
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Rear Yard Setback	30 feet	27.3 feet	Special Permit*/ Variance
Side Yard Setback (east)	7.5 feet	1 feet	Special Permit* / Variance
Side Yard Setback (west)	7.5 feet	4.6 feet	Special Permit*/ Variance

*Under Section 5.43, the Board of Appeals may waive 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 two-story addition and deck at the rear of the property. The proposal will be similar in shape and height to the structure at 8 Hart Street. The footprint of the structure will be increased, but is not expected to negatively impact neighboring properties, and will not be visible from the street. The Board would like to see the applicant install some additional landscaping to serve as a counterbalancing amenity.

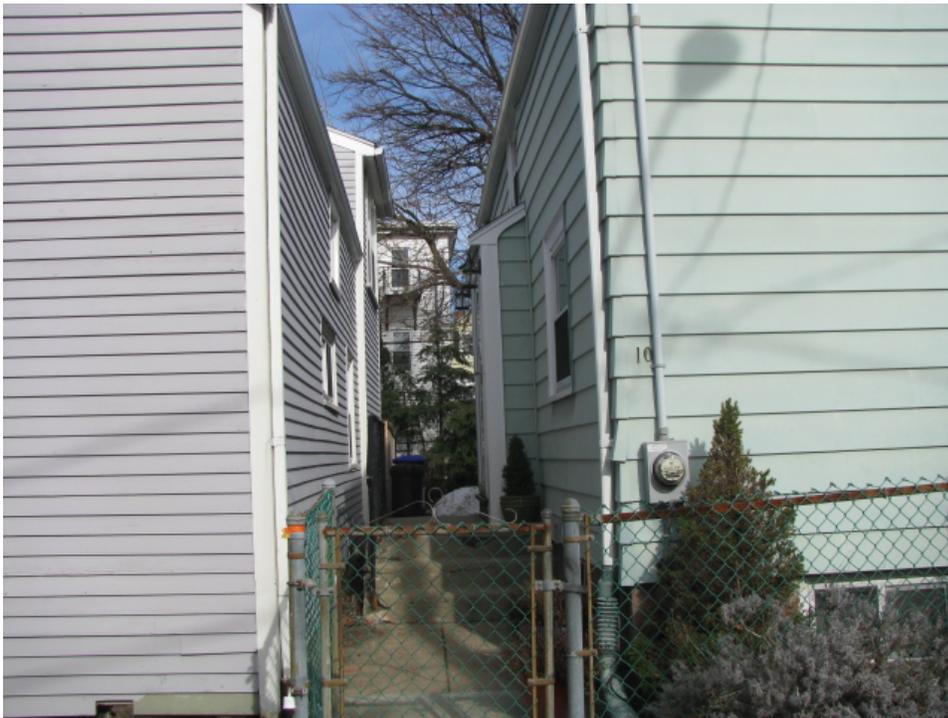
Therefore, the Planning Board recommends approval of the plans by Pegasus Design to Build, dated 12/7/2012, and the site plan by David A. Dwyer Jr., dated 1/7/13 subject to the following conditions:

1. Prior to the issuance of a building permit, a final landscaping plan 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.

tcr



10 Hart Street front façade



View of left side from Hart Street



View of right side from Hart Street