



# *Town of Brookline*

## *Massachusetts*

### **PLANNING BOARD**

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To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: January 3, 2013  
Subject: Construct a one story addition requiring setback relief  
Location: **80 Newton Street**

Atlas Sheet:	98	Case #:	2012-0069
Block:	357	Zoning:	S-25
Lot:	32	Lot Area (s.f.):	31,531

Board of Appeals Hearing: January 17, 2013 at 7:15 pm

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### **SITE AND NEIGHBORHOOD**

80 Newton Street is a single family Ranch style dwelling that was built in 1950. The driveway connects to a sub-level garage, and an existing stairway leads to the front entry. The property directly abuts the Dexter School, which is to the rear. Larz Anderson Park is located across the street.

### **APPLICANT'S PROPOSAL**

The applicants, Ananth and Padmaja Raman, are proposing to construct an 850 square foot addition in the front and west side yard setback. The applicant is also proposing to create a second front entrance next to the garage door that will accommodate a family member's access requirement. A sunken terrace is being proposed to the west side of the property which can be accessed from the proposed addition.

### **FINDINGS**

**Section 5.43 – Exceptions to Yard and Setback Regulations**

**Section 5.44 – Accessory Underground Structures**

**Section 5.54.2 – Exceptions for Existing Alignment**

**Section 5.50 – Front Yard Requirements**

**Section 5.60 – Side Yard Requirements**

<b>Dimensional Requirements</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Relief</b>
<b>Front Yard Setback</b>	60'	59.3'	47.9'	Special Permit*
<b>West Side Yard Setback</b>	20'	19.3'	19.3'	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 supports the requested relief to allow the applicant to construct the proposed addition. The addition will be complementary to the dwelling, providing accessibility for one of the residents, and will balance the appearance of the façade from the road.

**Therefore, the Planning Board recommends approval of the plans by Bruce Miller Architecture & Interiors, dated 9/20/12, 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; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

*tcr*



80 Newton Street Front Façade



Area of proposed addition