



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: June 27, 2013
Subject: Expand footprint by three feet and construct second floor addition at the rear
Location: **26 Orchard Road**

Atlas Sheet:	21	Case #:	2013-0037
Block:	097	Zoning:	S-7
Lot:	03	Lot Area (s.f.):	±8,000

Board of Appeals Hearing: July 11, 2013 at 7:30 p.m.

SITE AND NEIGHBORHOOD

26 Orchard Road is a single-family residence located on a large lot only 12.5 feet from the Town border, and 200 feet from Corey Road in Boston. Situated on a 16 feet high outcropping of rock, the house and one-car garage plus a three-car parking area is served by the steeper of two driveways. The other driveway, along the north property line, is currently closed but is connected to an unused two-car garage at the rear of the lot. A six foot wooden stake fence divides the two driveways. Several large trees give abundant shade.

APPLICANT'S PROPOSAL

The applicants, Robert Hillman and James Mitchell, are proposing to construct a 340 square foot two-story addition and a new deck in the rear. The addition will allow the applicant to create a new bathroom, mudroom, and expand the kitchen on the first floor, and expand the bedroom and master bathroom on the second floor. The addition will be constructed with cedar shingles on the second floor and cedar clapboard on the first floor. The roof will be constructed using a simulated slate roof. The deck will be constructed using a composite material. The applicant is also proposing to replace four windows in kind, and infill one window on the right elevation.

FINDINGS

Section 5.09.2.j – Design Review: Any exterior addition for which a special permit is requested

pursuant to *Section 5.22 (Exceptions to Maximum Floor Area Ratio Regulations)* requires a special permit subject to the design review standards listed under *Section 5.09.4(a-l)*. The applicant has provided a Community and Environmental Impact Statement. The most relevant sections of the design review standards are described below:

a. *Preservation of Trees and Landscape*

This proposal will not disturb any of the existing trees or landscaping.

b. *Relation of Buildings to Environment*

The proposed addition is planned for the rear of the dwelling and the massing fits the residential scale of the neighborhood.

c. *Relation of Buildings to the Form of Streetscape and the Neighborhood*

The proposed addition does not affect the streetscape as it will not be visible from the street.

Section 5.22.3.c – Exceptions to Maximum Floor Area Ratio (FAR) for Residential Units

Floor Area	Allowed	Existing	Proposed	Finding
Floor Area Ratio (% of allowed)	0.35 100%	.38 108%	.42 120%	Special Permit*
Floor Area (s.f.)	2,800	3,044	3,384	

* Under Section 5.22.3.c the Board of Appeals may grant by special permit to increase floor area up to 350 s.f. if the resulting gross floor area of the building is less than 150% of the permitted gross floor area.

PLANNING BOARD COMMENTS

The Planning Board is supportive of this proposal to increase the total floor area in the existing single-family dwelling by 340 square feet. The Board finds this proposal to be attractively designed, and believes it will increase the dwellings usability.

Therefore, the Planning Board recommends approval of the plans by Duckham Architecture & Interiors, dated 5/16/13, subject to the following conditions:

1. Prior to the issuance of a building permit, final elevations and floor plans shall be submitted to the Assistant Director of Regulatory Planning for review and approval.
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.

tc



26 Orchard Road Front Façade



View of addition location from the street