



# *Town of Brookline*

## *Massachusetts*

### **PLANNING BOARD**

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To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: June 13, 2013  
Subject: **Construct front entry and two story addition at rear**  
Location: 21 Princeton Road

Atlas Sheet:	116	Case #:	2013-0047
Block:	410	Zoning:	S-15
Lot:	14	Lot Area (s.f.):	19,201

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

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### **SITE AND NEIGHBORHOOD**

21 Princeton Road is a single-family dwelling that was built in 1922. The dwelling is a two-story structure that was constructed with a brick exterior and a slate roof. The dwelling appears to be one of the smaller structures on Princeton Road in both bulk and total floor area. The neighborhood is comprised of single-family dwellings.

### **APPLICANT'S PROPOSAL**

The applicant, Shalini Shahani, is proposing to construct a two-story addition at the rear of the dwelling. The proposed addition will increase the total floor area by 1,859 square feet. The addition will allow the applicant to create a family room and relocate the kitchen. After construction the dwelling will have a total of seven bedrooms and four bathrooms.

**FINDINGS****Section 5.09.2.j – Design Review**

- a. Preservation of Trees and Landscape – The proposal will not affect any trees located on the property.
- b. Relation of Buildings to Environment – The addition is on expected to negatively impact the environment.
- c. Relation of Buildings to the Form of the Streetscape and Neighborhood – The addition is in the rear of the dwelling, and will not impact the streetscape or neighborhood.
- d. Open Space – The property will continue to meet the open space requirement after construction of the addition.

**Section 5.22.3.b.1 – Exceptions to Maximum Floor Area (FAR) for Residential Units**

<b>Dimensional Requirements</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Relief</b>
<b>Total Floor Area</b>	4,800	3,832	5,691	Special Permit*
<b>Floor Area Ratio</b>	.25	.19	.29	Special Permit*
<b>Percent of Allowed FAR</b>	100%	76%	116%	Special Permit*

\*Under **Section 5.22.3.b.1**, the Board of Appeals may by special permit grant permission to construct an exterior addition that is less than or equal to 20% of the permitted gross floor area.

**PLANNING BOARD COMMENTS**

The Planning Board is supportive of this proposal. The addition will allow more usable floor area to a dwelling that is smaller than what is allowed in this zoning district. The addition will not negatively impact the neighborhood, furthermore, the addition will be constructed nearly 100' from the rear property line.

**Therefore, the Planning Board recommends approval of the plans by I.S. Hernandez Design Services, dated 5/7/13, subject to the following conditions:**

1. Prior to the issuance of a building permit, the applicant shall submit final plans and elevations indicating all salient dimensions and materials 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 a final landscape plan 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 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*



21 Princeton Road



21 Princeton Road Rear Façade



Area for proposed addition



Addition to be built over first floor porch