



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: February 6, 2014
Subject: **Demolish an existing dwelling and construct a new single-family dwelling**
Location: 315 Reservoir Road

Atlas Sheet:	60	Case #:	2013-0095
Block:	266	Zoning:	S-10
Lot:	01	Lot Area (s.f.):	±5,994

Board of Appeals Hearing: ~~February 20, 2014 at 7:30 p.m.~~ Continued to March 27, 2014 at 7:30 p.m.

BACKGROUND

On February 20, 2014, the Board of Appeals heard this case and requested that the applicant reduce the size of the proposed dwelling in order to limit the extent of the variance required. On November 12, 2013, the Preservation Commission reviewed the applicant's request to demolish the existing dwelling. The Commission found the structure to be non-significant, and requested that the Preservation Commission staff comment on the final design of the dwelling.

SITE AND NEIGHBORHOOD

315 Reservoir Road is a single-family Cape dwelling, constructed in 1963. The property is located in the Chestnut Hill National Register District. The property is a triangle shape and is bounded by three streets, Reservoir Road, Reservoir Lane, Middlesex Road, and the MBTA Green D Line tracks. The neighborhood consists of primarily single-family dwellings.

APPLICANT'S PROPOSAL

The applicants, Stephen Hilt and Gregory Fenton, are proposing to demolish the existing dwelling and construct a new single-family dwelling. The new dwelling will be mostly

constructed on the existing foundation but will have an additional floor and finished basement and parking space. The exterior of the dwelling will be constructed with painted shingles and painted paneling beneath some windows. The proposal will not extend further into the rear than the existing dwelling. The rest of the dwelling will be reconstructed on the existing foundation, with an expansion on the east side that will allow for the new kitchen, a guest bedroom with a walkout balcony, and a walkout deck for the master bedroom on the third floor. There will also be a deck that will be above the garage entrance and can be accessed from first floor dining room.

FINDINGS

Section 5.10 – Minimum Lot Size

The size of the lot is pre-existing non-conforming and is bounded on each side by Middlesex Road, Reservoir Road, Reservoir Lane, and the MBTA Green D Line tracks.

Section 5.20 – Floor Area Ratio

Section 5.43 – Exception to Yard and Setback Regulations

Section 5.50 – Front Yard Requirements

Section 5.51 – Projections Into the Front Yard (Reservoir)

Section 5.70 – Rear Yard Requirements

	Required	Existing	Previously Proposed	Proposed	Finding
Floor Area Ratio	.30	.28	.66	.58	Variance
Floor Area	1,798 s.f.	1,687 s.f.	3,980 s.f.	3,530 s.f.	
FAR Percentage	100%	93%	220%	193%	
Front Yard (Reservoir Road)	25'	20.3'	20.3'	20.3'	Special Permit*
Front Yard (Middlesex Road)	25'	8.5'	8.5'	8.5'	Special Permit*
Rear Yard	30'	10.1'	10.1'	10.1'	Special Permit*

* Under **Section 5.43**, the Board of Appeals may waive yard and setback requirements if a counterbalancing amenity is provided.

PLANNING BOARD COMMENTS

The Planning Board is supportive of the proposal to reconstruct the dwelling despite the proposed new house being well above the allowed Floor Area Ratio. The plan appears to have widespread support because neighbors believe the design of the house is attractive and will enhance the neighborhood. The Planning Board feels that size and shape of the lot create a hardship for the applicant and that the lot is very unique in that it is bounded on each side by a combination of roads and MBTA rail tracks. The Planning Board also appreciates the applicant's revisions to their window plans and front entrance in response to comments by the Preservation Commission staff.

(The applicant reduced the size of the proposed replacement dwelling by 450 square feet in response to the Board of Appeals request.)

Therefore, should the Board of Appeals find that the proposal meets the statutory requirements for a variance, the Planning Board in a 5-1 vote, with one abstention, recommends approval of the proposal and plans by Silvana Sawaya, Architect, dated 1/24/14, and site plan by AGH Engineering, dated 4/9/13, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, floor plans, and elevations, indicating all dimensions and materials 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 plans 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 floor plans 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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View of dwelling from the intersection of Reservoir Road and Middlesex Road



View of dwelling from Reservoir Road



View of dwelling from Reservoir Lane



View of the rear property line and proximity to MBTA tracks



View of dwelling from walking bridge over tracks