



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: January 17, 2013
Subject: Construct a two story rear addition requiring setback and minimum open space relief
Location: **13 Roberts Street**

Atlas Sheet:	71c	Case #:	2012-0071
Block:	305	Zoning:	M-1.0
Lot:	09	Lot Area (s.f.):	3,605

Board of Appeals Hearing: ~~January 31, 2013 at 7:00 pm~~ February 28, 2013 at 7:00 pm

SITE AND NEIGHBORHOOD

Roberts Street connects Cypress Street to Franklin Street. 13 Roberts Street is a single family dwelling, located in an area primarily with multi-family dwellings. The property is developed with a modest sized dwelling and a detached garage in the rear of the lot.

APPLICANT'S PROPOSAL

The applicant, Eva O'Malley, is proposing to renovate the interior of the single family home and construct a two-story addition to the rear of the house, with an open deck attached to the addition. The addition is proposed to be located within the side yard setback. The applicant is also proposing to alter the front façade. The front entrance to the dwelling is currently located so it faces the driveway, which is the side property line. The applicant is proposing to change the existing single-story three season room into a covered porch with the front door facing the street.

FINDINGS

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.50 – Front Yard Requirements

Section 5.60 – Side Yard Requirements

Dimensional Requirements	Required	Existing	Proposed	Relief
Front Yard Setback	15'	1'	1'	Pre-existing Nonconforming
Side Yard Setback	7.5'	2'	2'	Special Permit*/Variance

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

Section 5.91 – Minimum Usable Open Space

The applicant was cited for relief to the zoning requirement for this section of the Zoning Bylaw, but according to calculations supplied by the applicant, the property is in compliance with this regulation.

Dimensional Requirements	Required	Existing	Proposed	Relief
Useable Open Space	496 s.f.	793 s.f.	645 s.f.	Complies

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 and alter the front façade. The façade alteration will better orient the dwelling towards the street and will enhance the streetscape. The proposed addition will add living space to the dwelling and will not be visible from the street. The Board recommends that the applicant install landscaping in the form of a grassy area off of the proposed deck and additional plantings to beautify the property, as a counterbalancing amenity, required for the approval of a Special Permit.

Therefore, the Planning Board recommends approval of the plans by LI Designs, LLC, dated 1/10/13, 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, including a rear property line fence, 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



13 Roberts Street front façade



Area for two story addition