



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: April 4, 2013
Subject: **Construct addition at rear requiring FAR relief**
Location: 273 Russett Road

Atlas Sheet:	18	Case #:	2013-0019
Block:	383	Zoning:	S-7
Lot:	11	Lot Area (s.f.):	±5,000

Board of Appeals Hearing: April 25, 2013 at 7:15 pm

SITE AND NEIGHBORHOOD

273 Russett Road is a single-family Garrison Tudor style dwelling that was built in 1940. The property is located in southern Brookline on a street with other dwellings similar in overall size and bulk. Russett Road was primarily developed between the early 1900s and the 1940s.

APPLICANT'S PROPOSAL

The applicants, Gregory and Kimberly LeTendre, are proposing to construct a 172 s.f. one story addition at the rear of the existing dwelling with a deck above that will connect to an existing deck and stairs leading to the garden level.

FINDINGS

Section 5.09.2.e – Design Review

Comments on the most relevant of the Community and Environmental Impact and Design Standards are as follows:

Relation of Buildings to Environment: The proposed addition will be constructed with similar materials to match the existing dwelling.

Section 5.20 – Floor Area Ratio

	Required	Existing	Proposed	Finding
Floor Area Ratio	.35	.44	.47	Special Permit*
Total Floor Area	1,750 s.f.	2,200 s.f.	2,372 s.f.	Special Permit*

*Under Section 5.22.3.c, the Board of Appeals by special permit may allow an addition of up to 350 square feet, subject to Design Review under Section 5.09.

Modification, As Necessary, of BOA Decision #2832 December 18, 1987

A modification of this decision is not necessary because the approved addition was never constructed. The original proposal was to increase the floor area from 2,090 to 2,330 square feet. The previously proposed addition is significantly different than the current proposal, and therefore this case should not require a modification of the 1987 approval.

PLANNING BOARD COMMENTS

The Planning Board is supportive of the proposal to construct an addition and to increase the total floor area in the dwelling. The addition is modest, and will create more living space in the dwelling. It is not expected that the proposal will negatively impact the neighborhood.

Therefore, the Planning Board recommends approval of the proposal and plans, and site plan by Miller Design, revised and dated 3/8/2013, with the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a site plan with floor plans and elevations of the addition, 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 floor plans and 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



273 Russett Road front façade



View of area for proposed addition from left side of dwelling.



View of area for proposed addition from right side of dwelling.