



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: February 7, 2013
Subject: **Construct an addition to the rear and side of a single-family dwelling**
Location: 9 Sears Road

Atlas Sheet:	89	Case #:	2013-0002
Block:	347	Zoning:	S-40
Lot:	12	Lot Area (s.f.):	±40,699

Board of Appeals Hearing: February 14, 2013, at 7:15 p.m.

SITE AND NEIGHBORHOOD

9 Sears Road is located on the southeast corner of the intersection of Sears Road and Lee Street. A two-and-half-story brick single-family dwelling on the lot faces Sears Road, with a circular driveway in front. The lot is well landscaped with large expanses of lawn, as well as several large trees and a wood stockade fence along the Lee Street frontage.

APPLICANT'S PROPOSAL

The applicant, Scott Black, wishes to construct a 37' by 29' addition to the rear and side of the home, connected by a new octagonal conservatory. The addition would be a multi-purpose room at the first floor, with a high ceiling extending to the second level. The room would not have any windows along the walls, but the entire roof would be a combination of slate and open skylight. The rest of the addition would be finished in brick to match the existing building. A small bump out on the addition would be finished in similar materials as well, but would have a standing seam copper roof.

The conservatory addition, which will provide access to the new multi-purpose room and measure 19.2' by 19.2', will have large windows on all exposed sides and a uniquely shaped standing seam copper roof.

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-1)*. All the conditions have been met, and the most relevant sections of the design review standards are described below:

- a. **Preservation of Trees and Landscape** – The proposed addition, while large, will require the removal of primarily lawn. A band of very large trees along Lee Street will remain intact and will continue to provide shading and screening for the home.
- b. **Relation of Buildings to Environment** – The proposed location for the addition does not require the removal of significant natural land features, and it's not expected to create shadows on abutting properties.
- c. **Relation of Buildings to the Form of the Streetscape and Neighborhood** – The addition is not expected to be very visible from the street due to an existing 6 foot wood fence and a significantly-sized landscape buffer. The addition will be located 48 feet from Lee Street. As such, although the addition does not have any fenestration at the ground level, this would not have much of an impact on the streetscape or surrounding properties.
- d. **Open Space** – The property will continue to meet both landscape and usable open space requirements.

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

Floor Area	Allowed	Existing*	Proposed	Finding
Floor Area Ratio (% of allowed)	.15 100%	.13 85%	.17 114.5%	Special Permit*
Floor Area (s.f.)	6,104.85	5,186	6,993.41	

* Under **Section 5.22.3.b.1.b**, the Board of Appeals may by special permit allow for additional square footage by exterior addition, up to 120 percent of allowed gross floor area. In this case, the floor area calculations do include the additional floor area counted due to the vaulted ceiling in the multi-purpose room.

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.54.2 – Exceptions for Existing Alignment: Although the project was initially cited as needing front yard setback relief due to the existing alignment of the abutting buildings, this section was determined not to apply as only one dwelling is within 150' and an average cannot be determined.

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 is supportive of the proposal to construct a new multi-purpose room and conservatory to the single-family dwelling. The new addition will be located a substantial

distance from the street and be well screened by both an existing fence and vegetation. The proposal will not involve removing the very large trees along Lee Street, which are an attractive amenity, and it is not expected to impact neighboring properties. Both the conservatory and multi-purpose room will have unique detailing and be constructed of quality materials that will be harmonious with the existing structure.

Therefore, the Planning Board recommends approval of the plans by Jeffrey Pond, dated 12/01/2011, 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 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.

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Above: Front façade of 9 Sears Road

Below: Rear façade of 9 Sears Road and proposed location for addition





Existing trees and fence along Lee Street frontage