



# Town of Brookline

## Massachusetts

### PLANNING BOARD

Town Hall, 3<sup>rd</sup> Floor  
333 Washington Street  
Brookline, MA 02445-6899  
(617) 730-2130 Fax (617) 730-2442

Mark J. Zarrillo, Chairman  
Linda K. Hamlin, Clerk  
Robert Cook  
Steven A. Heikin  
Steven R. Kanen  
Jonathan Simpson  
Sergio Modigliani

To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: May 24, 2013  
Subject: Expand footprint by three feet and construct second floor addition at the rear  
Location: **55 Shaw Road**

Atlas Sheet:	111	Case #:	2013-0037
Block:	395	Zoning:	S-10
Lot:	09	Lot Area (s.f.):	±9,461

Board of Appeals Hearing: June 13, 2013 at 7:15 p.m.

---

### **SITE AND NEIGHBORHOOD**

55 Shaw Road is a single family Tudor home built in 1930 that is similar in style and overall bulk to other properties in the immediate vicinity. Shaw Road is located in South Brookline, and is in an area that consists of solely single-family dwellings.

### **APPLICANT'S PROPOSAL**

The applicant, Erika Rangel, is proposing to construct a second floor addition and slightly expand the first floor by a total of three feet towards the rear property line. The second floor addition will be constructed above an existing office, and will allow the applicant to expand the master bathroom and create additional storage space. The total floor area will be increased by 238 square feet. The applicant is also expanding the existing deck at the rear of the dwelling, however, relief is not required for the deck expansion.

### **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)*. The applicant has provided a Community and Environmental Impact Statement. The most relevant sections of the design review standards are described below:

**a. *Preservation of Trees and Landscape***

This proposal will not disturb any of the existing trees or landscaping.

**b. *Relation of Buildings to Environment***

The proposed addition is planned for the rear of the dwelling and the massing fits the residential scale of the neighborhood.

**c. *Relation of Buildings to the Form of Streetscape and the Neighborhood***

The proposed addition does not affect the streetscape as it will not be visible from the street.

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

Floor Area	Allowed	Existing	Proposed	Finding
<b>Floor Area Ratio (% of allowed)</b>	0.30 100%	.29 96%	.32 106%	Special Permit*
<b>Floor Area (s.f.)</b>	2,817	2,773	3,011	

\* Under Section 5.22.3.c the Board of Appeals may grant by special permit to increase floor area up to 350 s.f. if the resulting gross floor area of the building is less than 150% of the permitted gross floor area. In addition, under Section 5.22.3.b.1.b the Board of Appeals may grant by special permit an 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 to increase the total floor area in the existing single-family dwelling by 238 square feet. The only house that is expected to be affected by the proposal is 61 Shaw Road directly to the north. The properties to the rear are not expected to be impacted by the proposed addition because there are trees that will shield the addition. The addition is modest and is similar to an addition to a dwelling nearby that was granted a special permit in 2009 under the same sections of the Zoning By-Law.

**Therefore, the Planning Board recommends approval of the plans by SilverDog LTD., dated 3/28/13, subject to the following conditions:**

1. Prior to the issuance of a building permit, final plans shall be submitted to the Assistant Director of Regulatory Planning for review and approval.
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.

*tcr*



Front façade of 55 Shaw Road

