



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: December 19, 2013
Subject: Construct a two-story addition and a one-story addition in the rear
Location: **24 Sherrin Road**

Atlas Sheet:	101	Case #:	2013-0091
Block:	360	Zoning:	S-7
Lot:	05	Lot Area (s.f.):	± 7,500

Board of Appeals Hearing: January 9, 2014 at 7:30 p.m.

SITE AND NEIGHBORHOOD

24 Sherrin Road is a single-family, two-story, Cape-style dwelling built in 1938 and located to the east of the intersection of Sherrin Road and Risley Road and near Hackensack Road and the Boston City Line. This neighborhood consists of a mixture of similarly sized small single family homes on small and narrow lots that are generally twice as deep as they are wide.

APPLICANT'S PROPOSAL

The applicant is proposing to construct two additions and both are in the rear; this will increase the total floor area of the dwelling by 349.9 square feet. The one-story addition on the first floor will allow for the construction of a bathroom. The exterior will have some shingles to match the existing dwelling with a six pane windows on two sides above a bump out resembling a farm-style door. The two-story addition in the rear will allow for the construction of a sunroom on the first floor and a sitting room on the second floor. The exterior will match the existing shingles on the dwelling. The existing rear deck will be demolished and replaced with an access ramp that will begin on the east elevation and access the French doors to the proposed sunroom.

FINDINGS**Section 5.09 – Design Review****Section 5.22.3.c – Exceptions to Floor Area Ratio (FAR) For Residential Units**

Dimensional Requirements	Required/Allowed	Existing	Proposed	Relief
Floor Area Ratio	.35	.31	.36	Special Permit*
Floor Area	2,625 s.f.	2,383 s.f.	2,732.9 s.f.	Special Permit*

* Under **Section 5.22**, the Board of Appeals may grant a special permit for up to 350 square feet of additional floor area.

Section 8.02.2 – Alteration or Extension

A special permit is required for alterations to a dimensionally nonconforming structure.

PLANNING BOARD COMMENTS

The Planning Board is supportive of the proposal with some design modifications. The Board would like to see the two-story addition have a more pitched roof, but ultimately has decided to leave the decision up to the applicant.

Therefore, the Planning Board recommends approval of the plans by T.A. Hatcher Architects, dated 9/16/16, and the site plan by Metrowest Engineering, Inc., dated 9/16/13 subject to the following conditions:

1. Prior to issuance of a building permit, final elevations, indicating all exterior alterations and proposed materials shall be submitted to the Assistant Director of Regulatory Planning for review and approval.
2. Prior to issuance of a building permit, the applicant shall submit to the Building Commissioner to ensure conformance with the Board of Appeals decision: 1) a final site plan, stamped and signed by a registered land surveyor; 2) final 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



View of location for additions from the side



Location for proposed additions