



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: April 25, 2013
Subject: Construct a 295 square foot addition at the rear
Location: **26 Willow Crescent**

Atlas Sheet:	59	Case #:	2013-0030
Block:	264B	Zoning:	S-10
Lot:	21	Lot Area (s.f.):	12,112

Board of Appeals Hearing: May 16, 2013, 7:00 p.m.

SITE AND NEIGHBORHOOD

26 Willow Crescent is a single-family dwelling that was built in 1925. The neighborhood is comprised of single-family dwellings that are similar in overall size. The property is located to the south of Cleveland Circle and in the Heath School area.

APPLICANT'S PROPOSAL

The applicant, Maria & Robert Goldstein, is proposing to construct a 295 square foot addition at the rear of the dwelling, requiring side yard setback relief. The addition will increase the allowed floor area and requires relief. The proposal also requires relief for design review due to the increased floor area. There will be a copper roof installed on the proposed addition that will connect to an existing roofline, which will also be replaced with matching copper roofing materials.

FINDINGS

Section 5.09.2.j – Design Review

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

Dimensional Requirements	Required	Existing	Proposed	Relief
Floor Area Ratio	.30	.35	.37	Special Permit*
Floor Area Percentage	100%	115%	123%	Special Permit*
Total Floor Area	3,633 s.f.	4,184 s.f.	4,480 s.f.	Special Permit*

* Under *Section 5.22.3.c*, the Board of Appeals grant a special permit to increase the floor area of a dwelling by less than 350 square feet, provided the resulting floor area is not more than 150% of the permitted floor area.

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.70 – Rear Yard Requirements

Dimensional Requirements	Required	Existing	Proposed	Relief
Rear Yard Setback	30'	13'	10'	Special Permit*

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

Section 8.02 – Alteration or Extension

A special permit is required to alter a pre-existing non-conforming structure.

PLANNING BOARD COMMENTS

The Planning Board was mostly supportive the requested relief to increase the floor area by 295 square feet. The area of the proposed addition is largely shielded by a row of trees from the affected properties. The design of the construction is compatible with the design of the existing dwelling and is expected to be an attractive addition. The applicant's desire is for the roof of the addition to be constructed with standing seam copper that will extend to cover existing floor area. The Planning Board recommends that the applicant install additional landscaping to serve as a counterbalancing amenity required for a special permit.

Two Planning Board members voted against the proposal because they thought the applicant should push the wall back by three feet, and would have voted for the project if the applicant had agreed to do so.

Therefore, the Planning Board recommends approval (Voted 4-2) of the plans by Paul Lukez Architecture, submitted 4/17/13 subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final floor 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 site and landscape plan 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 by an architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

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26 Willow Crescent front façade



View of right side of property from the street