



# 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 Heikin  
Steven Kanes  
Jonathan Simpson  
Sergio Modigliani

To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: October 24, 2013  
Subject: Convert basement to additional living space to be allocated to Units 1 and 2 of a six unit building, requiring FAR and Minimum Usable Open Space variance relief

**Location: 203-205 Winthrop Road**

Atlas Sheet: 43                      Case #: 2013-0078  
Block: 217                          Zoning: M-1.5  
Lot: 26                                Lot Area (s.f.): 3,324

Board of Appeals Hearing: October 31, 2013 at 7:15 p.m.

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### SITE AND NEIGHBORHOOD

203-205 Winthrop Road is a six-unit residential building that was originally built in 1915. The property is an odd shaped three-sided lot that is located directly behind a row of commercial uses in Washington Square. The nearby commercial uses on Beacon Street include Brookline Bank, Emack & Bolio, and the recently approved Dunkin' Donuts, among other businesses.

### APPLICANT'S PROPOSAL

The applicant is proposing to expand the living space into the basement area of the structure. The additional living space will be allocated to units 1 and 2, allowing for a third bedroom in Unit 1, and a second bedroom in Unit 2.

### FINDINGS

#### Section 5.20 – Floor Area Ratio

Floor Area	Allowed	Existing	Proposed	Finding
Floor Area Ratio (% of allowed)	1.5 (100%)	1.8 (120%)	2.1 (140%)	Variance
Floor Area (s.f.)	4,986	5,991 s.f.	7,262 s.f.	

**Section 5.91 – Minimum Usable Open Space**

<b>Proposed Open Space</b>	<b>Required/Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Relief</b>
<b>Usable Open Space</b>	1089 s.f.	629 s.f.	629 s.f.	Variance

**Section 8.02.2 – Alteration or Extension**

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

**PLANNING BOARD COMMENTS**

The Planning Board does not object to the expansion into the basement to add living space to the two first floor residential units. However, the applicant must demonstrate that the requirements for a variance are met for exceeding the allowed FAR and being deficient in the amount of provided usable open space. The Planning Board does not anticipate a negative impact on neighboring properties or to the neighborhood at large.

**Therefore should the Board of Appeals find that the proposal meets the statutory requirements for a variance, the Planning Board recommends approval of the plans by Jonathan Raisz, dated 8/20/2013, and the site plan by Design Consultants, Inc., dated 4/10/13, subject to the following conditions:**

1. Prior to issuance of a building permit, a final floor plans and a final site plan shall be submitted to the Assistant Director for Regulatory Planning for review and approval.
2. Prior to 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 elevations stamped and signed by a registered engineer or architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

*tcr*



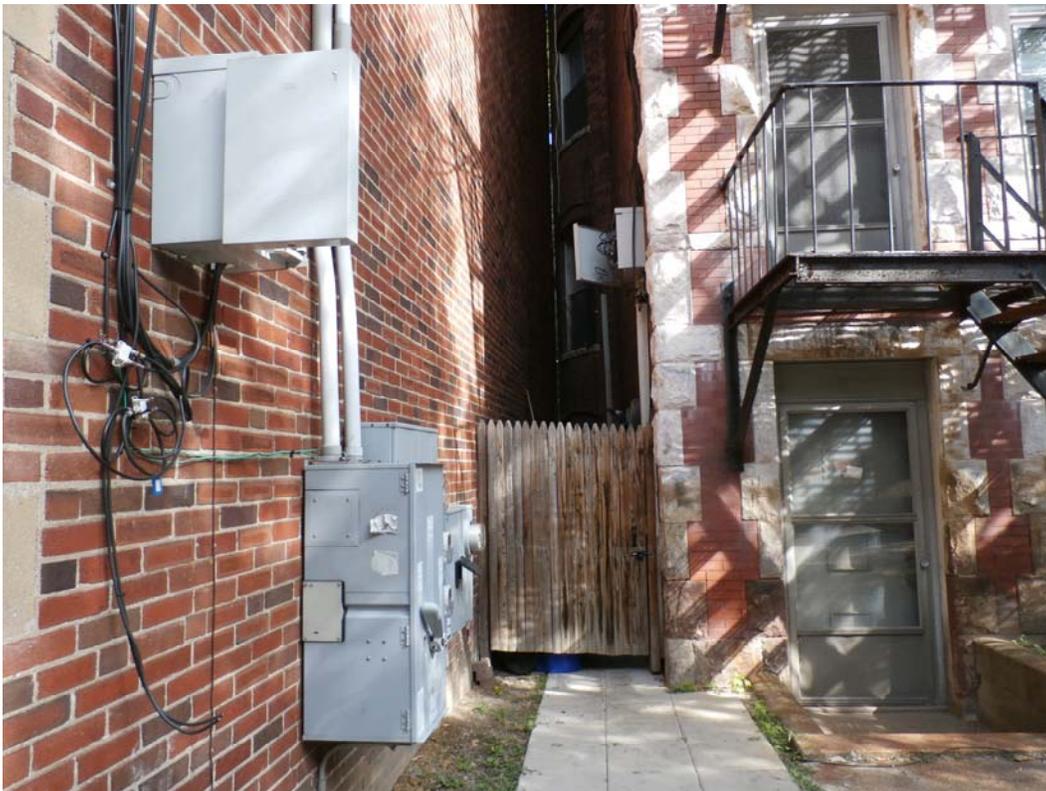
Front Façade



Side Yard (right side)



Rear Yard



Side Yard (left side)