



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: March 20, 2014
Subject: Construct a 280 sf single-story addition in the rear, requiring FAR and Design Review Relief (Pct. 16)
Location: 136 Bonad Road

Atlas Sheet:	136	Case #:	2014-0006
Block:	383	Zoning:	S-7
Lot:	17	Lot Area (s.f.):	±5000

Board of Appeals Hearing: March 27, 2014, at 7:00 p.m.

SITE AND NEIGHBORHOOD

136 Bonad Road is a single-family dwelling located near the VFW Parkway. The house is a two-story, gable-roofed brick structure, with a driveway leading off Bonad Road to a detached garage at the rear property line. 136 Bonad Road is similar in type and style to its immediate neighbors, which are all single-family dwellings. Hancock Village, a multi-family development, is also nearby.

APPLICANT'S PROPOSAL

The applicants, Kevin Newmark and Helen Lacouture, propose constructing a one-story 244 sf addition and a 36 sf covered porch at the rear of their single-family home. The additional space will serve as an eating area off the existing kitchen. The addition and the covered porch, which create a footprint of about 14.5 ft x 21 ft, replaces an existing deck.

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-l)*. 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 proposal does not require the removal of any trees or substantial landscaping, as the addition does not extend significantly away from the existing building. Only the existing deck and grass would need to be removed.
- b. Relation of Buildings to Environment – The proposed addition is not expected to have shadow impacts on neighboring properties.
- c. Relation of Buildings to the Form of the Streetscape and Neighborhood – The proposed addition has been designed to be consistent with the style of the existing dwelling. In addition, the size of the addition is in proportion to that of the existing home and the scale of the finished space correlates to that of the surrounding homes.

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

Floor Area	Allowed	Existing	Proposed	Finding
Floor Area Ratio (% of allowed)	0.35 100%	0.326 93%	0.382 109%	Special Permit*
Floor Area (s.f.)	1,750	1,631	1,911	

*Under **Section 5.22.3.c** A special permit may be granted for an increase in floor area of up to 350 square feet provided that the resulting gross floor area of the building(s) is not more than 150% of the permitted gross floor area.

PLANNING BOARD COMMENTS

The Planning Board is supportive of the proposed addition for this single-family dwelling. The addition is modest and will improve the home’s livability for the residents.

Therefore, the Planning Board recommends approval of the architectural plans by Dan Memont of Design Dynamics dated 12/16/2013, and the site plan by John W. McEachern of Bowditch & Crandall dated 12/17/2013, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final floor plans and elevations indicating all salient dimensions, windows, roof plan, and materials 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 plans and elevations stamped and signed by a registered architect or engineer; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.



Google Maps – July 2011



136 Bonad Road



136 Bonad Road



Rear façade and existing deck.



View of abutter on the right.



View of deck, abutter on the left, and applicant's detached garage



Rear yard and rear abutters