



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: February 20, 2014
Subject: Create additional floor area by enclosing porch
Location: **330 Clinton Road**

Atlas Sheet:	50	Case #:	2014-0003
Block:	241	Zoning:	S-10
Lot:	09	Lot Area (s.f.):	11,280

Board of Appeals Hearing: February 27, 2014 at 7:15 pm

SITE AND NEIGHBORHOOD

330 Clinton Road is located south of Beacon Street, off of Chestnut Hill Avenue, and consists of primarily single-family dwellings. The dwelling is a brick exterior Neo-Rationalist style structure that was built in 1916 and designed by R.L. Davidson. The property is in the Fisher Hill National Register of Historic Places district.

APPLICANT'S PROPOSAL

The applicant, Carlos Estrada, is proposing to enclose the existing porch on the first floor and create an additional 230 square feet of floor area. The enclosed porch will allow the applicant to create a new den/family room. The proposal will retain the existing columns and will create new casement windows on each side that will match the dwelling, and a paneled wall on the side elevation.

FINDINGS

Section 5.09.2.j – Design Review: All proposals for exterior additions that require FAR relief under *Section 5.22*, also require a special permit for design review. The applicant has submitted a statement reviewing the applicable Community and Environmental Impact and Design standards listed in *Section 5.09.4.a-n*. The applicable standards are as follows:

Preservation of Trees and Landscape: The rear yard is primarily landscaped with grass, with large trees on the perimeter. The addition will not require the removal of trees or landscaping since it is on the existing footprint of the dwelling.

Relation of Buildings to Environment: The addition is consistent with the rest of the dwelling's style, and will not alter the environment.

Relation of Buildings to the Form of the Streetscape and Neighborhood: Since the addition is enclosing an existing porch, it will not alter the streetscape or neighborhood.

Open Space: The addition will not affect the existing open space on the property.

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

Dimensional Requirements	Allowed	Existing	Proposed	Relief
Floor Area Ratio	.30	.29	.31	Special Permit*
FAR Percentage	100%	96%	103%	
Floor Area	3,384 s.f.	3,338 s.f.	3,568 s.f.	

*Under Section 5.22.3.c, the Board of Appeals may by special permit allow an increase in floor area for an exterior addition that is less than or equal to 350 square feet, provided that the addition does not result in a floor area that is over 150% of the allowed floor area.

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 is supportive of the proposal to convert the existing porch to additional floor area. The applicant worked with Preservation Staff to retain enough of the existing structure that the addition would not be considered demolition and could be easily converted back into unfinished floor area. The Board finds the design of the addition to be attractive and appreciates the effort to retain the existing columns and roof. The Board did not feel it was necessary to retain the balusters, as it would create a great deal more maintenance for the homeowner.

Therefore, the Planning Board recommends approval of the plans by John Tankard, Architect, dated 12/18/13, subject to the following conditions:

1. Prior to the issuance of a building permit, final plans and elevations, shall be submitted subject to the review and approval of the Assistant Director of Regulatory Planning. A revised scheme of the balustrades can be substituted for the existing plan.
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) final floor plans and building elevations stamped and signed by a registered architect; and 2) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

tcr



330 Clinton Road front façade from the street



Side porch to be enclosed with columns to remain