



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: March 6, 2014
Subject: Construct a two-story addition (687 square feet) at the rear for two additional garages and living space above

Location: **145 Sargent Road**

Atlas Sheet:	82	Case #:	2014-0009
Block:	333	Zoning:	S-40
Lot:	07	Lot Area (s.f.):	47,214

Board of Appeals Hearing: March 13, 2014 at 7:15 p.m.

SITE AND NEIGHBORHOOD

145 Sargent Road is a single-family brick dwelling that was built in 1951. The property is located on a triangular shaped lot and is directly across the street from Sargent Pond. The neighborhood consists of single-family dwellings on large lots. Sargent Road is a private way that is not maintained by the town. The property and other properties along Sargent Road are a part of the former Sargent Estate.

APPLICANT'S PROPOSAL

The applicant, 145 Sargent Road Holdings, LLC, is proposing to construct a 687 square foot addition at the rear. The addition will create two garage bays, for a total of four bays, and will allow for the new second-floor space to be used as living space for an au pair. The applicant is proposing to remove the shutters from all of the windows on the dwelling. The exterior of the existing single-story room on the west side of the property will be reduced in size and used as a library, but will have much larger windows without muntins. The existing pool will be in-filled to accommodate the addition and relocated to the west of the addition with a new courtyard and an accessory building. The existing single-story sunroom on the west side of the dwelling will be reconstructed with larger windows and without the existing architectural detail.

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 scattered throughout and on the perimeter. The addition will not require the removal of trees or a change in grade.

Relation of Buildings to Environment: The addition is consistent with the rest of the building's massing, and is not expected to cause any shadows on neighboring properties.

Relation of Buildings to the Form of the Streetscape and Neighborhood: The addition will not have a large impact on the streetscape because it is mostly to the rear and is screened by trees from other properties.

Open Space: The property will continue to have a large amount of open space after the addition is complete.

Heritage: The applicant is proposing to remove the shutters and alter the windows of the existing sunroom and the library. The new windows on the library and sunroom will not have muntins like the existing windows, which will alter the appearance of the dwelling. The alterations will not preserve the historical or architectural elements of the structure.

Section 5.22.3.b.1.b – Floor Area Ratio

Dimensional Requirements	Allowed	Existing	Proposed	Relief
Floor Area Ratio	.15	.14	.157	Special Permit*
FAR Percentage	100%	93%	105%	
Floor Area	7,082 s.f.	6,719 s.f.	7,406 s.f.	

*Under Section 5.22.3.b.1.b, 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 20% of the allowed gross floor area.

Section 8.02.2 – Alteration or Extension

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

PLANNING BOARD COMMENTS

The Planning Board is supportive of the proposal to increase the floor area of the dwelling by 687 square feet. The addition will allow for two more garage parking spaces and will create a living area for the au pair within the dwelling. The Board does not object to the design of the brick addition, as it will match the dwelling in materials. The Board was sympathetic to the neighbors' concerns that were expressed in an email. These concerns included; exterior lighting facing the neighbors' property, eliminating one of the two windows in the au pair bedroom, and removal of the pool by an excavator instead of blasting. The Board requested that the applicant

work with the neighbor to ease their concerns and allow them to see the final landscaping plan, prior to submission of final plans.

Therefore, the Planning Board recommends approval of the proposal and the plans, by NADAAA, dated 10/1/13 and 2/24/14, and site plan by Verne T. Porter Jr. PLS, dated 12/26/13, subject to the following conditions:

1. Prior to issuance of a building permit, final elevations and floor plans, indicating any revisions, shall be submitted to the Assistant Director for Regulatory Planning for review and approval.
2. Prior to issuance of a building permit, a final site plan shall be submitted to the Assistant Director for Regulatory Planning for review and approval, upon review by abutting neighbor to the west.
3. Prior to issuance of a building permit, the applicant shall submit to the Building Commissioner to ensure conformance to the Board of Appeals decision: 1) a final site plan, stamped and signed by registered engineer or land surveyor; 2) final elevations and floor plans, stamped and signed by a registered architect; and 3) evidence the Board of Appeals decision has been recorded at the Registry of Deeds.

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Existing front façade



Location of proposed addition to the right



Existing single-story location to be converted to library