



Town of Brookline

Massachusetts

PLANNING BOARD

Town Hall, 2nd Floor
333 Washington Street
Brookline, MA 02445-6899
(617) 730-2130 Fax (617) 730-2442

Mark J. Zarrillo, Chairman
Linda K. Hamlin, Clerk
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Sergio Modigliani
Jonathan Simpson

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: August 7, 2014
Subject: Construct a second story addition requiring FAR and Design Review relief
Location: **300 Dudley Street**

Atlas Sheet: 91	Case #: 2014-0044
Block: 350	Zoning: S-40
Lot: 01	Lot Area (s.f.): 41,500

Board of Appeals Hearing: August 28, 2014 at 7:00 p.m.

SITE AND NEIGHBORHOOD

300 Dudley Street is a single-family ranch style dwelling that was constructed in 1975. The property is located along Dudley Street, near the intersection of Sears Road. The property is developed with dwellings that are similar in size and bulk to the other dwellings along Dudley Street.

APPLICANT'S PROPOSAL

The applicants, Mary Ames and Brian Hirschfield, are proposing to construct a 1,022 square foot second story addition. The applicant is proposing to finish the attic space, and construct a gable roof on the north side that will allow the attic space to be used as living area. The footprint of the dwelling will not be increased as a result of this proposal, and the materials used for the addition and new roof will match the existing dwelling.

FINDINGS

Section 5.09.2.j – Design Review: Any addition to a structure for which a special permit is requested pursuant to Section 5.22, requires a special permit under Section 5.09.

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 cause a significant change to the streetscape.

Section 5.22.3.b.1.b – Exceptions to Floor Area Ratio (FAR) for Residential Units

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.70 – Rear Yard Requirements

Dimensional Requirements	Allowed	Existing	Proposed	Relief
Floor Area Ratio	.15	.141	.165	Special Permit*
FAR Percentage	100%	94%	111%	
Floor Area (sf)	6,225	5,851	6,873	

*Under Section 5.22.3.b.1.b, the Board of Appeals may grant by special permit an increase in floor area above the permitted gross floor area for an exterior addition that is less than or equal to 20% of the permitted gross floor area;

Section 8.02.2: Alteration or Extension – Special permit required to alter or extend a nonconforming use or structure.

PLANNING BOARD COMMENTS

The Planning Board is supportive of this proposal to finish the attic and construct an addition. The proposal will allow the owners to better utilize their living space. The addition is expected to fit in with the dwelling, and will appear to be a part of the dwelling. Therefore the Board is supportive of this proposal, and feels that the granting of a special permit will not have a negative impact to the neighborhood.

Therefore, the Planning Board recommends approval of the plans by Hickox Williams Architects, dated 3/5/14, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final 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 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 site plan stamped and signed by a registered engineer or land surveyor; 2) final elevations stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

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