



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: August 7, 2014
Subject: Construct dormers and finish the attic and basement
Location: **134 Salisbury Road**

Atlas Sheet:	23	Case #:	2014-0045
Block:	106	Zoning:	T-6
Lot:	13	Lot Area (s.f.):	± 10,058

Board of Appeals Hearing: August 21, 2014 at 7:30 p.m.

SITE AND NEIGHBORHOOD

134 Salisbury Road is a two-family colonial revival dwelling that was built in 1895. The dwelling was originally built as a single-family, by James Dunlop, and was designed by Arthur Bowditch. The property is located on the corner of Salisbury Road and Corey Road, and is located to the north of Beacon Street. The neighborhood is comprised of single and multi-family dwellings.

APPLICANT'S PROPOSAL

The applicant is proposing to construct dormers on the front and rear of the dwelling. There are existing doghouse dormers that will be replaced with shed dormers. The applicant is proposing to replace all of the existing windows with Andersen 400 Series windows. The applicant is also proposing to remove the existing staircase on the rear side of the dwelling. The dwelling will not be expanded beyond the existing footprint.

FINDINGS

Section 5.09.2.j – Design Review

All of the design standards have been met. The dormers are consistent with others in the neighborhood and there will be no negative impact on the streetscape.

Section 5.22.3.b.2 – Exceptions to Floor Area Ratio (FAR) For Residential Units

Section 5.43 – Exceptions to Floor Area Ratio for Residential Units

Section 5.60 – Side Yard Requirements

Section 5.70 – Rear Yard Requirements

Dimensional Requirements	Allowed	Existing	Proposed	Relief
Floor Area Ratio	.75	.66	.88	Special Permit*
FAR Percentage	100%	88%	117%	
Floor Area (sf)	7,543	6,656	8,918	
Side Yard Setback	10'	4'	4'	Special Permit**
Rear Yard Setback	30'	8'	8'	Special Permit**

* Under **Section 5.22.3.b.2**, the Board of Appeals may grant a special permit for an addition that is less than or equal to 20% above the allowed floor area.

** Under **Section 5.43**, the Board of Appeals may grant a special permit to waive the required setback if a counterbalancing amenity is provided.

Section 8.02.2 – Alteration or Extension

A special permit is required for alterations to a dimensionally nonconforming structure.

PLANNING BOARD COMMENTS

The Planning Board is supportive of the proposal to increase the floor area of the dwelling by constructing dormers and finishing the basement area. The Board feels that this proposal will improve the visual appeal of the dwelling. The proposal is attractively designed and is not expected to detract from the existing streetscape. The Planning Board recommends that the applicant install additional landscaping as a counterbalancing amenity.

Therefore, the Planning Board recommends approval of the plans by Sutphin Architects, dated 7/8/14, and the site plan by Boston Survey, dated 9/16/13 subject to the following conditions:

1. Prior to issuance of a building permit, final elevations, indicating all exterior alterations and proposed materials shall be submitted to the Assistant Director of Regulatory Planning for review and approval, after input from the Planning Board.
2. Prior to the issuance of a building permit, a final landscaping plan, indicating all counterbalancing amenities shall be submitted to the Assistant Director of Regulatory Planning for review and approval.
3. Prior to issuance of a building permit, the applicant shall submit to the Building Commissioner to ensure conformance with the Board of Appeals decision: 1) a final site plan, stamped and signed by a registered 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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