



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: May 1, 2014
Subject: Construct an entryway with a second floor addition above creating 126 square feet of additional floor area, requiring FAR and Design Review relief
Location: **17 Baker Circle**

Atlas Sheet:	103	Case #:	2014-0020
Block:	365	Zoning:	S-7
Lot:	22	Lot Area (s.f.):	±9,350

Board of Appeals Hearing: May 15, 2014 at 7:30 p.m.

BACKGROUND

On February 17, 2009, the Board of Appeals granted the applicant a special permit for setback relief to replace the existing garage and construct an addition above it.

SITE AND NEIGHBORHOOD

17 Baker Circle is a two-and-a-half story single-family dwelling located near the center of the lot with an attached two-car garage. The property is similar to those in the rest of the neighborhood, both in size and in building placement.

APPLICANT'S PROPOSAL

The applicants, Thomas Hauser and Bela Bashar, are proposing to construct a new front entry with a second floor addition above. The proposal will increase the floor area by 126 square feet, with an additional 31 square feet on the first floor, and 95 square feet on the second floor. The roof of the addition will be constructed with shingles to match the existing roof. The exterior of the addition will have Hardee sheet material and three new clad casement windows on the second floor, with a metal railing on the new front porch.

FINDINGS**Section 5.09.2.j – Design Review****Section 5.22.3.c – Exceptions to Floor Area Ratio Regulations for Residential Units**

Dimensional Requirements	Required	Existing	Proposed	Relief
Floor Area Ratio	.35	.349	.36	Special Permit*
Size of Dwelling	3,272	3,270	3,396	
Percent of FAR	100%	99%	102%	

* Under **Section 5.22.3.c**, the Board of Appeals may grant a special permit for an additional 350 square feet of floor area, provided that the increase is not more than 150% of the permitted floor area. A special permit may also be granted under **Section 5.22.3.b.1.b**, which allows an exterior addition that is less than or equal to 20% of the permitted gross floor area.

Modification, as necessary of BOA Case #2008-0055 – Granted a special permit with conditions to replace garage with a new garage and floor area above.

PLANNING BOARD COMMENTS

The Planning Board is supportive of the proposal to increase the floor area by 126 square feet of additional living space. The Board finds the addition to be attractively designed and supports the granting of a special permit under either 5.22.3.b.1.b or 5.22.3.c of the Zoning Bylaw.

Therefore, the Planning Board recommends approval of the plans, by Hamlin & Co. Inc., dated 2/25/14, and the site plan by Scott M. Cerrato, P.L.S., dated 2/18/14, subject to the following conditions:

1. Prior to issuance of a building permit, final elevations, floor plans, and a site plan, shall be submitted for review and approval by 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 floor plans building 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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