



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: July 17, 2014
Subject: Construct a second story addition at the rear for an additional 82 square feet
Location: **146 Beverly Road**

Atlas Sheet:	112	Case #:	2014-0038
Block:	398A	Zoning:	S-10
Lot:	05	Lot Area (s.f.):	±7,496

Board of Appeals Hearing: July 31, 2014, at 7:30 p.m.

SITE AND NEIGHBORHOOD

146 Beverly Road is a single-family colonial style dwelling that was built in 1938. The property is located in south Brookline directly across the street from Baker School. The neighborhood is comprised of single-family dwellings that are mostly similar in size and bulk.

APPLICANT'S PROPOSAL

The applicants, Jeffrey and Dana Engleman, are proposing to construct an 82 square foot second-story addition in the rear. The addition will allow the applicant to expand the master bathroom towards the rear property line. The addition will be constructed using the same dark clapboard siding that is on the rear portion of the dwelling. The proposal will alter the windows on the second story in the rear and remove one of the chimneys to make space for the addition.

FINDINGS

Section 5.09.2.j – Design Review: Any exterior addition for which a special permit is requested pursuant to *Section 5.22 (Exceptions to Maximum Floor Area Ratio Regulations)* requires a special permit subject to the design review standards listed under *Section 5.09.4(a-l)*. All the conditions have been met, and the most relevant sections of the design review standards are described below:

b. Relation of Buildings to Environment – The proposed addition is not expected to have shadow impacts on neighboring properties.

c. Relation of Buildings to the Form of the Streetscape and Neighborhood – The proposed addition has been designed to be consistent with the style of the existing dwelling. Furthermore, the addition will be in the rear and will not be visible from the street.

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

Floor Area	Allowed	Existing	Proposed	Finding
Floor Area Ratio	0.30	0.41	0.42	Special Permit*
(% of allowed)	100%	136%	140%	
Floor Area (s.f.)	2,248	3,125	3,207	

*Under **Section 5.22.3.c**, the Board of Appeals may allow by special permit increases in gross floor area for single-family homes by exterior addition up to 350 square feet.

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 proposed second-story rear addition. The Board finds the request to be simple and modest. The exterior of the addition will match the façade at the rear of the dwelling. The Board does not anticipate any negative impacts to the neighborhood or streetscape as a result of this proposal.

Therefore, the Planning Board recommends approval of the plans by Sousa Design Architects, submitted 7/17/14, and the site plan by Boston Survey, Inc., dated 5/29/14 subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final floor plans and elevations indicating all salient dimensions and materials 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 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 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.

tcr



146 Beverly Road front façade



Location of Proposed Rear Addition