



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals

From: Brookline Planning Board

Date: March 20, 2014

Subject: **Construct a two-story addition (679.5 sf), requiring FAR, Design Review, and rear-yard setback relief.**

Location: 73 Dale Street

Atlas Sheet: 88A	Case #: 2014-0011
Block: 346	Zoning: S-7
Lot: 13	Lot Area (s.f.): 4,432

Board of Appeals Hearing: April 3, 2014 at 7:30 p.m.

SITE AND NEIGHBORHOOD

73 Dale Street is a single family, two-story home located on the Dale Street cul-de-sac north of the intersection of Dale Street and Country Road. The immediate neighborhood consists of a mixture of homes with the easterly side of Dale Street consisting of primarily two-story split level houses with a garage underneath the first floor, and the westerly side consisting primarily of single story ranch homes. The majority of homes in this neighborhood are on small and, in some cases, narrow lots.

APPLICANT'S PROPOSAL

The applicants, Dingfang Liu and Xiao Hu, propose to construct a new two-floor addition at the rear of their home. The new addition will replace the existing porch and allow the addition of an expanded basement; a reconfigured kitchen and dining area and new office on the first floor ; a fourth bedroom and small library on the second floor, as well as expanded attic space. The proposed addition will add another 679.5 square feet of habitable space to the property as a whole and increase the total FAR of this property from .27 to .4185. The allowed FAR in this district is .35, and the maximum FAR allowed by special permit for an exterior conversion is .42.

Notes: (1) The Preservation Commission issued a Certificate of Non-Significance on March 4, 2014, permitting demolition.
(2) A registered land surveyor will submit a revised site plan that reflects (a) reduced depth (2'-4") and slightly increased width (4") of the mudroom on the right with adjusted sideyard setback (complies) and (b) the correct calculation for addition's area.

FINDINGS

Section 5.09.2.i – 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.

Preservation of Trees and Landscape: The rear yard is primarily landscaped with grass, with a mature pine tree on left and a row of arborvitae on rear property line. 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 cause a significant change to the streetscape.

Open Space: The property will continue to have an adequate landscaped rear yard after the addition is complete.

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	.35	.2652	.4185	Special Permit*
FAR Percentage	100%	75.8%	119.6%	
Floor Area (sf)	1551	1175.3	1854.8	
Rear Yard Setback	30’	30.2’	20.6’	Special Permit**

*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;

** Under Section 5.43, the Board of Appeals may waive by special permit yard and setback requirements if a counterbalancing amenity is provided.

PLANNING BOARD COMMENTS

The Planning Board is not opposed to the proposed project. Although a large addition, the overall finished structure will be in keeping with the scale and development pattern of the immediate surrounding neighborhood. Once the project is completed, the rear yard will still have adequate usable open space, as required by zoning by-law. However, we question the use of skylights in the expanded attic, when the plans and the proposed floor area ratio do not indicate that this area will be living space. Although the applicant does not intend to remove the existing pine tree in left side yard, the Board recommends that efforts be made to protect this tree during construction. The Board further recommends that the applicant provide additional landscaping as a counterbalancing amenity.

Therefore, the Planning Board recommends approval of the plans by Adam Glassman, dated 2/28/ 2014 and revised March 17, 2014, and the site plan by Peter Nolan dated xx/x/xxxx, 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 revised 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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73 Dale Street – Assessor's file photo



73 Dale Street: Aerial Photo, Assessor's Database. Surrounding neighborhood consists of narrow lots and homes larger than the applicant's.



73 Dale Street: Aerial Photo, Assessor's Database. Hemlock trees along rear yard property line were lost during Hurricane Irene and replaced with a row of arborvitae.



73 Dale Street

Rear façade, south elevation of existing porch and side yard.

Pine tree is on 73 Dale property line and is expected to be retained.

Porch will be removed.



73 Dale Street

Rear yard and rear abutters.

Arborvitae and fence (behind playhouse) delineate rear yard property line.



73 Dale Street

Rear yard and rear abutter. Arborvitae are on 73 Dale rear property line.



Pine tree on left is on 73 Dale property line.



73 Dale - North elevation (of porch). View of side yard abutter.