



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: September 4, 2013
Subject: Enclose second-story porch requiring rear yard setback relief
Location: **82 Highland Road**

Atlas Sheet: 70 Case #: 2014-0058
Block: 301 Zoning: M-1.0
Lot: 03 Lot Area (s.f.): ±6,362

Board of Appeals Hearing: September 18, 2014, at 7:45 p.m.

SITE AND NEIGHBORHOOD

82 Highland Road is a three-family, triple decker that was built in 1915. This structure, along with 86 and 90 Highland Road, is one of three structures that were constructed in the same time period and are similar in style, size and use. The property is located at the intersection of Highland and Jamaica Roads and is across the street from the Harry Downes Field.

APPLICANT'S PROPOSAL

The applicant is proposing to enclose the existing second-story porch. The porch will match the enclosed porch on the third floor. The enclosure will not extend beyond the existing footprint.

FINDINGS

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.70 – Rear Yard Setback

Dimensional Requirements	Required	Existing	Proposed	Relief
Rear Yard Setback	60'	47'	47'	Special Permit*

*Under Section 5.43, the Board of Appeals may waive yard and setback requirements if counterbalancing amenities are provided.

Section 8.02.2 – Alteration or Extension: A special permit is required to alter and/or extend a non-conforming structure.

PLANNING BOARD COMMENTS

The Planning Board is supportive of the proposal to enclose the existing porch and create a new sunroom. The porch will match the enclosed porch on the third floor and will not negatively impact the neighborhood. The Board is supportive of granting the setback relief required and recommends that the applicant install additional landscaping as a counterbalancing amenity.

Therefore, the Planning Board recommends approval of the plans by Charles Fox, dated 7/7/2014, subject to the following conditions:

1. Prior to the issuance of a building permit, final elevations shall be submitted, subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Prior to the issuance of a building permit, a final landscaping 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 final site plan stamped and signed by a registered engineer or land surveyor that indicates the lot size and floor area of the building; 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.

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