



Town of Brookline

Massachusetts

PLANNING BOARD

Town Hall, 3rd Floor
333 Washington Street
Brookline, MA 02445-6899
(617) 730-2130 Fax (617) 730-2442

Linda K. Hamlin, Chairman
Steven Heikin, Clerk
Robert Cook
Sergio Modigliani
Jonathan Simpson
Mark J. Zarrillo

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: January 29, 2015
Subject: Construct a three-car garage, extend the driveway, and construct a two-story side addition
Location: 99 Crafts Road

| | | | |
|--------------|------|------------------|-----------|
| Atlas Sheet: | 65 | Case #: | 2014-0085 |
| Block: | 278D | Zoning: | S-15 |
| Lot: | 03 | Lot Area (s.f.): | 27,381 |

Board of Appeals Hearing: February 12, 2015, at 7:30 p.m.

BACKGROUND

October 2013 – The Preservation Commission continues to review the proposed demolition and additions at 99 Crafts Road. A Certificate of Appropriateness has not been issued in recognition of plan alterations that may occur following Planning Board or Zoning Board of Appeals review.

SITE AND NEIGHBORHOOD

99 Crafts Road is located in the Chestnut Hill North Local Historic District, approximately three blocks north of Route 9. The lot itself is approximately 26,674 square feet but the home is located at the far north of the property. Lots in the immediate area are comparable in size with somewhat smaller lots comprising adjacent blocks. Existing deciduous and evergreen trees surround significant portions of the property.

An existing detached two-car garage, totaling 107.2 square feet, is located approximately 8 feet from the rear lot line.

APPLICANT’S PROPOSAL

Applicants, Ric Calvillo and Katherina Zabicki Calvillo, are proposing to demolish the existing garage and construct an attached three-car garage at the rear of the home. The new garage will be set back 16.4 feet from the rear lot line. The applicants are also proposing to construct a two-story addition at the southern side of the existing structure, resulting in a gross floor area of 6,844 square feet (.25 FAR). The existing driveway will be extended to provide adequate access to new garage bays, and the increase in living space will accommodate a new kitchen, family room, and master bedroom suite.

FINDINGS

Section 5.20 – Floor Area Ratio

| | Allowed | Existing | Proposed | Relief |
|--------------------------------|------------|------------|------------|----------|
| Floor Area Ratio | .25 | .15 | .25 | Complies |
| Percentage of Allowable | 100% | 59.9% | 100% | |
| Gross Floor Area | 6,845 s.f. | 4,101 s.f. | 6,844 s.f. | |

Section 5.43 – Exception to Yard and Setback Regulations

Section 5.60 – Side Yard Requirements

Section 5.70 – Rear Yard Requirements

Section 6.04.5.c.2 and 3 – Design of All Off-Street Parking Facilities

| | Required | Existing | Proposed | Finding |
|---|----------|----------|----------|-----------------|
| Side Yard Setback | 15’ | 9.1’ | 9.1’ | Special Permit* |
| Rear Yard Setback | 40’ | 52.5’ | 16.4’ | Special Permit* |
| Parking Area – Side Yard Setback | 5’ | 0’ | 0’ | Special Permit* |
| Parking Area – Rear Yard Setback | 5’ | 2.5’ | 2.5’ | Special Permit* |

* Under Section 5.43, the Board of Appeals may waive dimensional requirements in lieu of other dimensions if the applicant provides counterbalancing amenities.

Section 8.02.2 – Alteration or Extension; Special Permit Required

A special permit is required to alter this pre-existing non-conforming structure.

PLANNING BOARD COMMENTS

The Planning Board supports this proposal to construct a three-car garage and a two-story side addition at 99 Crafts Road. Although the proposed addition results in a significant increase in gross floor area, the as-built structure remains below the allowable .25 FAR for the S-15 district and is comparable in size to surrounding Chestnut Hill neighborhood homes. The location of the home on the property is unique in its proximity to the abutting property to the northeast, resulting in setback and off-street parking design non-conformity. Existing vegetation and topography also minimizes the visual impact of this large-scale addition.

The applicants have worked closely with the Preservation Commission to maintain historic and character defining features of the home.

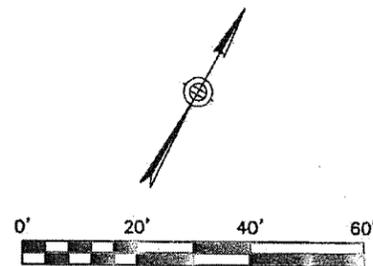
Therefore, the Planning Board recommends approval of construction plans submitted by Catalano Architects Inc., dated 12/19/2014, and the site plan submitted by Bruce Bradford, dated 9/24/2014, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, floor plans, and elevations, subject to review and approval by the Assistant Director for Regulatory Planning and Preservation Commission staff.
2. Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan indicating all counterbalancing amenities, subject to review and approval by the Assistant Director for 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; 2) final floor plans and elevations signed and stamped by a registered architect; 3) a Certificate of Appropriateness issued by the Brookline Preservation Commission; and 4) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

Jr

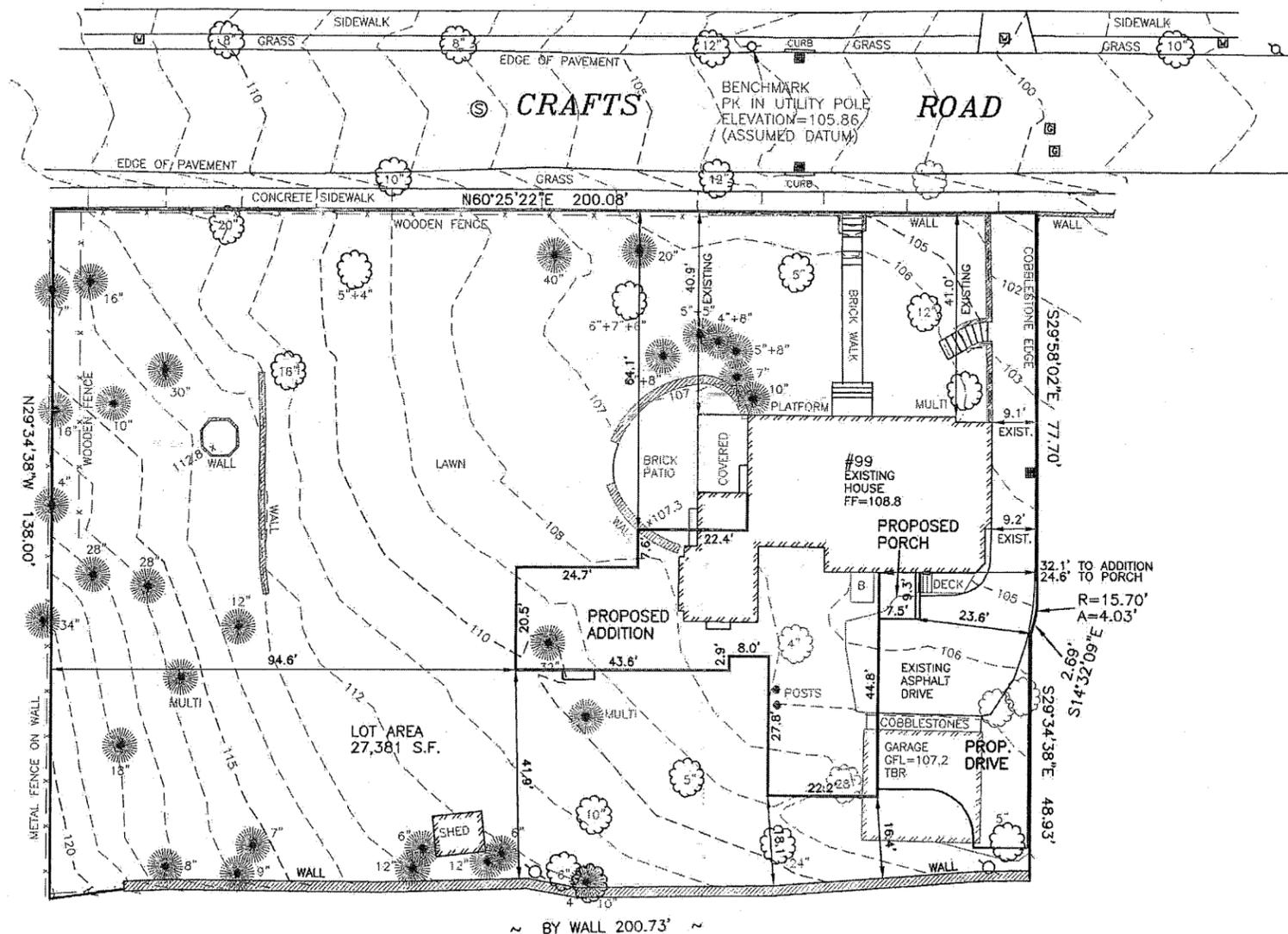






DEED REFERENCE:
BOOK 21546 PAGE 210

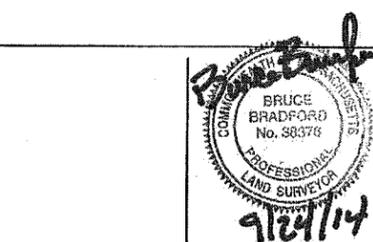
PLAN REFERENCE:
PLAN 145 OF 2003, PLAN BOOK 506



ESTABLISHED 1916
EMB
EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS
49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750
(617) 332-1578 FAX
info@everettbrooks.com

- LEGEND**
- UTILITY POLE
 - WATER GATE
 - HYDRANT
 - GAS GATE
 - SIGN
 - SEWER MANHOLE
 - CATCH BASIN
 - 71.4 X SPOT ELEVATION
 - - 71 - - EXISTING CONTOUR
 - DECIDUOUS TREE
 - EVERGREEN TREE



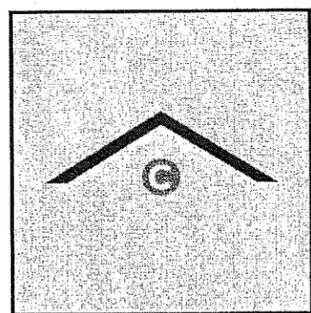
**PLAN OF LAND IN
BROOKLINE, MA**
99 CRAFTS ROAD
PROPOSED ADDITIONS

SCALE: 1 IN. = 20 FT.
DATE: SEPTEMBER 24, 2014
DRAWN: JF
CHECK: BB

REVISIONS:

| | |
|--|--|
| | |
| | |
| | |

PROJECT NO. 24332



09/26/14- PERMIT SET
 11/25/14- REVISED PRESERVATION COMMISSION SUBMISSION
 12/19/14- SPECIAL PERMIT SUBMISSION
 01/16/14- SPECIAL PERMIT ADDENDUM

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SPECIAL PERMIT APPLICATION- INDEX OF DRAWINGS
 Thursday, January 15, 2014

DRAWING INDEX

- AB1.0 Existing Site Plan
- L1.0 Site Plan
- A1.0 Basement Plan
- A1.1 First Floor Plan
- A1.2 Second Floor Plan
- A1.3 Attic Plan
- A1.4 Roof Plan
- A2.1 North Elevation
- A2.2 West Elevation
- A2.3 South Elevation
- A2.4 East Elevation

99 CRAFTS ROAD
 S-15 ZONING DISTRICT

| | District Requirements | Existing | Proposed |
|------------------------|-----------------------|------------------------|-----------------------------|
| LOT SIZE | 15,000 (min.) | 27,381 | 27,381 |
| LOT WIDTH | 100 (min.) | 200 | 200 |
| HEIGHT | 35 (max.) | 31 | 31 |
| FRONT SET BACK | 25 (min.) | 40.9 | 40.9 |
| SIDE SET BACK | 15 (min.) | 9.1 & 127.6 | 9.1 & 94.6 |
| REAR SET BACK | 40 (min.) | 7 (garage)/ 54 (house) | 16.4 (garage)/ 41.9 (house) |
| OPEN SPACE - LANDSCAPE | 10% (of GFA) (min.) | 489% | 301% |
| OPEN SPACE - USABLE | 60% (of GFA) (min.) | 216% | 131% |
| F.A.R. TOTAL | 6,845 (max.) | 4,101 | 6,844 |
| BASEMENT | | | 0 |
| FIRST FLOOR | | | 3,036 |
| SECOND FLOOR | | | 2,968 |
| ATTIC | | | 840 |

Calvillo Residence
 99 Crafts Road
 Chestnut Hill, MA, 02467

COVER SHEET

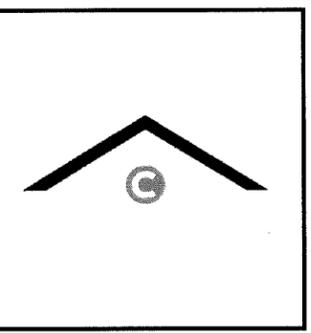
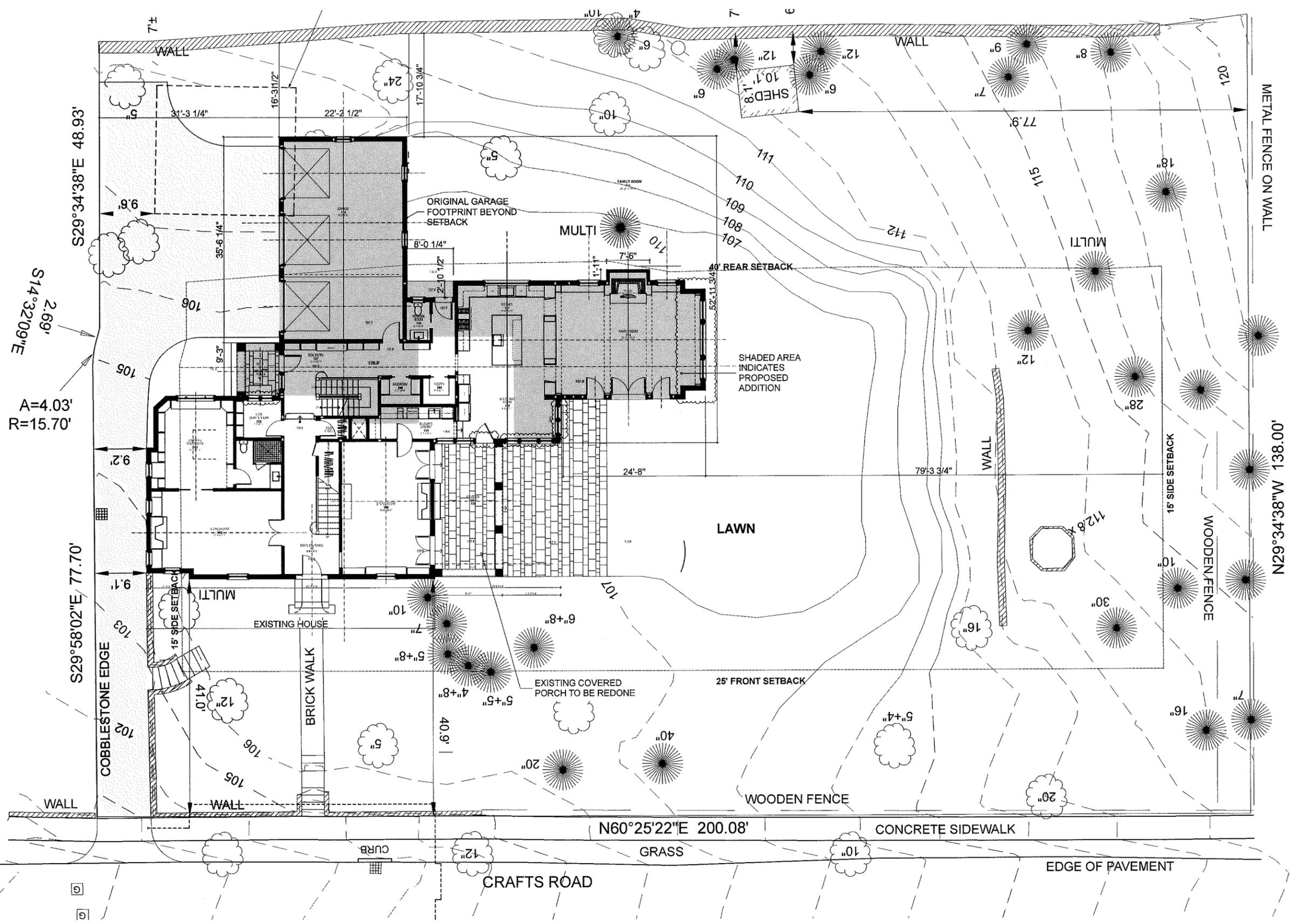
SCALE: 1/4" = 1'-0"
 DATE: 1/15/15

Catalano Architects Inc.

115 Broad Street
 Boston, Massachusetts 02110
 telephone 617-338-7447
 facsimile 617-338-6639



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 11/25/14- REVISED PRESERVATION COMMISSION SUBMISSION
 12/19/14- SPECIAL PERMIT SUBMISSION

S-15 Dimensional Requirements
 District Req. 99 Crafts Road

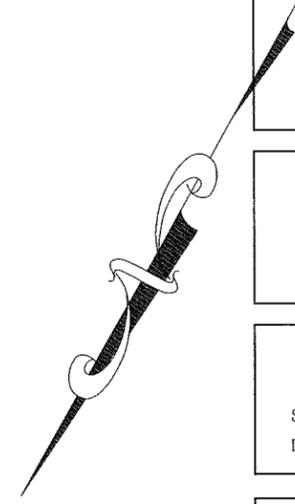
| | | |
|------------------------|--------------|-----------|
| Lot Size Min. | 15,000 | 27,381 |
| Floor Area Ratio Max. | 0.25 | 0.25 |
| Lot Width Min. | 100 | 200 |
| Height Max. | 35 | 31 |
| Front Set Back | 25 | 40.9 |
| Side Set Back | 15 | 9.1, 79.3 |
| Rear Set Back | 40 | 16.25 |
| Open Space- Landscaped | 10% (of GFA) | 315% |
| Open Space- Usable | 60% (of GFA) | 316% |

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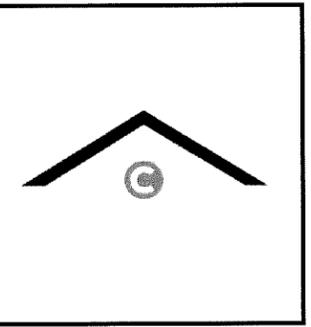
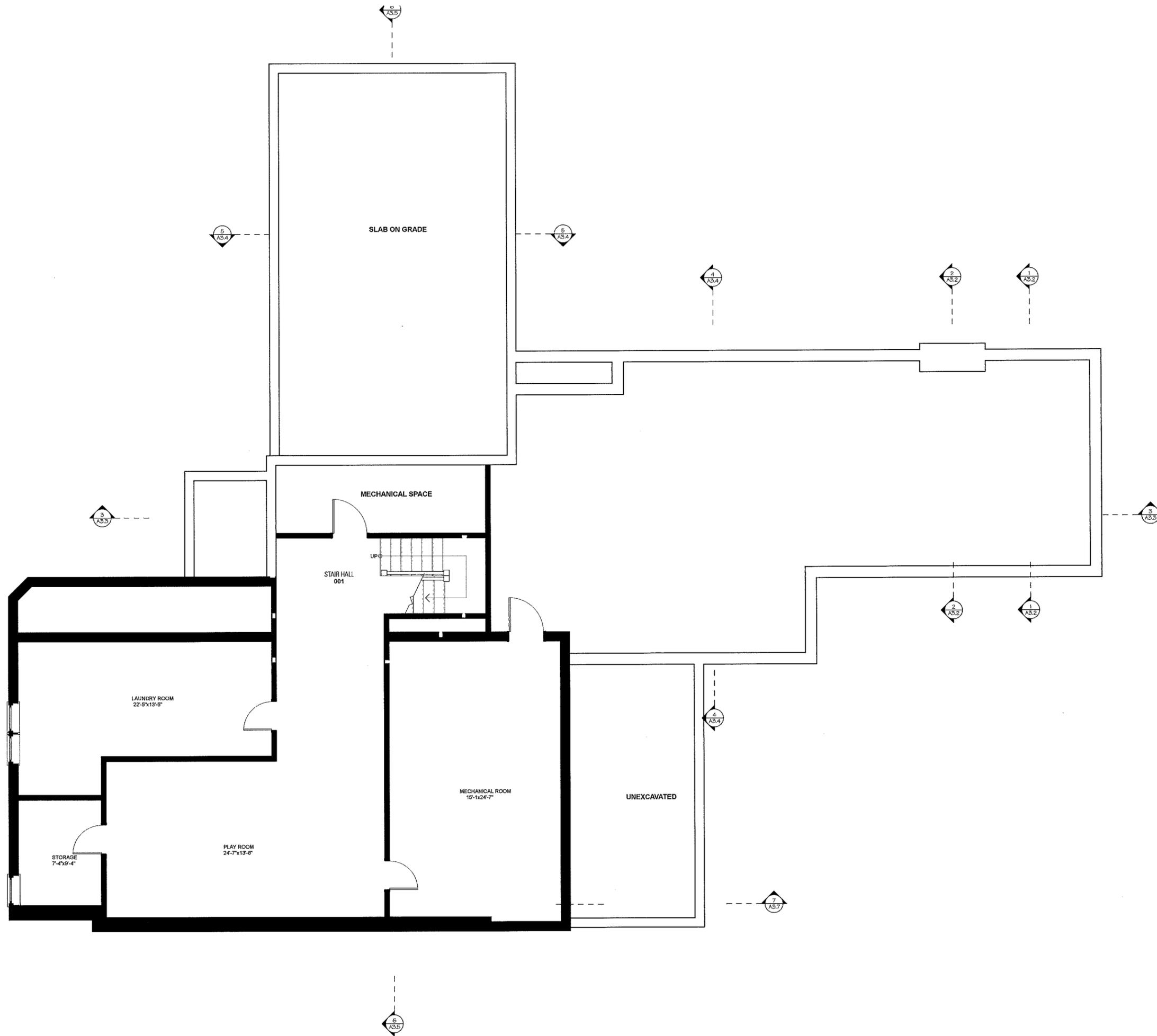
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Proposed Site Plan
 SCALE: 1/8" = 1'-0"
 DATE: 12/19/14

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 115 Broad Street
 Boston, Massachusetts 02110
 telephone 617-338-7447
 facsimile 617-338-8639



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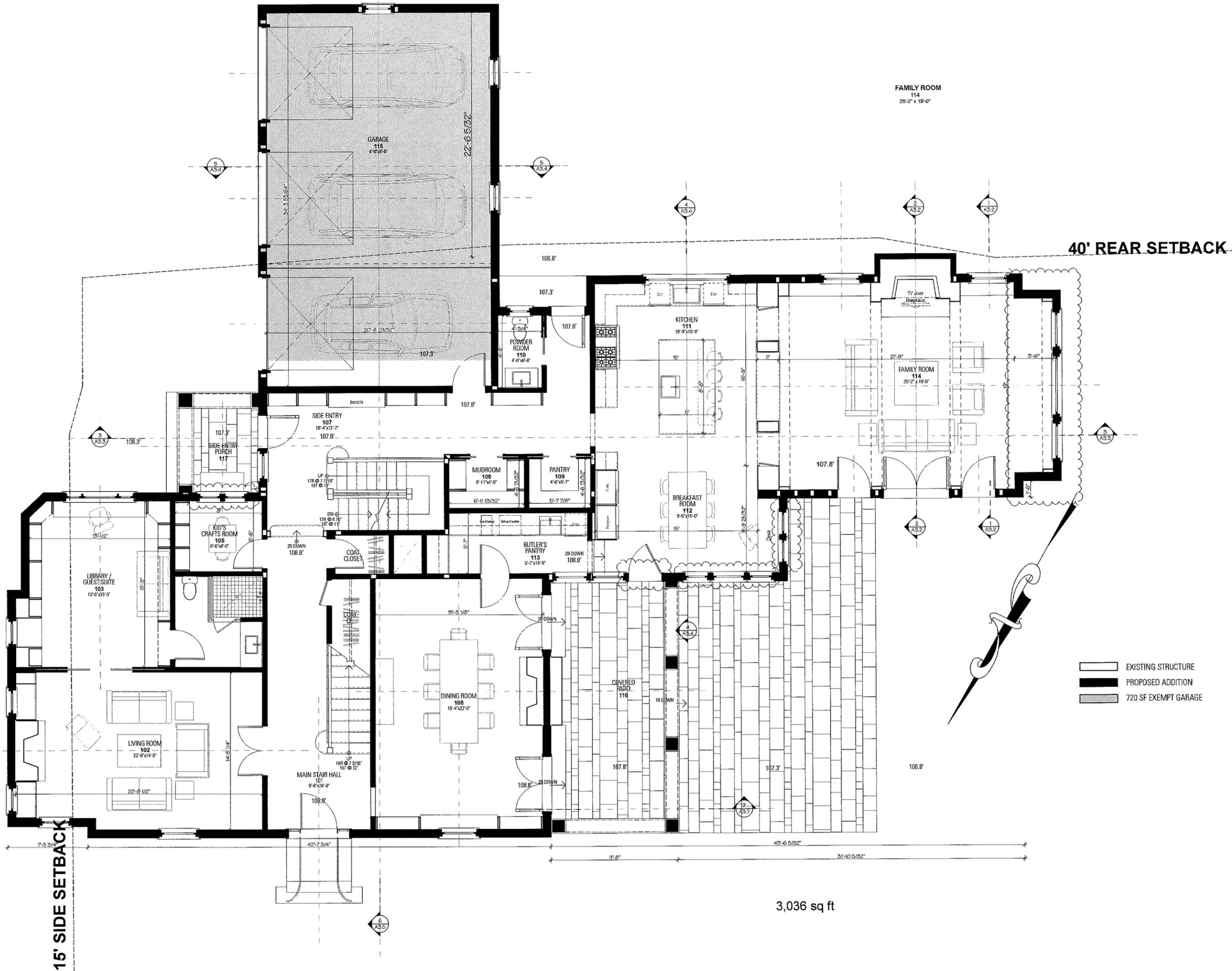
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**Proposed Basement
 Plan**
 SCALE: 1/4" = 1'-0"
 DATE: 12/19/14

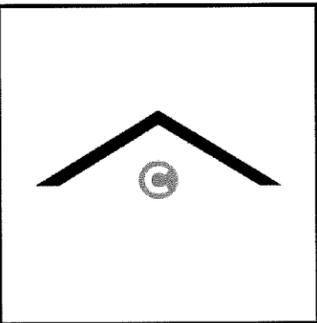
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720 sq ft EXEMPT GARAGE AREA



3,036 sq ft



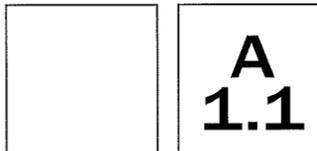
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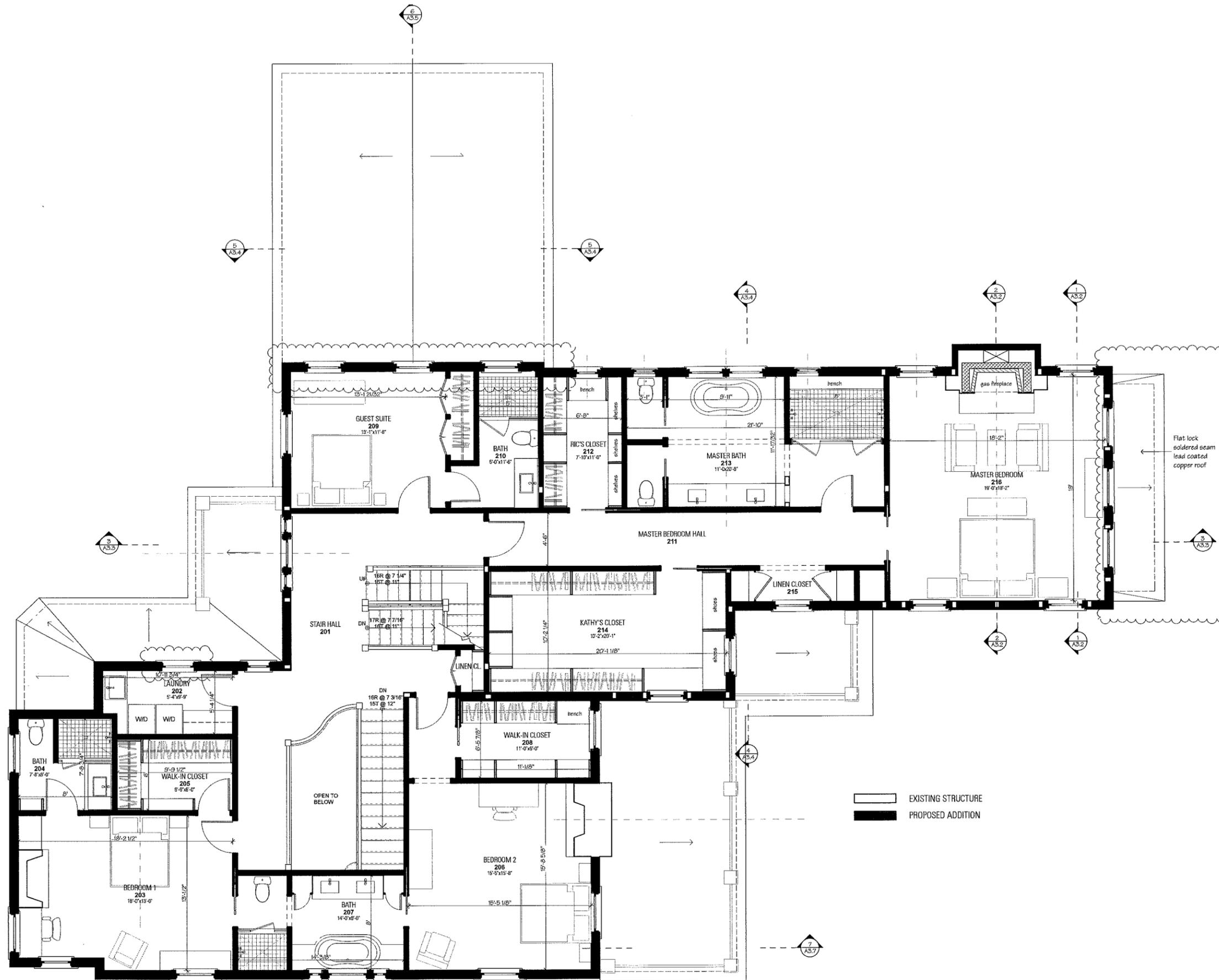
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Proposed First Floor
 SCALE: 1/4" = 1'-0"
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2,968 sq ft

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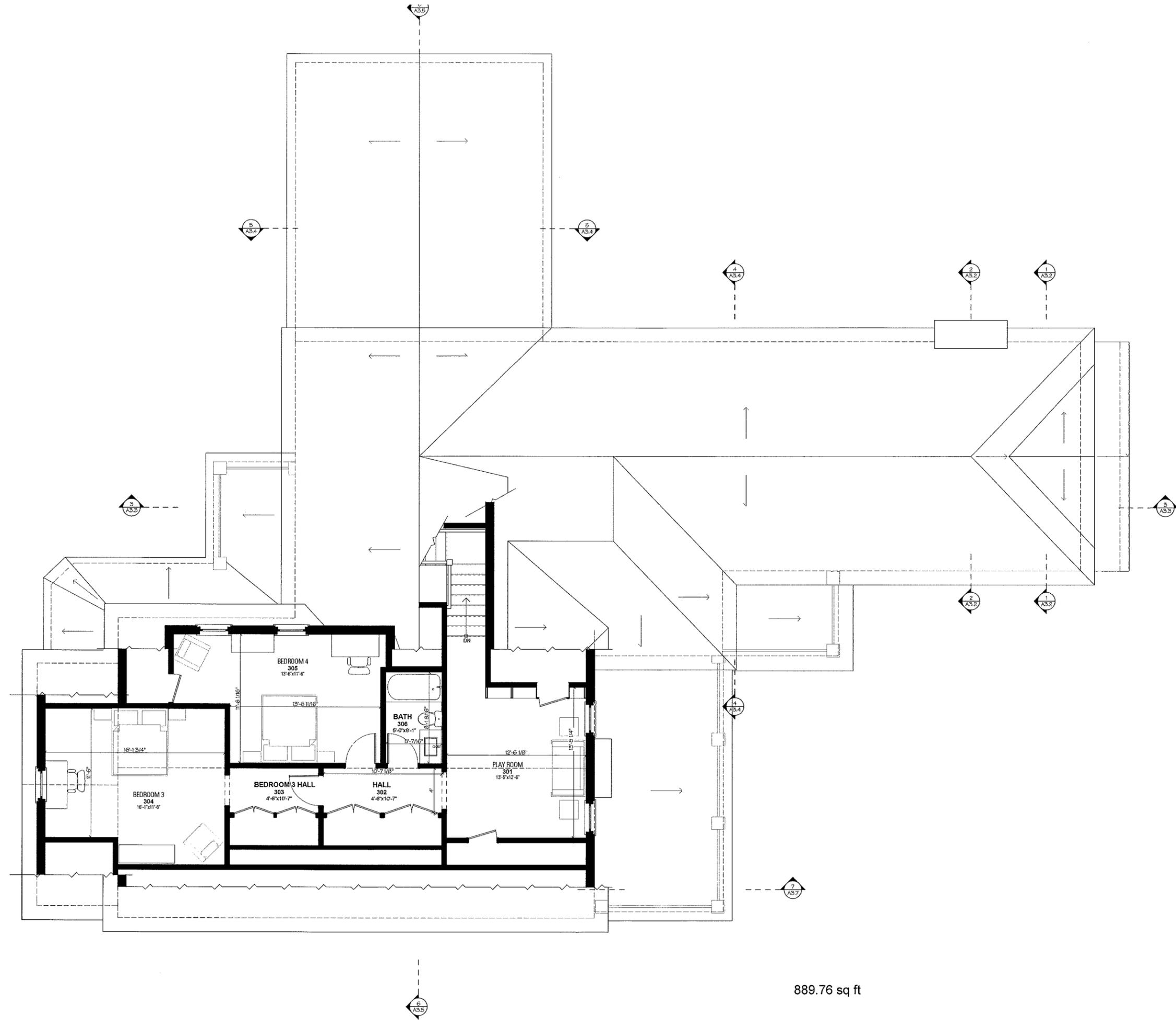
Proposed Second Floor

SCALE: 1/4" = 1'-0"
 DATE: 12/19/14

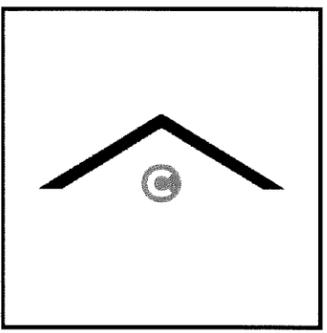
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889.76 sq ft



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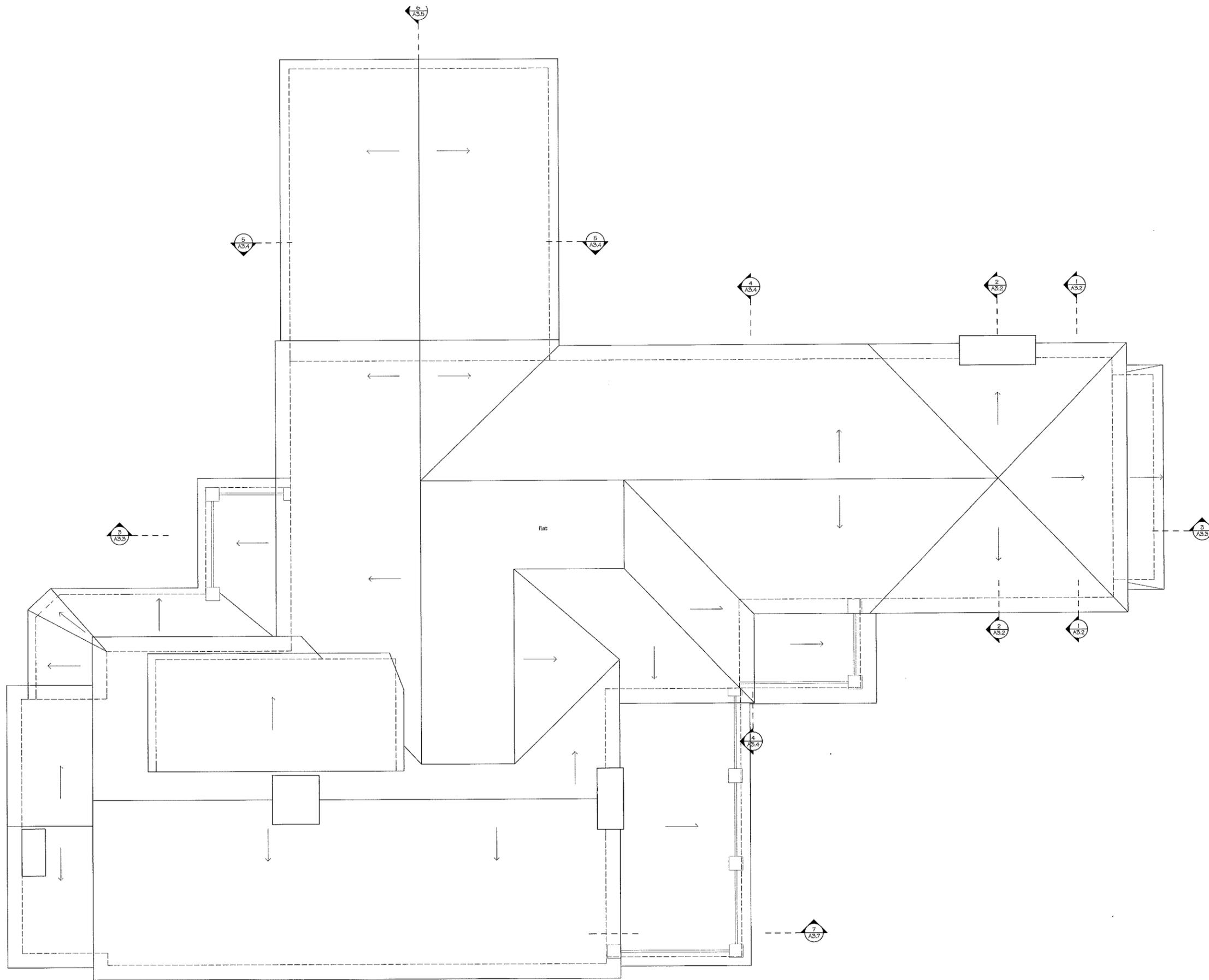
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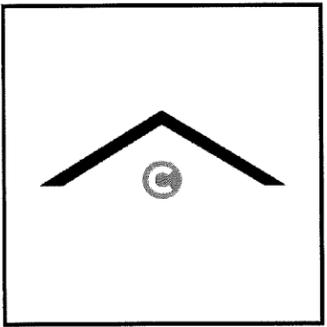
**Proposed Attic Floor
 Plan**
 SCALE: 1/4" = 1'-0"
 DATE: 12/19/14

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ATTIC FLOOR GSF



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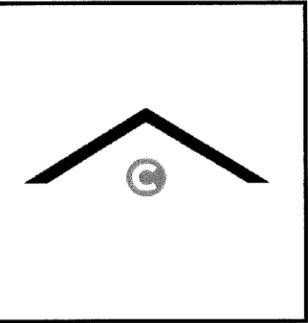
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Proposed Roof plan
 SCALE: 1/4" = 1'-0"
 DATE: 12/19/14

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1 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"
 0 2 4 6

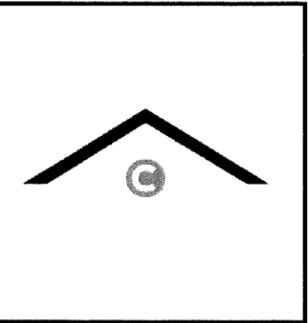
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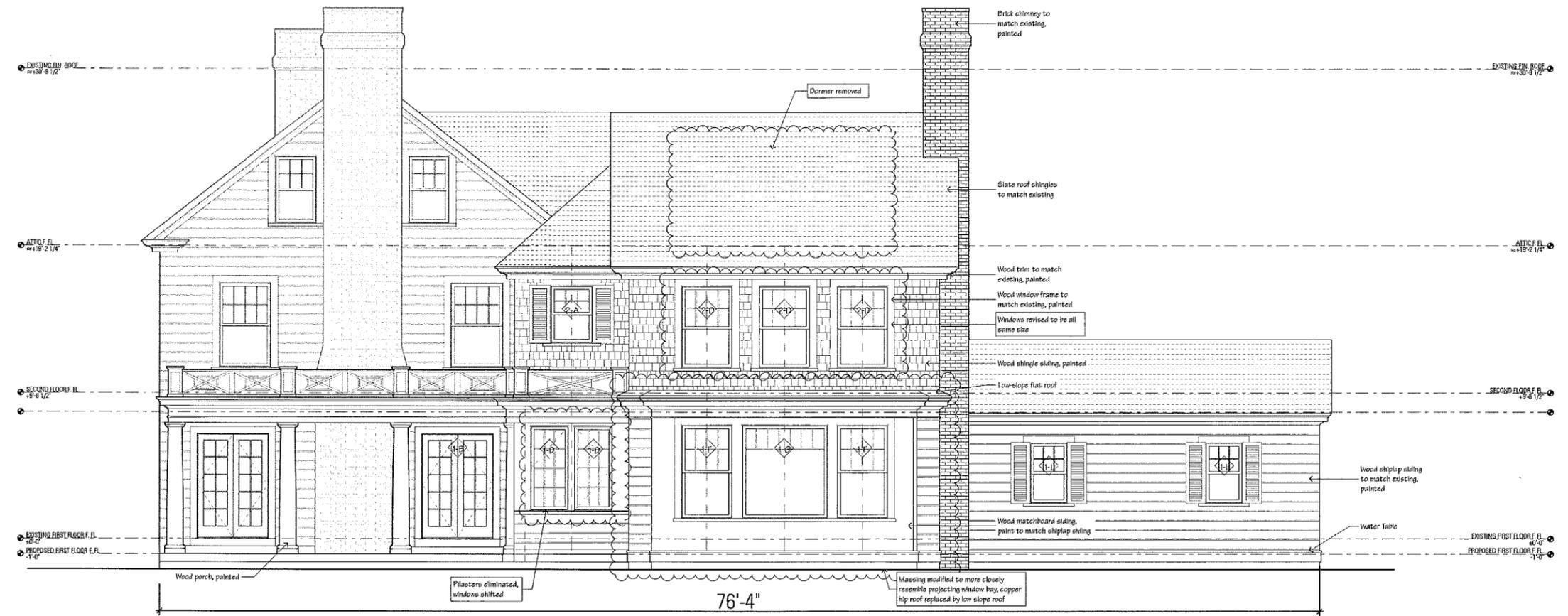
North Elevation
 SCALE: 1/4" = 1'-0"
 DATE: 12/19/14

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1 WEST ELEVATION
 SCALE: 1/4" = 1'-0"

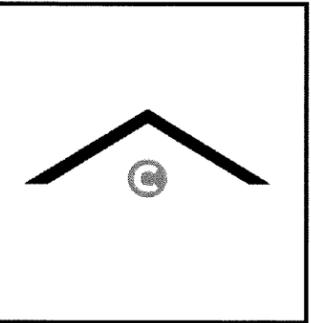
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West Elevation
 SCALE: 1/4" = 1'-0"
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 facsimile 617-338-6639

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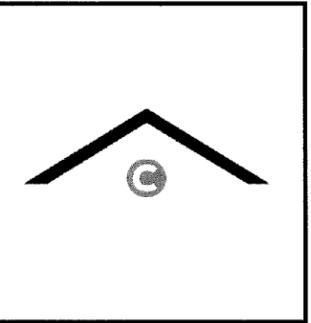
Calvillo Residence
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South Elevation
 SCALE: 1/4" = 1'-0"
 DATE: 12/19/14

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 facsimile 617-338-6639

1 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

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 2.3**



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 SUBMISSION
 12/19/14- SPECIAL PERMIT
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1 EAST ELEVATION
 SCALE: 1/4" = 1'-0"
 0 2 4 8

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East Elevation
 SCALE: 1/4" = 1'-0"
 DATE: 12/19/14

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 115 Broad Street
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 facsimile 617-338-6639

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