



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: December 4, 2014
Subject: Construct addition and add 375 square feet of floor area
Location: **161 Davis Avenue**

Atlas Sheet:	39	Case #:	2014-0068
Block:	197	Zoning:	T-6
Lot:	06	Lot Area (s.f.):	5,375

Board of Appeals Hearing: December 11, 2014 at 7:15 p.m.

BACKGROUND

Nov. 19, 2014 – The applicant submitted a demolition request and the Preservation Commission found the garage non-significant.

SITE AND NEIGHBORHOOD

161 Davis Avenue is a two-family dwelling on a corner lot at the intersection of Davis Avenue and Dana Street, directly across from Cypress Playground and down the block from Brookline High School. It was constructed in 1894 and designed by M.F. Reynolds. There is a two car garage to the rear of the home. The neighborhood consists primarily of single- and two-family homes.

APPLICANT'S PROPOSAL

The applicants, David and Nicole Lapidus, are proposing major renovation to this two-family home. In addition to upgrading the windows, insulation and mechanical systems, they propose to: 1) rebuild the two car garage, which is in disrepair, and connect it to the house with an open breezeway providing access to an open deck above the garage; 2) construct a first floor addition to the rear of the house; 3) on the 3rd floor, alter the roof in the back and add dormers on both

sides of a gable roof, where currently there is a hip roof and 4) extend the first and second floor porches at the front of the house to provide access to the second floor family room and covered access to the first floor living room.

On the north wall of the garage the applicant will install trellises and vines to create a green wall and leave ground area for ground cover and snow removal/storage in the winter. In the front, a tree, shrubs, and lawn will all be maintained.

FINDINGS

Section 5.09.2.j – Design Review: Any exterior alteration or addition, which requires FAR relief, requires a special permit subject to the design review standards listed under *Section 5.09.4(a-l)*. The most relevant sections of these standards are described below:

a. Preservation of Trees and Landscape – The applicant intends to retain the existing tree in the front of the property and beautify the property with additional landscaping and reconstruction of walkways.

c. Relation of Buildings to the Form of the Streetscape and Neighborhood – The proposed addition will be visible from Dana Street, but not very visible from Davis Avenue. The addition will be constructed to match the dwelling, and the garage is attractively designed with a trellis on the side facing the neighbor’s property.

d. Open Space – The proposal creates open space for the building’s occupants through patios and new decks. The applicant has not submitted information about general landscaping improvements, but will upon final submission if granted a special permit for setback relief.

Section 5.22.3.b.2 – Exceptions to Maximum Floor Area Ratio for Residential Units

Dimensional Requirements	Allowed	Existing	Proposed	Relief
Floor Area Ratio	.75	.71	.89	Special Permit*
FAR Percentage	100%	94%	118%	
Floor Area	4,031 s.f.	3,819 s.f.	4,832 s.f.	

* Under **Section 5.22.3.b.2**, the Board of Appeals may grant a special permit for an increase in floor area that is less than or equal to 20%.

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.50 – Front Yard Requirements – Covered Porch

Section 5.60 – Side Yard Requirements – Garage and House

Section 5.70 – Rear Yard Requirements - Garage

Dimensional Requirements	Required	Existing	Proposed	Relief
Front Yard Setback (porch)	15’	8.8	8.8’	Special Permit*
Side Yard Setback (house)	10’	3.8	3.8	Special Permit*

Rear Yard Setback (garage)	30*	3.2	3.2	Special Permit**
-----------------------------------	-----	-----	-----	------------------

*When the garage is connected to the house, it must meet the yard setback for a house and not an accessory structure.

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

Section 5.91 – Minimum Useable Open Space

Dimensional Requirements	Required	Existing	Proposed	Relief
Minimum Open Space	1,449 s.f.	726 s.f.	1,903 s.f.	Complies

Section 8.02.2 – Alteration or Extension

A special permit is required to alter a nonconforming use or condition.

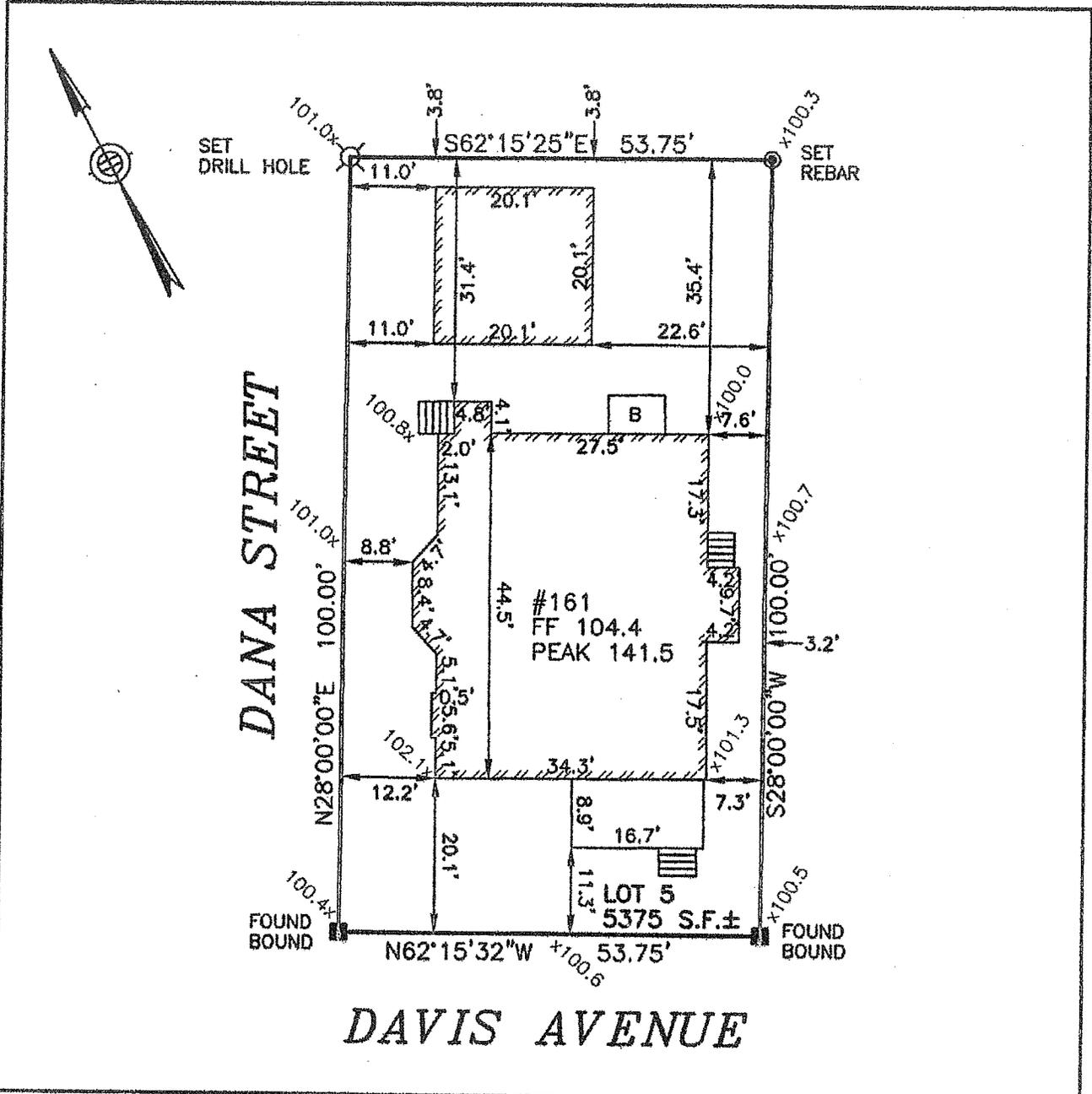
PLANNING BOARD COMMENTS

The Planning Board is supportive of this proposal to renovate this two-family dwelling and create additional living space for the occupants. The Board would like to see the applicant install some additional landscaping as a counterbalancing amenity required for a special permit.

Therefore, the Planning Board recommends approval of the plans by Warner + Cunningham, Inc., dated 11/5/14, and the site plan by Everett M. Brooks Co., dated 9/29/14, 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 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.

Pss/tcr



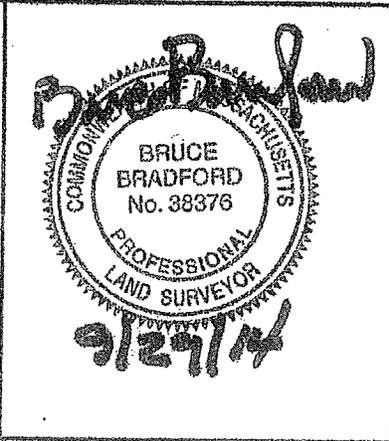
ESTABLISHED 1916

EMCB

EVERETT M. BROOKS CO.
 SURVEYORS & ENGINEERS

49 LEXINGTON STREET
 WEST NEWTON, MA 02465

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



**PLAN OF LAND IN
 BROOKLINE, MA**

161 DAVIS AVENUE
 EXISTING CONDITIONS

SCALE: 1 IN. = 20 FT.
 DATE: SEPTEMBER 29, 2014
 DRAWN: SM
 CHECK: BB

PROJECT NO. 24497

Zoning Information:

District: T-6
 Use- Two Family, currently and proposed
 Allowable FAR- 75%

	Required	Existing	Proposed
Front Set Back	15'	20.1'	20.1'
Rear Set Back	30'	31.4'	3.8'
Side Set Back- Left	10'	12.2'	11.0'
Side Set Back- Right	10'	3.2'	3.2'
Accessory Set Back Front	75'	76'	- proposing to attach to the house
Accessory Set Back Rear	6'	3.8'	- proposing to attach to the house
Accessory Set Back Side	6'	11.0'	- proposing to attach to the house

Floor Area Ratio:

Lot area- 5,375 S.F.

Allowable FAR- 75% = 4,031.25 S.F.

	Existing	Total Proposed	Added
First Floor	1609	1714	105
Second Floor	1485	1485	0
Third Floor	725	993	268
Total	3819	4192	373

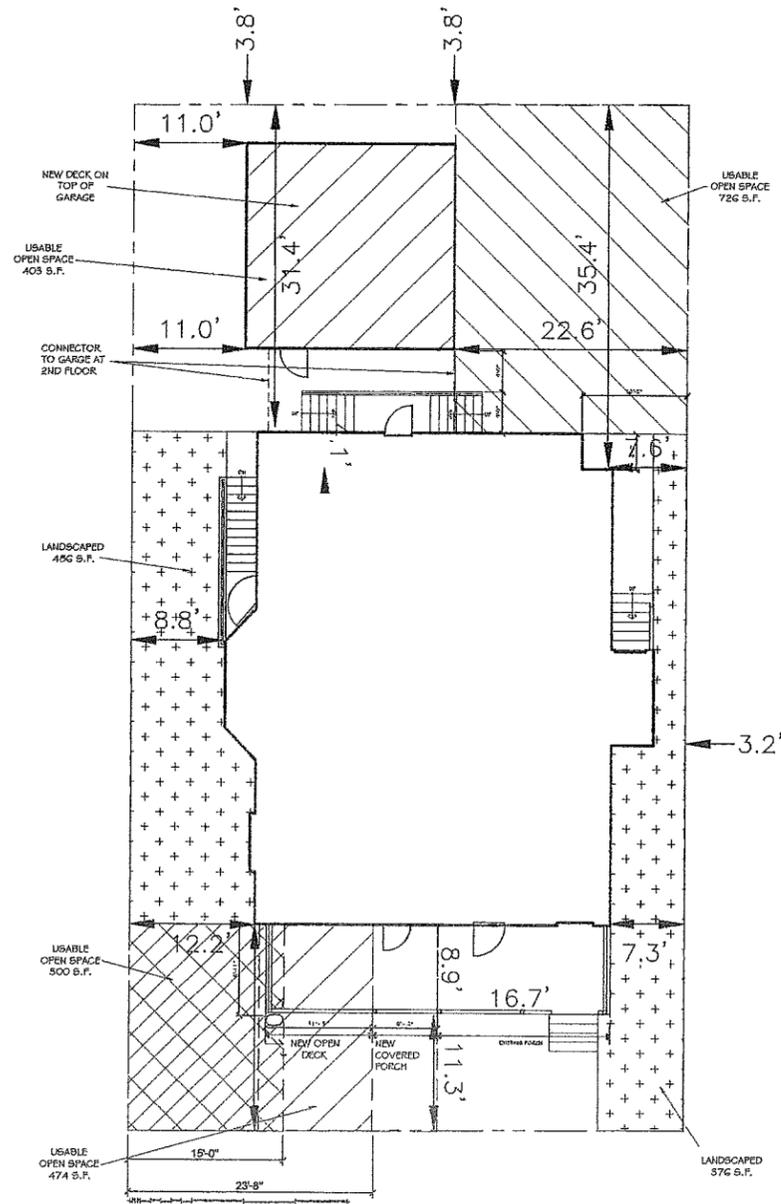
Proposed FAR is 4192/5375 = 78%

Open Space Usable:

Open Space Usable Required- 30% of 4192 = 1258 Sq. Ft.

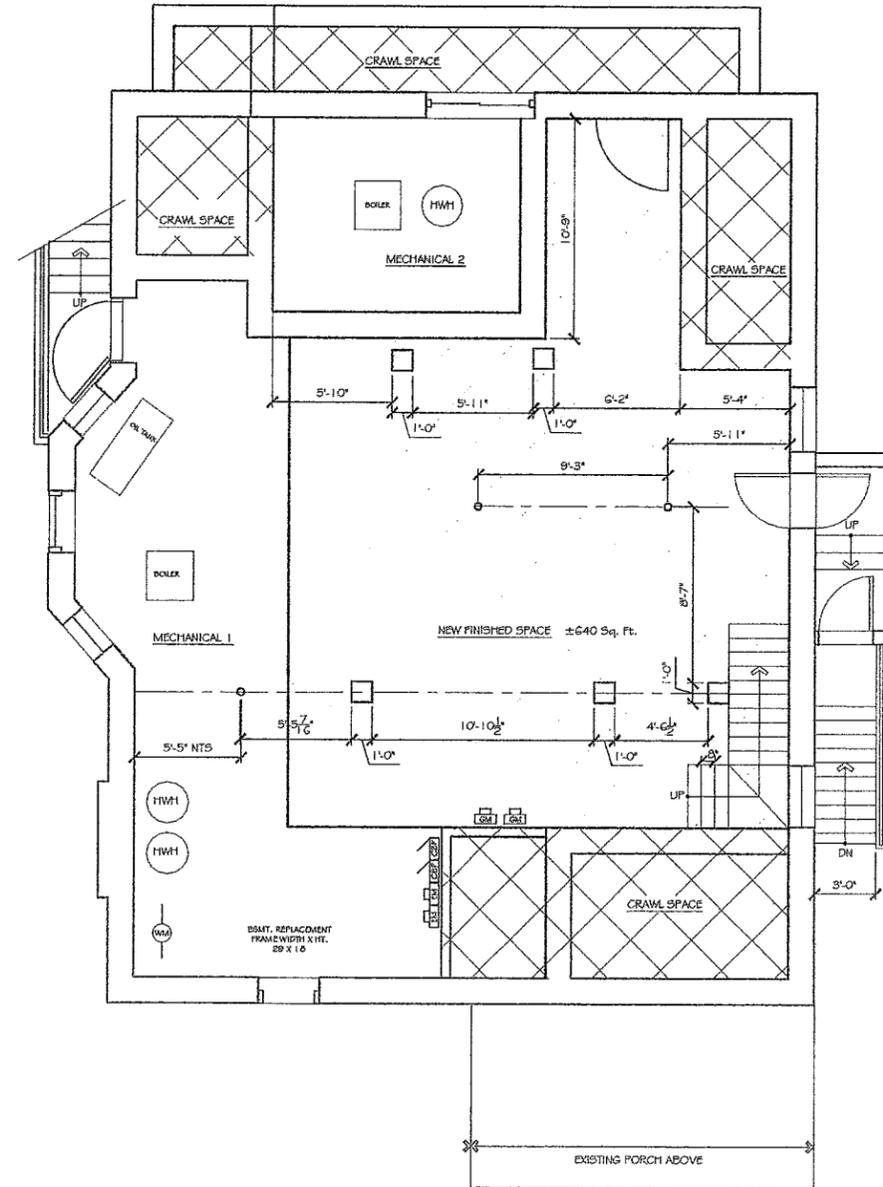
NE Corner	726	726	726
Garage Roof	403	403	403
SW Corner	-	-	-
If SW Corner is 15' x 20'	-	-	300
If S.P. to include Open Deck	-	-	474
Total	1129	1429	1603

Lanscaped Area- Minimum = 10%, Proposed = 862



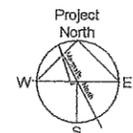
1 Site Plan

1/8" = 1'-0"



2 PROPOSED BASEMENT FLOOR PLAN

1/4" = 1'-0"



Warner + Cunningham, Inc. Architects

WCA

Client: LAPIDUS

Project: PROPOSED ALTERATIONS TO
 161 DAVIS AVENUE
 BROOKLINE, MA
 WCA Project

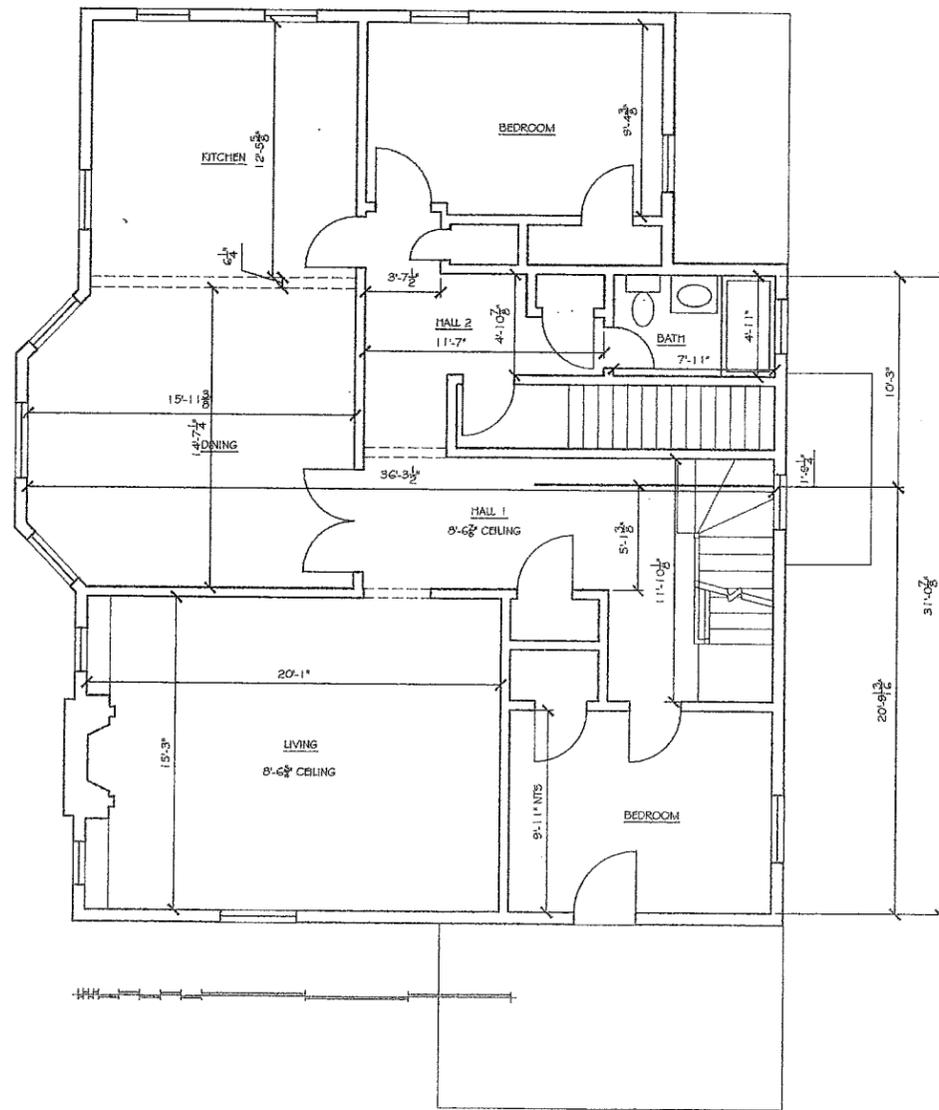
Title: PLANS - PROPOSED

Revision:
 Date: 10/20/14
 Dwn: VC/LC
 Ckt: LC
 Scale: As Noted

A-0

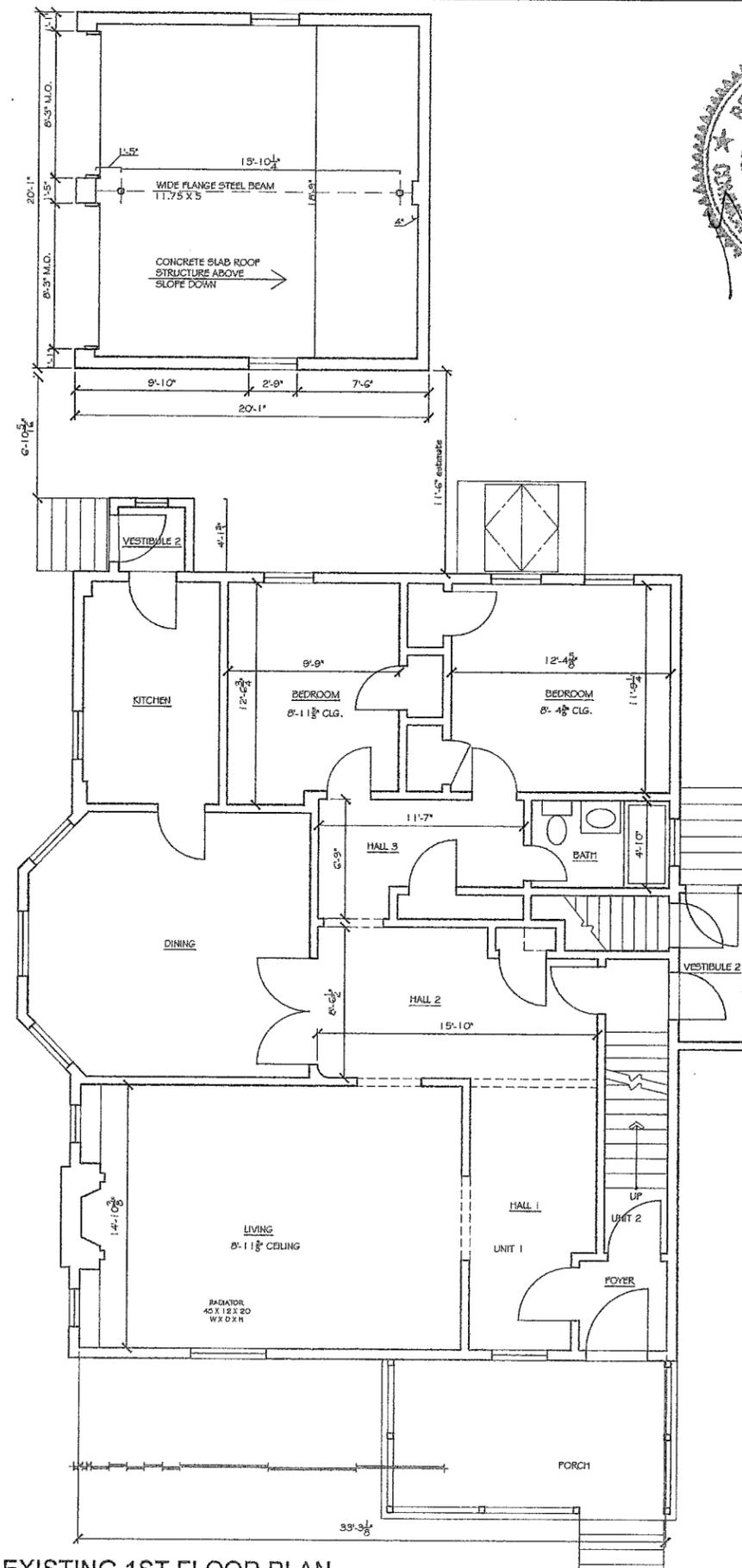
Original Stamp Signature

Required for Construction



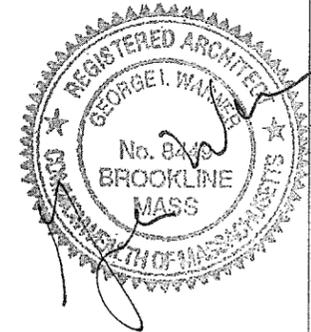
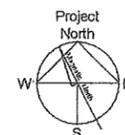
2 EXISTING 2ND FLOOR PLAN

1/4" = 1'-0"

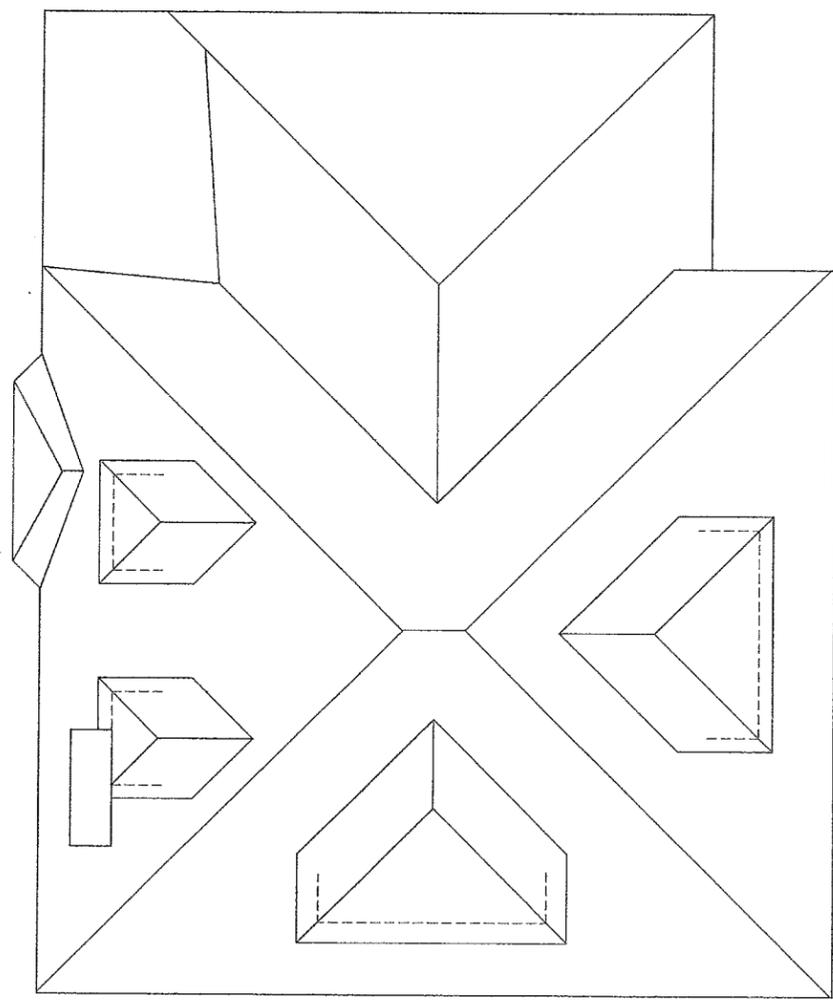


1 EXISTING 1ST FLOOR PLAN

1/4" = 1'-0"

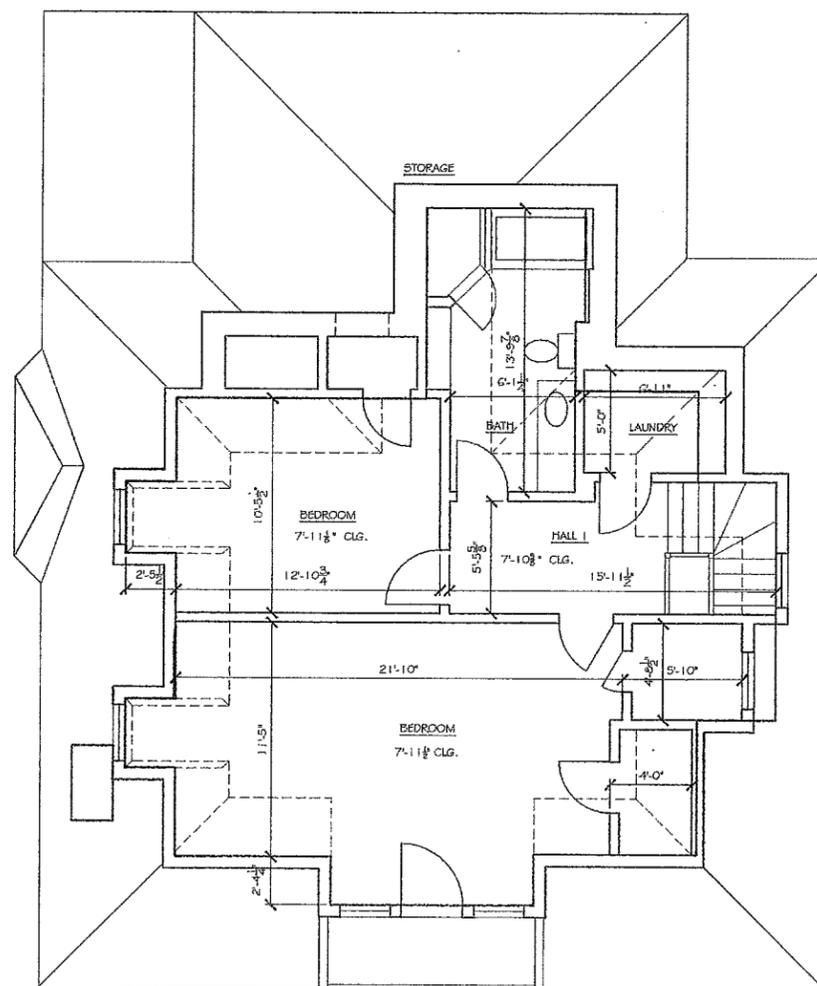


Title: PLANS - EXISTING		Client: LAPIDUS		Warner + Cunningham, Inc. ■ Architects	
Date: 9/10/14	Revision:	Project: PROPOSED ALTERATIONS TO 161 DAVIS AVENUE BROOKLINE, MA WCA Project			
Dwn: VC/LC	CKd: LC	Scale: As Noted			
EX-2		Original Name & Signature			
		Required for Construction			



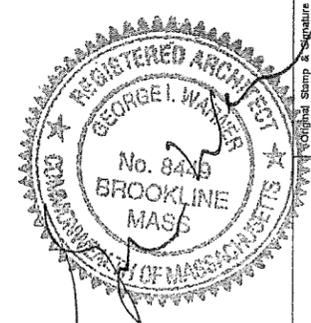
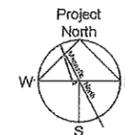
2 EXISTING ROOF FLOOR PLAN

1/4" = 1'-0"



1 EXISTING 3RD FLOOR PLAN

1/4" = 1'-0"



Warner + Cunningham, Inc. ■ Architects

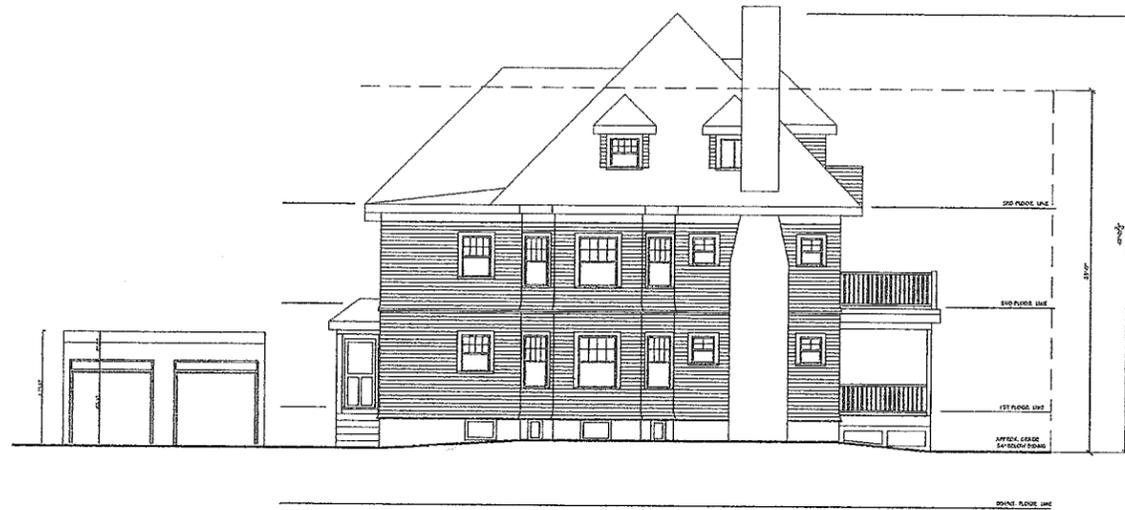
WCA

Title: PLANS - EXISTING
 Client: LAPIDUS
 Project: PROPOSED ALTERATIONS TO
 161 DAVIS AVENUE
 BROOKLINE, MA
 WCA Project

Date: 9/10/14
 Dwn: VC/LC
 CKD: LC
 Scale: As Noted

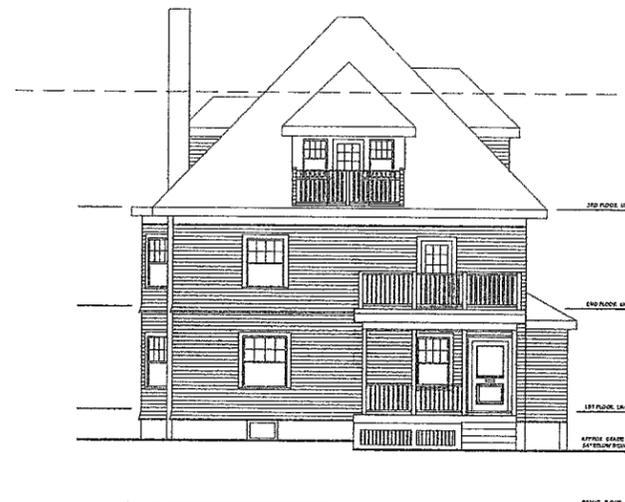
EX-3

Required for Construction



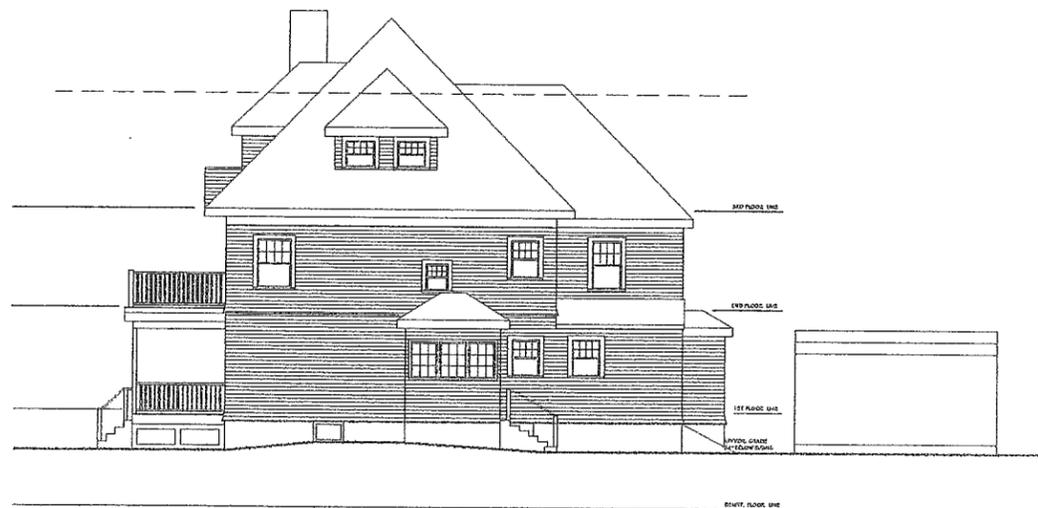
1 EXISTING ELEVATION- SIDE- WEST

1/8" = 1'-0"



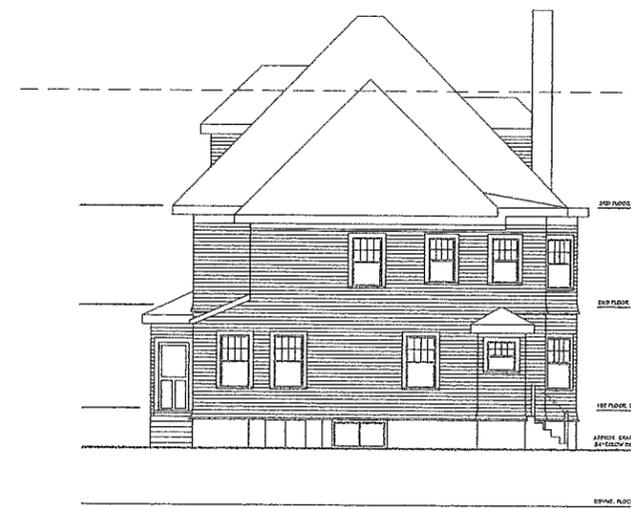
2 EXISTING ELEVATION- FRONT- SOUTH

1/8" = 1'-0"



3 EXISTING ELEVATION- SIDE- EAST

1/8" = 1'-0"



4 EXISTING ELEVATION- REAR- NORTH

1/8" = 1'-0"



Original Stamp & Signature

Required for Construction

Warner + Cunningham, Inc. ■ Architects

WCA

Title: ELEVATIONS - EXISTING

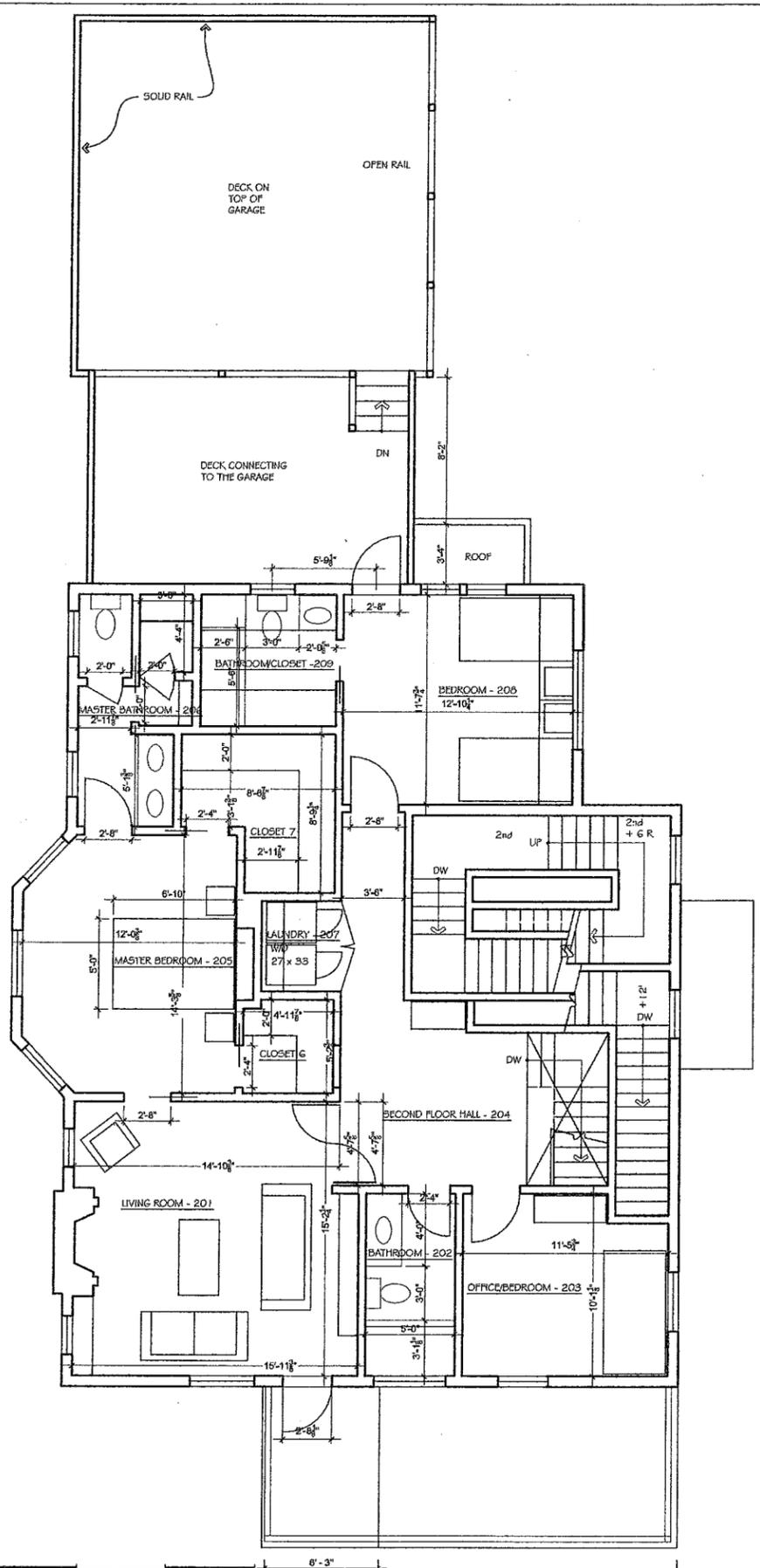
Client: LAPIDUS

Date: 9/10/14
 Drawn: VC/LC
 CK'd: LC
 Scale: As Noted

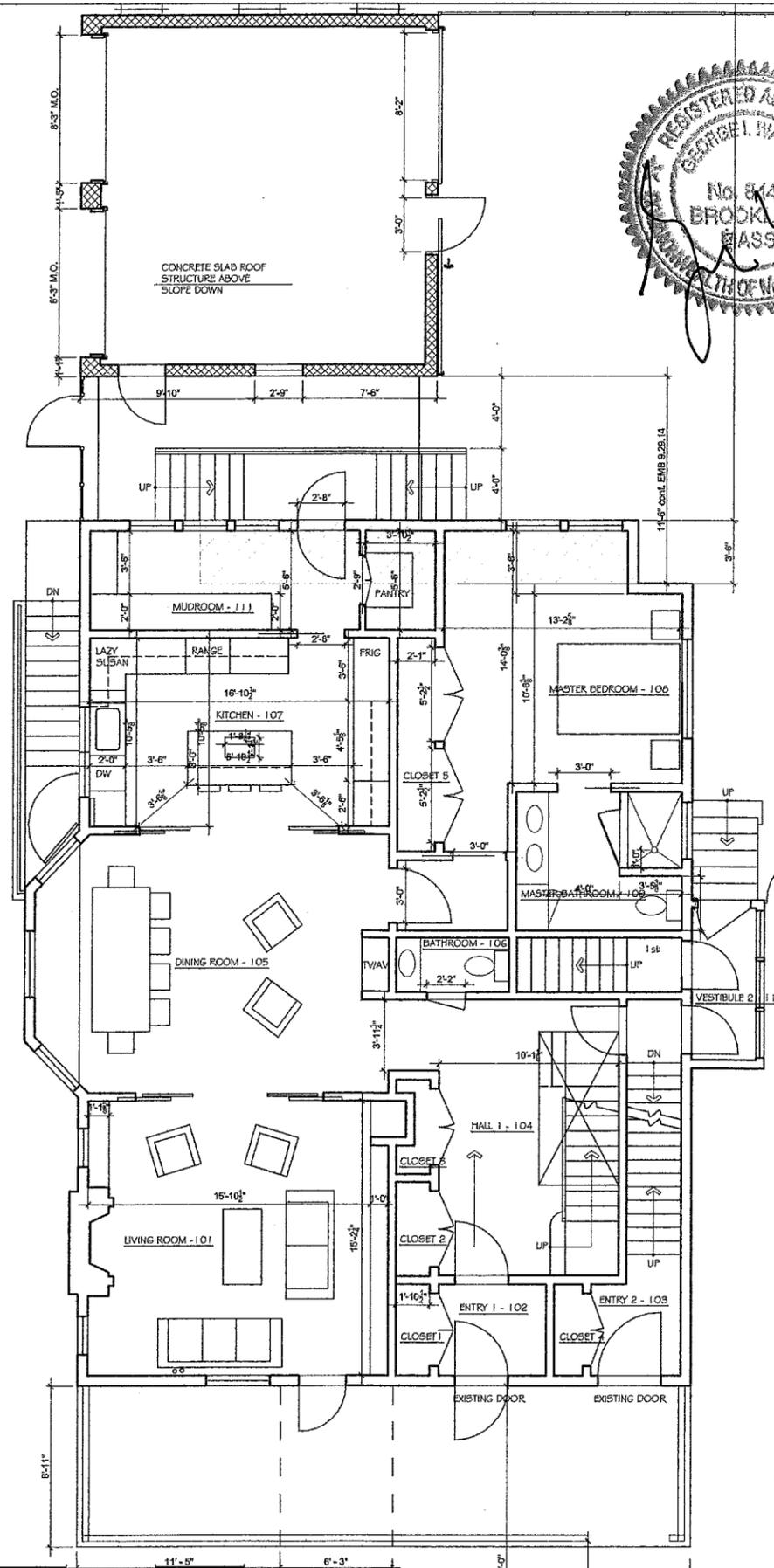
Project: PROPOSED ALTERATIONS TO
 161 DAVIS AVENUE
 BROOKLINE, MA
 WCA Project

Revision:

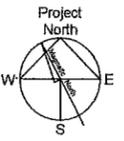
EX-4



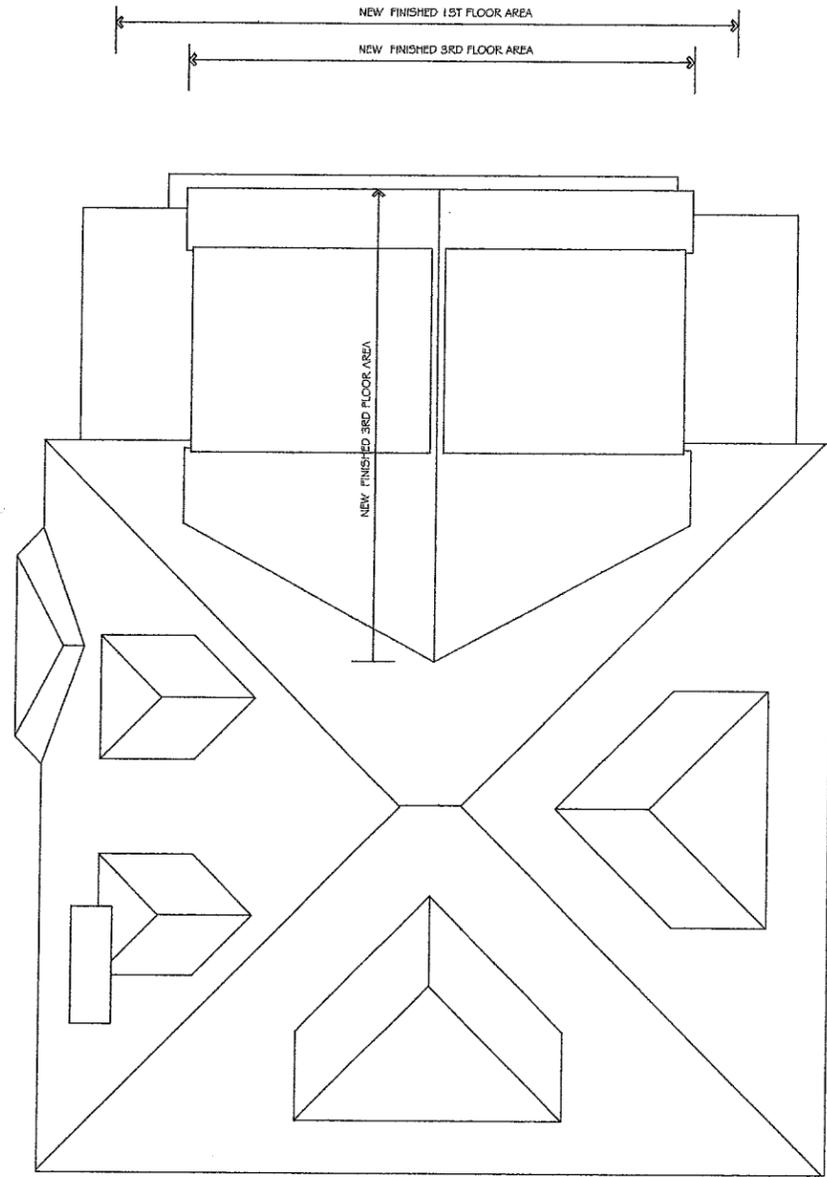
2 PROPOSED 2ND FLOOR PLAN
 1/4" = 1'-0"



1 PROPOSED 1ST FLOOR PLAN
 1/4" = 1'-0"

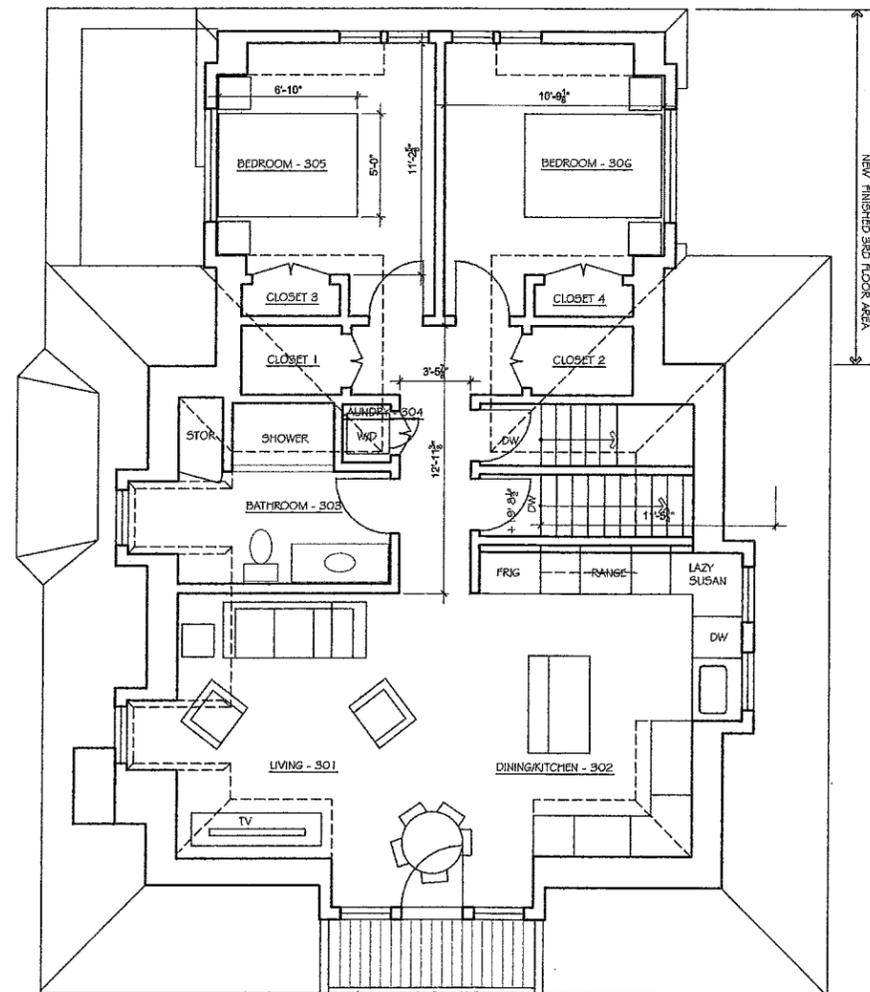


Warner + Cunningham, Inc. ■ Architects
WCA
 Client: LAPIDUS
 Project: PROPOSED ALTERATIONS TO 161 DAVIS AVENUE BROOKLINE, MA WCA Project
 Title: PLANS - PROPOSED
 Date: 11/05/14
 Dwnr: VC/LC
 Ckr: LC
 Scale: As Noted
 Original Stamp & Signature
 Required for Construction



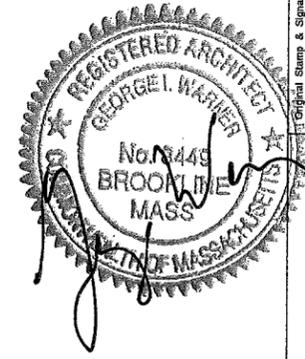
2 PROPOSED ROOF FLOOR PLAN

1/4" = 1'-0"



1 PROPOSED 3RD FLOOR PLAN

1/4" = 1'-0"



Warner + Cunningham, Inc. ■ Architects

WCA

Client: LAPIDUS

Project: PROPOSED ALTERATIONS TO
161 DAVIS AVENUE
BROOKLINE, MA
WCA Project

Title: PLANS - PROPOSED

Revision:

Date: 11/05/14
Dwnr: VC/LC
CKd: LC
Scale: As Noted

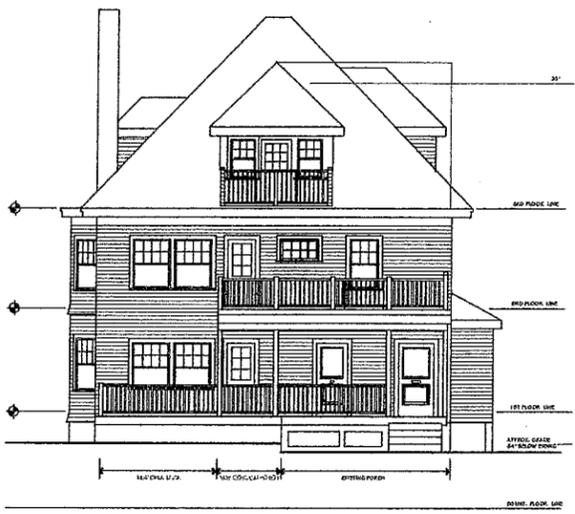
A-2

Professional Original Stamp & Signature

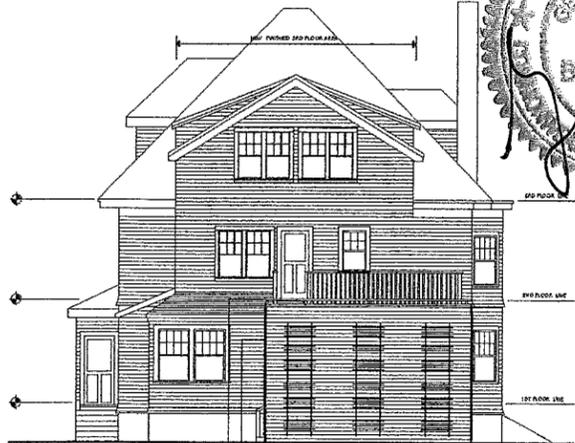
Required for Construction



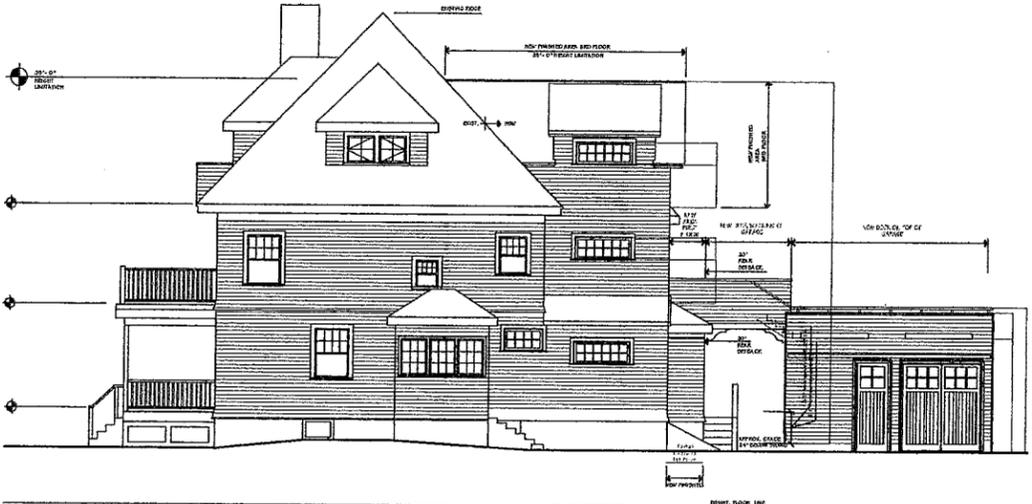
1 PROPOSED ELEVATION- SIDE- WEST 1/8" = 1'-0"



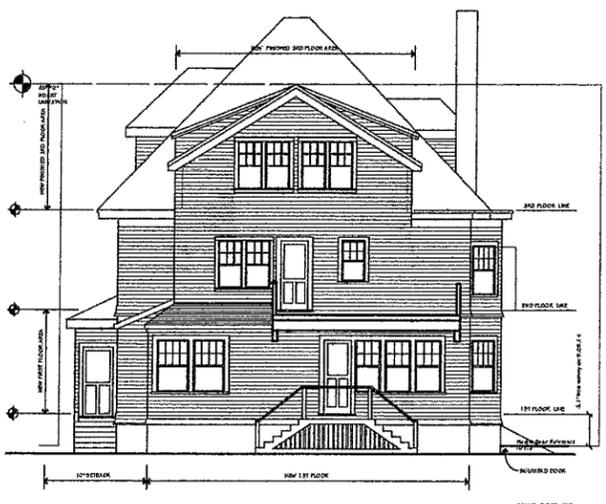
2 PROPOSED ELEVATION- FRONT- SOUTH 1/8" = 1'-0"



3 PROPOSED ELEVATION- REAR- NORTH GARAGE 1/8" = 1'-0"



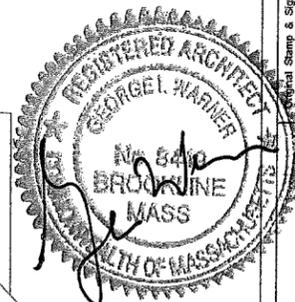
4 PROPOSED ELEVATION- SIDE- EAST 1/8" = 1'-0"



5 PROPOSED ELEVATION- REAR- NORTH 1/8" = 1'-0"



6 PROPOSED SECTIONS REAR- NORTH GARAGE 1/8" = 1'-0"



Warner + Cunningham, Inc. ■ Architects
 WCA
 Required for Construction

Title: ELEVATIONS-PROPOSED
 Client: LAPIDUS
 Project: PROPOSED ALTERATIONS TO
 161 DAVIS AVENUE
 BROOKLINE, MA
 WCA Project
 Date: 11/05/14
 Dwnr: VC/LC
 Ckr: LC
 Scale: As Noted
 Revision:

