



Town of Brookline

Massachusetts

PLANNING BOARD

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Steven Heikin, Clerk
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Sergio Modigliani
Jonathan Simpson
Mark J. Zarrillo

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: May 14, 2015
Subject: Construct a single-story rear addition and reconfigure rear and basement entryways
Location: 73 Welland Road

Atlas Sheet:	40	Case #:	2015-0026
Block:	205	Zoning:	S-7 (Single-Family)
Lots:	21	Lot Area (s.f.):	±7,100

Board of Appeals Hearing: June 11, 2015, at 7:00 p.m.

SITE AND NEIGHBORHOOD

The Tudor style single-family dwelling at 73 Welland Road was designed by R.I. Williams, and constructed of brick, clay, and slate in 1940. The structure is two-stories and maintains basement-level parking for two vehicles. This lot size and architecture style is common throughout the Aspinwall Hill neighborhood, particularly to the south along Welland Road. The subject property is also located directly across the street from Brookline High School.

APPLICANT'S PROPOSAL

The applicants, Neil Horowitz and Serene Srouji, are proposing to construct a single-story rear addition that will increase the gross floor area of the structure by approximately 96 square feet. The addition will extend an existing rear bump-out to the east in order to create a mud room, and reconfigure rear access to the home by including a covered entryway that is approximately 7.5' x 7.5'. This proposed addition will be constructed of wood clapboard, and the existing brick veneer along the first floor of the rear will also be replaced with clapboard for consistency. The existing second-floor porch will be extended and included above this proposed addition.

Unfinished basement space will also be expanded by approximately 144 square feet to provide adequate foundation for the rear addition.

An existing exterior staircase that faces the driveway to the east will be reconfigured away from the front lot line in order to include a new basement entry door. This stairway reconfiguration does require the installation of retaining walls that will not extend above the existing grade of the rear-yard. Rear window modifications are also included in project plans. These stairway and window modifications do not specifically require dimensional relief but are included as aspects of design review.

FINDINGS

Section 5.22.3.b.1.b or 5.22.3.c – Exceptions to Floor Area Ratio (FAR) for Residential Units:

	Permitted	Existing	Proposed	Relief
Floor Area Ratio (FAR)	2,485 s.f. 100%	2,731 s.f. 109.9%	2,826 s.f. 113.7%	Special Permit*

* Under **Section 5.22.3.b.1.b**, the Board of Appeals may grant by special permit an exterior addition that is less than or equal to 20% of the permitted gross floor area.

* Under **Section 5.22.3.c**, the Board of Appeals may grant by special permit an exterior addition that is less than or equal to 350 square feet, provided that the resulting gross floor area is not more than 150% of the permitted gross floor area.

Section 5.09.2.j – Design Review: Any exterior addition for which a special permit is required pursuant to §5.22 is subject to design review standards listed under Section 5.09.4 (a-m). All design review standards have been met, with the most relevant design review sections described below:

- a. Preservation of Trees and Landscape – The natural grade change from Somerset Road to Welland Road is a distinct feature of the neighborhood that will not be altered as a result of this rear addition.
- c. Relation of Buildings to the Form of the Streetscape and Neighborhood – Single-family dwellings from 49-109 Welland Road produce a consistent streetscape by incorporating attractive brick facades, front entry staircases, and driveway retaining walls. The proposed rear massing for 73 Welland Road effectively maintains this streetscape, as well as the Tudor style design that is characteristic of the immediate neighborhood.

Section 8.02.2 – Alteration or Extension: A special permit is required to expand the pre-existing non-conforming structure (FAR).

PLANNING BOARD COMMENTS

The Planning Board supports this proposed single-story rear addition at 73 Welland Road. Requested FAR relief is minimal and all modifications are intended to improve usability and access to the home. Rear modifications are not visible from Welland Road and existing

deciduous trees effectively screen visual impact for rear abutters. The Planning Board does suggest the use of shiplap clapboard as a more historically accurate building material. Overall, the proposed rear addition is modest and well-designed.

The applicant has indicated that existing and proposed unfinished basement space will not be converted at this time, but future special permit relief under §5.22.2 is available if future basement conversion is proposed.

Therefore, the Planning Board recommends approval of floor plans and elevations submitted by Philip Kramer, aia, dated 2/24/2015 and 5/5/2015, and the site plan submitted by Clifford Rober, dated 6/25/2014, subject to the following conditions:

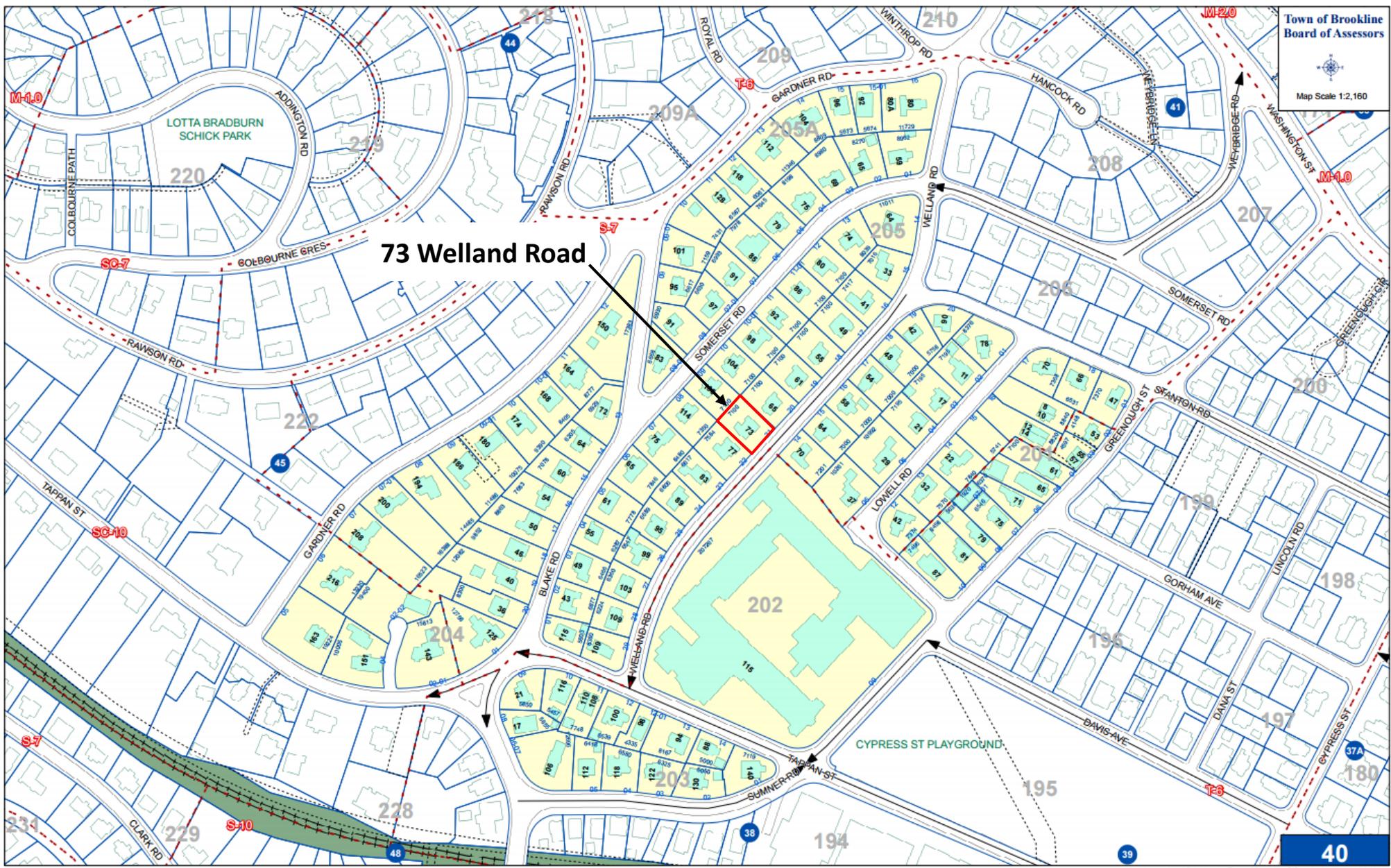
1. Prior to the issuance of a building permit, the applicant shall submit final floor plans and elevations, subject to review and approval by the Assistant Director for Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review 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 floor plans and 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.

jr





73 Welland Road



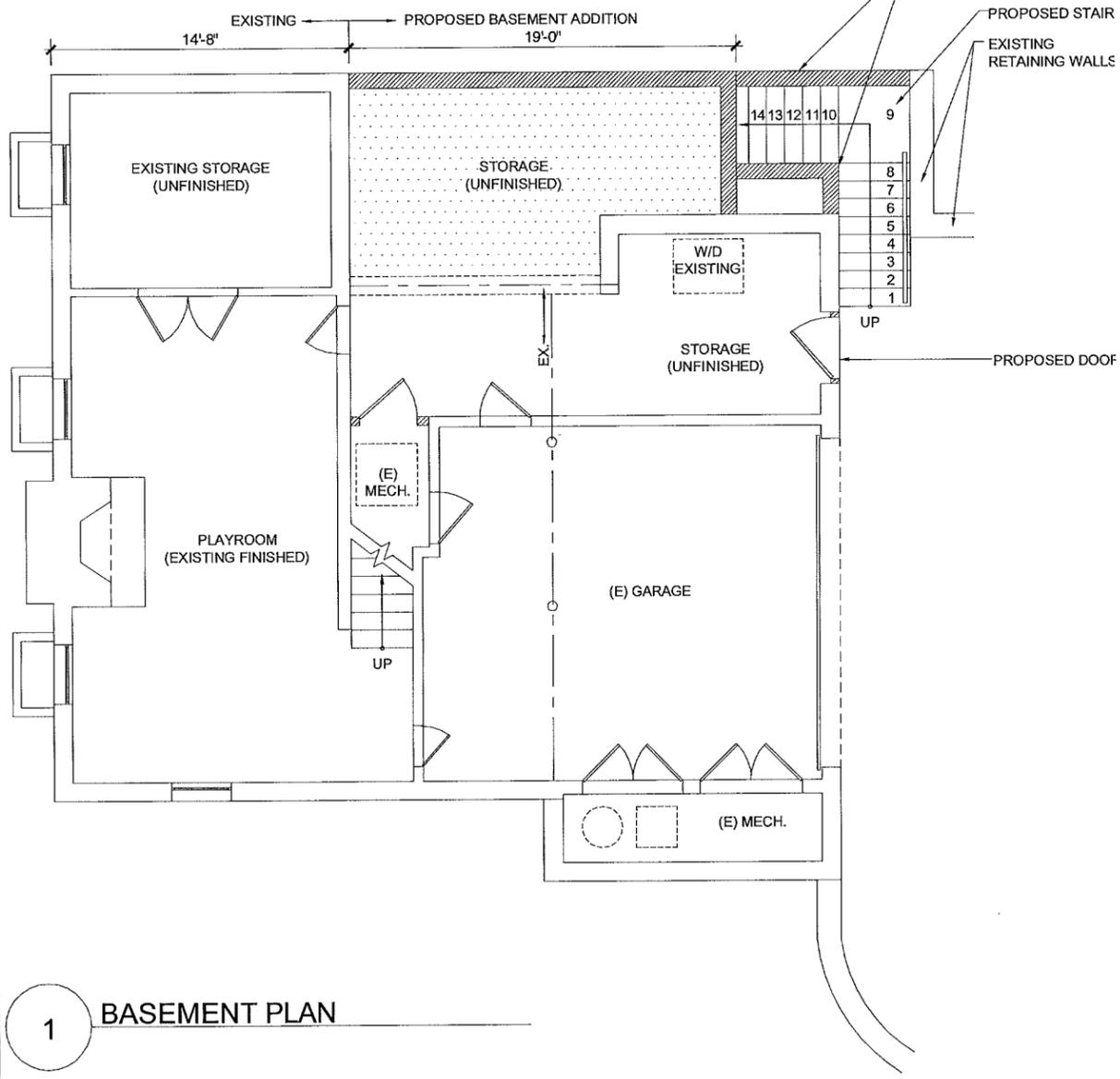
SROUJI-HOROWITZ RESIDENCE
73 WELLAND ROAD
BROOKLINE, MA 02445

Planning Board/Zoning Board of Appeals Submission
February 24, 2015
Hearing Dates TBD

Drawings

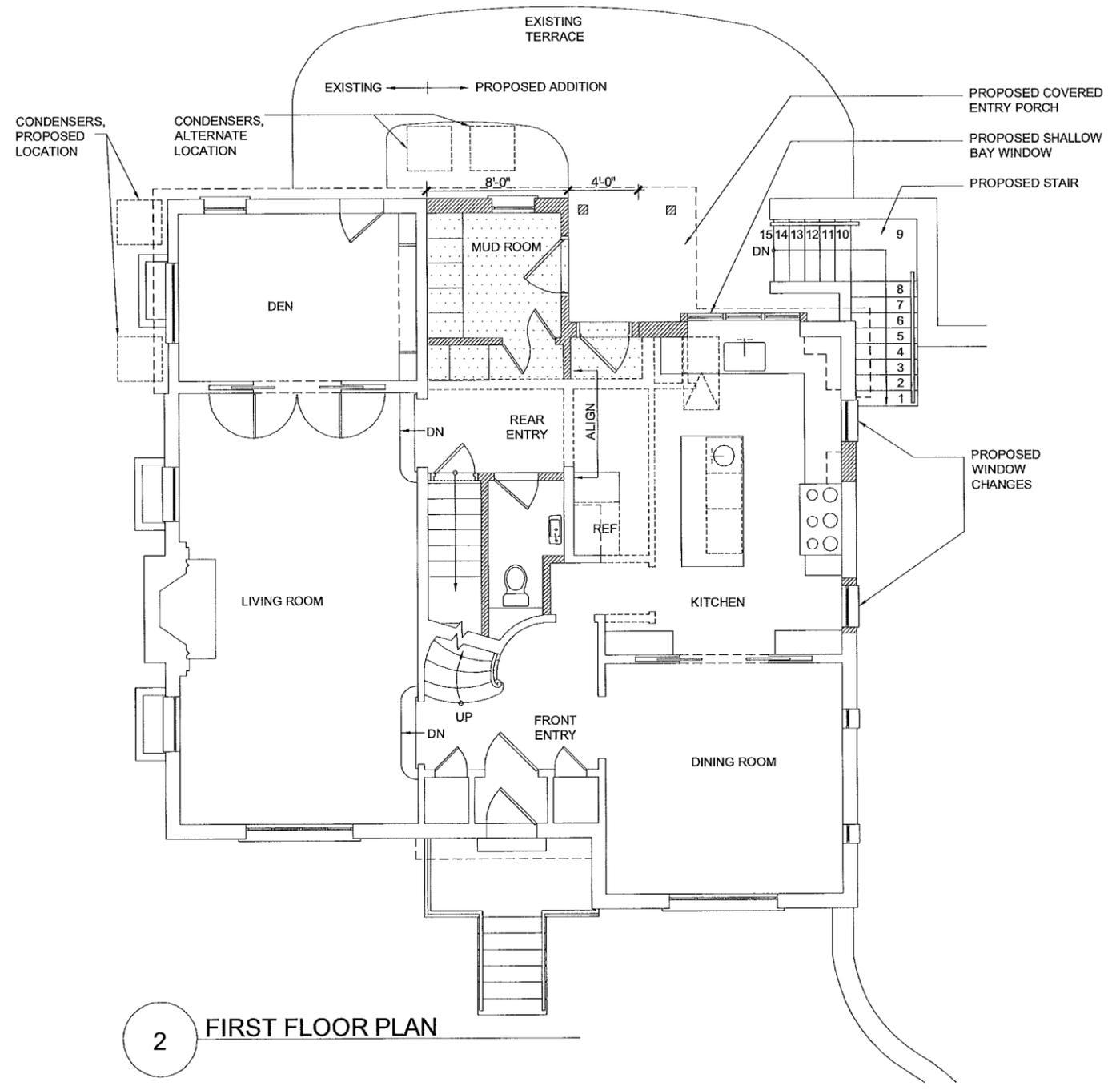
A-0.0 Cover Sheet
-- Site Plan (attached to FAR memo)
A-1.1 Basement & First Floor Plans
A-1.2 Second Floor & Roof Plans
A-1.3 Exterior Elevations

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pk@philipkramerdesign.com



1 BASEMENT PLAN

- KEY**
- NEW WALLS
 - NEW CONSTRUCTION



2 FIRST FLOOR PLAN

IF THIS LINE IS 5" LONG, THEN THIS DRAWING IS HALF SIZE
 IF THIS LINE IS 10" LONG, THEN THIS DRAWING IS FULL SIZE

SCROLLI-HOROWITZ RESIDENCE
 73 WELLS ROAD
 BROOKLINE, MA 02445
 philip.kramer, aia
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 brookline, ma 02445
 617.790.9588 pk@philipkramersdesign.com

REVISION DATE:

ZONING SUBMISSION
 BASEMENT PLAN
 1ST FLOOR PLAN

PLAN NORTH

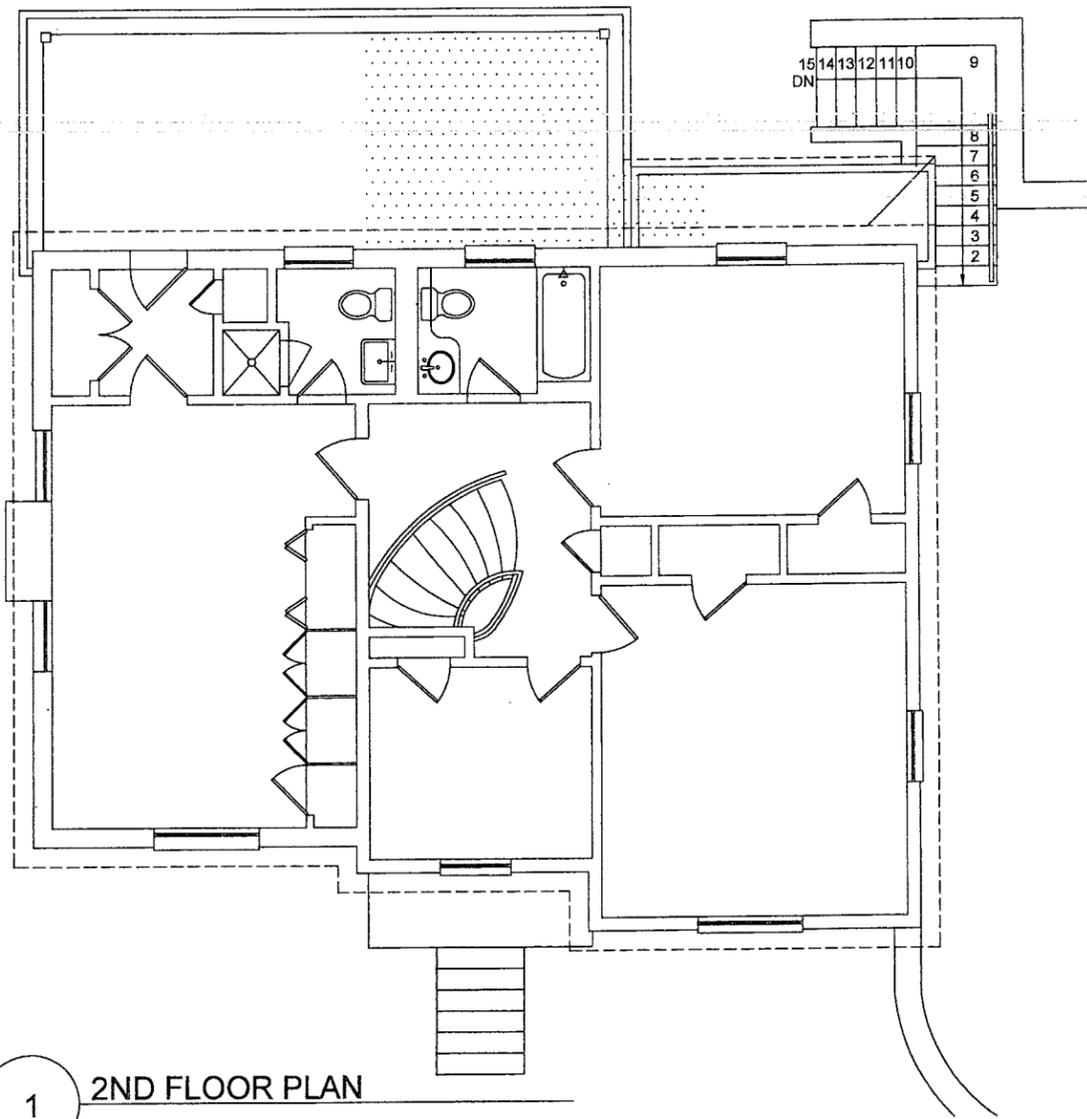
TRUE NORTH

DATE: 5/5/15

SCALE: 1/8" = 1'-0"

A-1.1

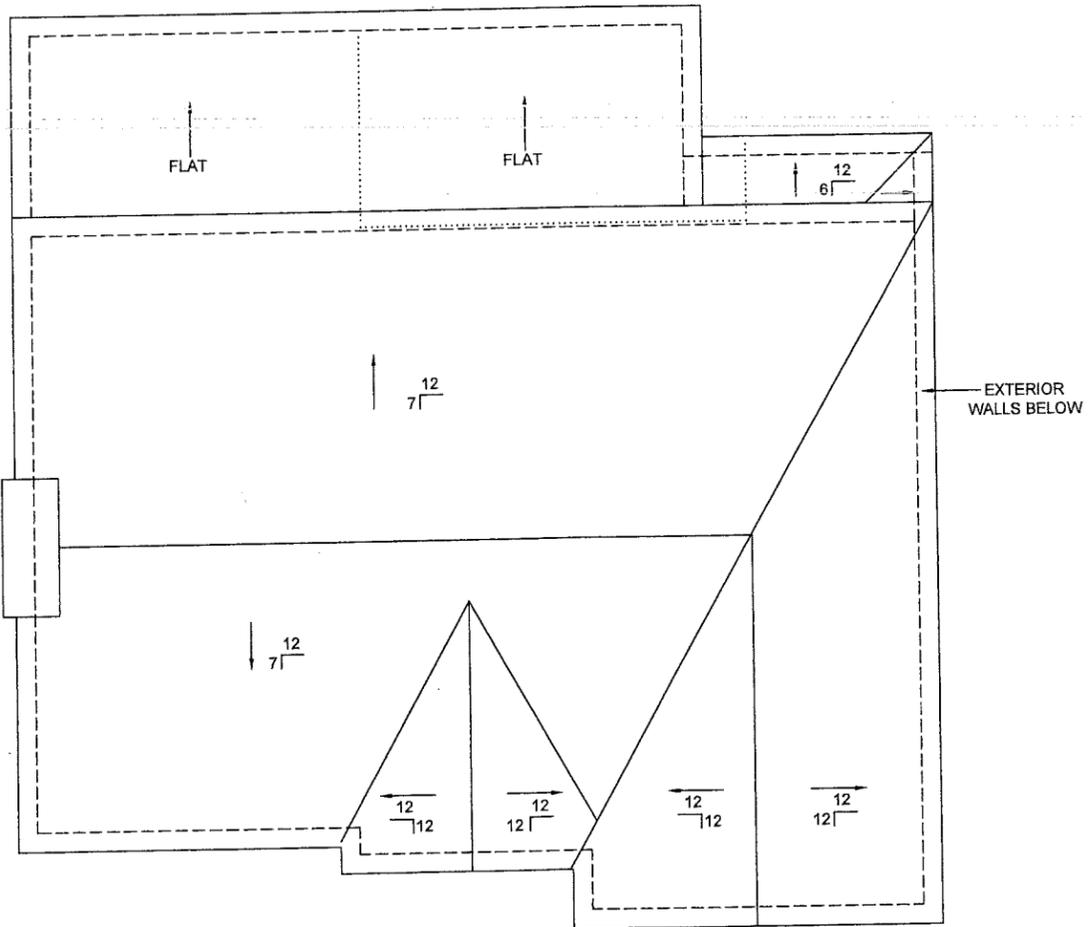
EXISTING PROPOSED ADDITION EXISTING



1 2ND FLOOR PLAN

KEY
 NEW WALLS
 NEW CONSTRUCTION

EXISTING PROPOSED ADDITION EXISTING



2 ROOF PLAN

IF THIS LINE IS 5" LONG, THEN THIS DRAWING IS HALF SIZE
 IF THIS LINE IS 10" LONG, THEN THIS DRAWING IS FULL SIZE

SROUJI-HOROWITZ RESIDENCE
 73 WELAND ROAD
 BROOKLINE, MA 02445

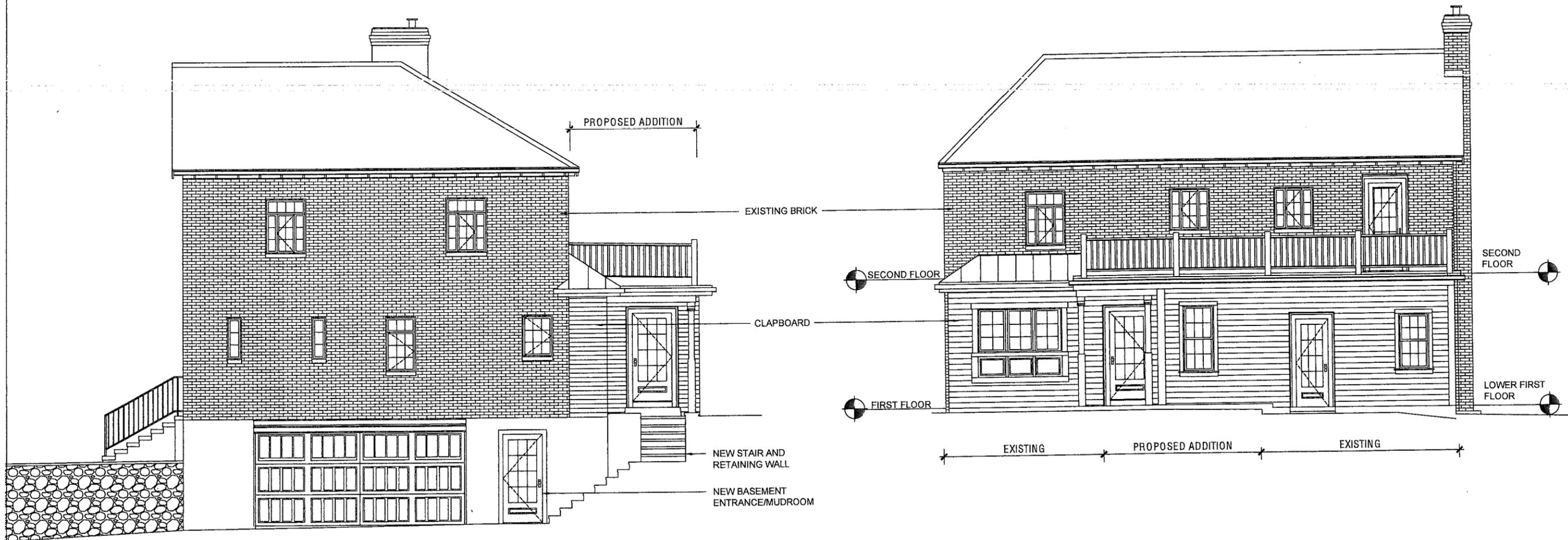
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REVISION DATE

ZONING SUBMISSION
 2ND FLOOR PLAN
 ROOF PLAN

PLAN NORTH
 TRUE NORTH
 DATE: 2/24/15
 SCALE: 3/4" = 1'-0"

A-1.2



1 PROPOSED EAST ELEVATION

2 PROPOSED NORTH ELEVATION

SROUJI-HOROWITZ RESIDENCE
 73 WELLMAN ROAD
 BROOKLINE, MA 02445

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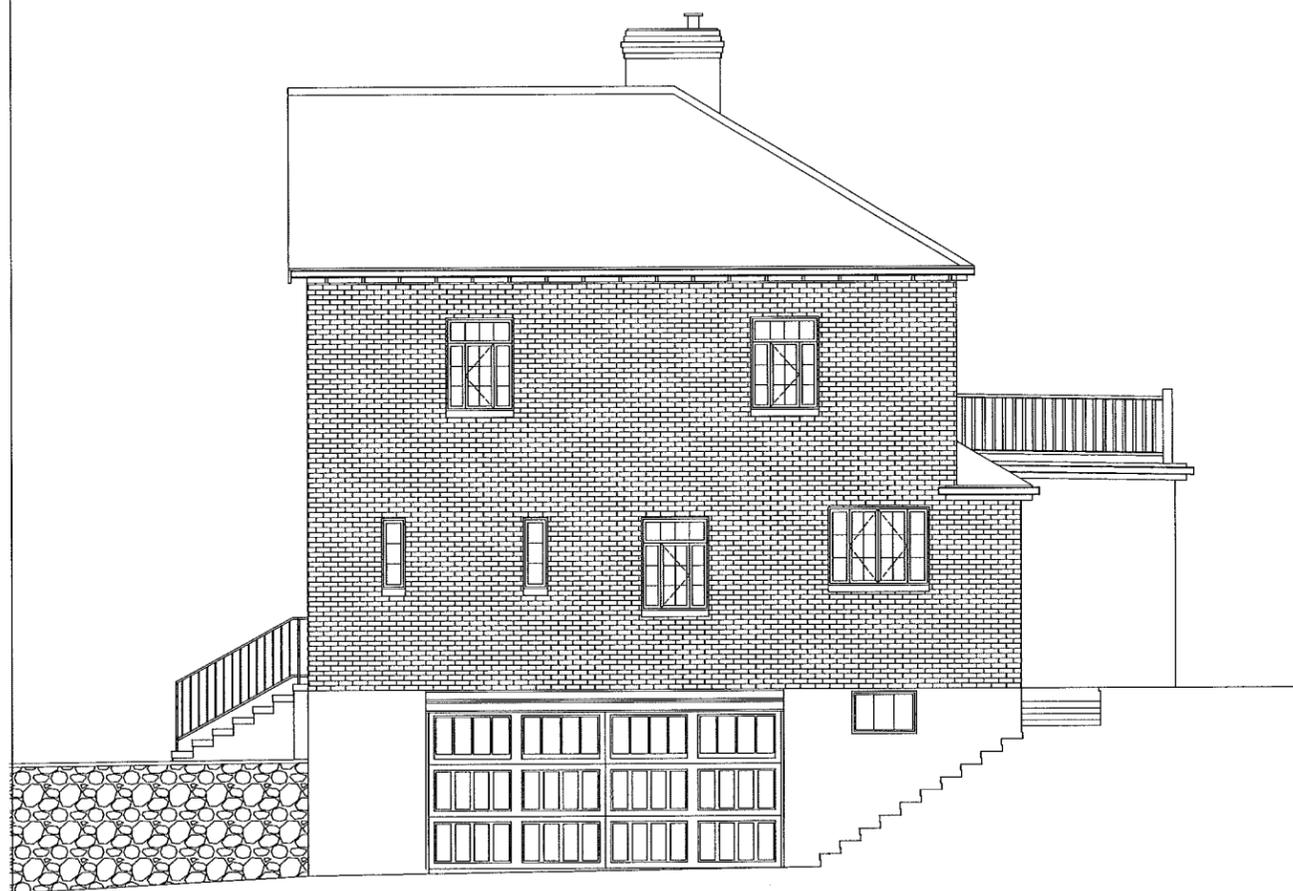
REVISION DATE

ZONING SUBMISSION
 EAST ELEVATION
 NORTH ELEVATION

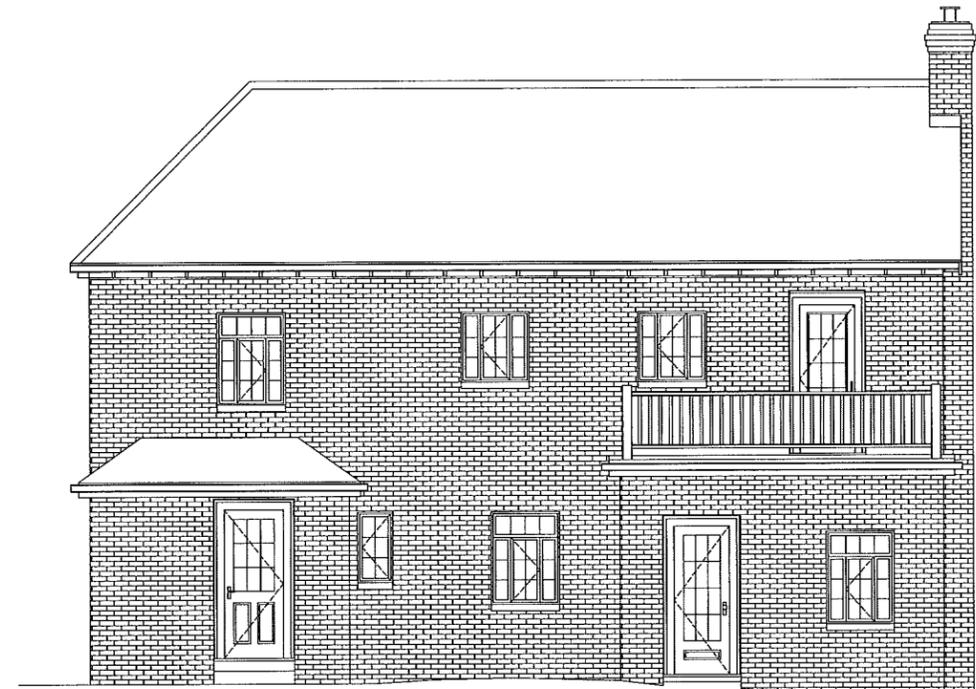
DATE: 2/24/15
 SCALE: 1/2" = 1'-0"

A-1.3

IF THIS LINE IS 5" LONG, THEN THIS DRAWING IS HALF SIZE
 IF THIS LINE IS 10" LONG, THEN THIS DRAWING IS FULL SIZE



1 EXISTING EAST ELEVATION



2 EXISTING NORTH ELEVATION

SROUJ-HOROWITZ RESIDENCE
73 WELLAND ROAD
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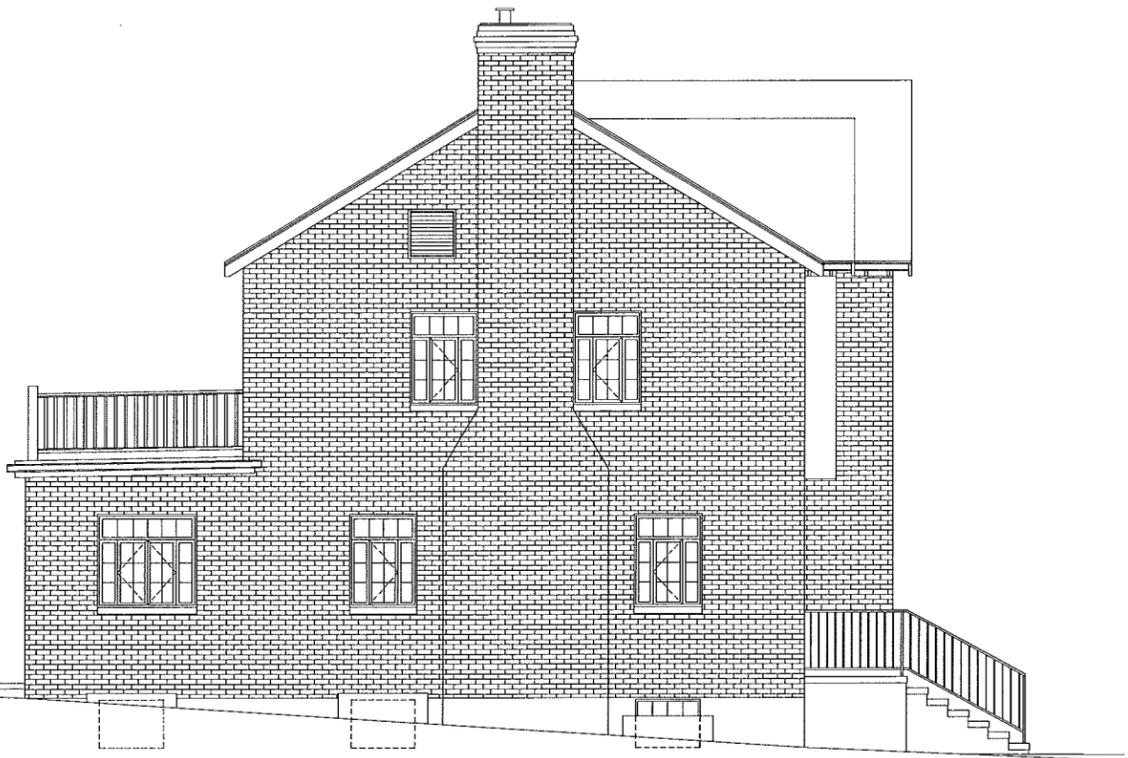
REVISION DATE:

ZONING SUBMISSION
EXISTING EAST ELEVATION
EXISTING NORTH ELEVATION

DATE: 5/5/15
SCALE: 1/8" = 1'-0"

X-1.3

IF THIS LINE IS 5" LONG, THEN THIS DRAWING IS HALF SIZE
IF THIS LINE IS 10" LONG, THEN THIS DRAWING IS FULL SIZE



1 EXISTING WEST ELEVATION



2 EXISTING SOUTH ELEVATION

SROUJ-HOROWITZ RESIDENCE
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BROOKLINE, MA 02445

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617.750.9588 pk@philipkramersdesign.com

REVISION DATE:

ZONING SUBMISSION
EXISTING WEST ELEVATION
EXISTING SOUTH ELEVATION

DATE: 5/5/15
SCALE: 1/2" = 1'-0"

X-1.4

IF THIS LINE IS 5" LONG, THEN THIS DRAWING IS HALF SIZE
IF THIS LINE IS 10" LONG, THEN THIS DRAWING IS FULL SIZE