



Town of Brookline

Massachusetts

PLANNING BOARD

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Jonathan Simpson
Mark J. Zarrillo

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: September 10, 2015
Subject: Remove existing south facing gable dormer and construct a shed dormer
Location: 3 Vogel Terrace

Atlas Sheet:	71C	Case #:	2015-0045
Block:	307	Zoning:	T-5
Lot:	27	Lot Area (s.f.):	±3,492

Board of Appeals Hearing: October 1, 2015, at 7:00 p.m.

BACKGROUND

July 21, 2015 – The Brookline Preservation Commission requested that the length of the south facing shed dormer be reduced in order to minimize visibility from Oakland Road (public way). The applicant reduced the length of the shed dormer from approximately 30 feet to 25.5 feet based on this feedback. The applicant presented revised plans to the Preservation Commission on 9/8/15. The Commission approved the extension of the dormer to 26 feet instead of 25.5 feet.

SITE AND NEIGHBORHOOD

The 2 ½ story single-family residential structure at 3 Vogel Terrace is one of four houses built in 1910 as part of a cul-de-sac development off of Oakland Road. The Arts and Crafts style structure is constructed of vinyl siding and asphalt shingles, and is located within the Pill Hill Local Historic District. Structures along Oakland Road consist primarily of multi-family residential structures.

APPLICANT'S PROPOSAL

The applicant, Omri Traub, is proposing to remove a south facing gable dormer and replace with a new shed dormer that is approximately 11' x 25.5'. This dormer will be constructed of asphalt shingles and cedar clapboard, with the intent to convert all existing vinyl siding to clapboard in

the future. The dormer will include a 2/12 (10 degree) roof pitch as compared to the 10/12 (40 degree) pitch of the existing roof. The front portion of the dormer will be partially visible from Oakland Road. This additional third floor space is intended to improve the interior functionality of the home.

FINDINGS

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.50 – Front Yard Requirements

Section 5.70 – Rear Yard Requirements

Dimensional Requirements	Required	Existing Structure	Proposed Dormer	Relief Required
Front Yard Setback	15'	10'	16.6'	Complies
Rear Yard Setback	30'	12.9'	14.4'	Special Permit*

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

Section 8.02.2 – Alteration or Extension

A special permit is required to alter/extend the pre-existing non-conforming rear-yard setback.

PLANNING BOARD COMMENTS

The Planning Board supports this proposal to construct a south facing shed dormer at 3 Vogel Terrace. Requested relief is minimal and represents an alteration of the pre-existing non-conforming rear-yard setback. No new zoning non-conformities are triggered as a result of this proposal. The applicant was responsive to Preservation Commission feedback regarding the overall design and massing of the dormer. Comparable shed dormers are also found on neighboring residential structures at 1 Vogel Terrace and 4 Wellington Terrace. The Planning Board recommends adjusting the 4/1 window on the dormer so that the third and fourth windows are paired and consistently feature a 6/1 division of lights (to accomplish this, the window does not need to be centered over the interior stairwell). The Planning Board recommends that the applicant submit revised plans and elevations that show the final dimensions of the dormer with dimension labels indicated and the new configuration for the windows. (Planning staff will ensure that the new window configuration, which cannot be viewed from the public way, is reviewed by Preservation staff.) Because the applicant proposes upgrades on the house itself as counterbalancing amenities for the requested setback relief, the Planning Board recommends that these upgrades be noted on the plans. (For reference, the applicant proposed the use of wood clapboards on the dormer, the restoration of original details on the rest of the house, the replacement of asbestos and vinyl siding with cedar clapboards, and the replacement of the asphalt paving with stone or brick pavers. The Planning Board recommends the submission of a final landscaping plan, indicating any new landscaping as counterbalancing amenities.

The final submitted site plan should also include confirmed front and rear setback calculations for the existing structure and the proposed dormer.

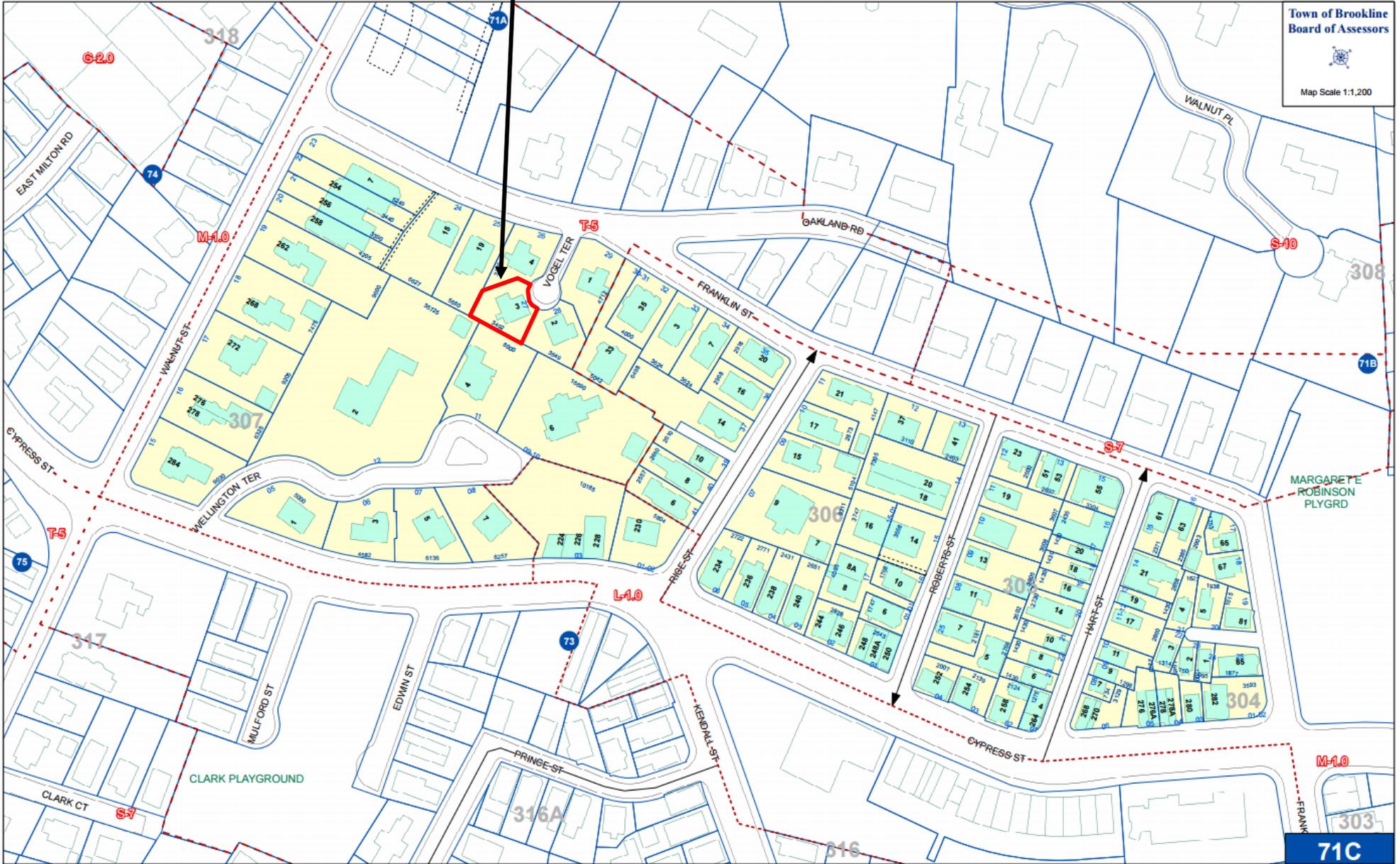
Therefore the Planning Board recommends approval of plans submitted by Charles Fox, dated 9/22/15, and the site plan by Frank Iebba, dated 9/23/15, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, floor plans and elevations, subject to 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 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; 2) final floor plans and elevations with dimension labels stamped and signed by a registered architect; 3) a Certificate of Appropriateness issued by the Preservation Commission; and 4) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

jr



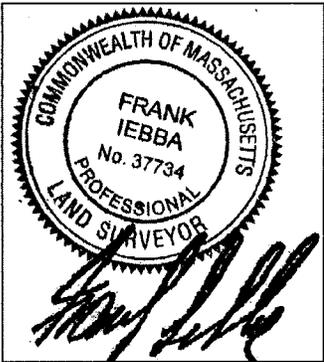
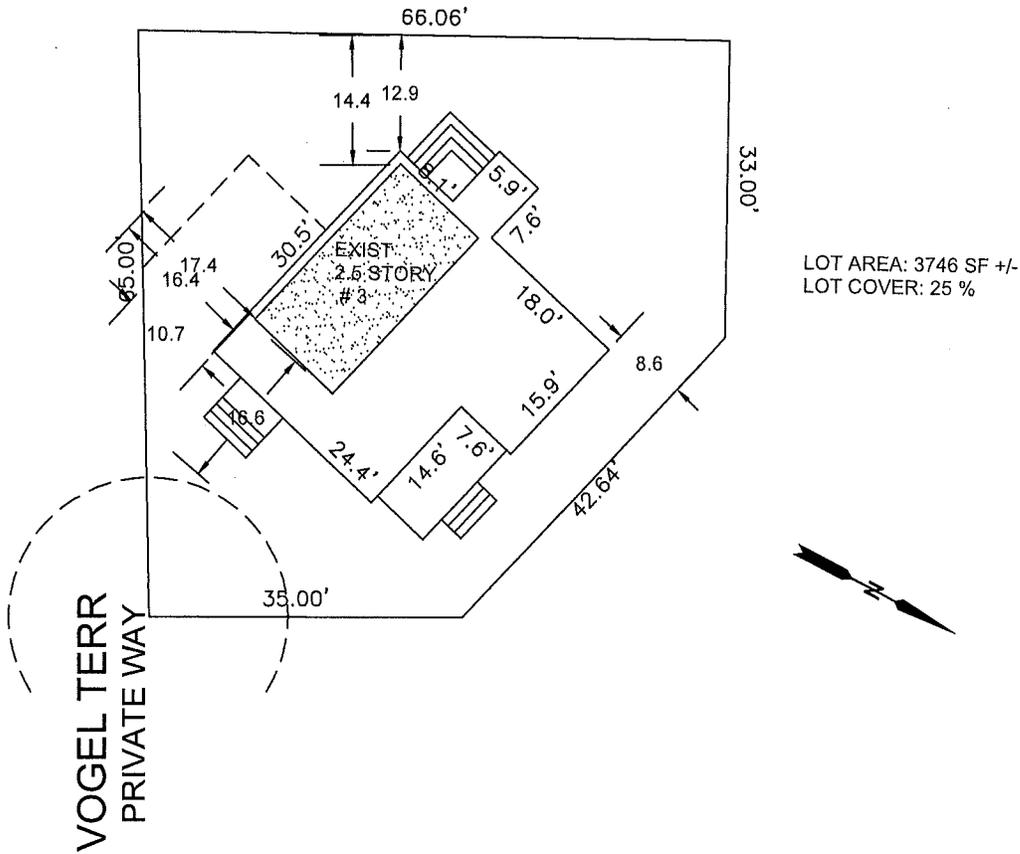
3 Vogel Terrace



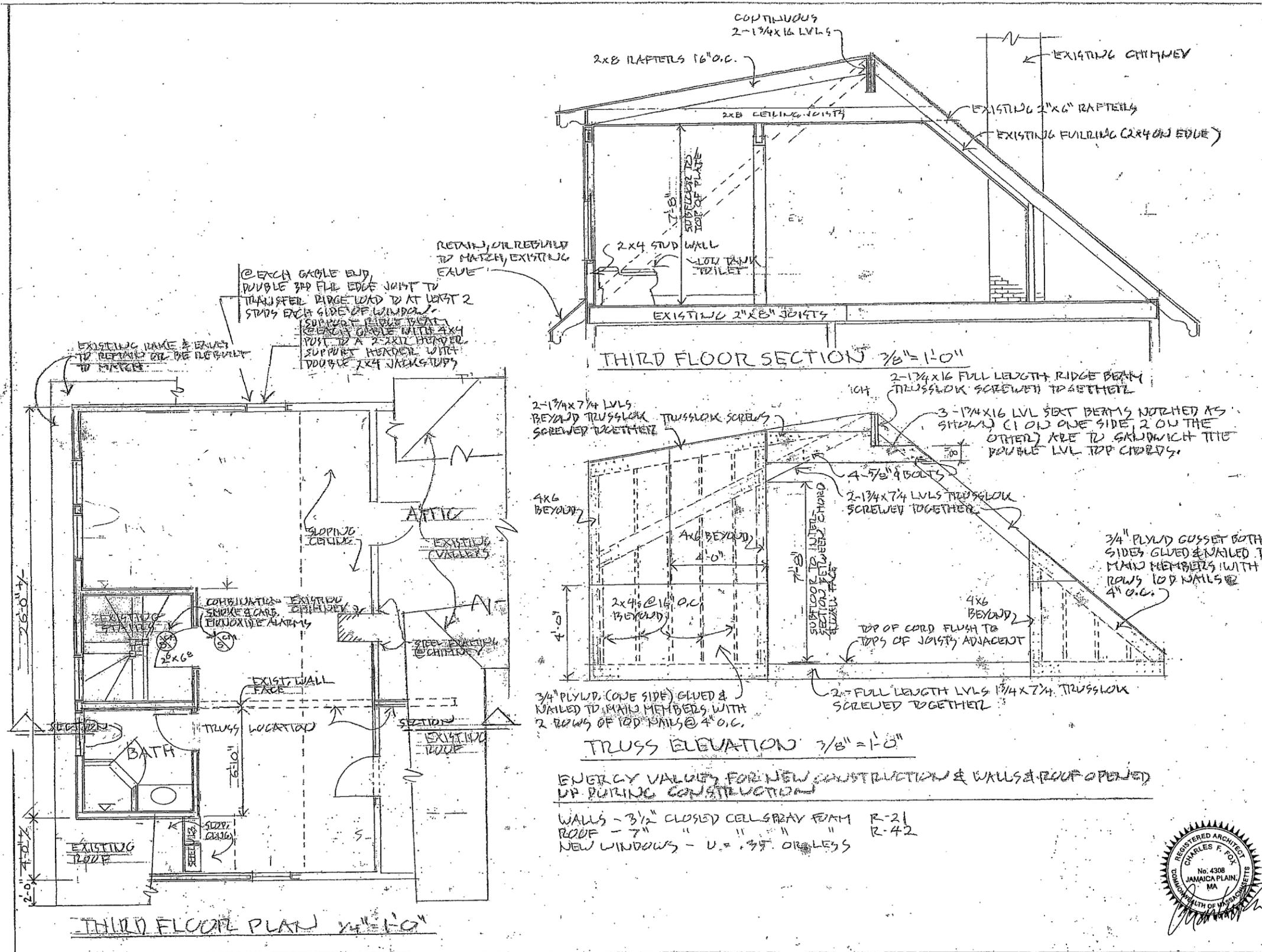
Town of Brookline
Board of Assessors
Map Scale 1:1,200

Map data updated Feb 2010 by Town of Brookline GIS and printed on 04/08/2010

PROPOSED DORMER
3 VOGEL TERRACE
BROOKLINE, MA
SCALE: 1 IN = 20 FT
JUNE 4, 2015
SEPT 4, 2015
SEPT 23, 2015

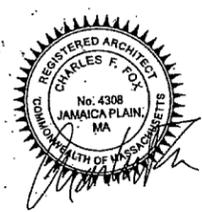


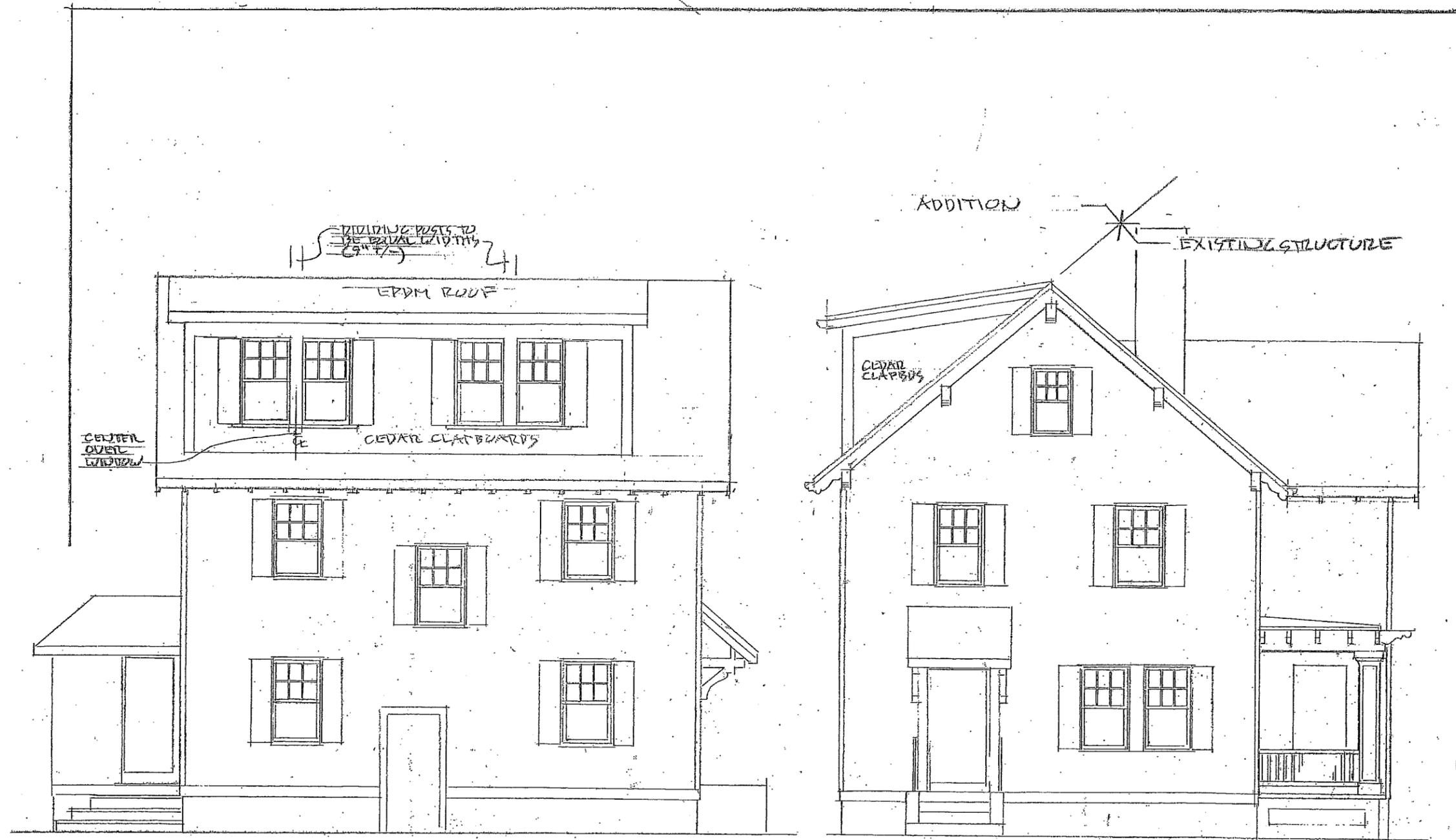
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ENERGY VALUES FOR NEW CONSTRUCTION & WALLS & ROOF OPENED UP DURING CONSTRUCTION

WALLS - 3 1/2" CLOSED CELL SPRAY FOAM R-21
 ROOF - 7" " " " " " " R-42
 NEW WINDOWS - U = .35 OR LESS





SIDE ELEVATION

FRONT ELEVATION

FLOOR AREA RATIO

EXISTING $\frac{2107}{3746} = .56$ PROPOSED $\frac{2191}{3746} = .58$ PERMITTED FAR ≤ 1.0



THIRD FLOOR ADDITION:

6 VOGEL TERRACE
BROOKLINE, MA

CHARLES FOX ARCHITECT
21 MYRTLE ST. JAMAICA PLAIN, MA

BUILDING ELEVATIONS

1/4" = 1'-0"

REV. AUG 13, 2015
~~JUL 21, 2015~~
REV. SEP. 22, 2015