



Town of Brookline

Massachusetts

PLANNING BOARD

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Steven Heikin, Clerk
Robert Cook
Sergio Modigliani
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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: October 8, 2015
Subject: Remove roof and construct a third story
Location: **142-144 Pleasant Street**

Atlas Sheet:	7	Case #:	2015-00803
Block:	036	Zoning:	F-1.0
Lot:	03	Lot Area (s.f.):	4,624

Board of Appeals Hearing: October 22, 2015, at 7:00 p.m.

BACKGROUND

December 9, 2014 – The Preservation Commission imposed a one year stay on demolition of the roof. According to Preservation Commission’s findings:

“The house at 142-144 Pleasant Street retains the mid-nineteenth century massing and siting....[It] retains its integrity in terms of its location setting, design, workmanship, materials, feeling, and association. It is an important mid-nineteenth century building in Coolidge Corner where many of these early residences have been razed.”

February 9, 2015 Planning Board – This case came before the Planning Board in February and was continued because of discrepancies between elevations and plans; no layout for existing parking; no open space delineation or calculations; and no setbacks to parking areas indicated. In addition, the Planning Board was critical of the top-heavy proportions of the proposed third story addition and overall massing.

SITE AND NEIGHBORHOOD

Originally built in 1865-1866, the building at 142-144 Pleasant Street consists of two attached single-families. The structure is a two and a half story clapboard house with a gable roof and Greek Revival elements; namely, narrow double chimneys, a projecting two-story bay, and deep returning eaves. It is

located on an undersized corner lot at the intersection of Pleasant and Freeman Streets in a three-family zoning district (F-1.0), one lot away from an M-2.0 zoning district. Many of the surrounding dwellings are attached brownstones. Across the site on Freeman Street is The St. Aidan residential development, which is in the National Register of Historic Places.

A common driveway on the site is shared with the abutter at 148 Pleasant Street. The rear yard is mostly paved with asphalt and accommodates at least one parking space, which is set back about 15 feet from the Freeman Street lot line, with 7-foot high flowering shrubs in that second front yard. At 4,624 sf, the lot size is below the required minimum of 5,000 sf total for the two dwelling units (2,500 sf required for each dwelling unit).

**NOTE TO ZONING BOARD OF APPEALS
FROM PLANNING DEPARTMENT**

A site plan showing existing conditions for parking, parking area setbacks, open space, and building footprint—although requested by the Planning Department—has not been provided. The site plan that was provided illustrates parking area setbacks that differ considerably from the existing configuration (as determined by the Planning Department’s site visits and approximate measurements annotated on the aerial photo provided in this report). The violations cited in the denial letter and the report submitted to the Planning Board were based on the site plan provided by the applicant.

However, at the Planning Board meeting held on October 8, 2015, the applicant’s attorney announced that the existing parking setbacks would not change, and she confirmed that the site plan does not reflect these intentions. The existing parking configuration complies with zoning, except for the number of parking spaces, which is a pre-existing non-conformity.

In addition, the elevations and roof plan are inconsistent; the roof plan configuration for the proposed dormers triggers a front yard (Pleasant Street) setback violation, whereas the front elevation drawings would not trigger a front yard (Pleasant Street) setback violation. The applicant confirmed that the roof plan is not correct and will be updated.

Because an updated site plan and a roof plan will not be submitted in time for the ZBA hearing, the Planning Department has adjusted this report to show two sets of findings: Findings (A) are based on the site plan submitted with the appeals application, and Findings (B) are based on the existing parking area configuration that the Planning Board recommends maintaining.

Last, because the Planning Board voted unanimously to approve the project based on the existing parking configuration, the Planning Department recommends that Condition 1 be revised as follows:

- 1. Prior to the issuance of a building permit, the applicant shall submit a final site plan showing three parking spaces each no less than 9 feet wide and 18 feet deep and set back 22 feet from the Freeman Street front lot line and set back of at least 3.25 feet from the rear lot line shared with the Freeman Street abutter; elevations; roof plan showing the dormers set back from the eave line; and floor plans subject to the review and approval of the Assistant Director for Regulatory Planning.***

MM 10/14/2015

APPLICANT'S PROPOSAL

The applicant proposes to remove the roof and construct an 813-sf third story in the attic space, to create a master bedroom and a bathroom on each side of the two-unit structure. About 500 sf total in the basement would be converted to recreational space for each unit. There would be a total of four bedrooms in each dwelling unit.

Overall height would increase from 26.3 feet to 31.67 feet (height to ridge line of third story from grade at Pleasant Street). Two gabled dormers (45 degree angle) are proposed on the Pleasant Street facade. The pitch of the gable in the rear will increase more steeply from 7/12 to 10/12. The pitch of the gable end of the left and right façades would increase from 8/12 to 12/12 (a 45 degree angle). The floor heights would be about 8 feet on each floor, with 9 feet proposed for the third story.

The footprint would not change, and the height of the finished project would be below the minimum height of 35 feet allowed. Floor area would increase about 50% to accommodate one bedroom and bathroom in each unit and the converted recreational space in the basement.

The paired chimneys on the existing structure would be removed and not replaced.

Design / Counterbalancing amenities: A detailed landscaping plan is not provided, but the surveyor has indicated the areas that would remain landscaped. Attorney Gaffney indicated that new flower beds would be planted in the Freeman Street front yard.

For reference, the architect modified the plans submitted to the Planning Board in February in the following ways:

- The third-story addition is 813 feet instead of 1307 sf (as measured by Planning Department; architect's GFA breakdown appears to be incorrect on revised plans).
- One bedroom added instead of two bedrooms on third story
- Eave line of third story would remain aligned with the eave returns of the gabled bay instead of positioned above the bay's gable on the Pleasant Street facade.
- Lowered eave lines on the gable ends results in steeper roof pitch on left, right, rear facades.
- Overall height of initial proposal was 32.5 feet and has been reduced to 31.67 feet.

Public Comment: The Pleasant Street abutter, with whom the applicant shares a common driveway, has expressed concern that additional parking in the rear yard would not be feasible and, if allowed, would adversely impact him, because of the relatively narrow width of the common driveway (8 feet) and the proximity of the respective buildings to this driveway. For this reason, the abutter, Richard Gregory, is opposed to the project.

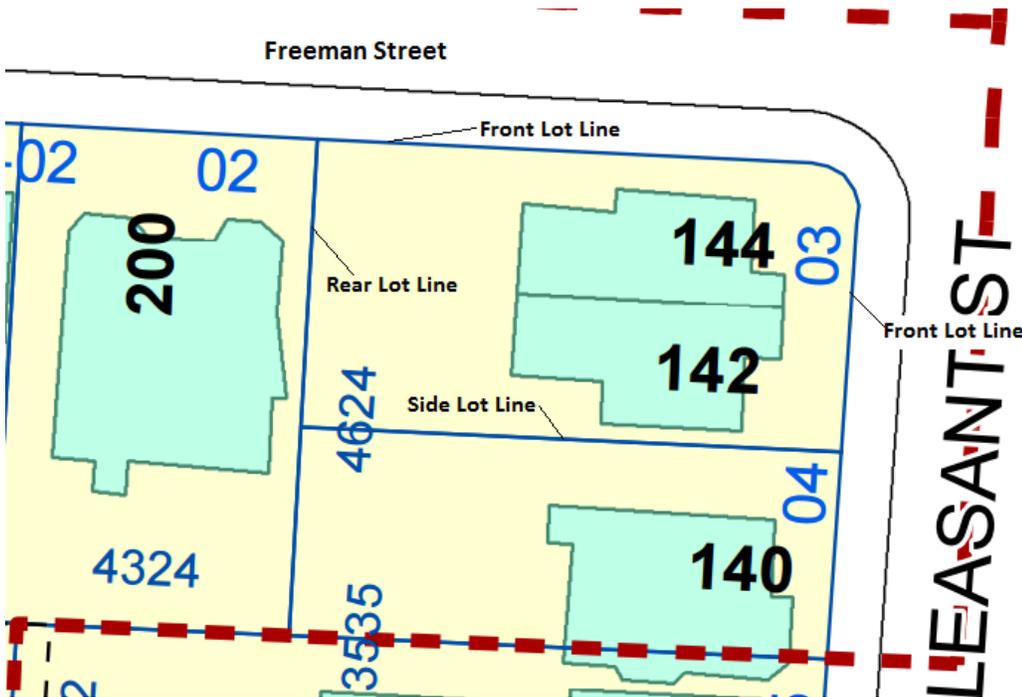
DEFINITIONS

Corner Lots and Establishing Rear Yard

Per the Definition 2.12.9, *Lot Line, Rear*:

“b. if both of the interior lot lines are side lot lines of adjoining lots, or if both are rear lot lines of adjoining lots, the owner of the corner lot shall have the privilege of calling either interior lot line the rear lot line for the purpose of determining the location of the required rear yard of the corner lot.”

The site plan indicates front lot lines and the side and rear lot lines that the applicant has chosen. See diagram, based on tax atlas map, below:



FINDINGS

Please see Note to Zoning Board of Appeals above.

Findings (A) column is based on the site plan submitted with the appeals application.

Findings (B) column is based on the existing parking area configuration that the Planning Board recommends maintaining. (A site plan indicating existing parking conditions has not been submitted.)

Section 5.43 – Exception to Yard and Setback Regulations

Section 5.50 – Front Yard Requirements

Section 5.60 – Side Yard Requirements

Section 5.91 – Minimum Usable Open Space

Section 6.04.5.c1 – Setback from front lot line to parking area

Section 6.04.5.c3 – Setback from rear lot line to parking area

FINDINGS CHART	Required	Existing	Proposed	Finding (A)	Finding (B)
Sec. 5.50: Front Yard Setback (Pleasant Street)	15 feet	14'-9"	(A) 14'-9" (B) 15 ft setback to dormers if roof plan is corrected	<i>Special Permit / Variance*</i>	Complies If dormers are set back as shown on front elevation. Roof plan needs to be revised.
Sec. 5.50: Front Yard Setback (Freeman Street)	15 feet	3'-3"	3'-3"	<i>Special Permit / Variance*</i>	Special Permit / Variance*
Sec. 5.60: Side Yard Setback (left)	10 feet	5.8 feet (includes existing driveway)	5.8 ft (includes existing driveway)	<i>Special Permit / Variance*</i>	Special Permit / Variance*
Sec. 5.91: Min Usable Open Space	1,239 sf (30% of 4130 sf GFA)	1551 sf NOTE: 22 x 34 foot area (748 sf) of Freeman Street front yard is lawn/plantings (as discerned from aerial photos and site visits. This is not indicated on a site plan of existing conditions). Because existing GFA is 2817, req'd UOS for existing condition is 846 sf and currently complies.	(A) 803 sf If the setback to the parking area is reduced to 6 feet, then remaining open space in the Freeman Street front yard would be 6 x 30 = 180 ft and would not meet criteria for Usable Open Space. (B) 1,551 sf If existing conditions are maintained	<i>Variance</i>	Complies

FINDINGS CHART	Required	Existing	Proposed	Finding (A)	Finding (B)
6.02, para 1: Number of parking spaces	5 spaces rounded up from 4.6 (2.3 x 2 units)	2 or 3 spaces (Site plan of existing conditions not provided)	3 spaces	<i>Pre-existing non-conformity</i>	Pre-existing non-conformity
6.04.5.c1: Parking Area Setback, front yard (Freeman St)	15 feet	About 22 feet (not spec'd, see photos)	(A) 6 ft (B) 22 ft If existing conditions are maintained	<i>Special Permit / Variance*</i>	Complies
6.04.5.c3: Parking Area Setback, rear yard	5 feet	Possibly 3.25 ft Not spec'd, see aerial photos	(A) 0 ft (hammerhead) (B) 3.25 ft (estimated) If ea pkg space is 9 ft wide	<i>Special Permit / Variance*</i>	Pre-existing non-conformity

***Section 5.43 (Exceptions to Yard and Setback Requirements):** “Under a special permit after a hearing the Board of Appeals may permit, in lieu of the requirements for yards or setbacks specified in this By-law, the substitution of such other dimensional requirements as shall assure the same standard of amenity to nearby properties as would have been provided by compliance with the regulations of the By-law, as measured by offsetting a reduction in the depth or area of a required yard or setback by an increase in the depth or area of another yard or setback or by the provision or preservation of a condition or a facility not otherwise required that will counterbalance such a reduction;”

Section 8.02.2 – Alteration or Extension; Special Permit Required

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

Section 9.05.1.c – Conditions for Approval of Special Permit

The Board of Appeals shall not approve any such application for a special permit unless it finds the following conditions are met:

- c. There will be no nuisance or serious hazard to vehicles or pedestrians.

Section 9.05.2.b and c – Conditions for Approval of Special Permit

In approving a special permit, the Board of Appeals may attach such conditions and safeguards as are deemed necessary to protect the neighborhood, such as:

- b. Requirement of screening of parking areas
- c. Modification of the exterior features or appearances of the structure

PLANNING BOARD COMMENTS

The Board acknowledges efforts the architect has made to adjust proportions of the proposed addition, since he first appeared before the Planning Board in February 2015, and considers the changes to be an improvement.

The Board recommends that the pitch of the dormers match the pitch of the gable on the two-story bay on the front façade; as designed, the dormers appear too vertical. In addition, the roof plan needs to be revised so that the dormers are set back from the eave line to be consistent with the front elevations.

The Planning Board in viewing existing conditions for the parking recommends that the applicant maintain existing setbacks, especially the setback of 22 feet from the Freeman Street front lot line. Each parking space should be at least 9 feet wide. The parking configuration and setbacks should be indicated on the final site plan.

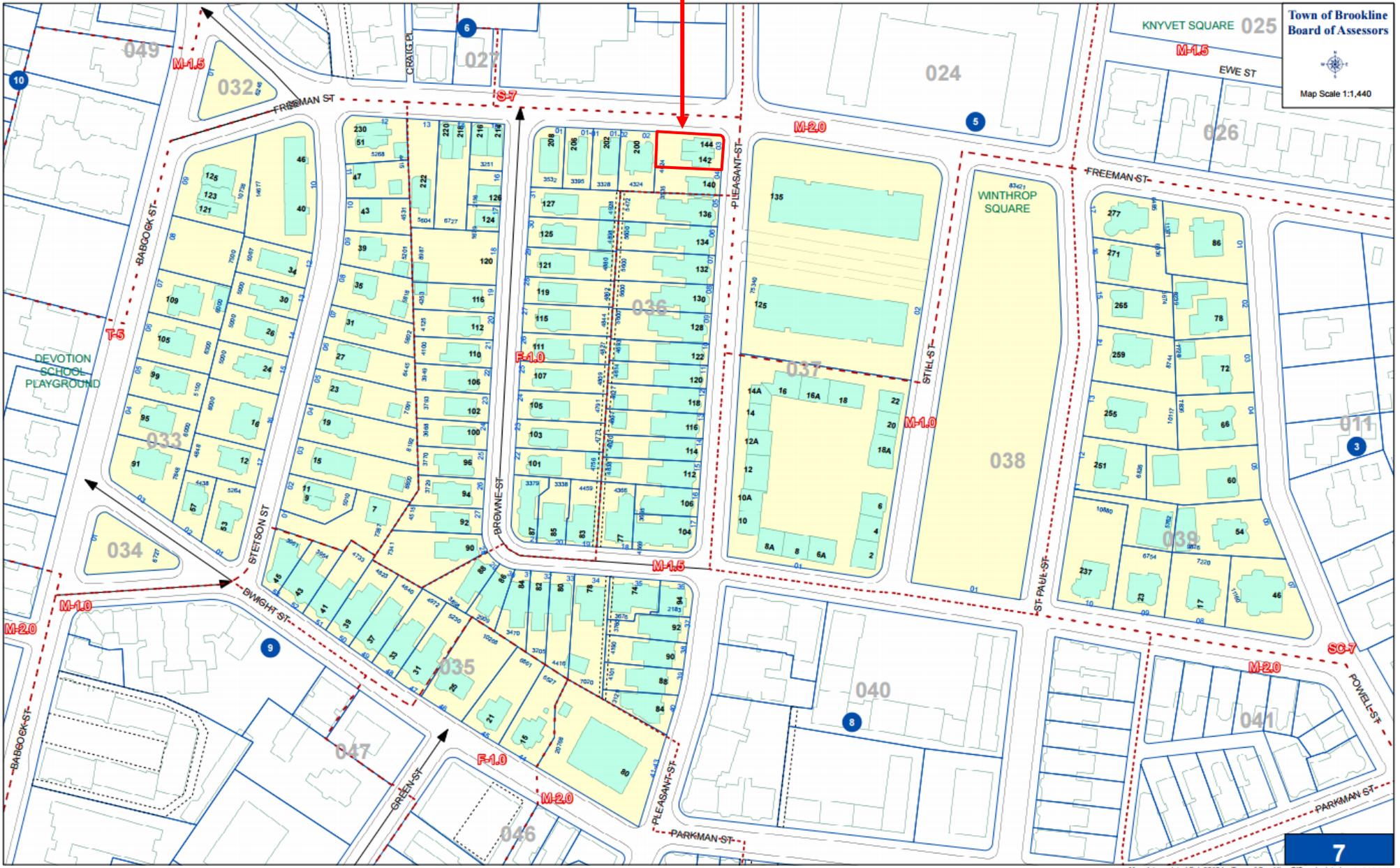
Proposed counterbalancing amenities seem appropriate but should be indicated on the site plan, as well.

Therefore, the Planning Board recommends approval of the plans by Registered Architect John Le of Vina Design Inc, dated 9/10/2015, and the site plan submitted by Registered Land Surveyor Timothy Callahan of Hawk Consulting, dated 3/16/2015, subject to the following conditions:

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

MM

142-144 Pleasant Street





BUILDING AREA = 1,442 S.F.T.
 IMPERVIOUS AREA= 1,878 S.F.T.
 OPEN SPACE AREA= 1,304 S.F.T.

N 42° 22'50"
 W 71° 07'07"

LOT PLAN
 SHOWING EXISTING
 RESIDENTIAL DWELLING
 ASSESSOR MAP 36, PARCEL 03
 142-144 PLEASANT STREET
 BROOKLINE, MA

JONATHAN C. WALSH
 OWNER
 BOOK 26585, PAGE 550

ZONED: F-1
 MIN. AREA= 5,000 S.F.T.
 MIN. FRONTAGE=45'

BUILDING SETBACKS:
 FRONT=15'
 SIDE=10'
 REAR=30'

PER FIRM MAP, TOWN OF BROOKLINE, MA
 NORFOLK COUNTY, PANEL 51 OF 430
 No. 25021C0051E, JULY 17, 2012
 THIS SITE IS IN ZONE "X"

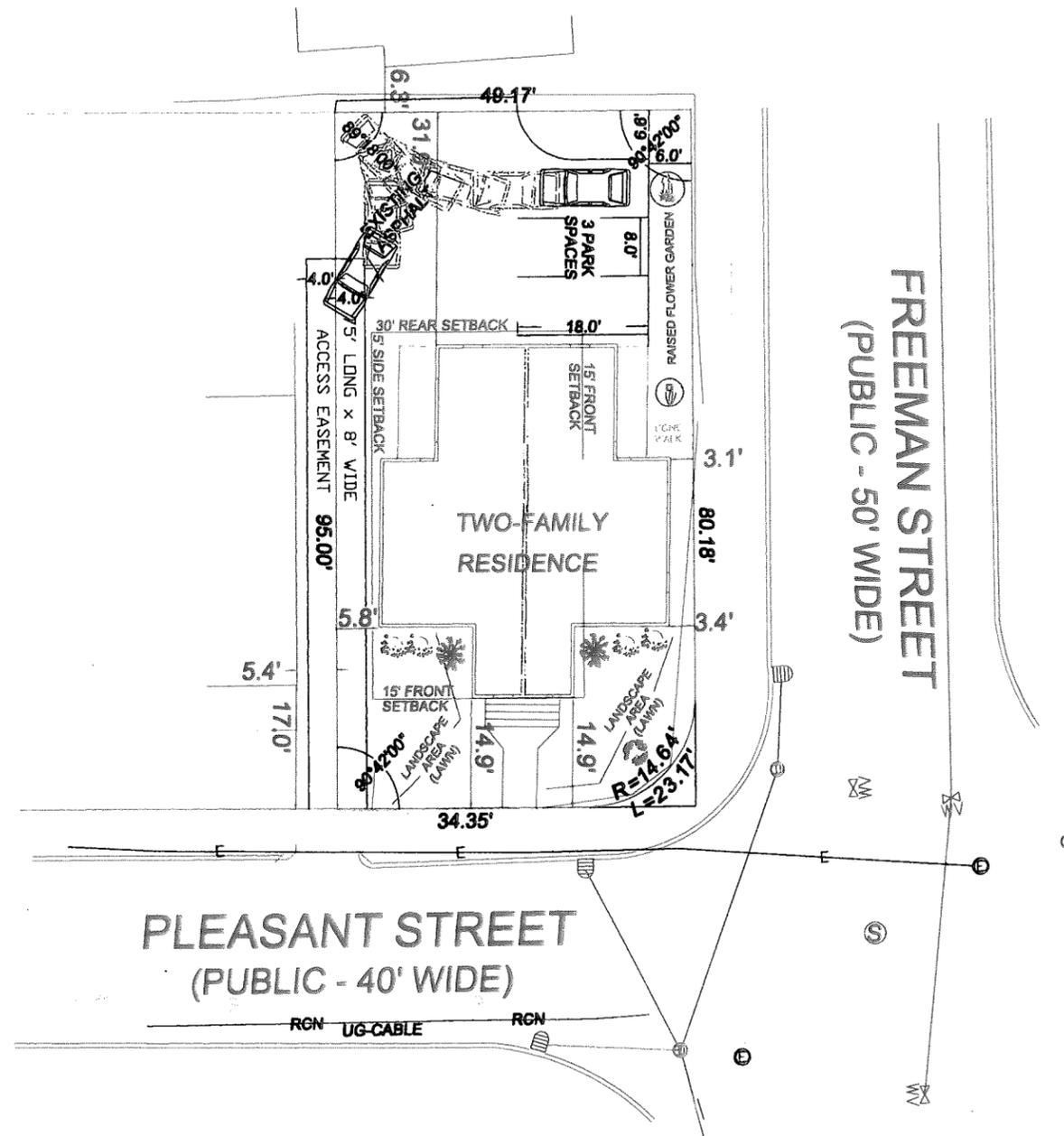
Prepared for:
 Jonathan C. Walsh

HAWK CONSULTING, INC.
 30 HORNE DRIVE
 WHITINSVILLE, MA 01588
 PHONE: (203) 814-7960

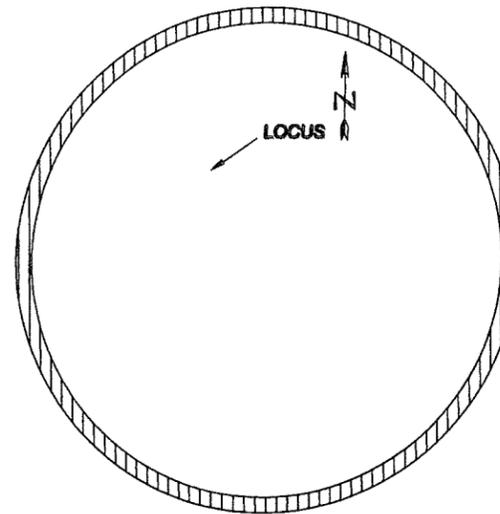


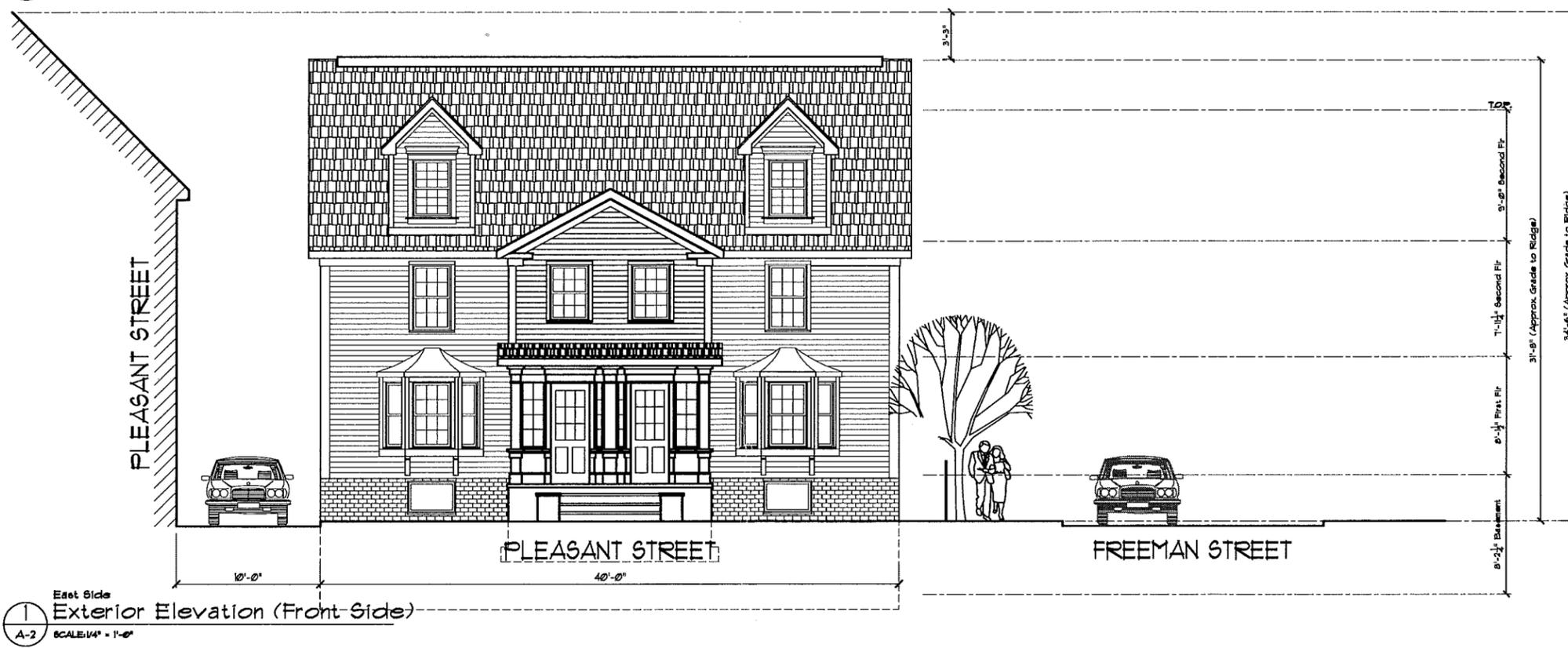
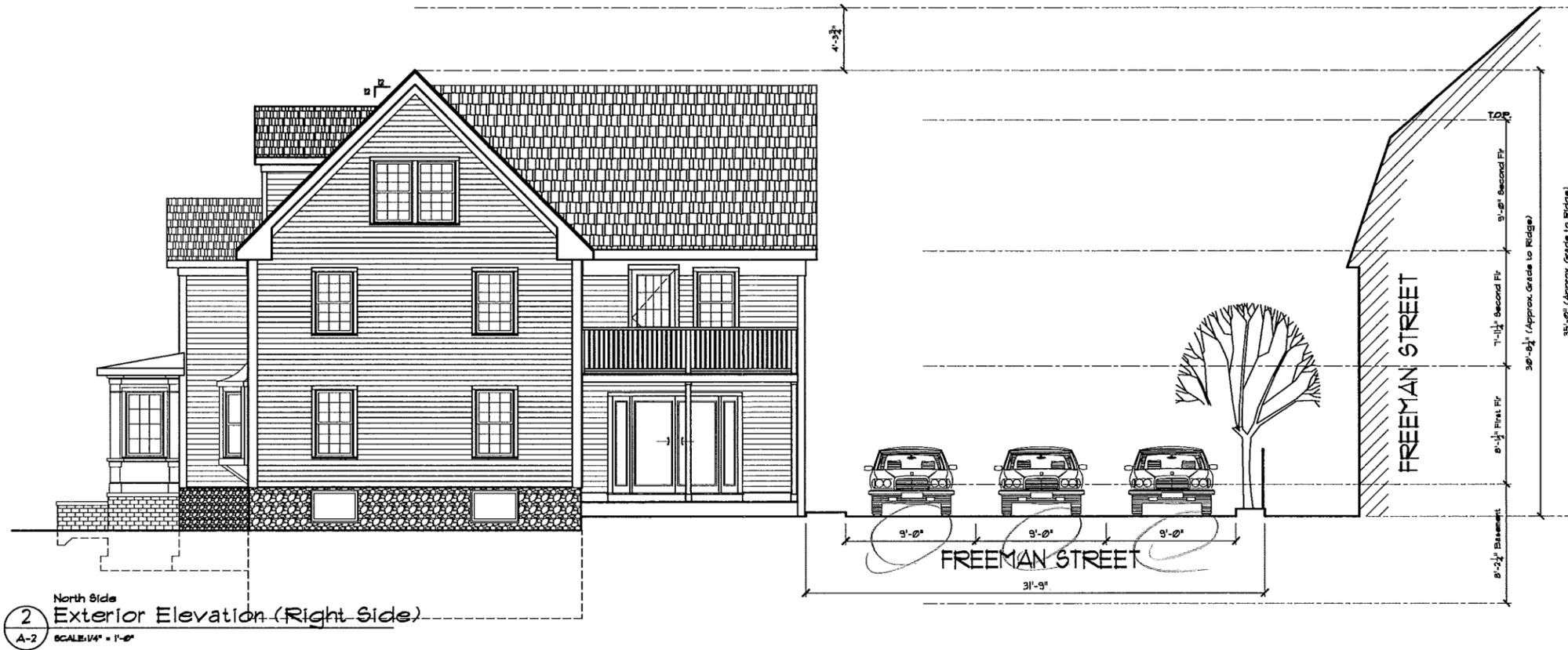
DATE: 3/16/15
 JOB# 15-002
 SCALE: 1"= 10'

LOT AREA= 4,624 S.F.T.
 THIS LOT PRE-EXISTS THE MGL ZONING ACT.



LOCUS MAP





vina
design inc
428 Park Ave, Worcester, MA 01610
Tel: 774.230.3657 Fax: 508.753.6542
Email: vna@vina2000@gmail.com

PROJECT
Renovation/ Addition
2-Family Home
142-144 Pleasant Street
Brookline, MA

Proposed Exterior Elevations,
and Notes

Revision	Date
Revision-1	9/10/15
Revision-2	

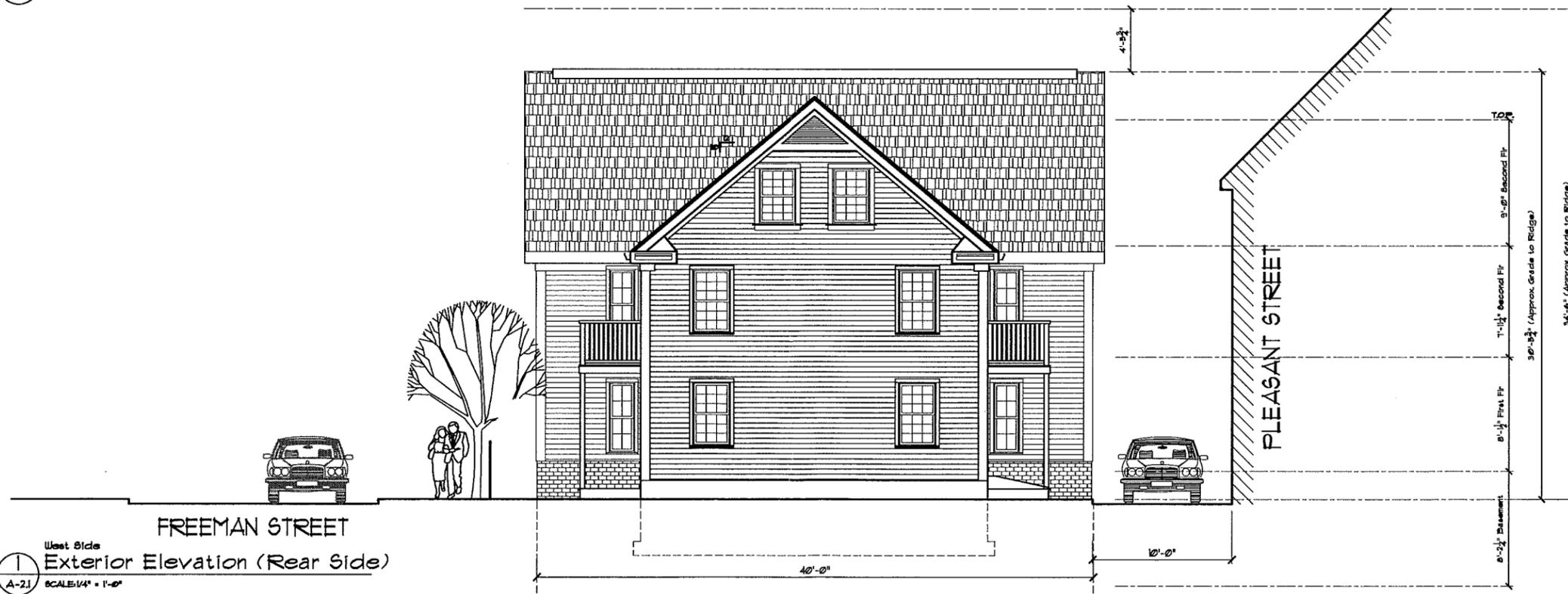
Scale	AS NOTED
Drawn / Check by	JU BAN
Date	10/20/14
Job No.	XX

A-2
Sheet 6 of 7

Stamped / signed?
246



South Side
 2 Exterior Elevation (Left Side)
 A-2 SCALE: 1/4" = 1'-0"



West Side
 1 Exterior Elevation (Rear Side)
 A-2.1 SCALE: 1/4" = 1'-0"

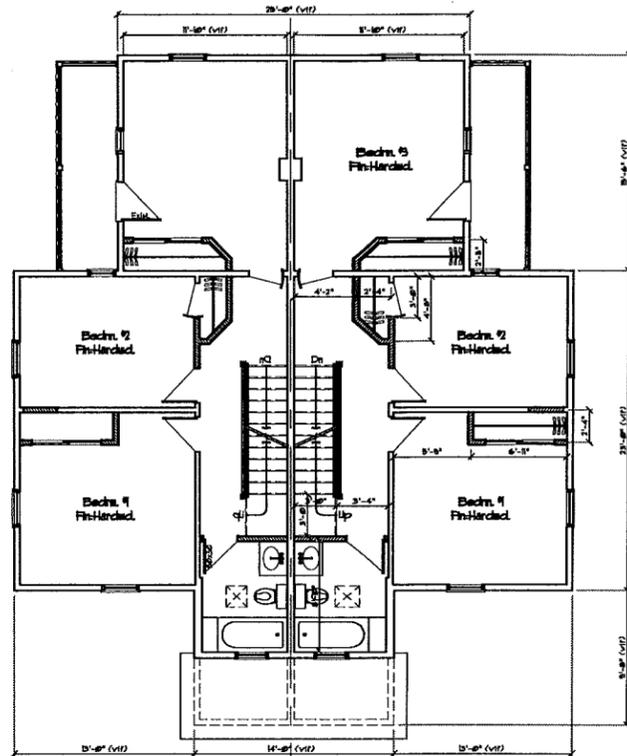
Proposed Exterior Elevations,
 and Notes

Revisions	Date
Revision-1	8/10/15
Revision-2	

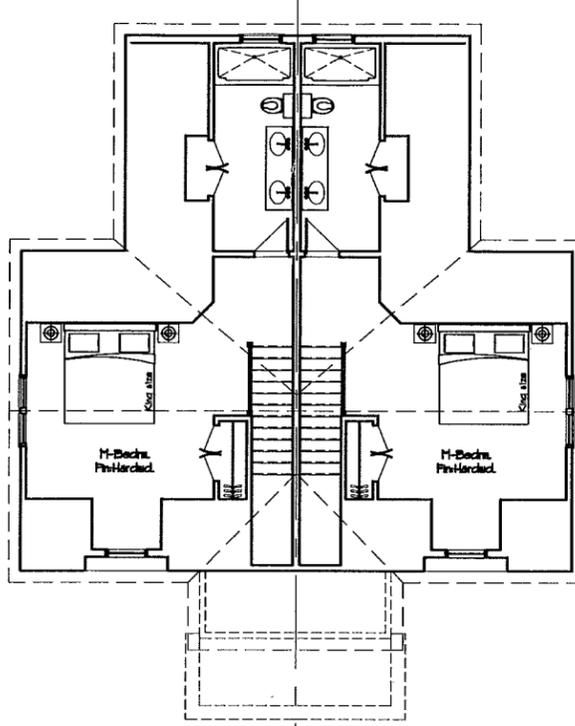
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Drawn / Check by	JL BAN
Date	10/20/14
Job No.	XX

A-2.1

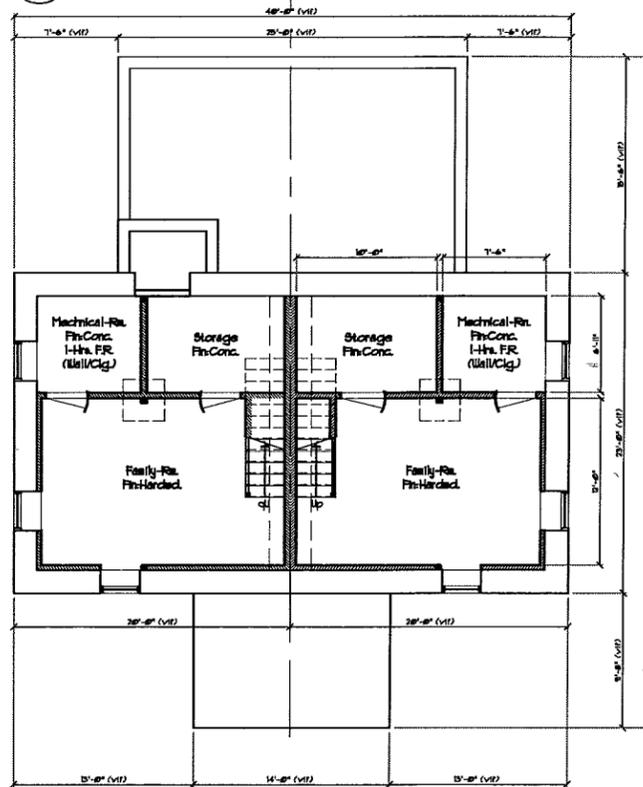
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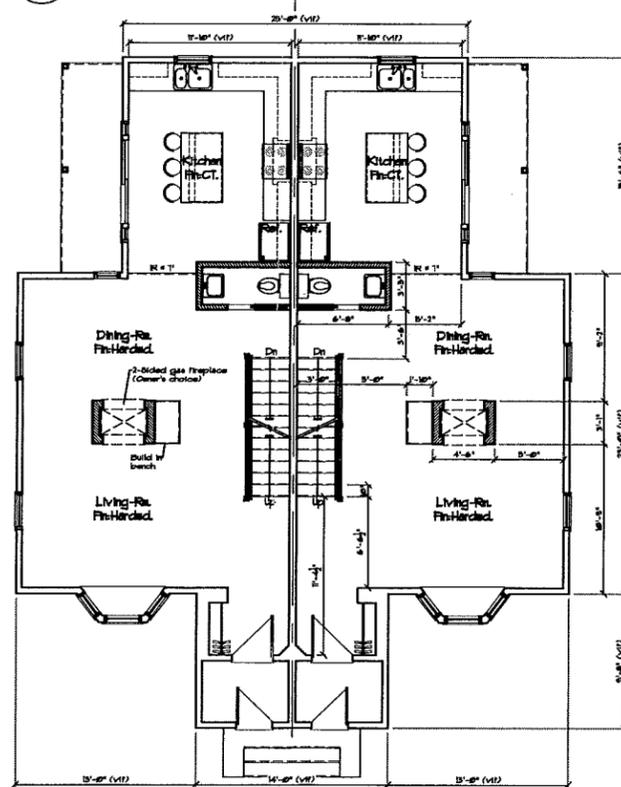
3 Proposed Second Floor Plan
A-1 SCALE: 3/16" = 1'-0"



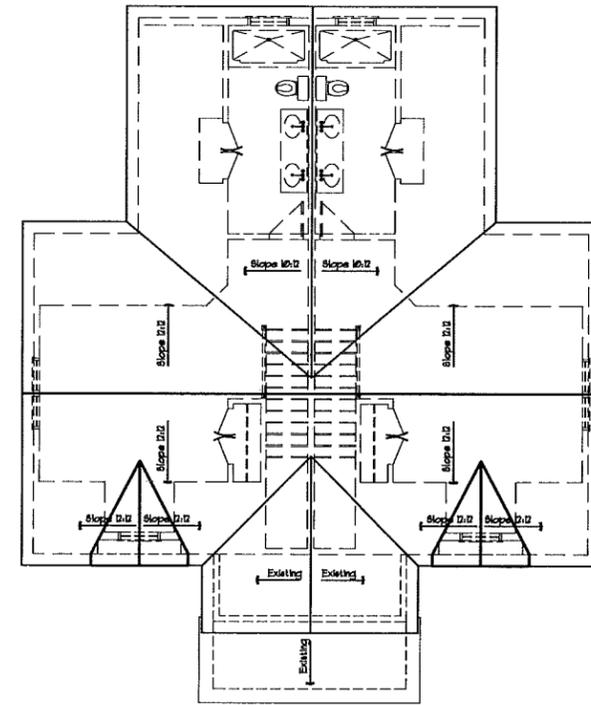
4 Proposed Attic Plan
A-1 SCALE: 3/16" = 1'-0"



1 Proposed Basement Plan
A-1 SCALE: 3/16" = 1'-0"



2 Proposed First Floor Plan
A-1 SCALE: 3/16" = 1'-0"



5 Proposed Roof Plan
A-1 SCALE: 3/16" = 1'-0"

Third Floor Gross: 1,307 Sq. Ft.
Second Floor Gross: 1,375 Sq. Ft.
First Floor Gross: 1,442 Sq. Ft.
Basement Gross: 500 Sq. Ft.
4,624 Sq. Ft.

813 sf mm
4/30

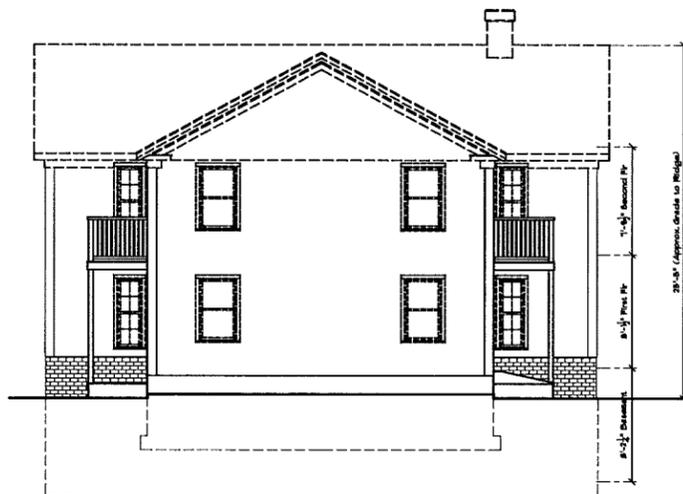
Proposed Floor Plans,
Details, and Notes

Revision	Date
Revision-1	9/10/15
Revision-2	

Scale	AS NOTED
Drawn / Check by	JL/ BAN
Date	10/20/14
Job No.	XX

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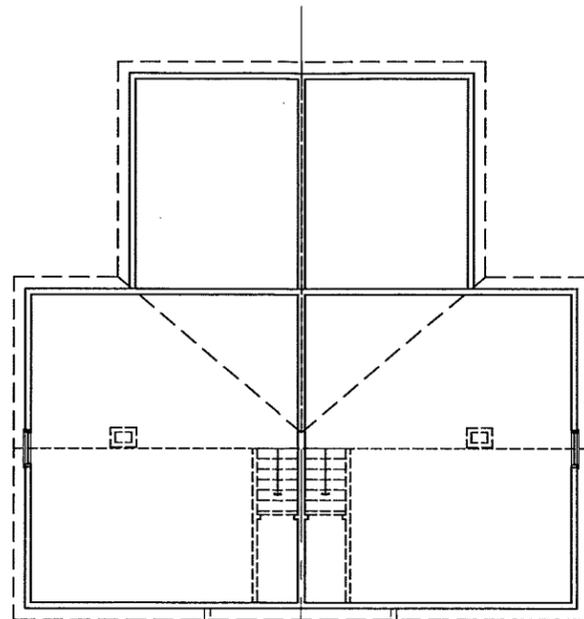
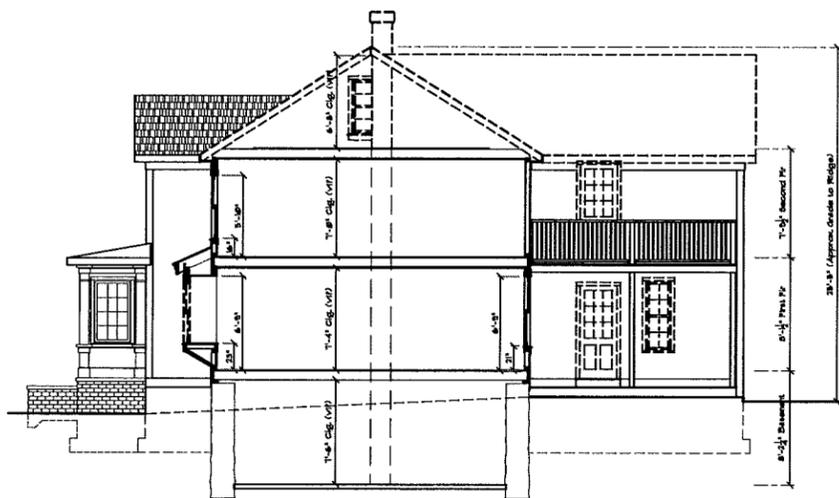
REAR



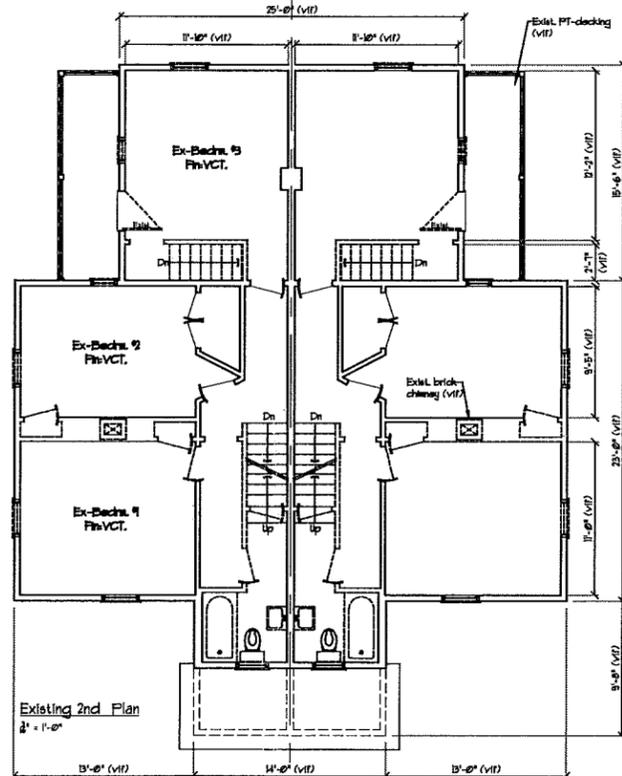
FRONT



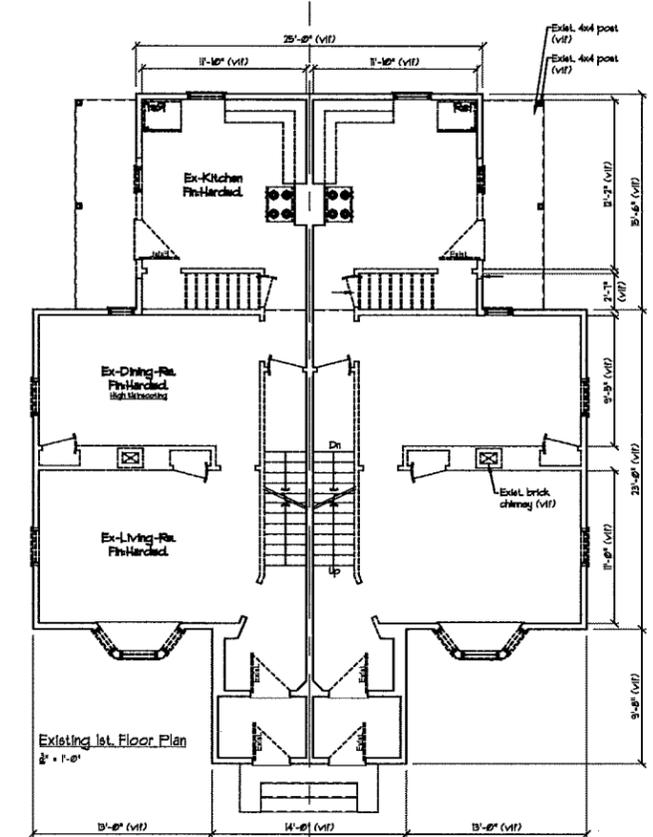
RIGHT



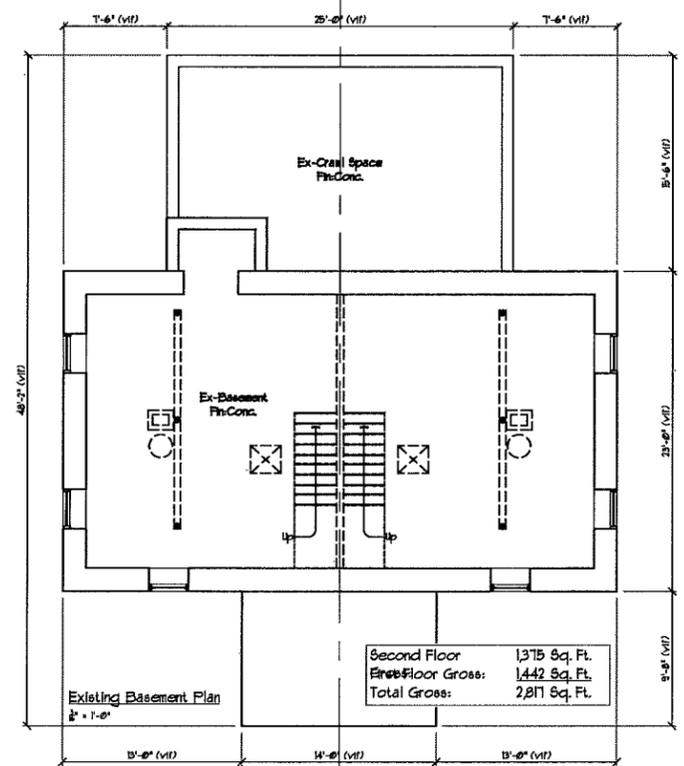
Existing Roof Plan
2' x 1'-0"



Existing 2nd Plan
2' x 1'-0"



Existing 1st Floor Plan
2' x 1'-0"



Existing Basement Plan
2' x 1'-0"

Second Floor
Finish Floor Gross: 1,315 Sq. Ft.
Total Gross: 2,811 Sq. Ft.

vina design inc.
425 Park Ave, Worcester, MA 01610
Tel: 774.230.3657 Fax: 508.753.6542
Email: vinedesign2008@gmail.com

PROJECT
Renovation/ Addition
2-Family Home
142-144 Pleasant Street
Brookline, MA

Existing/ Demolition Plans,
and Notes

Revision	Date
Revision-1	9/10/15
Revision-2	

Scale AS NOTED
Drawn / Check by J.L./BAN
Date 10/20/14
Job No. XX

D-1

Sheet 4 of 7

13
5.25

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