



PLANNING BOARD
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Town of Brookline

Massachusetts

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: 10/22/15
Subject: **Demolish garage and rear deck and construct an expanded attached garage with new living space above, increased basement space below, and new deck in the rear**
Location: 173 Laurel Road

Atlas Sheet:	119	Case #:	2015-0047
Block:	419	Zoning:	S-15
Lots:	12 and 02	Lot Areas (sf):	±30,933 (two contiguous lots)

Board of Appeals Hearing: October 29, 2015 at 7:05 pm

SITE AND NEIGHBORHOOD

173 Laurel Road is a single family house in the Chestnut Hill area of Brookline bordered to the west by Hammond Pond Parkway. Built in 1948, the house is brick clad with an asphalt shingle roof. An attached garage is located on the west façade. A low deck is in the rear yard.

The property consists of two abutting lots, Lots 12 and 02 that total 30,933 sf. A fence is installed along the two side lot lines and rear lot line of Lot 12 on which the dwelling is located; this lot is 18,865 sf. A wetlands buffer line crosses into the site on the southwest side of the property on Lot 02.

The abutting properties consist of similarly large, one- and one-half story houses on lots that well exceed the minimum lot area for the S-15 district.

APPLICANT'S PROPOSAL

The applicant, David Frankel, proposes demolishing the existing garage and rear deck and constructing an expanded attached garage with new living space above, increased basement space below, and a new deck in the rear.

The footprint of the garage would extend into the front yard about 18.25 feet, projecting about 7.5 feet beyond the front façade and aligned with the ground-level step of the stairs leading to one of the front entrances.

The expanded garage would accommodate two cars parked side by side and a third car parked in tandem.

A mudroom would be constructed as a transition between the garage space and the first floor living area. A new bedroom, bathroom, and play area would be constructed in the second-story addition above the garage.

The applicant would expand the basement area about 1247 sf, enlarge the existing attached garage by about 340 sf, add 247 sf of living on the first floor, and add 911 sf of living area on the second floor above the expanded garage. The expanded living area in the basement will accommodate a dance studio, which would be reserved for private use and not a home occupation.

The existing deck in the rear off the first floor garage would be demolished and rebuilt according to the same dimensions (23.5 feet deep by 27.5 feet wide). The new deck would have walkable skylights. The skylights would be installed in the ceiling of the new basement area below the garage.

The new basement space is not an interior conversion because it currently does not exist.

Roof Form: The ridge line of the shed style roof of the existing garage would be raised about 6 feet, from 18 feet to 24 feet high. The new ridge line would stop 4.5 feet below the ridge line of main portion of the house. The front façade of the expanded garage would extend up to the new second floor living area, resulting in a gable roof that would create a portico above one of the front entrances. The gable roof would mimic the existing gable roof of the bay projecting from the front façade.

Counterbalancing Amenities: The applicant will address counterbalancing amenities, very likely additional landscaping, at the Planning Board meeting.

Abutter Outreach: No letters of support or opposition have been submitted to the Planning Department. The applicant will provide evidence of outreach to the most affected abutters at the Planning Board meeting.

Conservation Commission: According to Thomas Brady, Conservation Administrator, the excavation work associated with the expanded basement area in proximity to the wetlands buffer of the rear lot requires the applicant to work with the Conservation Commission. An order of conditions must be filed prior to construction. The applicant may proceed with the appeals process in the interim.

FINDINGS

Section 5.22.3.b.1.b – Exceptions to Maximum Floor Area Ratios

Section 5.09.2.j – Design Review

Section 5.60 – Side Yard Requirements

Section 5.43 – Exceptions to Yard and Setback Requirements

Section 8.02.2 – Alteration or Extension

S-15	Required / Allowed	Existing	Proposed	Finding
Floor Area Ratio	<p>0.25</p> <p><u>As of Right</u> 7733 / 30,933 = 0.25</p> <p><u>For reference:</u> <u>Special Permit</u> Max allowed for exterior additions: (Sec 5.22.3b.1b 120% of 7733 = 9279.6 sf</p> <p>9279.6 / 30,933 = 0.3</p>	<p>5094 + 1724 (basement) = 6818</p> <p>6818 / 30,933 = 0.22</p> <p><i>Applicant has verified on floor plan for existing basement, what is living area.</i></p>	<p>6818 (existing) + 1247 (add'l basement) + 1158 (first+sec floors) + 20 (garage sp above 720sf) [360 sf per req'd parking sp] = 9243 sf</p> <p>9243 / 30,933 = 0.2988</p> <p>Or, 119.5% of permitted FAR</p> <p><i>Applicant has verified on floor plan for proposed basement, what is living area.</i></p>	Special Permit*
Side Yard Setback	15 feet	10 feet	9.4 feet	Special Permit/Variance**

* Under **Section 5.22.3.b.1.b**, In all S and SC Districts, a special permit may be granted for an increase in floor area above the permitted gross floor area for only one of the following subparagraphs; namely (1b) an exterior addition that is less than or equal to 20% of the permitted gross floor area;

Under **Section 5.43, the Board of Appeals may waive the setback requirements *if counterbalancing amenities are provided*. The applicant will address additional landscaping as the counterbalancing amenity at the Planning Board meeting.

Pursuant to **Section 5.09.2.j**, any exterior addition for which a special permit is requested pursuant to §5.22 shall be subject to the community and environmental impact and design review procedures and standards specified in Section 5.09.

PLANNING BOARD COMMENTS

Under Section **5.22.3b.1b**, in all S and SC districts, a special permit may be granted for an increase in floor area above the permitted gross floor area for only one of following subparagraphs. The pertinent paragraph is cited here: (b) *exterior addition that is less than or equal to 20% of the permitted gross floor area*. Because the basement space is new, it is considered an exterior addition and not an interior conversion. The proposed gross floor area of 9,243 sf is just below the 120% threshold of 9,279 sf.

Because a special permit may be granted for an increase in floor area above the permitted gross floor area, this proposal is subject to the community and environmental impact and design review procedures and standards specified in Section 5.09.

Applicable Community and Environmental Impact and Design Standards

a. Preservation of Trees and Landscape

A fence and arborvitae currently screen the west façade on which the addition is proposed. The project does not explicitly propose removing existing trees and landscaping; however, the arborvitae are very close to proposed construction area and may suffer damage or not survive construction at all. The Board recommends that any damaged or removed arborvitae be replaced in kind or with similar plantings that provide at least same degree of screening.

b. Relation of Buildings to Environment

The height of the addition would be 24 feet above grade and would not extend above the ridge line of the main portion of the dwelling. The abutting home at 167 Laurel is a ranch-style dwelling set back the required 15 feet from this side lot line. Because of the insufficient setback on the applicant's property, adequate screening is imperative on the right side lot line, especially if existing arborvitae do not survive construction.

c. Relation of Buildings to the Form of the Streetscape and Neighborhood

Although the Planning Board in general prefers that attached garages be set back from the front façade of the main building, the front yard setback to the garage entrance is nearly 36 feet—much deeper than the minimum 25 feet that is required.

d. Open Space

The Planning Board recommends that additional landscaping be added to the front yard as an amenity to counterbalance the side yard setback relief.

f. Stormwater Drainage

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Storm water shall be removed from all roofs, canopies and paved areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

In addition an erosion and sediment control plan maybe required pursuant to Section 8.26 of the Town Bylaw and subject to review by the Director of Engineering.

Conservation Commission Review – Wetlands Buffer

The applicant must work with the Conservation Commission to ensure that an order of conditions is filed prior to construction according to Thomas Brady, Conservation Administrator.

Therefore, the Planning Board recommends approval of the plans by Registered Architect Thomas R. Catalano of Catalano Architects Inc. dated 10/20/2015, and the site plan submitted by Professional Land Surveyor Robert A. Gemma of Metrowest Engineering dated 7/21/2015, 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, including habitable and non-habitable areas of the basement identified, 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 an Order of Conditions was filed with the Conservation Commission; and 4) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

mm



173 Laurel Road – Assessor’s file photo



October 2015



Side yard setback



Rear façade



View of right side abutter's house from applicant's rear yard



Side yard setback as viewed from rear yard.

FRANKEL RESIDENCE

173 Laurel Road
Chestnut Hill, MA



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Tuesday, October 20, 2015

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Frankel Residence

173 Laurel Road
Chestnut Hill, MA 02467

Cover Page

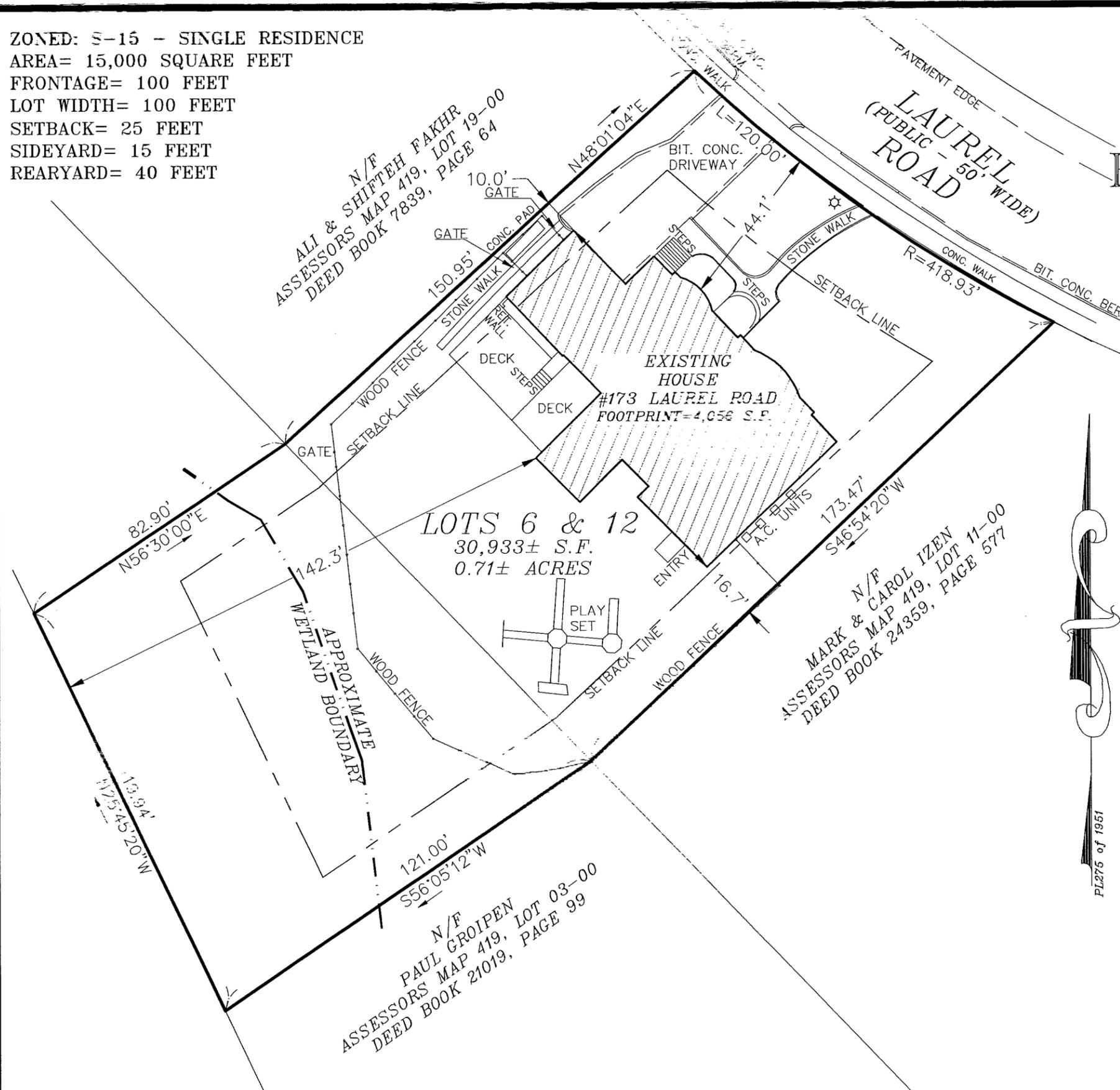
SCALE: 1/8" = 1'-0"
DATE: 10/20/15

Catalano Architects Inc.

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



ZONED: S-15 - SINGLE RESIDENCE
 AREA= 15,000 SQUARE FEET
 FRONTAGE= 100 FEET
 LOT WIDTH= 100 FEET
 SETBACK= 25 FEET
 SIDEYARD= 15 FEET
 REARYARD= 40 FEET



EXISTING CONDITIONS PLOT PLAN IN BROOKLINE, MASS.

SCALE: 1" = 30' DATE: MAY 14, 2015

LOCATION: 173 LAUREL ROAD

PREPARED FOR: THE LAGASSE GROUP

ENGINEERS & SURVEYORS:

MWE METROWEST ENGINEERING, INC.
 75 FRANKLIN STREET
 FRAMINGHAM, MA 01702
 ROBERT A. GEMMA, PLS 37046

I CERTIFY THAT THE LOT SHOWN HEREON CONFORMS THE CURRENT TOWN OF BROOKLINE ZONING BY LAWS.

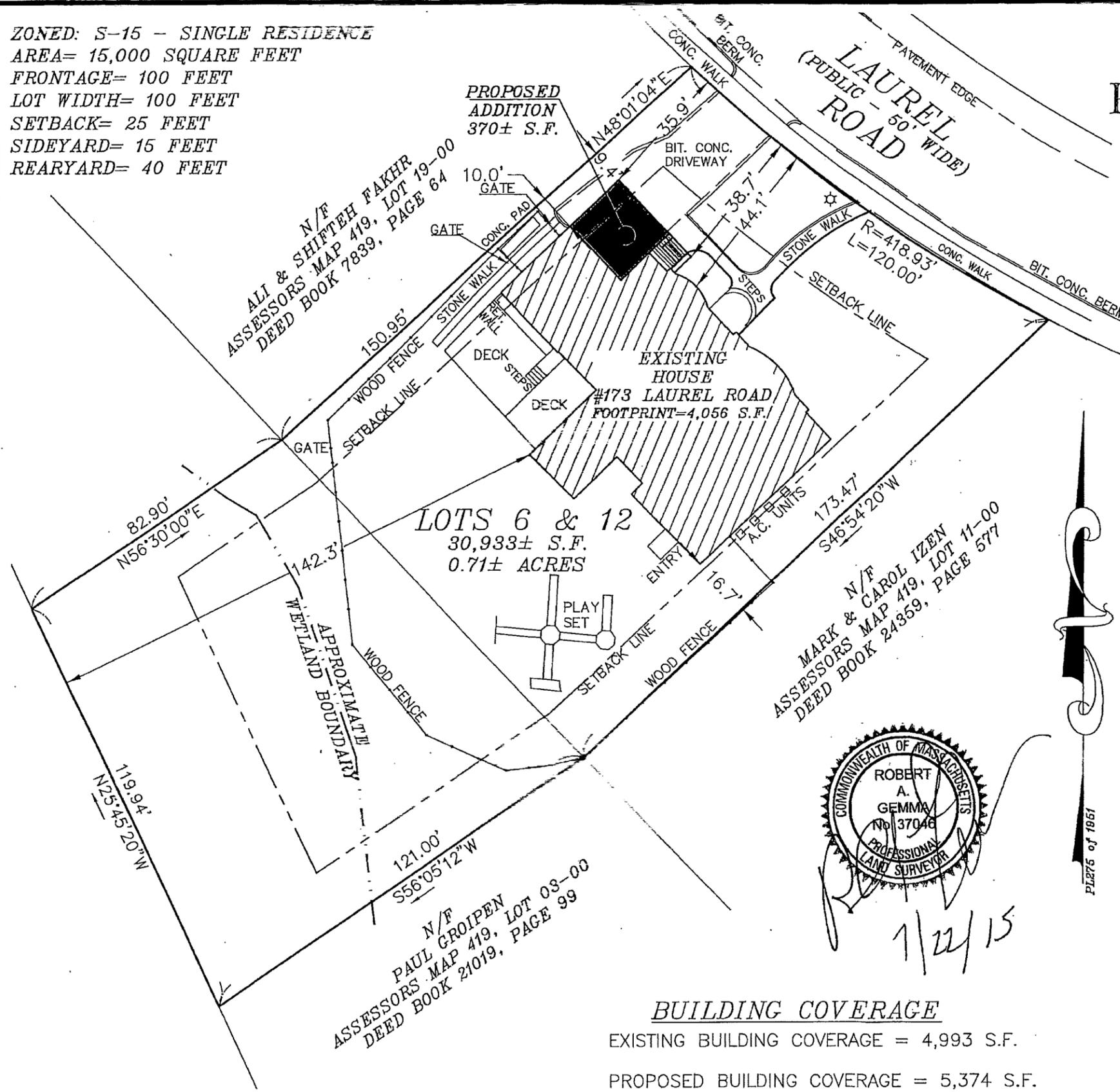
I CERTIFY THAT THE LOT SHOWN AND EXISTING BUILDING THEREON ARE NOT WITHIN THE FEDERAL FLOOD HAZARD AREA.

NOTES

THIS PLAN IS PREPARED FROM LINES OF OCCUPATION. THE TIES TO THE LOT LINES ARE NOT TO BE USED IN THE SETTING OF FENCES, HEDGES, ETC.



ZONED: S-15 - SINGLE RESIDENCE
 AREA= 15,000 SQUARE FEET
 FRONTAGE= 100 FEET
 LOT WIDTH= 100 FEET
 SETBACK= 25 FEET
 SIDEYARD= 15 FEET
 REARYARD= 40 FEET



PROPOSED CONSTRUCTION PLOT PLAN IN BROOKLINE, MASS.

SCALE: 1" = 30' DATE: JULY 21, 2015

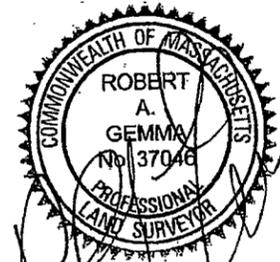
LOCATION: 173 LAUREL ROAD

PREPARED FOR: THE LAGASSE GROUP

ENGINEERS & SURVEYORS:



METROWEST ENGINEERING, INC.
 75 FRANKLIN STREET
 FRAMINGHAM, MA 01702
 ROBERT A. GEMMA, PLS 37046



1/22/15

N/F
 PAUL GROIPEN
 ASSESSORS MAP 419, LOT 03-00
 DEED BOOK 21019, PAGE 99

N/F
 MARK & CAROL IZEN
 ASSESSORS MAP 419, LOT 11-00
 DEED BOOK 24359, PAGE 577

BUILDING COVERAGE

EXISTING BUILDING COVERAGE = 4,993 S.F.

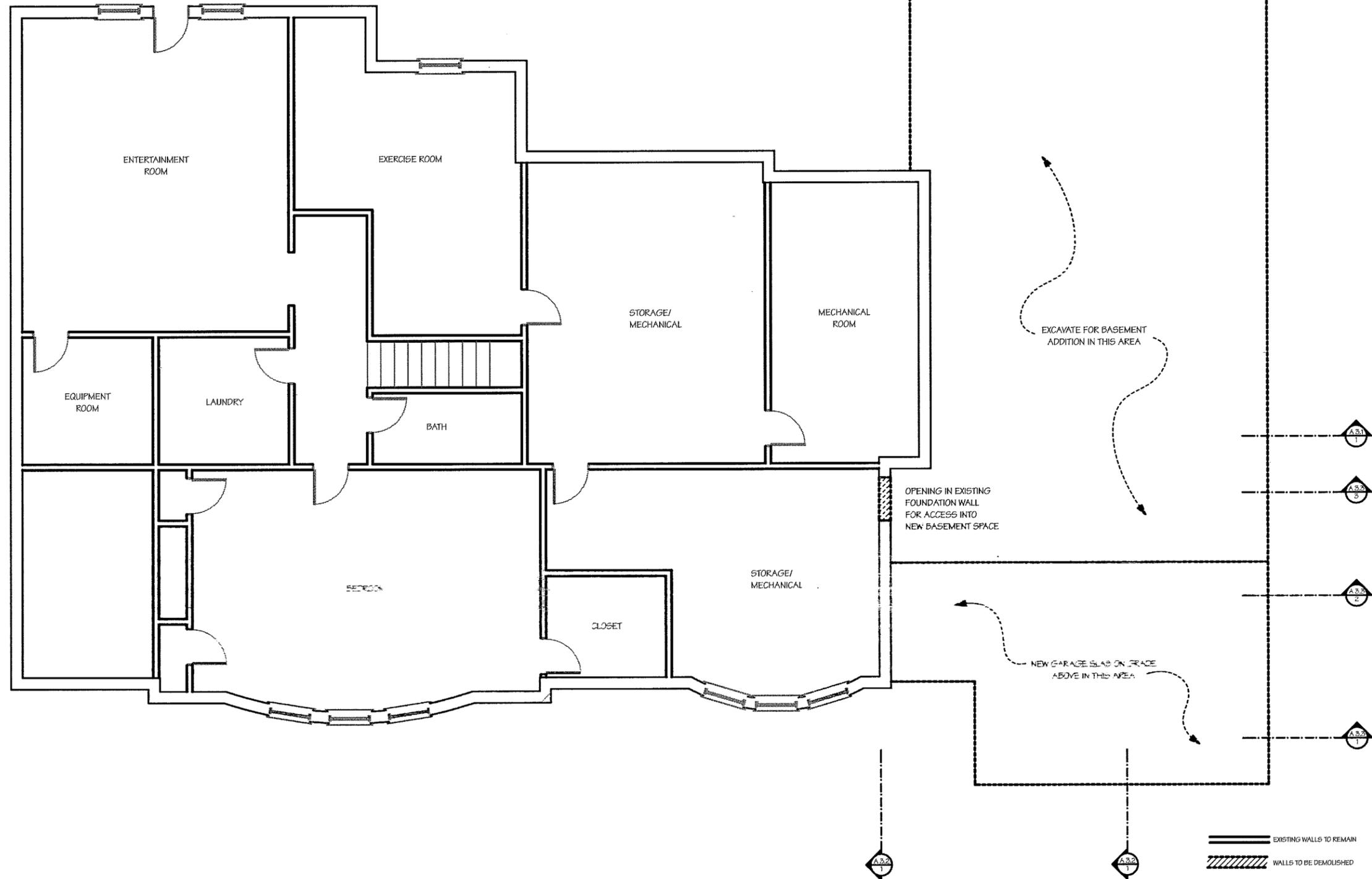
PROPOSED BUILDING COVERAGE = 5,374 S.F.

I CERTIFY THAT THE LOT SHOWN HEREON PREDATES THE CURRENT TOWN OF BROOKLINE ZONING BY LAWS.

I CERTIFY THAT THE LOT SHOWN AND EXISTING BUILDING THEREON ARE NOT WITHIN THE FEDERAL FLOOD HAZARD AREA.

NOTES

THIS PLAN IS PREPARED FROM LINES OF OCCUPATION. THE TIES TO THE LOT LINES ARE NOT TO BE USED IN THE SETTING OF FENCES, HEDGES, ETC.



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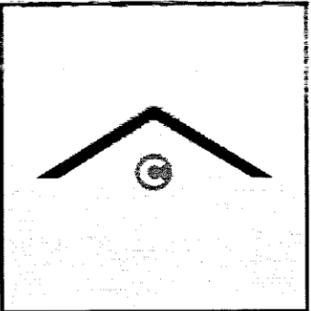
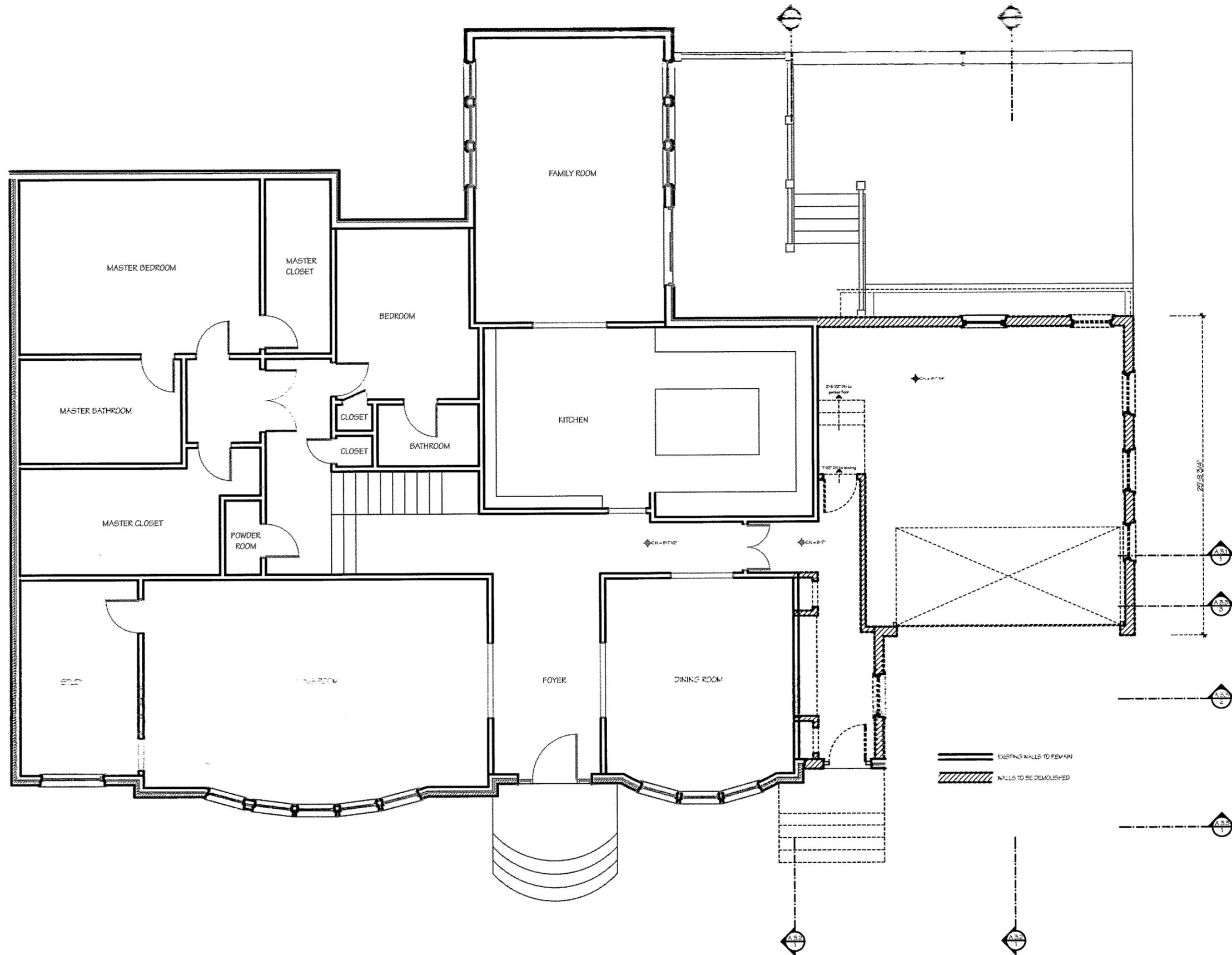
Frankel Residence
 173 Laurel Road
 Chestnut Hill, MA 02457

Basement Demolition Plan
 SCALE: 1/8" = 1'-0"
 DATE: 10/20/15

Catalano Architects Inc.
 115 Broad Street
 Boston, Massachusetts 02110
 telephone 617-338-7447
 facsimile 617-338-6639

D
1.1

1 Basement Demolition Plan
 SCALE: 1/8" = 1'-0"



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First Floor Demolition Plan
 SCALE: 1/8" = 1'-0"
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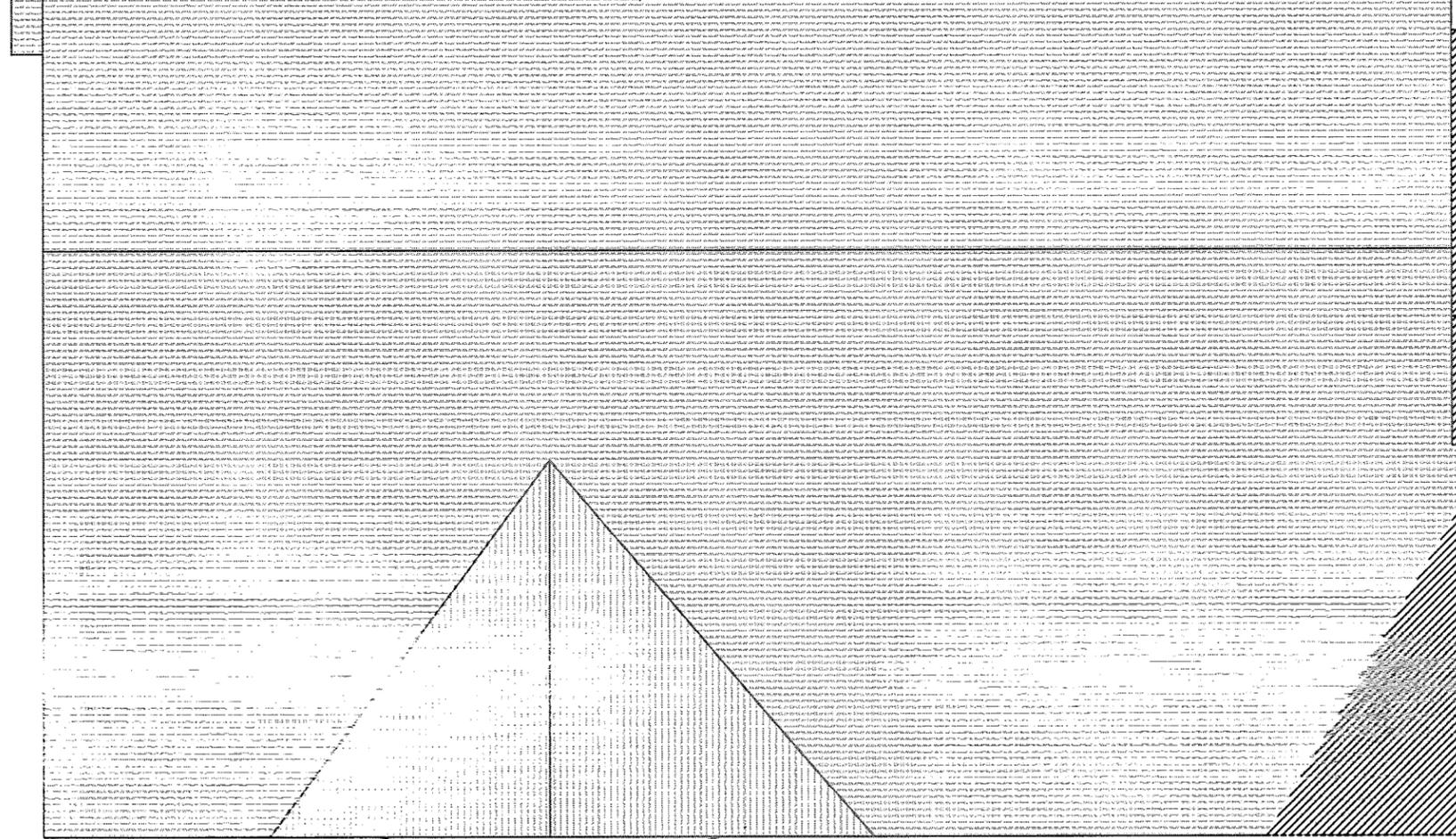
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 115 Broad Street
 Boston, Massachusetts 02110
 telephone 617-338-7447
 facsimile 617-338-6639

**D
1.2**

1 First Floor Demolition Plan
 SCALE: 1/8" = 1'-0"

1. The existing roof structure consists of a steel joist truss system supported by masonry walls. The trusses are spaced at 24 inches on center. The roof deck is composed of 1/2 inch thick gypsum board over the trusses. The existing roof is in poor condition and requires complete demolition.

2. The existing roof structure consists of a steel joist truss system supported by masonry walls. The trusses are spaced at 24 inches on center. The roof deck is composed of 1/2 inch thick gypsum board over the trusses. The existing roof is in poor condition and requires complete demolition.



ROOF TO REMAIN
ROOF TO BE DEMOLISHED



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Frankel Residence

Roof Demolition Plan

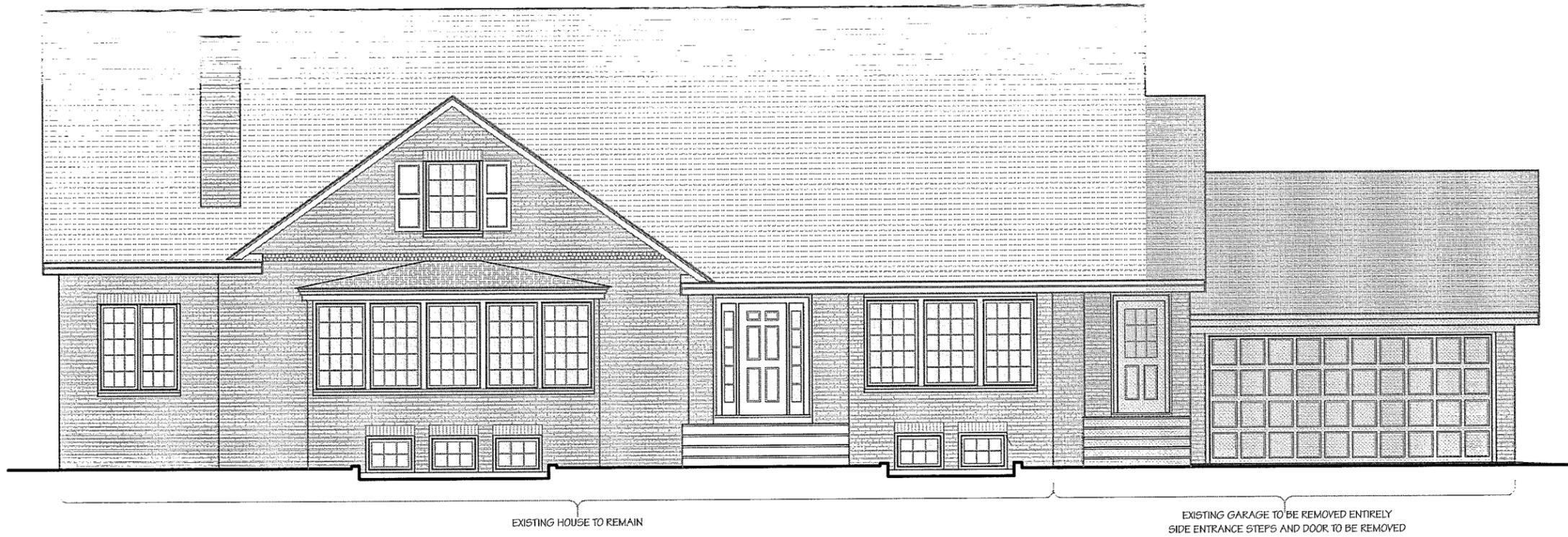
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DATE: 10/20/15

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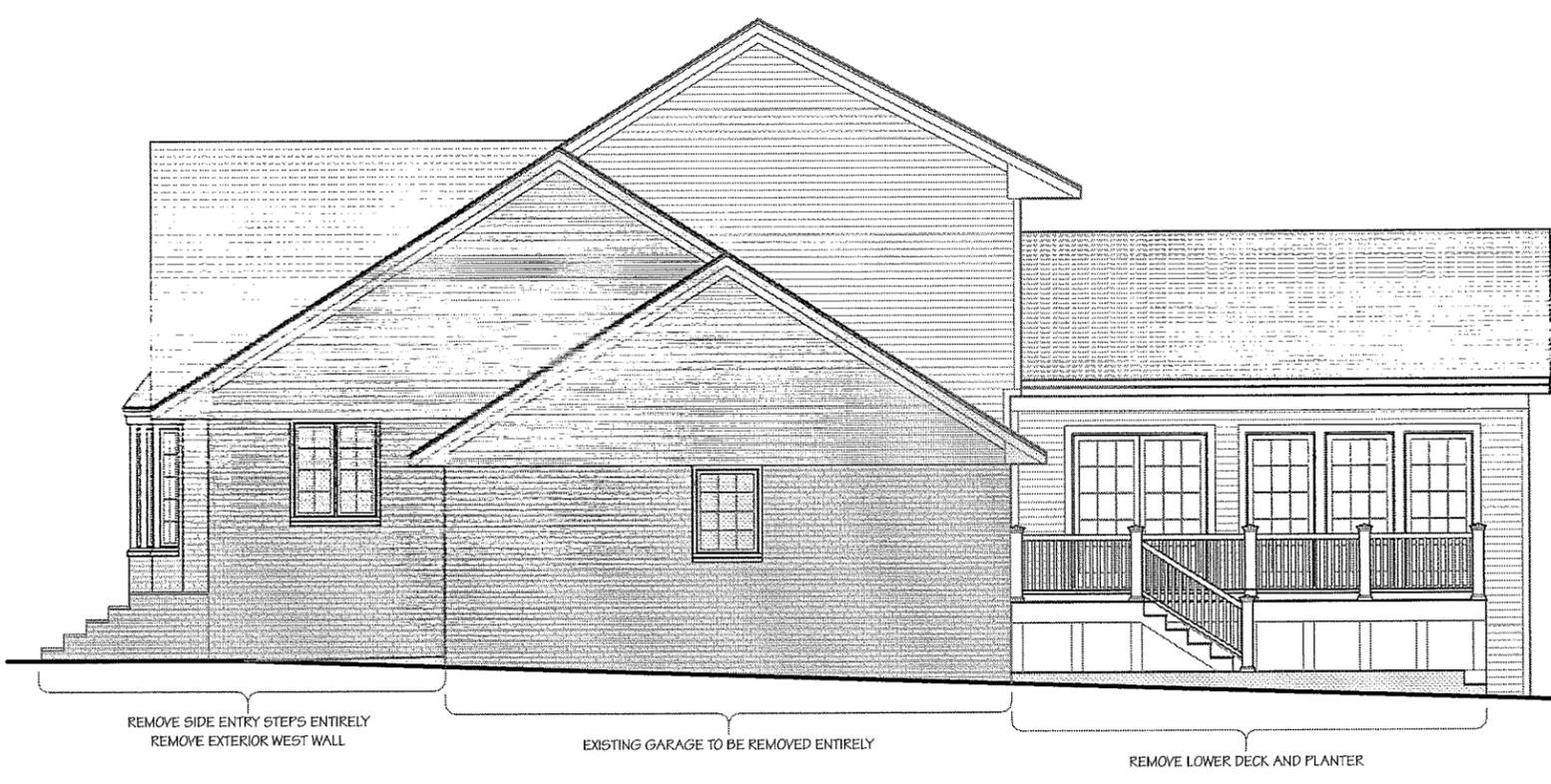
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Boston, Massachusetts 02110
Telephone 617-338-7447
Facsimile 617-338-6639

1 Roof Demolition Plan
SCALE: 1/8" = 1'-0"

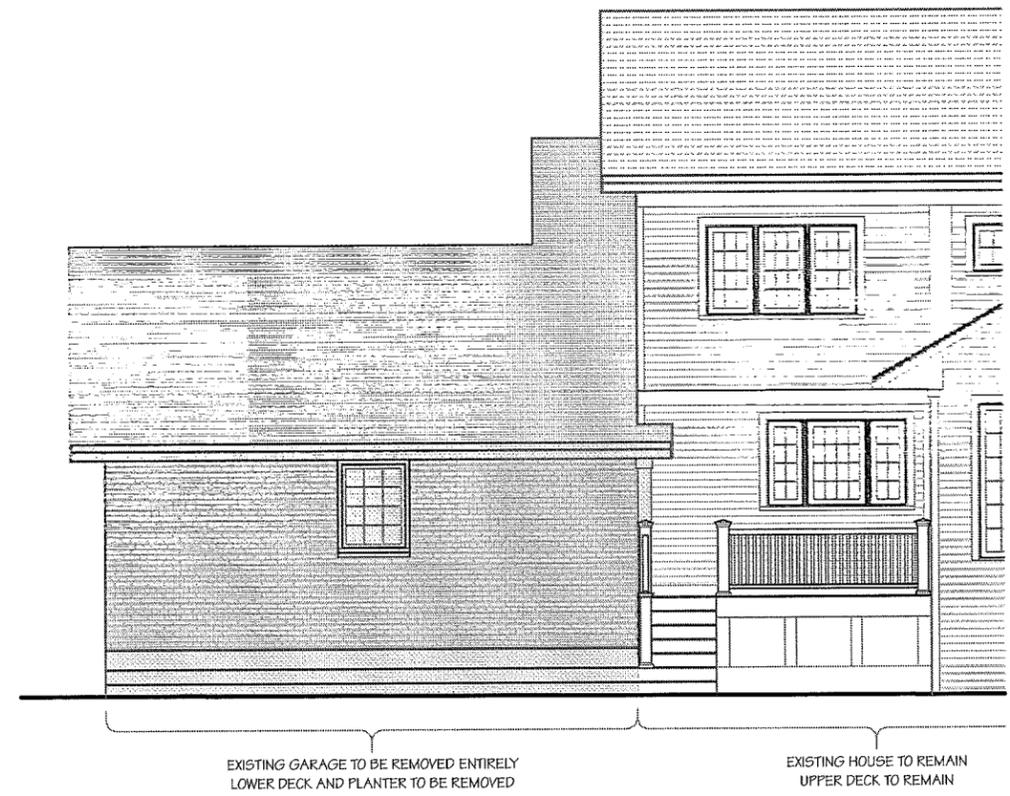
D
1.4



1 North Elevation Demolition
SCALE: 1/8" = 1'-0"



2 West Elevation Demolition
SCALE: 1/8" = 1'-0"



3 South Elevation Demolition
SCALE: 1/8" = 1'-0"



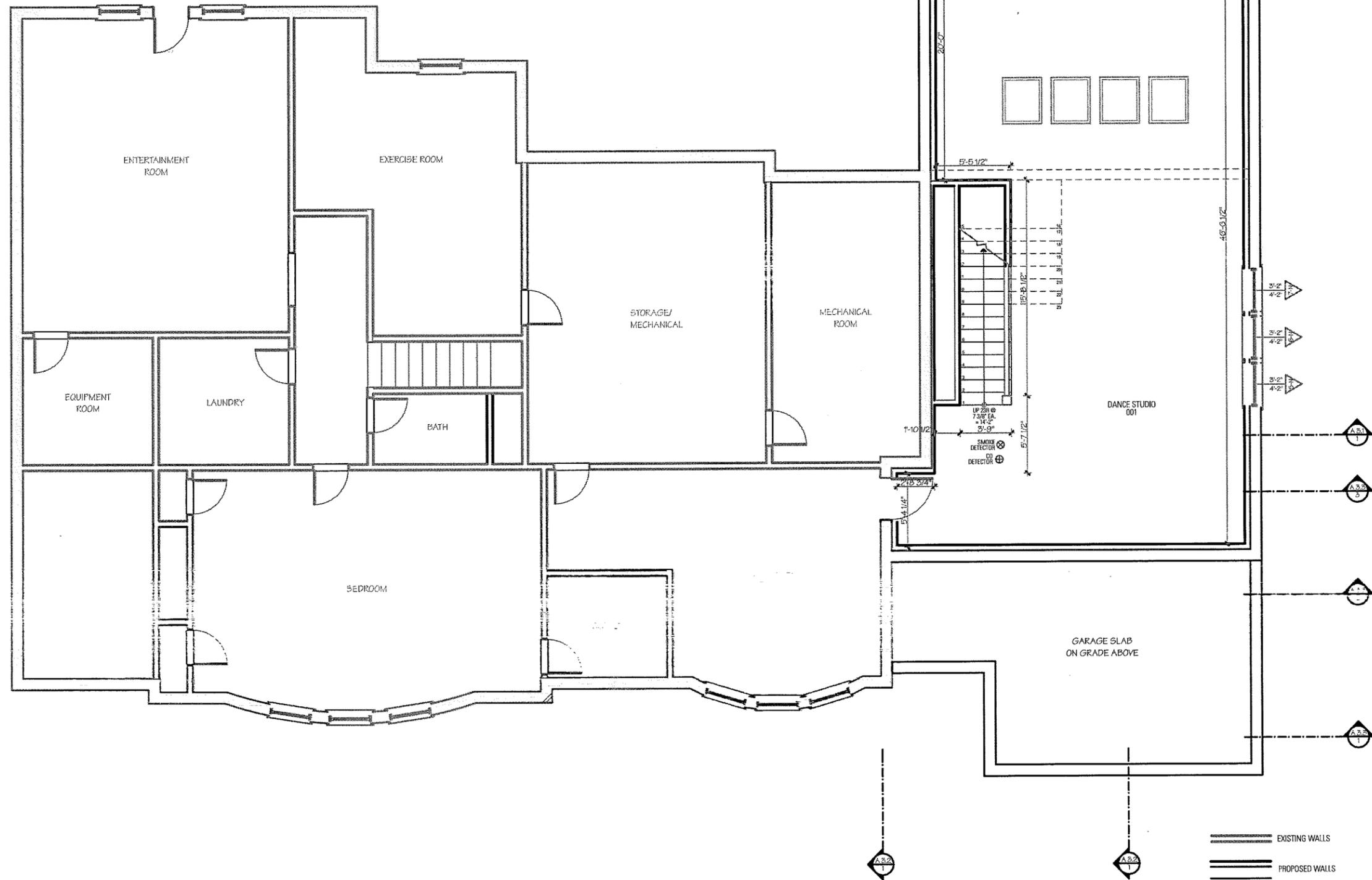
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Franklin Residence

Exterior Elevations Demolition
SCALE: 1/8" = 1'-0"
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**D
2.1**



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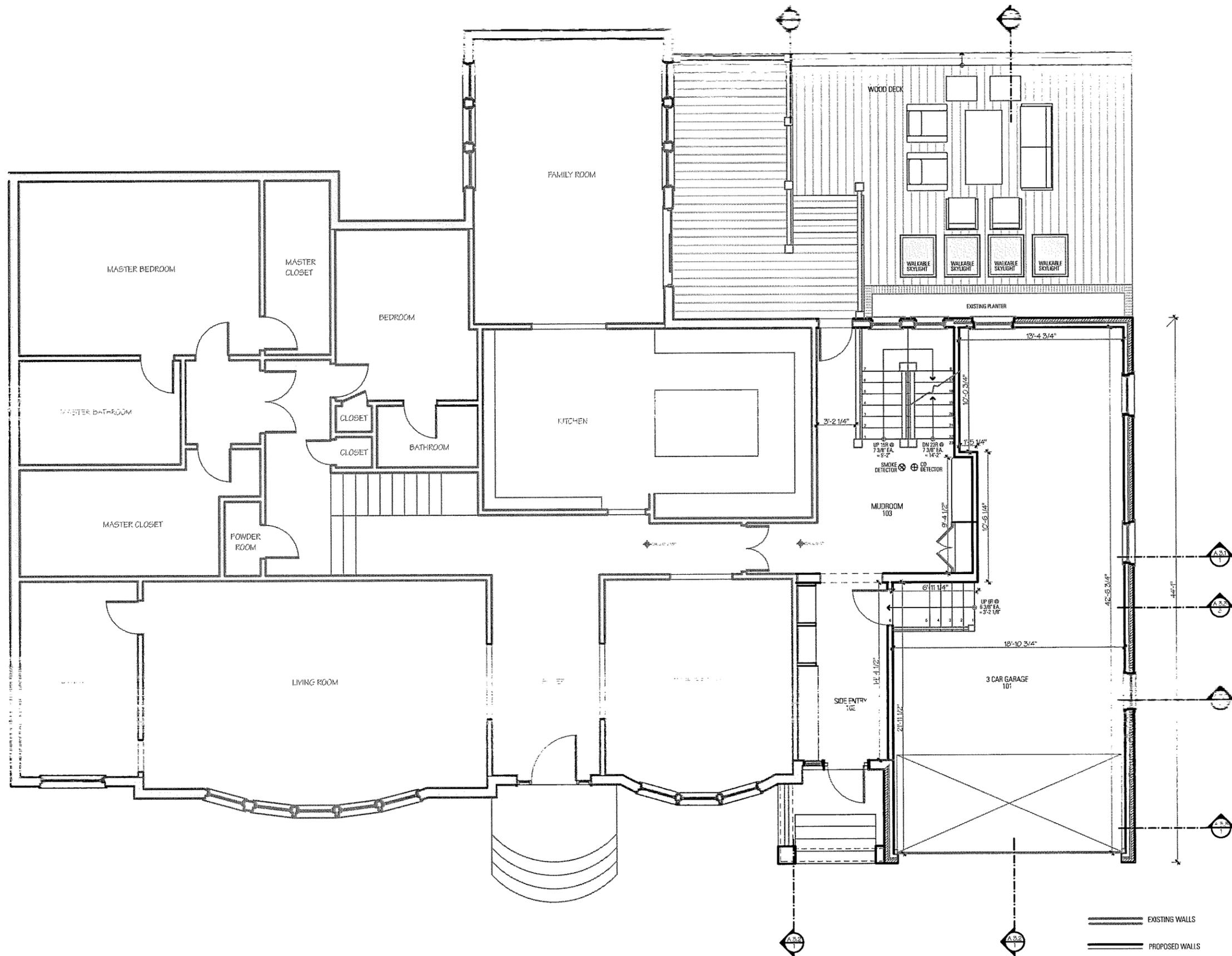
Frankel Residence

Proposed Basement Plan
 SCALE: 1/8" = 1'-0"
 DATE: 10/20/15

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A
1.1

1 Proposed Basement Plan
 SCALE: 1/8" = 1'-0"



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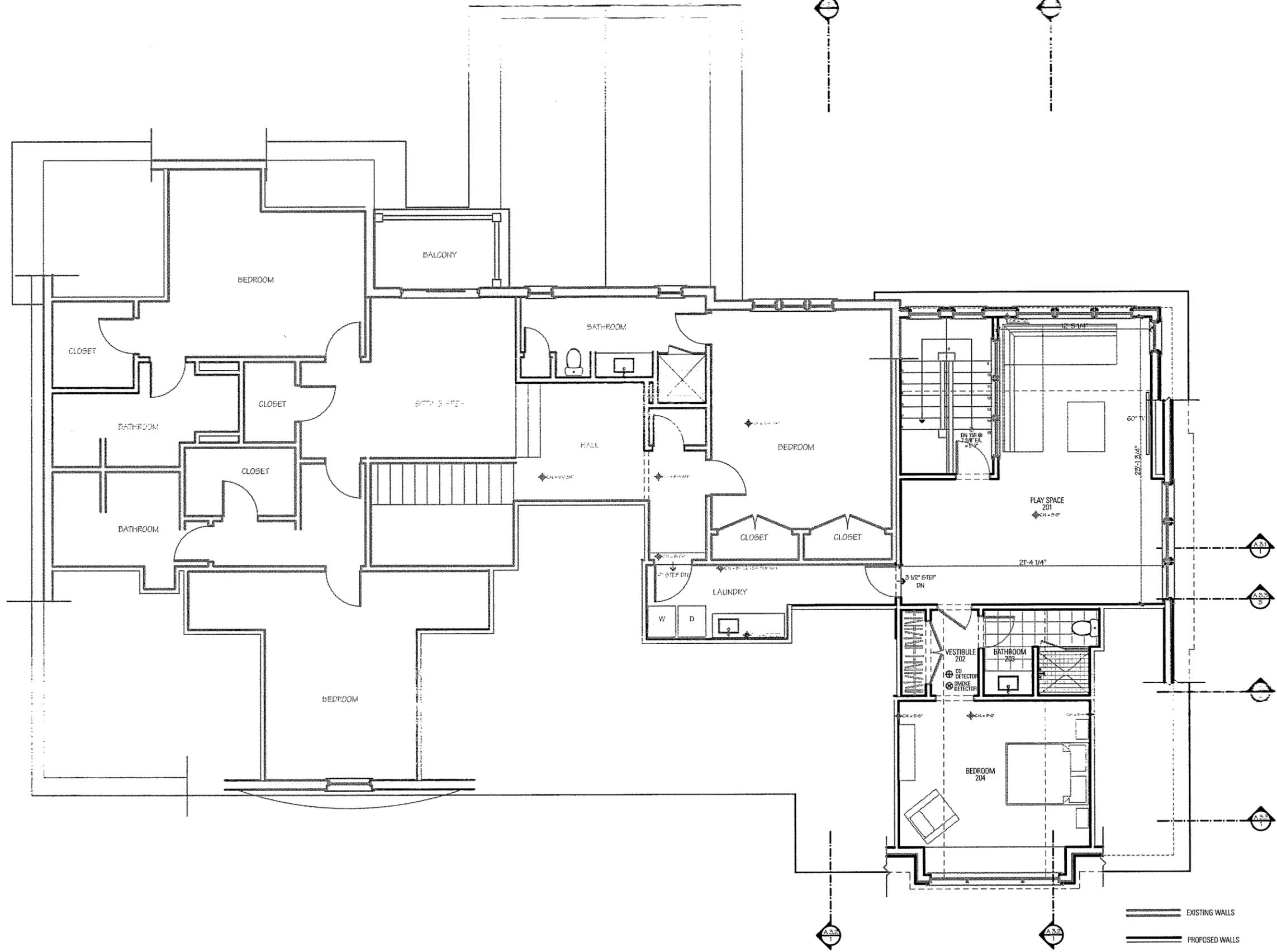
Frankel Residence
 175 Laurel Road
 Needham Heights, MA 02467

Proposed First Floor Plan
 SCALE: 1/8" = 1'-0"
 DATE: 10/20/15

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**A
1.2**

1 Proposed First Floor Plan
 SCALE: 1/8" = 1'-0"



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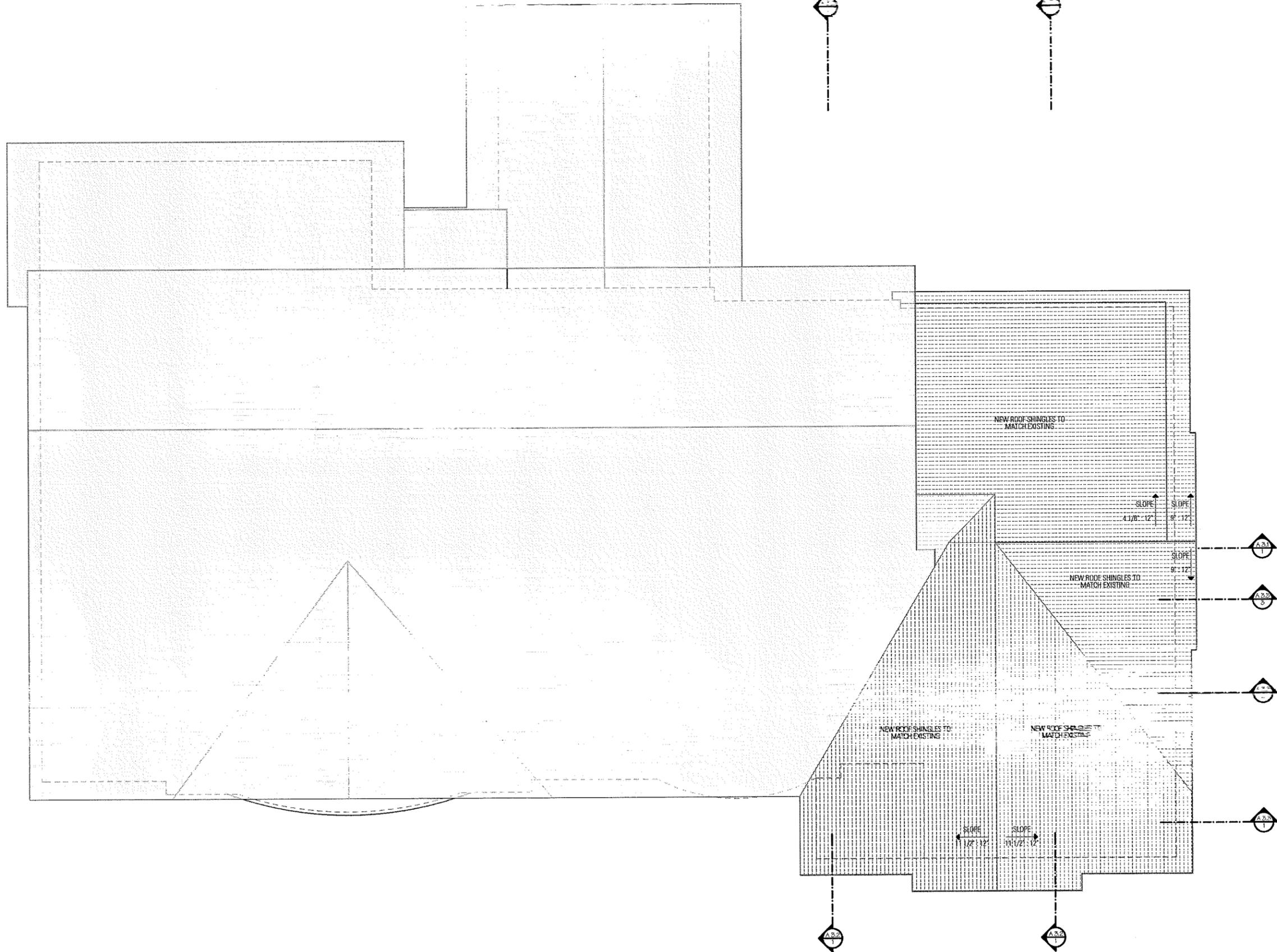
Frankel Residence
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Proposed Second Floor Plan
 SCALE: 1/8" = 1'-0"
 DATE: 10/20/15

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**A
1.3**

1 Proposed Second Floor Plan
 SCALE: 1/8" = 1'-0"



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Proposed Roof Plan
 SCALE: 1/8" = 1'-0"
 DATE: 10/20/15

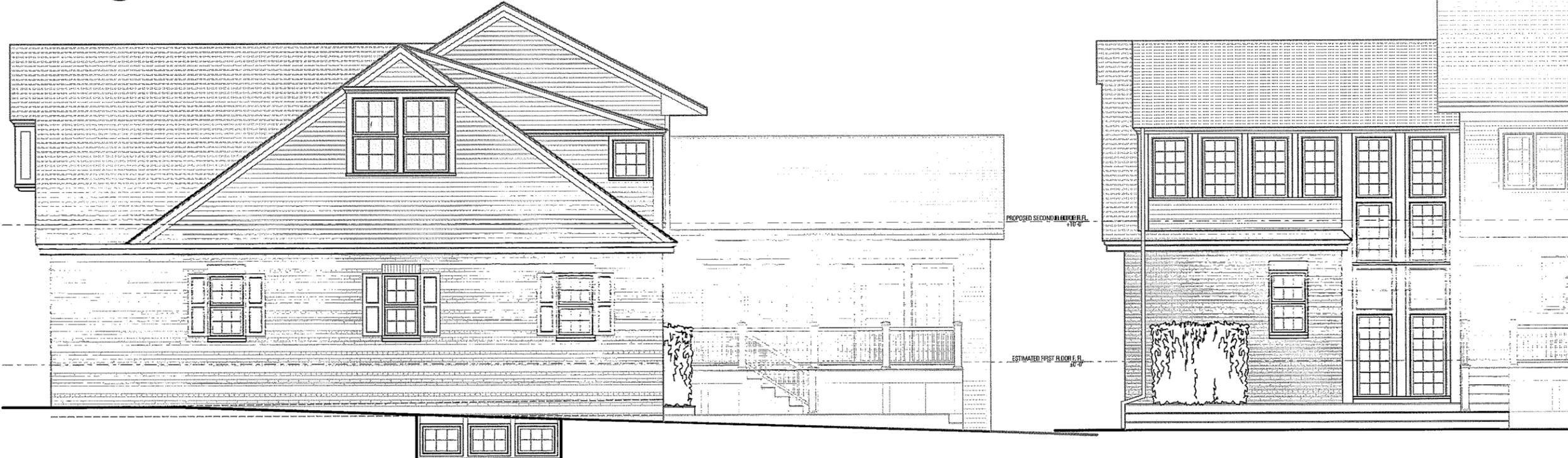
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1.4

1 Proposed Roof Plan
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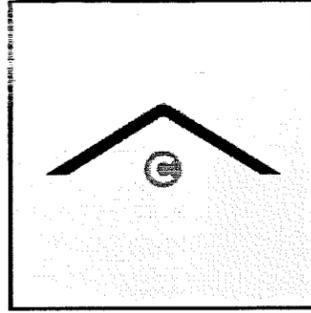


1 Proposed North Elevation
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2 Proposed West Elevation
SCALE: 1/8" = 1'-0"

3 Proposed South Elevation
SCALE: 1/8" = 1'-0"



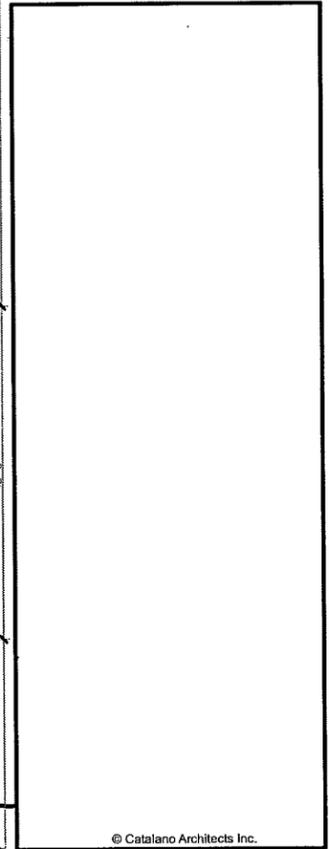
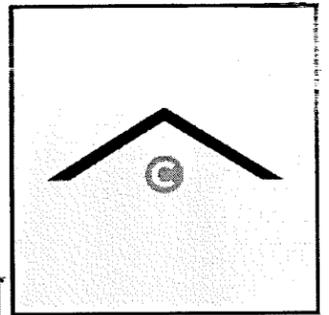
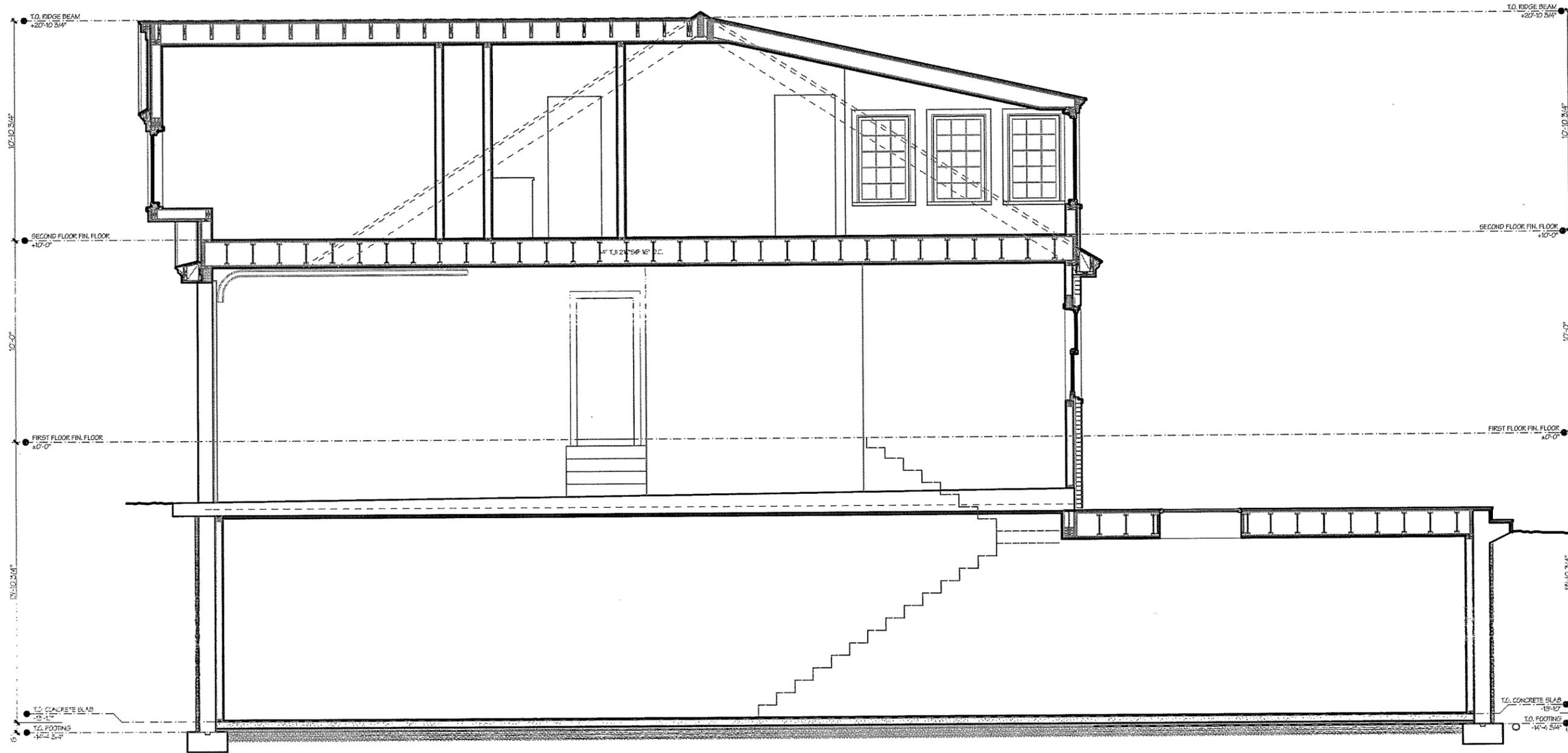
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Proposed Exterior Elevations
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2.1**



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Long Section

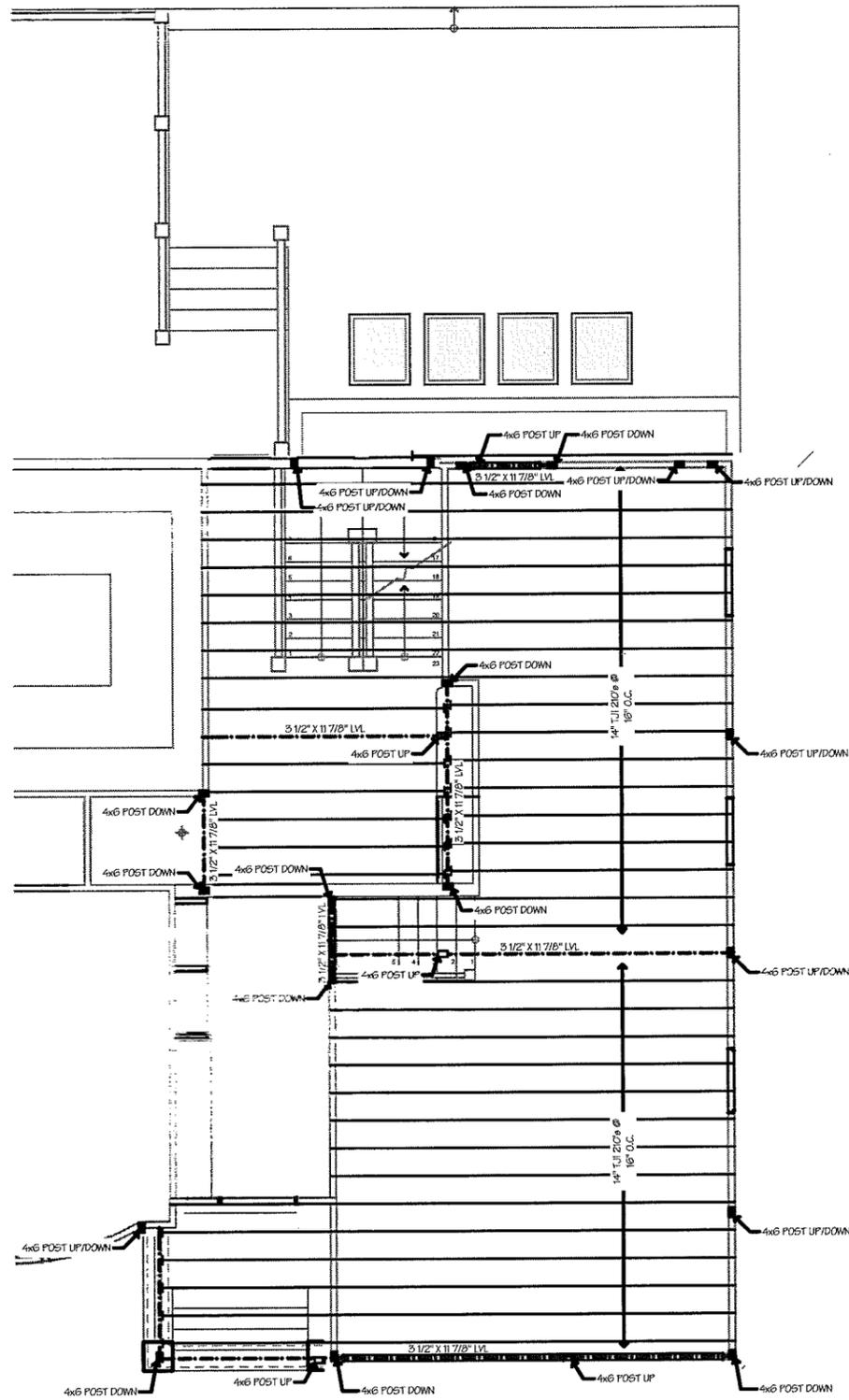
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DATE: 10/20/15

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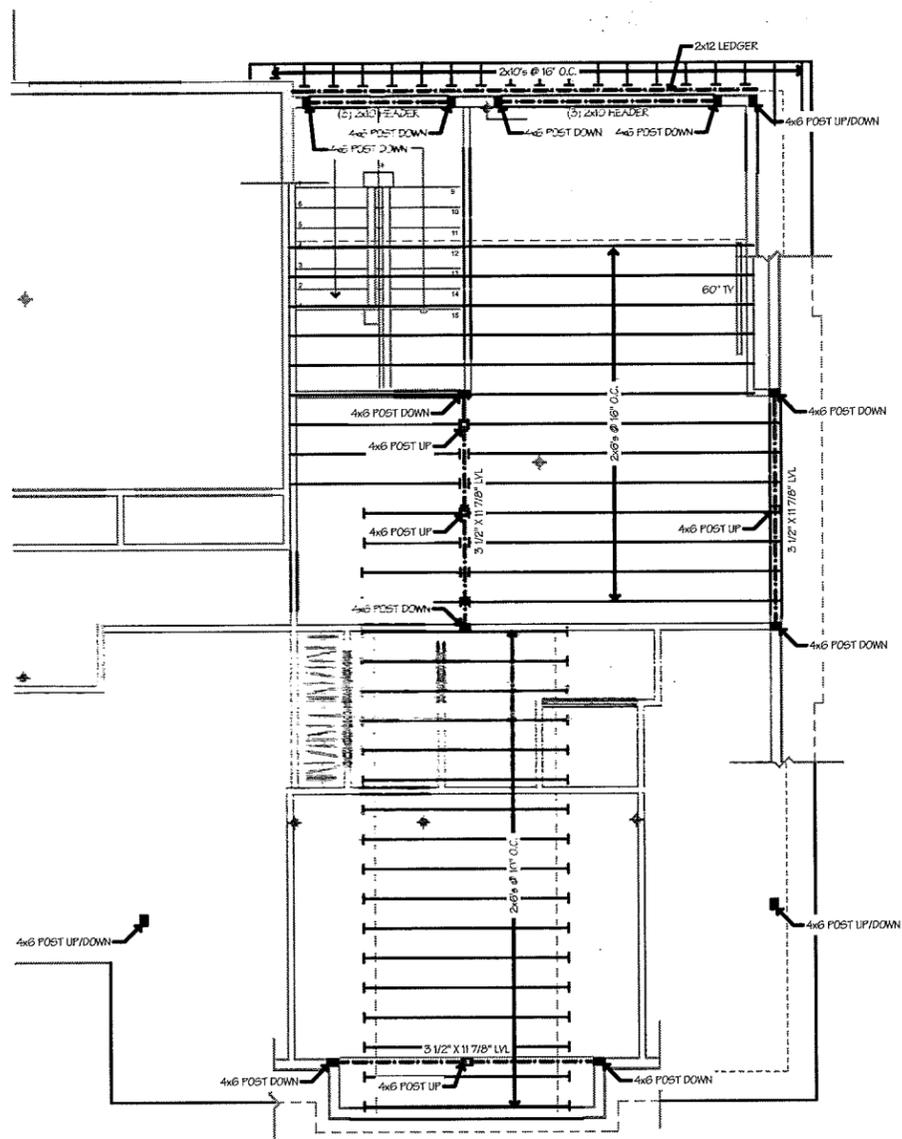
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telephone 617-338-7447
facsimile 617-338-6639

1 Long Section
SCALE: 3/16" = 1'-0"

A
3.2



1 Second Floor Framing
SCALE: 1/8" = 1'-0"



2 Second Floor Ceiling Framing
SCALE: 1/8" = 1'-0"



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Chestnut Hill, MA 02157

Second Floor and Ceiling Framing
SCALE: 1/8" = 1'-0"
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S
1.1

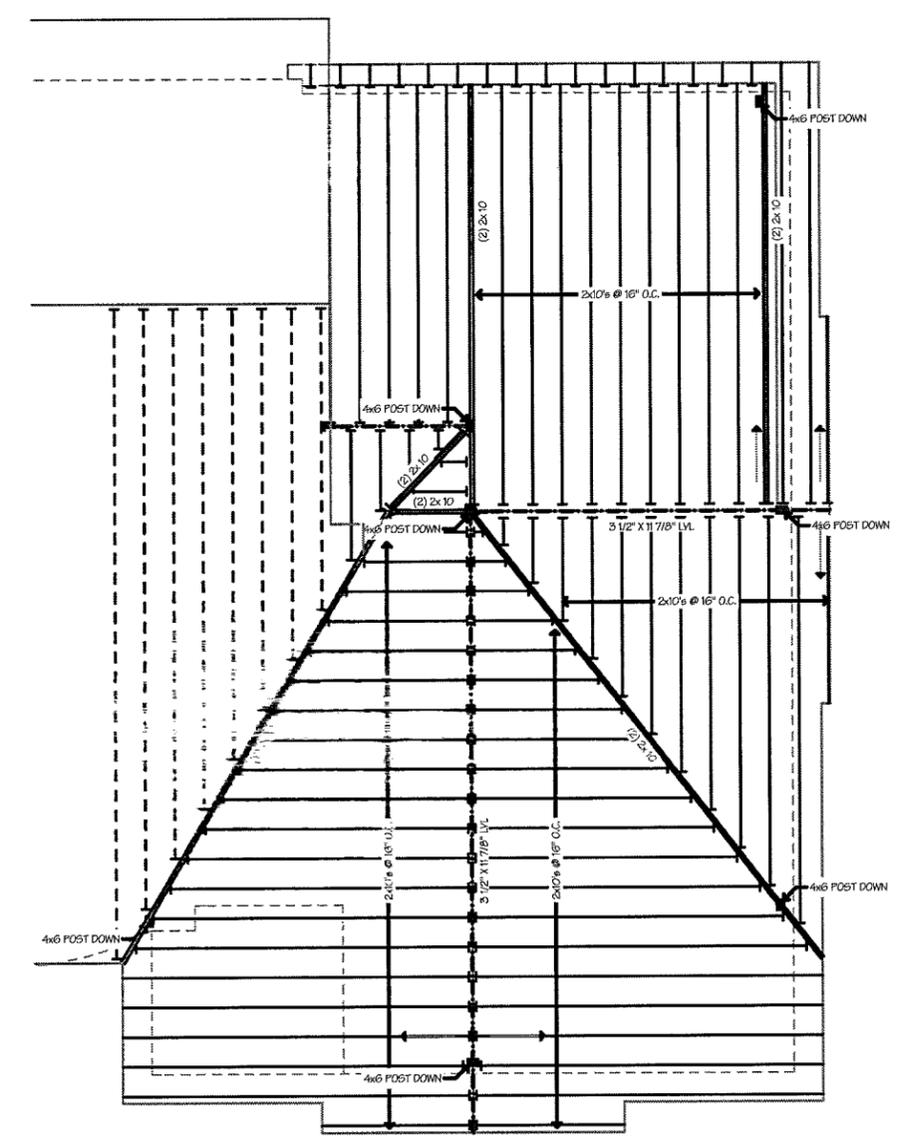


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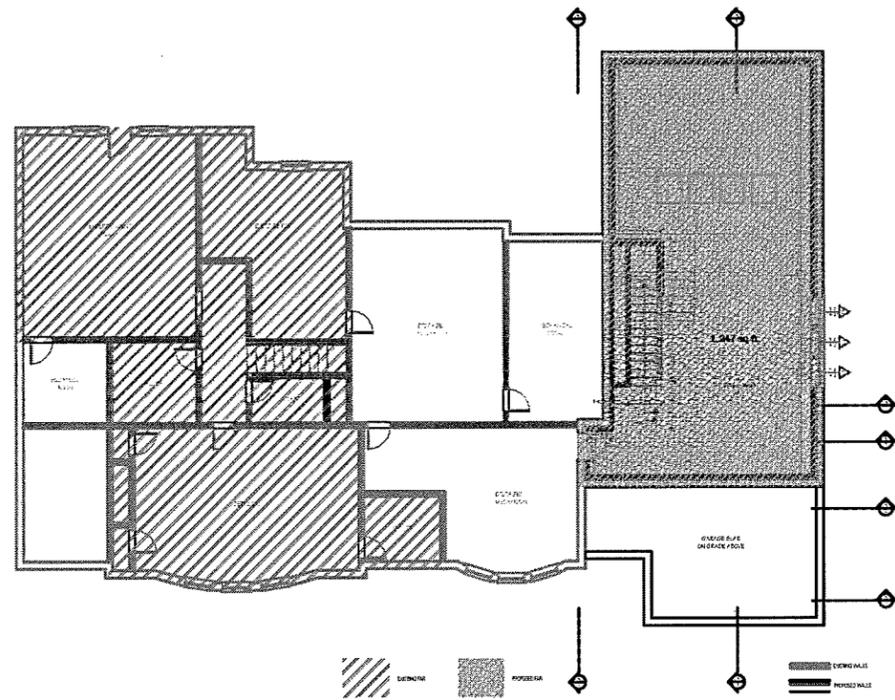
Roof Framing
SCALE: 1/8" = 1'-0"
DATE: 10/20/15

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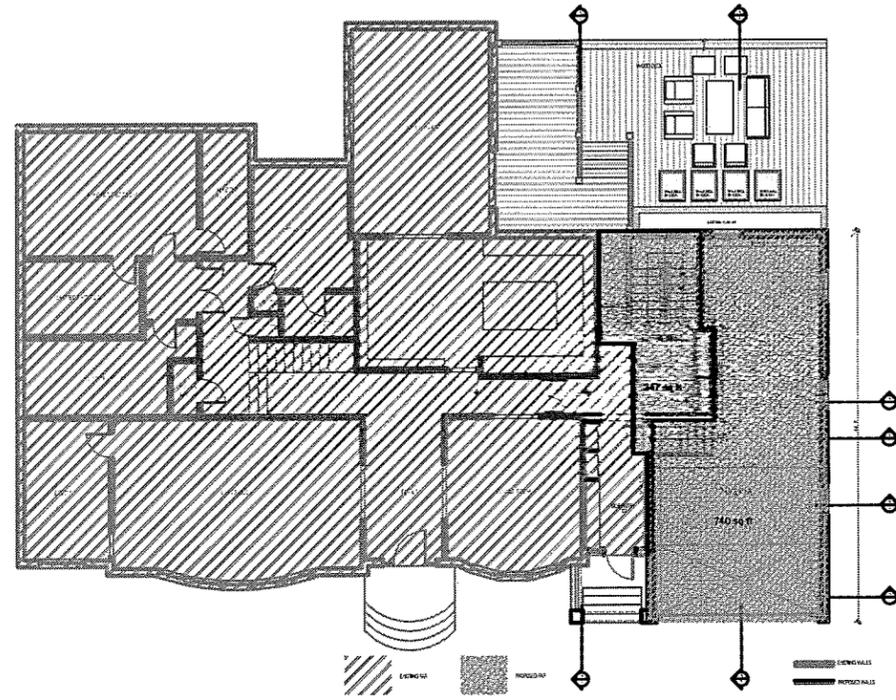


1 Roof Framing
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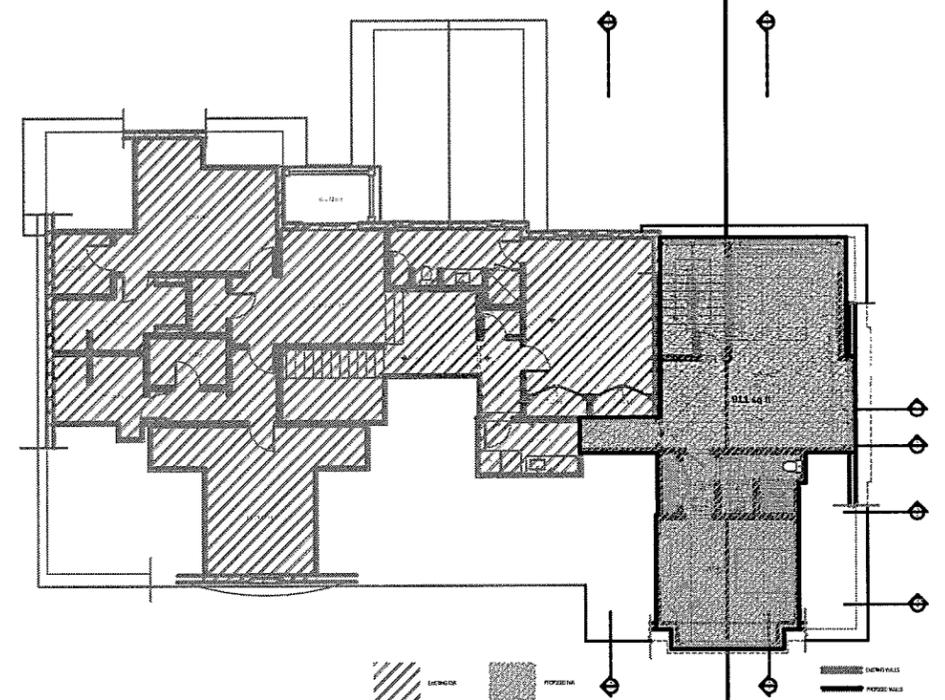
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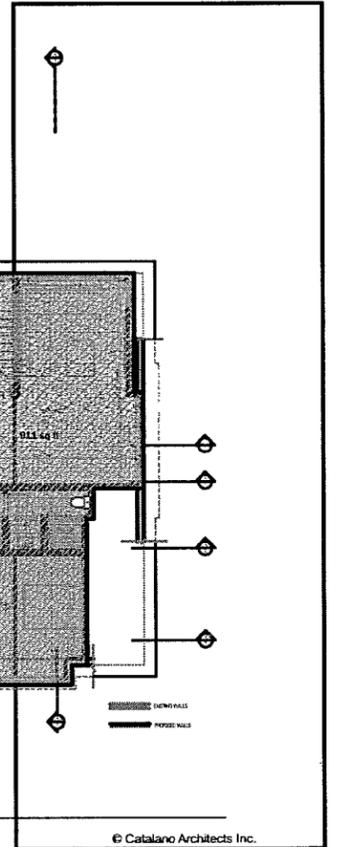
1 Basement FAR Diagram
SCALE: 1" = 20'



2 First Floor FAR Diagram
SCALE: 1" = 20'



3 Second Floor FAR Diagram
SCALE: 1" = 20'



FAR CALCULATIONS

EXISTING BASEMENT: 1,724 SF
 EXISTING FIRST AND SECOND FLOOR: 5,094 SF
 EXISTING GARAGE (614 SF ARE EXEMPT): 0 SF
 TOTAL EXISTING: 6,818 SF

PROPOSED BASEMENT: 2,971 SF
 PROPOSED FIRST AND SECOND FLOOR: 6,252 SF
 PROPOSED GARAGE (720 SF ARE EXEMPT): 20 SF
 TOTAL PROPOSED: 9,243 SF

INCREASE OF 1,247 SF
 INCREASE OF 1,158 SF
 INCREASE OF 126 SF
 TOTAL INCREASE OF 2,531 SF

TOTAL ALLOWABLE LIVING SPACE
 VIA SPECIAL PERMIT: 9,279 SF

Frankel Residence
 175 Laurel Road
 Chestnut Hill, MA 02457

FAR Calculations
 SCALE: 1" = 20'
 DATE: 10/20/15

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A
4.0