



Town of Brookline

Massachusetts

PLANNING BOARD

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Brookline, MA 02445-6899
(617) 730-2130 Fax (617) 730-2442

Linda Hamlin, Chairman
Steven Heikin, Clerk
Robert Cook
Blair Hines
Sergio Modigliani
Mark J. Zarrillo

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: November 5, 2015
Subject: Remove roof overhang above front entry and replace with deck
Location: 84 Lawton Street

Atlas Sheet:	13	Case #:	2015-0051
Block:	070	Zoning:	T-5
Lot:	10	Lot Area (s.f.):	±4,074

Board of Appeals Hearing: November 12, 2015, at 7:05 p.m.

BACKGROUND

June 2015 – A building permit was issued to reconstruct a brick and concrete front staircase with wrought iron railings at 84 Lawton Street. Permitted stair construction was completed but building code compliant railings have not yet been installed because the applicant intends to anchor these railings to tapered columns as part of this special permit request.

SITE AND NEIGHBORHOOD

84 Lawton Street is a two-family dwelling constructed of brick, concrete, and asphalt shingles. The Post War Colonial structure is situated on an undersized lot located within a T-5 (Two-Family and attached single-family) residential district. Similar single and two-family dwellings line the entirety of Lawton Street. The immediate neighborhood is bookended by Harvard Street to the west and Commonwealth Avenue to the northeast.

APPLICANT'S PROPOSAL

The applicant, Sam Gopal, is proposing to remove an existing roof overhang and window above the front entryway facing Lawton Street. This roof will be replaced by a 9'-8 1/2" x 4'-10 1/2"

uncovered deck that will be accessible from a new metal door located at the second-story. This new door will maintain the same width as the existing window to be replaced. The proposed deck will be constructed of composite wood floor boards, a tongue and groove ceiling (below), and a 3'-10" tall black metal railing. The front deck will be supported by 8" tapered composite wood columns that extend up from the existing front entry landing. Aluminum gutters will also be installed around the entirety of the roof overhang.

FINDINGS

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.50 – Front Yard Requirements

Section 5.60 – Side Yard requirements

Dimensional Requirements	Required	Existing	Proposed Deck	Relief Required
Front-Yard Setback	15 feet	6.7 feet (existing landing)	6.1 feet	Special Permit*
Side-Yard Setback	10 feet	4.1 feet	3.9 feet	Special Permit*

* Under **Section 5.43**, the Board of Appeals may by special permit 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 a pre-existing non-conforming structure or use.

PLANNING BOARD COMMENTS

The Planning Board supports this request to construct a second-story front deck within the required front and side-yards. Necessary relief is a result of the extension of pre-existing non-conformities and the proposed deck does not trigger any new zoning non-conformities. Similar second floor front decks are not prevalent in the immediate neighborhood but do exist at 103, 105, 57, and 63 Lawton Street. The Planning Board recommends the use of original construction materials (wood and wrought iron) for the proposed deck, but is not opposed to the composite and metal materials presented by the Petitioner. Final submitted floor plans and elevations for the front deck must also be certified by a registered architect.

Therefore, the Planning Board recommends approval of plans submitted Artios Architects, dated 10/22/2015, and the site plan submitted by Norman Lipsitz, dated 9/23/2015, 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 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; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.**

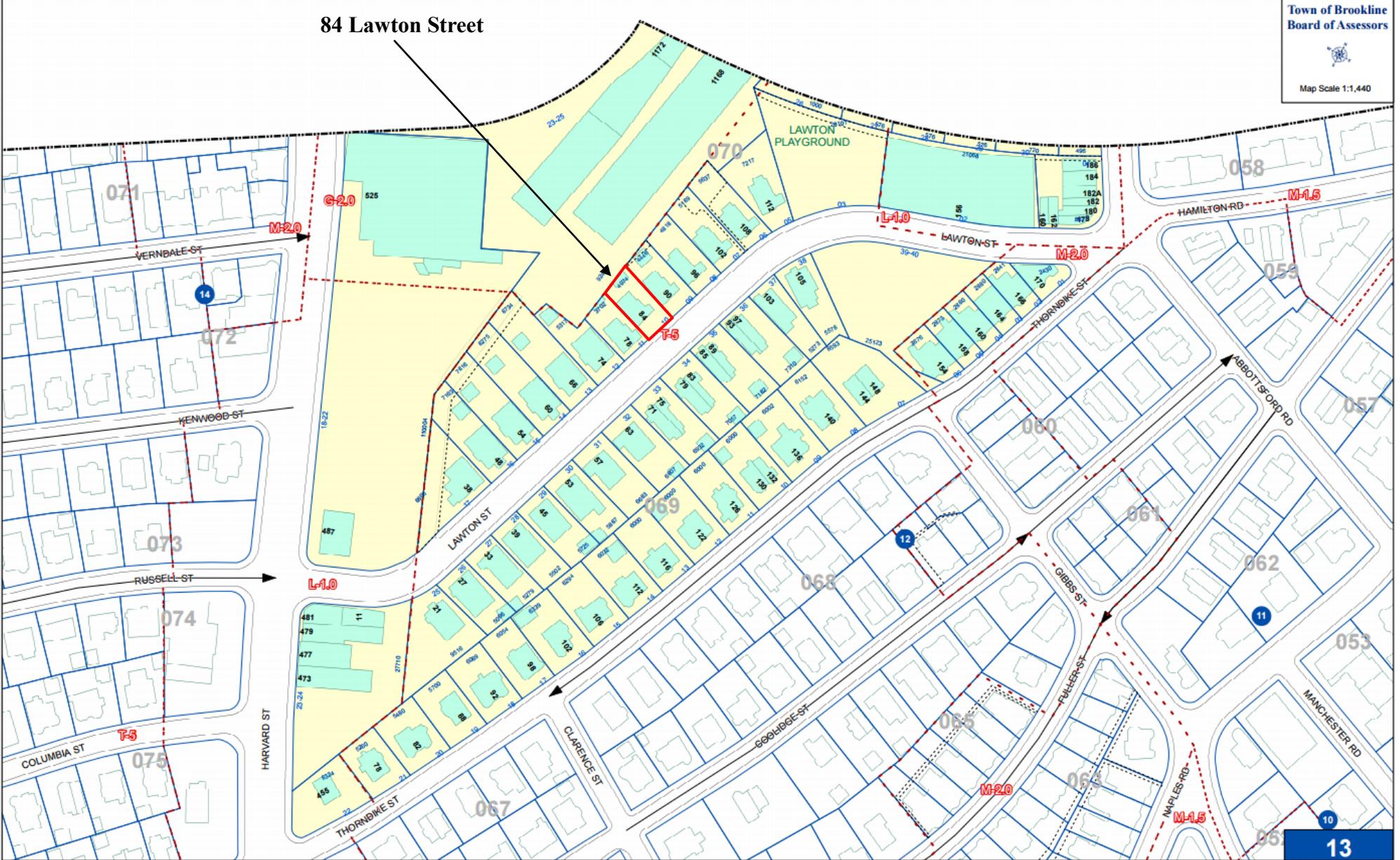
jr



84 Lawton Street – Front Façade

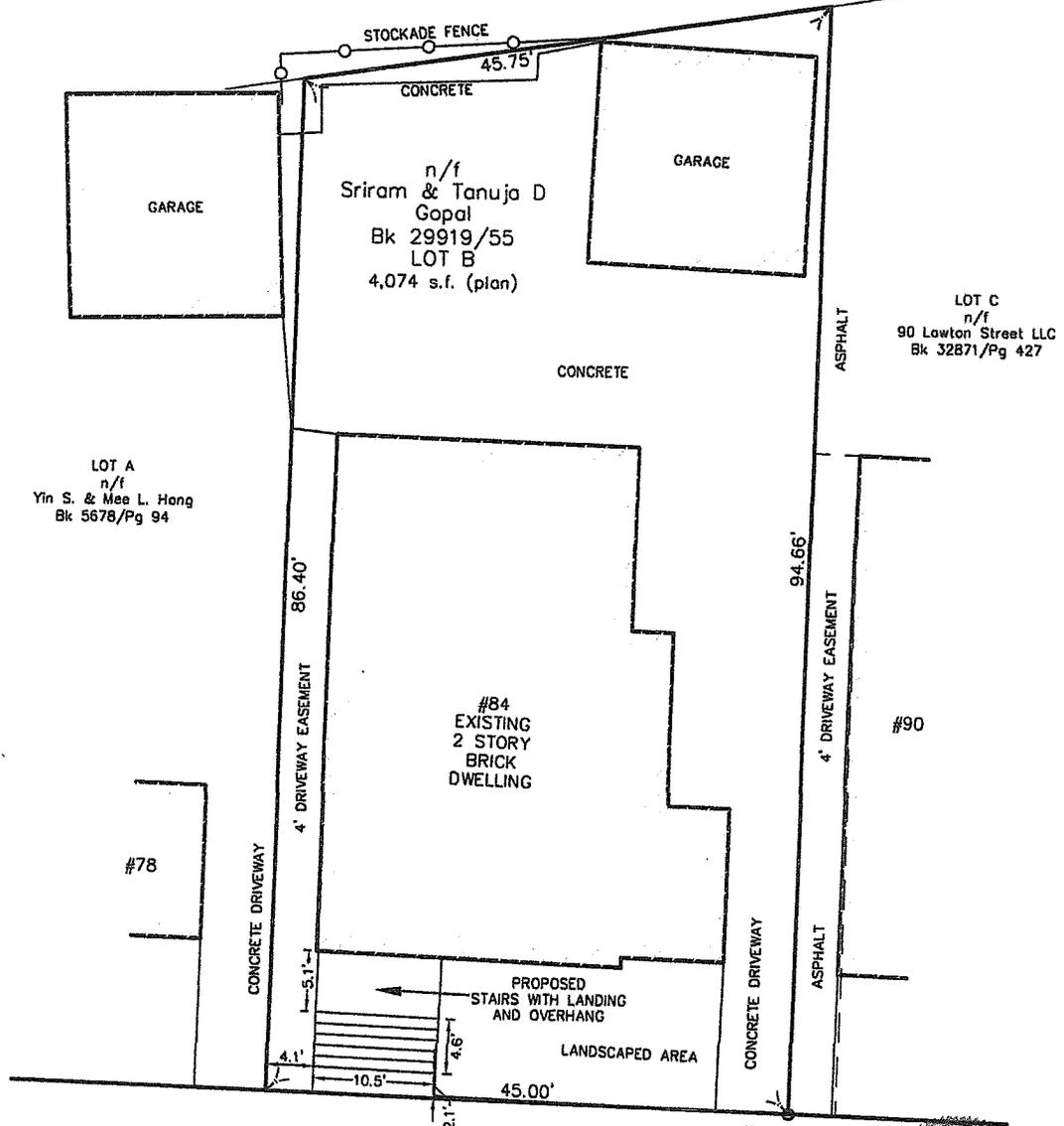


84 Lawton Street





n/f
Avonwood Associates LP
Bk 11575/Pg 438



Zoning: T-5
Setbacks:
Front: 15'
Side: 10'
Rear: 30'

LAWTON STREET

(PUBLIC WAY)



PROPERTY INFO.

DEED REFERENCE: Book 29919, Page 55
Norfolk County Registry of Deeds
PLAN REFERENCE: Book 1759, Page 315
Norfolk County Registry of Deeds
ASSESSOR ID: 070-10-00
RECORD OWNER: Tanuja D. & Sriram Gopal

NOTES:

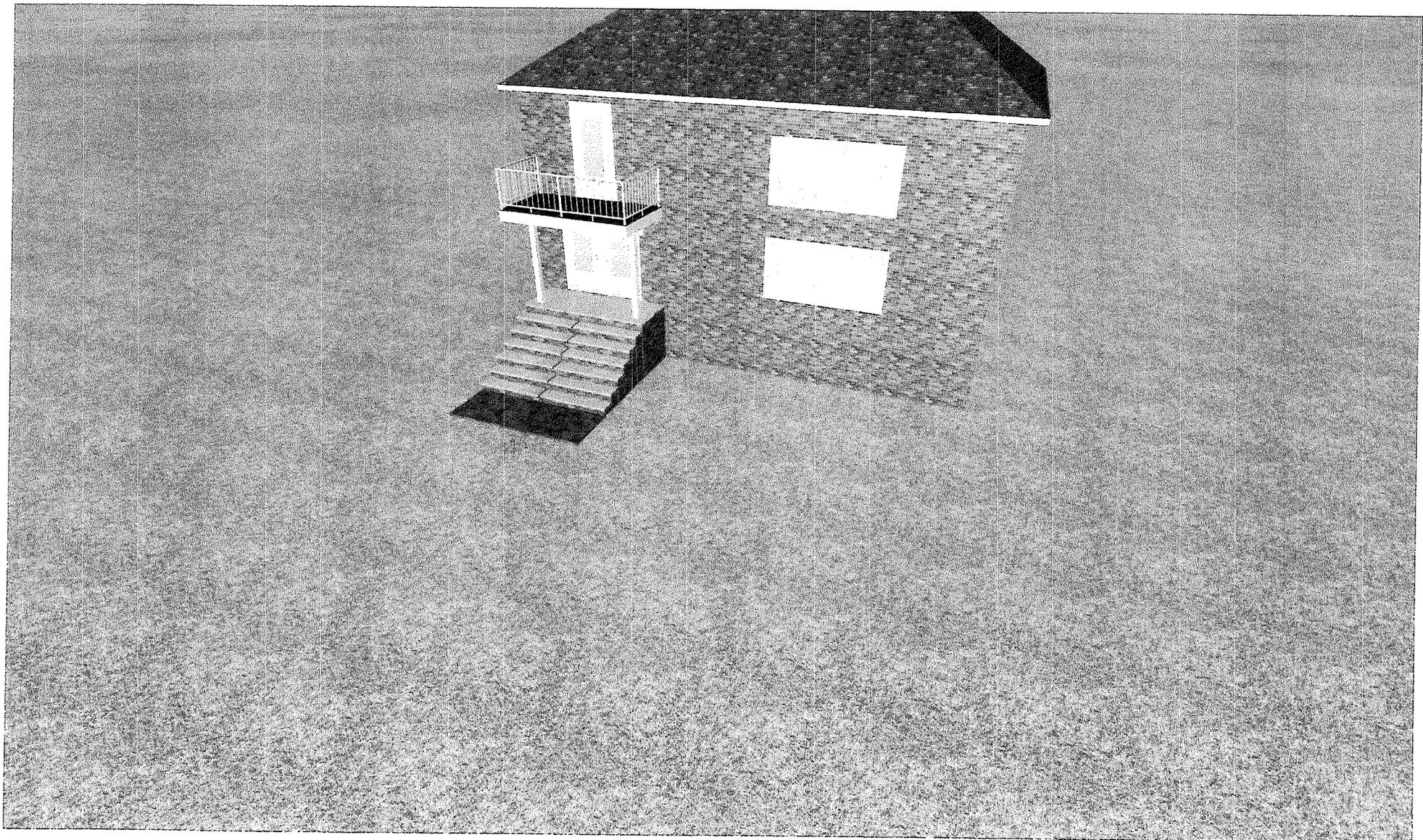
1) The proposed steps were existing at the time of the survey. The proposed overhang was not existing at the time of survey.

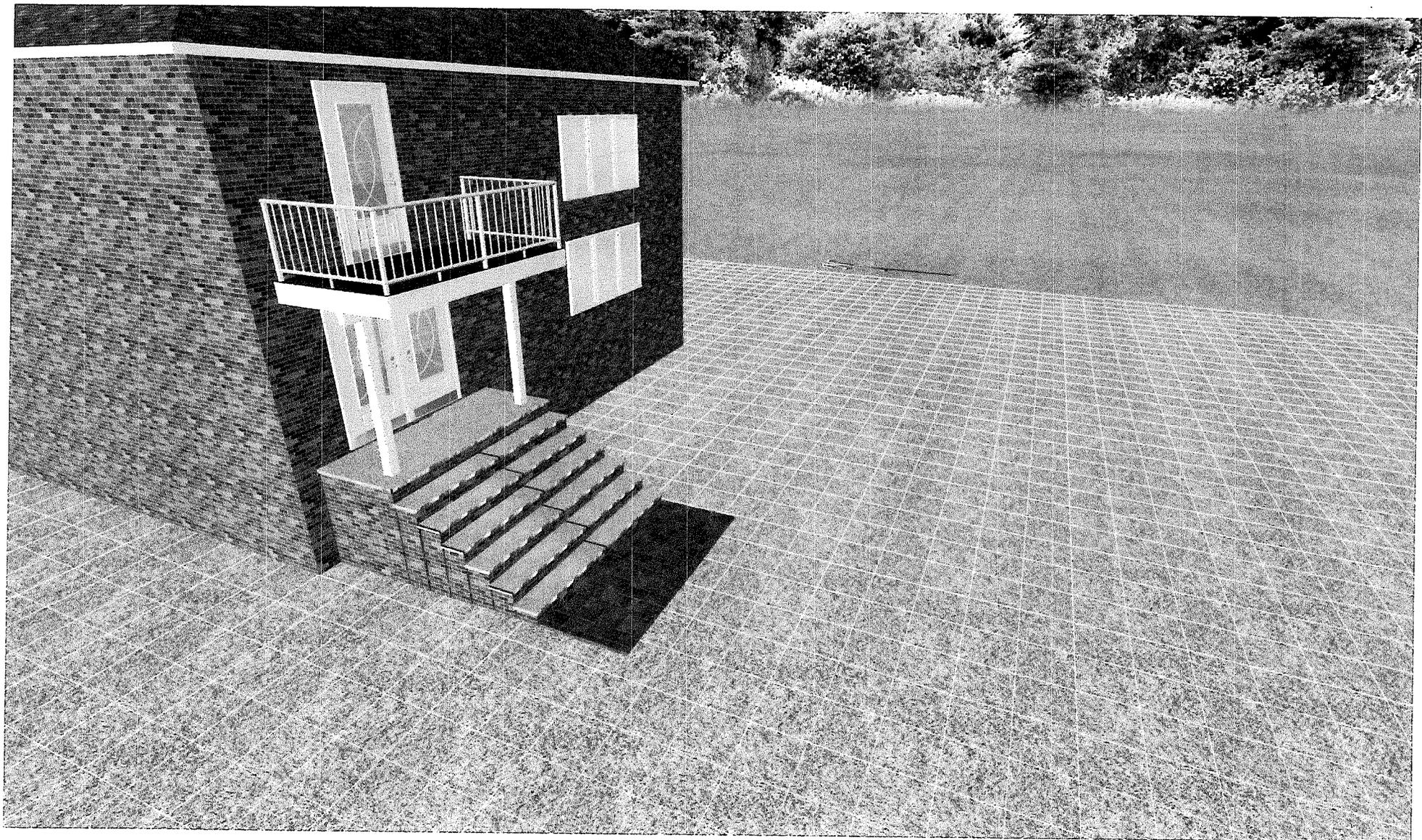
PLAN OF PROPOSED STEPS AND OVERHANG at 84 LAWTON STREET, BROOKLINE, MA for SRIRAM GOPAL

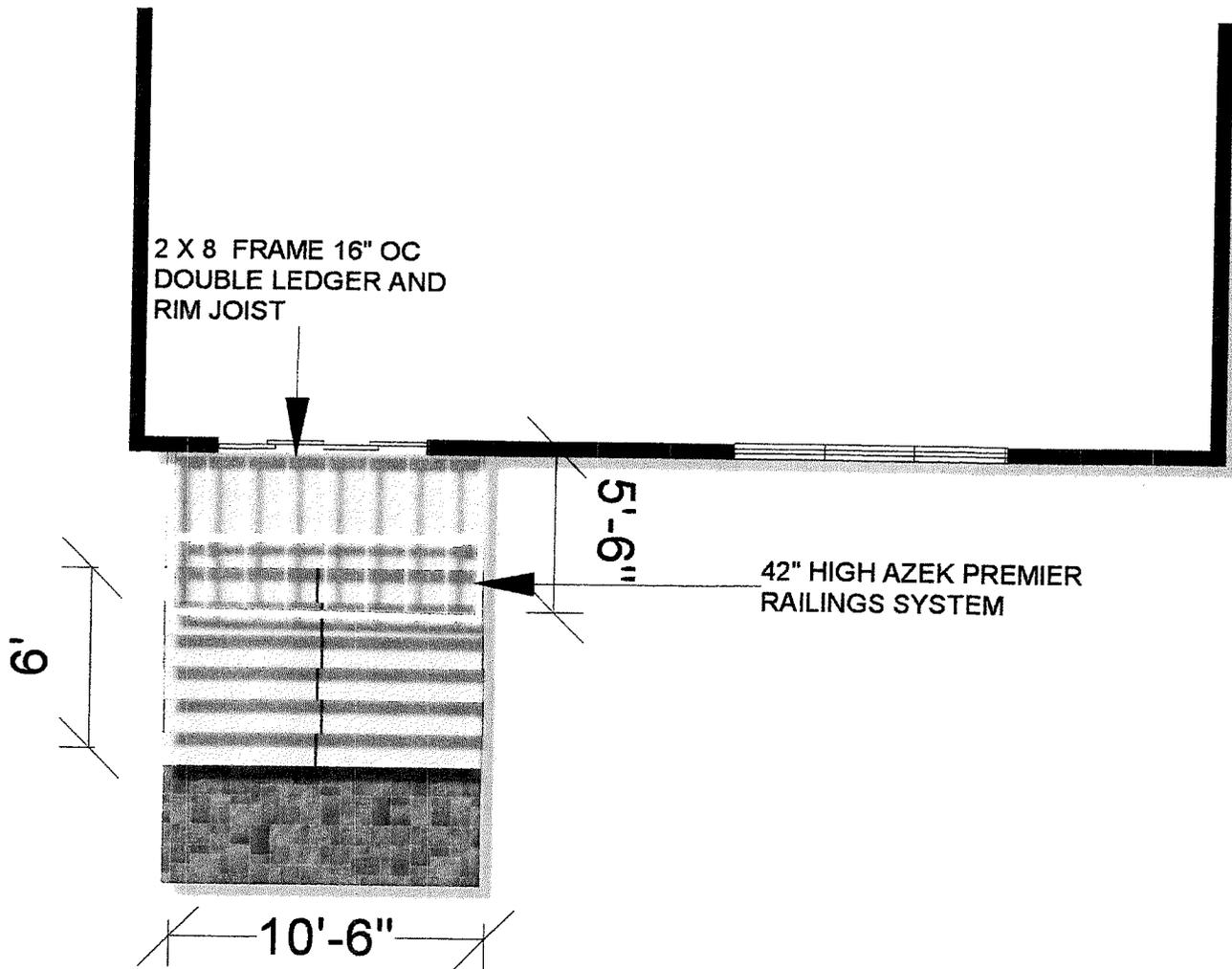
Gateway Survey Associates, LLC

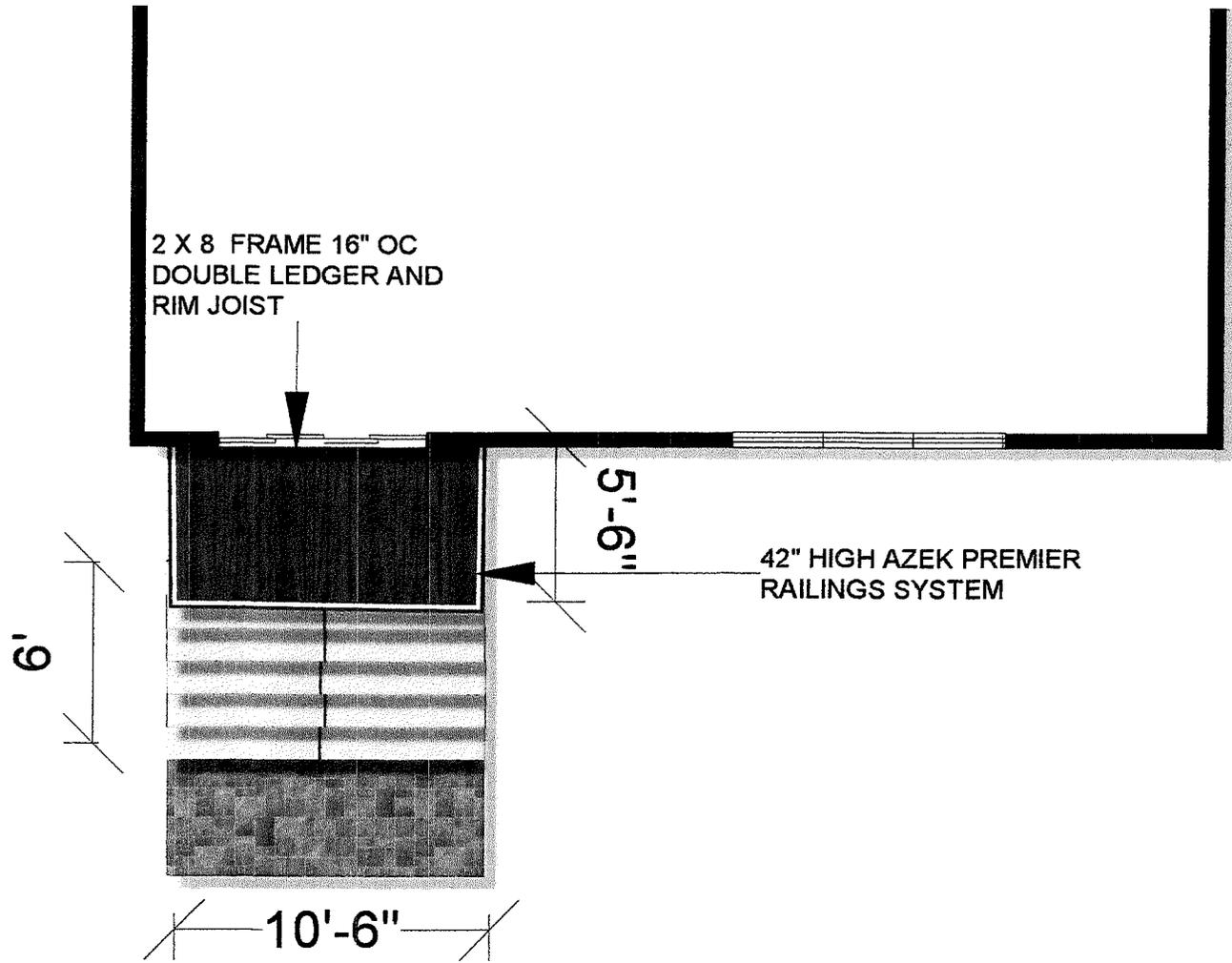
www.gatewaysurvey.com
ph: 508-291-8991 f: 508-291-0534
PO Box 54 Wareham, MA 02571

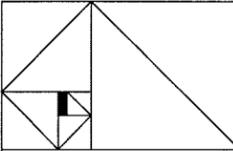
DRAWN BY: MLL	DATE: 09/23/15
CHECKED BY: NIL	DRAWING NO.: 84LAWTON.DWG
SCALE: 1" = 10FT	SHEET 1 OF 1











ARTIOS ARCHITECTS

4 KILCOMMONS DRIVE. (617) 472-4772
Unit # 11,
FENNERCKE, MA 02359
ARCHITECTURE - PLANNING - INTERIOR DESIGN

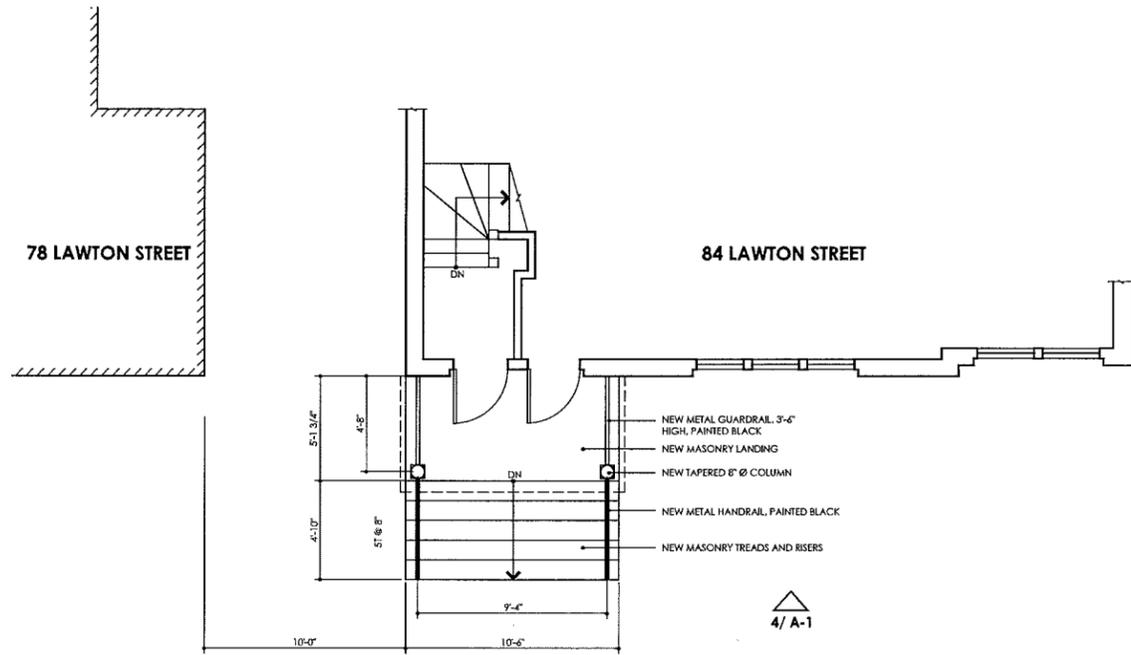
NO.	REVISION:	DATE:

ENTRANCE PORCH ADDITION
84 LAWTON STREET, BROOKLINE
CLIENT:
TAN GOPAL
84 LAWTON STREET, BROOKLINE

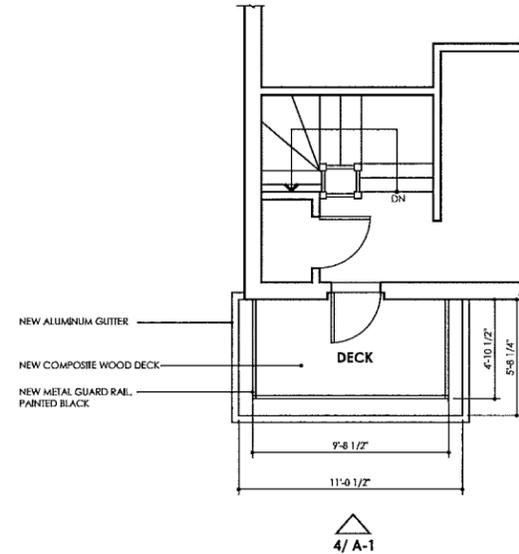
**PARTIAL PLANS
FRONT ELEVATION
FRAMING PLAN**

SCALE:	1/4"=1'-0"
DATE:	10/22/2015
PROJECT:	#XXXX
DRAWN BY:	XX
CHECKED BY:	XX
DRAWING #:	

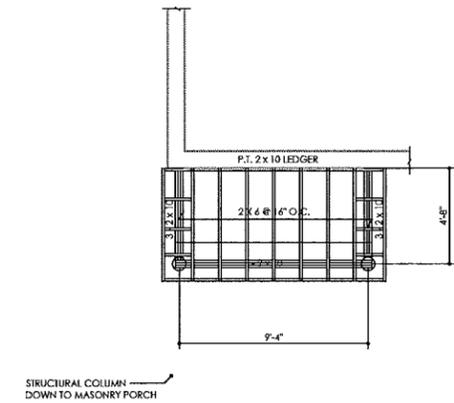
A-1



1 PARTIAL FIRST FLOOR PLAN
A-1 1/4"=1'-0"



2 PARTIAL SECOND FLOOR PLAN
A-1 1/4"=1'-0"



3 FRAMING PLAN
A-1 1/4"=1'-0"



4 FRONT ELEVATION
A-1 1/4"=1'-0"