



# *Town of Brookline*

## *Massachusetts*

### **PLANNING BOARD**

Town Hall, 3<sup>rd</sup> Floor  
333 Washington Street  
Brookline, MA 02445-6899  
(617) 730-2130 Fax (617) 730-2442  
Linda K. Hamlin, Chairman  
Steven A. Heikin, Clerk  
Robert Cook  
Blair Hines  
Sergio Modigliani  
Mathew Oudens  
Mark J. Zarrillo

To: Brookline Building Commissioner  
From: Brookline Planning Board  
Date: January 7, 2016  
Subject: **Construct dormers on both sides of roof**  
Location: **16 Eliot Crescent**

Atlas Sheet: 62	Case # 2015-0076
Block: 272	Zoning: T-5
Lot: 03	Lot Area (s.f.): $\pm$ 2,492

Board of Appeals Hearing: January 21, 2016 at 7:00 pm

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### **BACKGROUND**

**12/3/15** – The Planning Board approved the design of the attic dormers and basement windows under Façade Review, per plans by Phil Hresko, dated 11/23/15. This allowed the applicant to convert the attic and basement into habitable space by-right, since the additional floor area is under the allowed increase of 150%.

It was subsequently noted that the site plan incorrectly portrayed the front yard setback from the midline of White Avenue, a 20' wide passageway, instead of from the street lot line. Therefore, the applicant needs front yard setback relief.

### **SITE AND NEIGHBORHOOD**

16 Eliot Crescent is a two-family home constructed in 1920. The home features asphalt shingles and wood siding, similar to many of the neighboring buildings, which are also multi-family. The basement level is partially buried into the rear yard which slopes upward.

### **APPLICANT'S PROPOSAL**

The applicant, Iqbal Khan, is proposing to construct two dormers on each side of the third floor attic to provide more living space. Two bedrooms and a bathroom will be constructed. The dormer on the side of the house facing White Avenue, a 20 foot wide passageway, requires front yard setback relief.

### **FINDINGS**

#### **Section 5.43 – Exceptions to Yard and Setback Regulations**

#### **Section 5.50 - Front Yard Requirements**

<b>Dimensional Requirements</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Relief</b>
<b>Front Yard (White Ave.)</b>	15'	1.3'	4.6'	Special Permit*

\* Under **Section 5.43**, the Board of Appeals may modify setback requirements if a counterbalancing amenity is provided. The applicant will provide landscaping to serve as the counterbalancing amenity.

#### **Section 8.02.2 – Alteration or Extension**

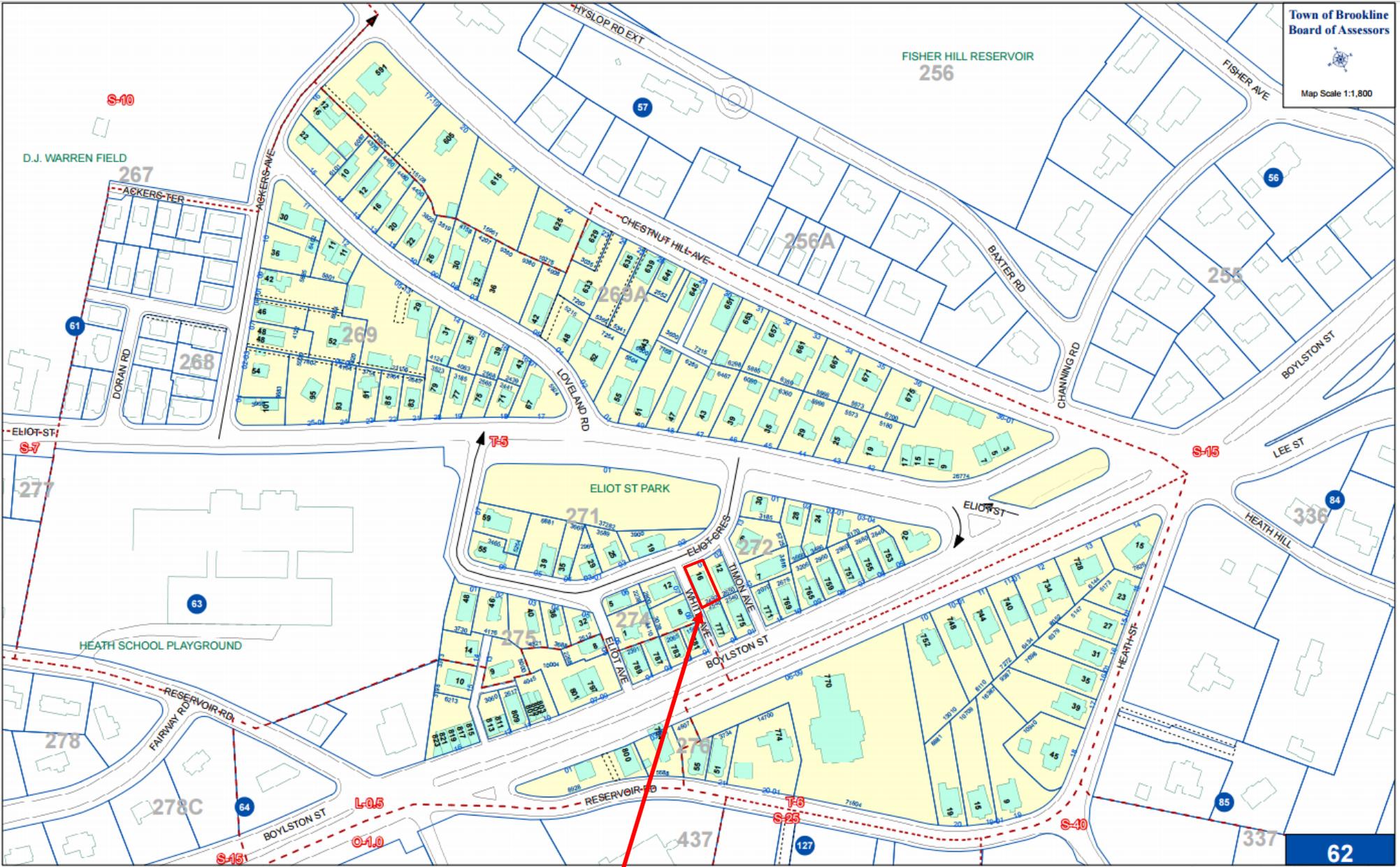
A special permit is required to alter this non-conforming structure.

### **PLANNING BOARD COMMENTS**

The Planning Board supports this proposal to add two dormers to create additional living space at the third floor level for this two-family dwelling. The Planning Board had previously approved the design of the dormers but it hadn't been realized that setback relief was required. Given that the setback relief is adjacent to an alley way, adverse impacts to homeowners to the west of the alleyway should be minimal. Additionally, the applicant owns and lives at 12 White Place, the dwelling immediately to the east of the lot. The applicant plans to use landscaping to create a courtyard appearance between 12 and 16 Eliot Crescent. The new landscaping may serve as the counterbalancing amenity for the special permit under Sec. 5.43.

**Therefore, the Planning Board recommends approval of the special permit relief per the plans by Hresko Associates, dated 1/7/16, and site plan by Thomas Bernardi, subject to the following condition:**

1. Prior to the issuance of a building permit, the applicant shall submit three copies of the final site plan, elevations and floor plans, subject to the review of the Assistant Director for Regulatory Planning or designee.
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 building elevations and floor plans stamped and signed by a registered engineer or architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.



16 Eliot Crescent

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

# PLAN OF LAND

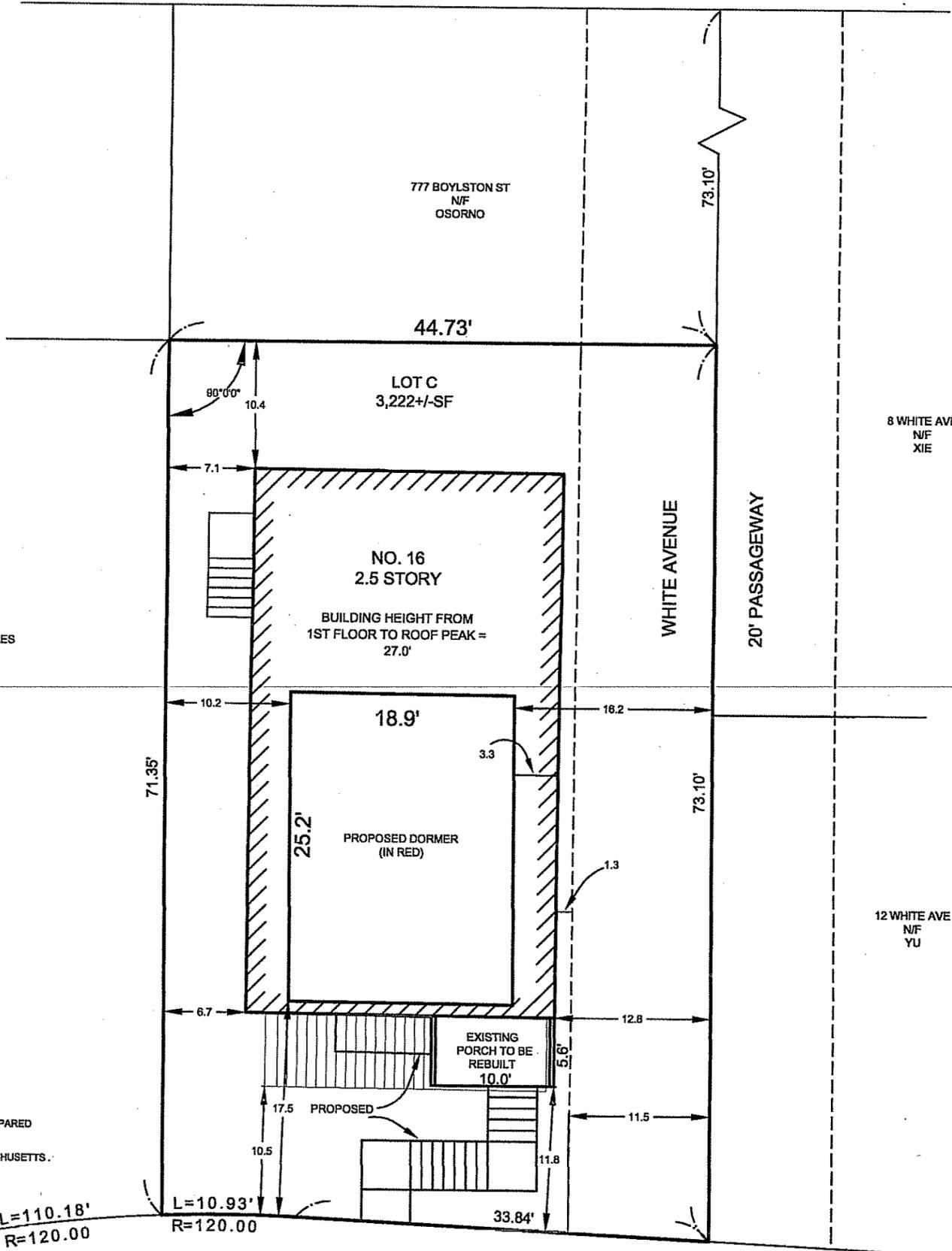
LOCATED AT  
**16 ELIOT CRESCENT**  
**BROOKLINE, MA**

SCALE: 1 INCH = 10 FEET

**MASSACHUSETTS**  
**SURVEY**  
**CONSULTANTS**

14 SUMNER ST  
 WEST GLOUCESTER, MA 01930  
 617 899-0703  
 WWW.MASSACHUSETTSSURVEY.COM

**BOYLSTON STREET**



## CERTIFICATION

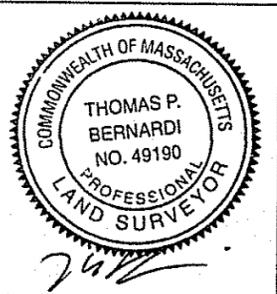
I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF JULY 25 AUGUST 2, 2015 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAY SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S.  
 DATE: OCTOBER 26, 2015

SBDH  
 FOUND



## REFERENCES

DEED: BOOK 4341, PAGE 747  
 PLAN: BOOK 1808, PAGE 83  
 PLAN: 565 OF 1942  
 PLAN: 524 OF 1953

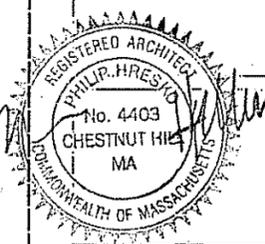
**ELIOT (PUBLIC 40' WIDE) CRESCENT**

# 16 Eliot Crescent

Brookline,  
Massachusetts



Hresko Associates, Inc.  
Architect  
Landscape Architect  
110 Broad Street  
Boston, MA 02110  
617-350-7666  
Email: hresko@ArchUSA.com  
www.ArchUSA.com

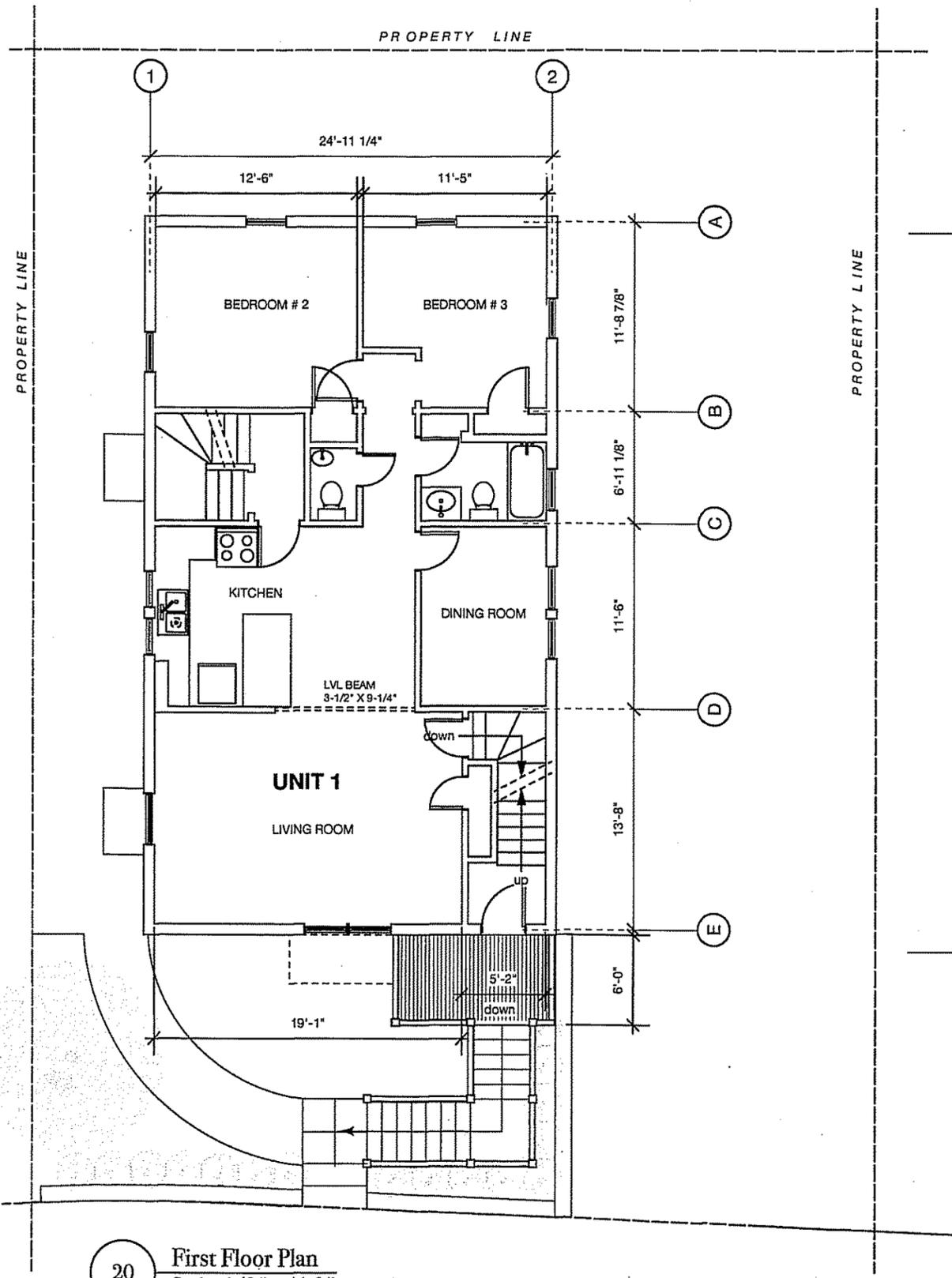


## Ground & 1st Floor Plans

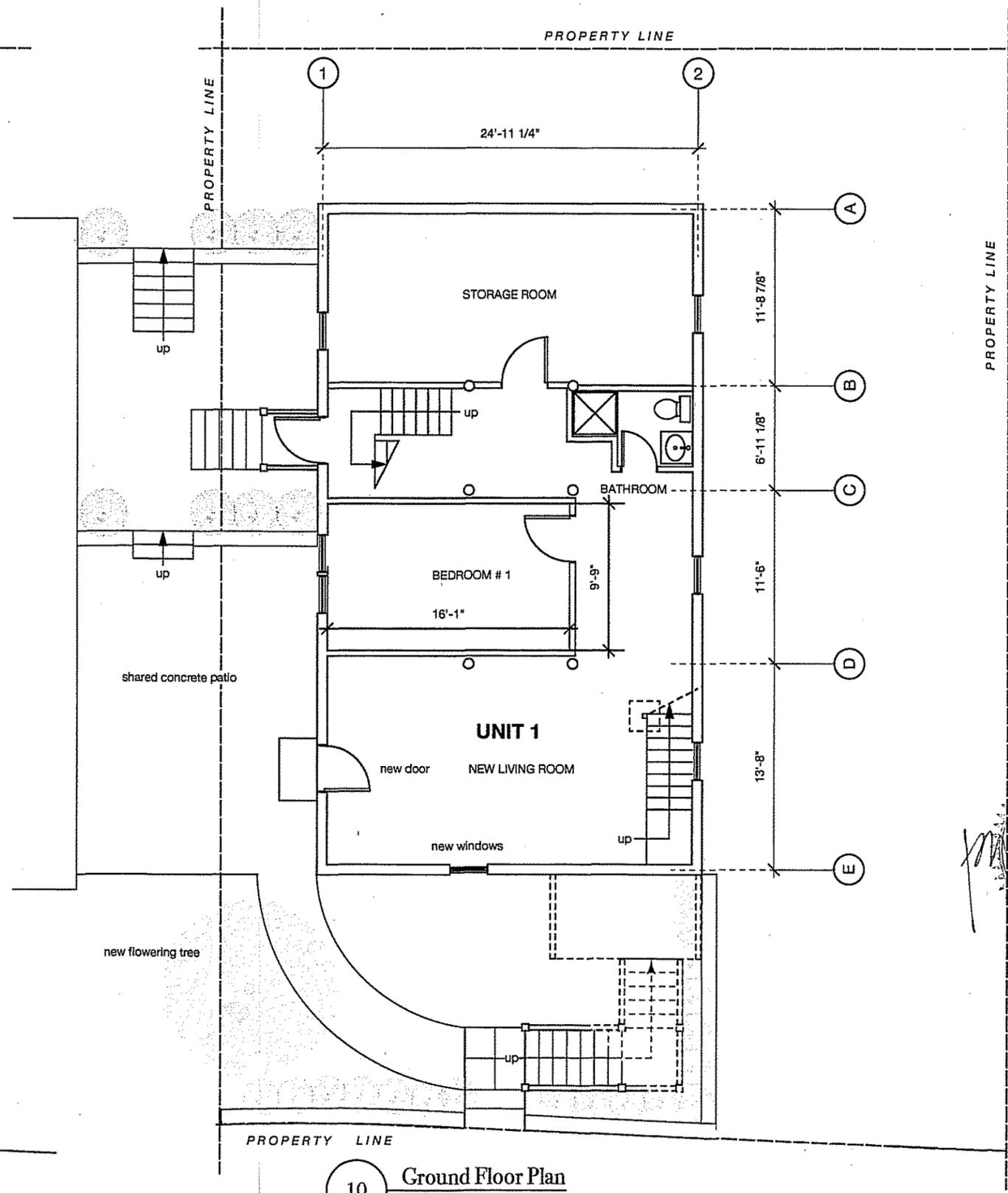
Date:  
7 January 2016  
Scale:  
1/8"=1'-0"

#33-11

### A-1.01



20 First Floor Plan  
Scale: 1/8" = 1'-0"



10 Ground Floor Plan  
Scale: 1/8" = 1'-0"

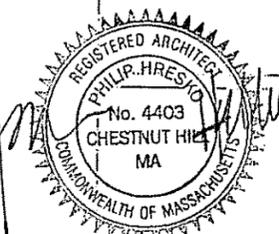
# 16 Eliot Crescent

Brookline,  
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Hresko Associates, Inc.  
Architect  
Landscape Architect

110 Broad Street  
Boston, MA 02110  
617-350-7666  
MAE:hresko@archlba.com  
www.ArchLBA.com

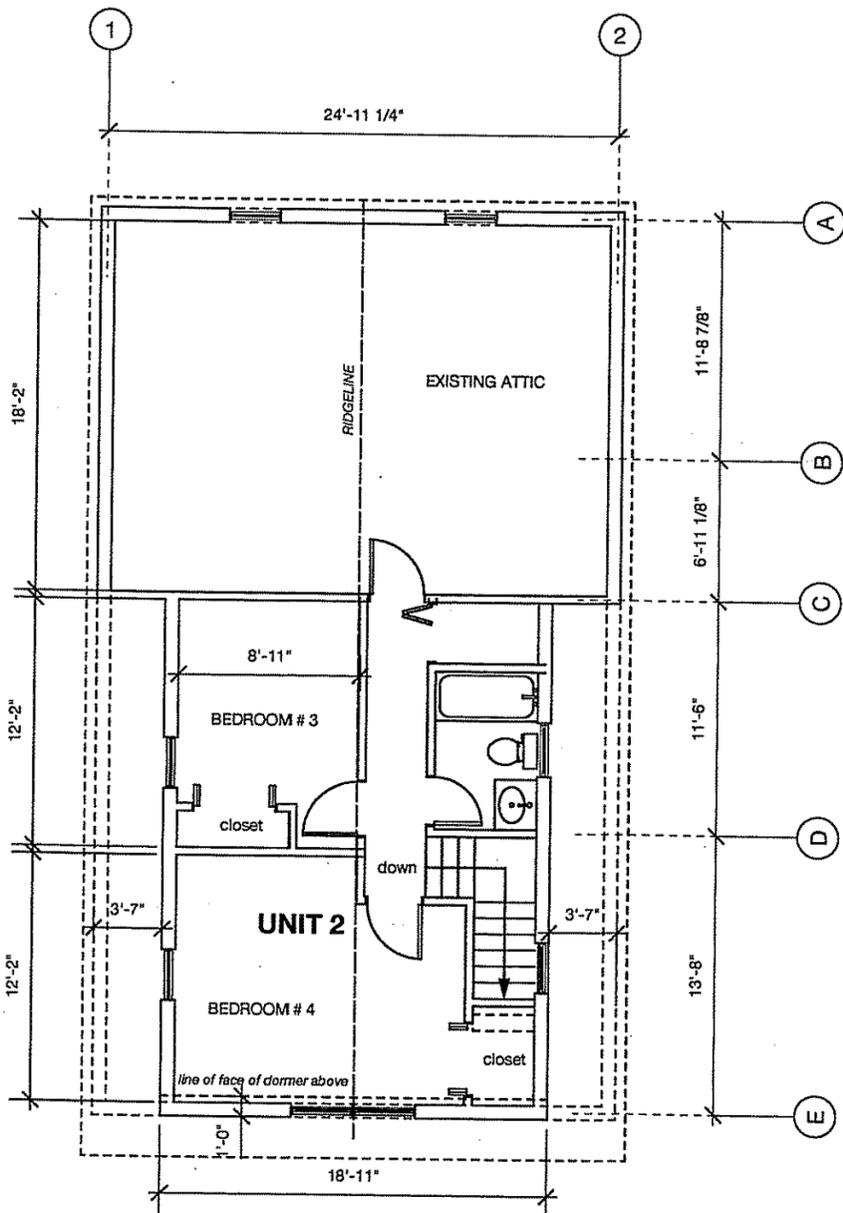


## 2nd & 3rd Floor Plans

Date:  
7 January 2016  
Scale:  
1/8" = 1'-0"

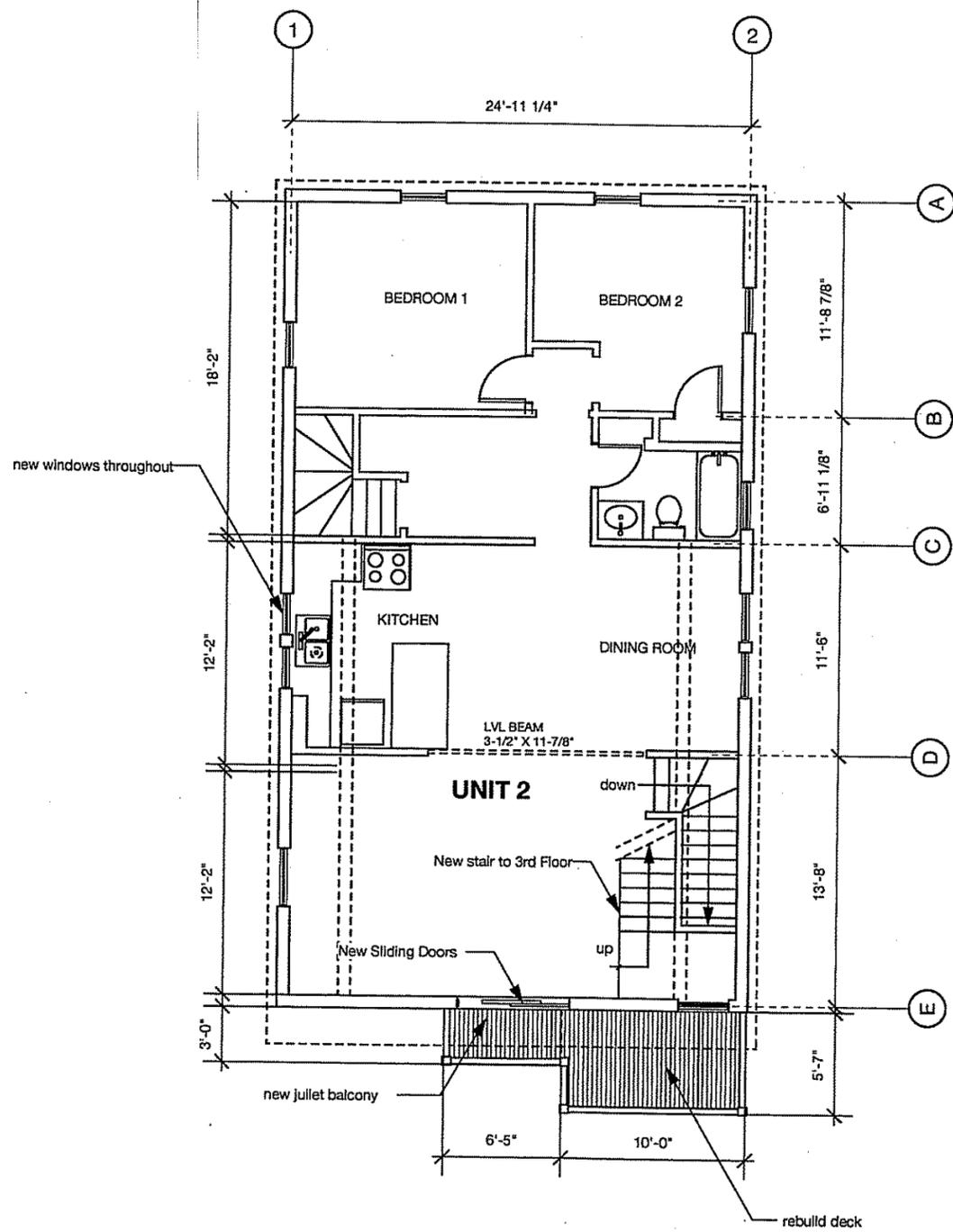
#33-11

### A-1.02



20

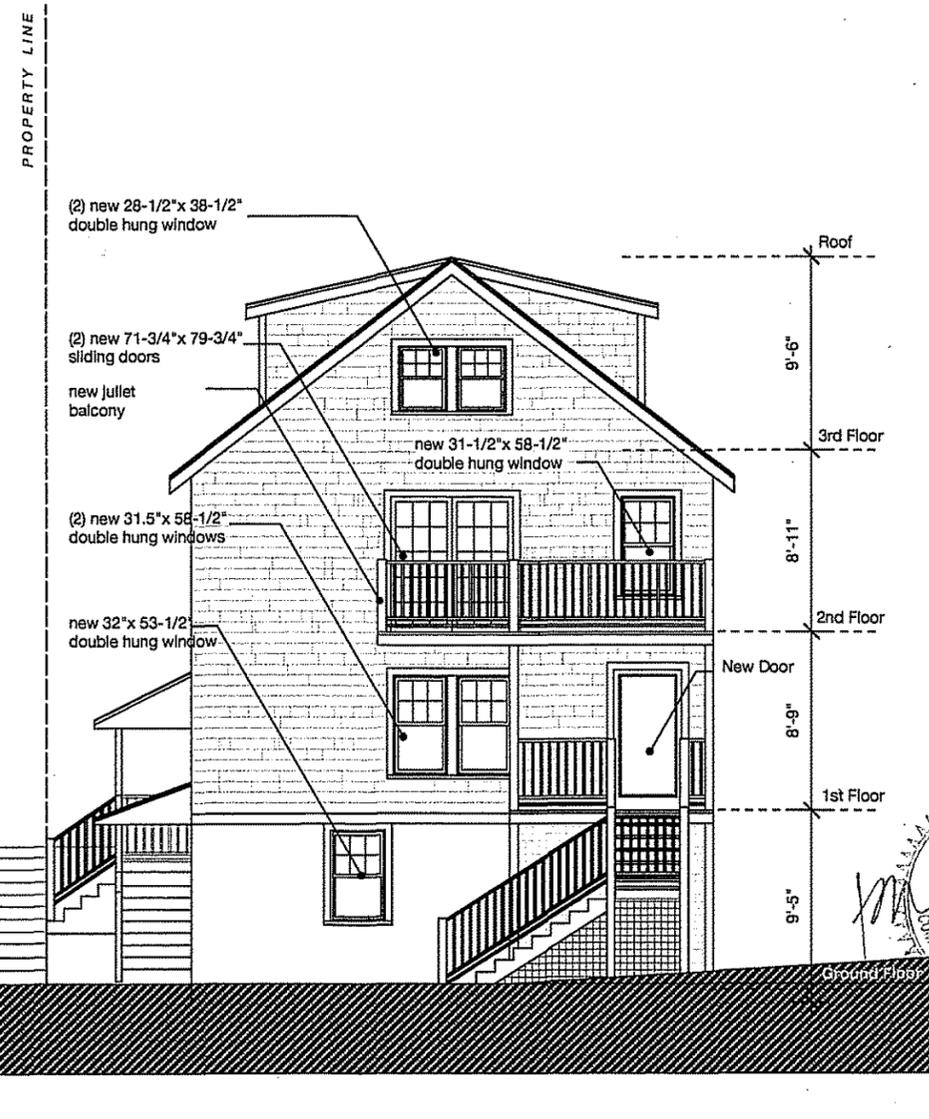
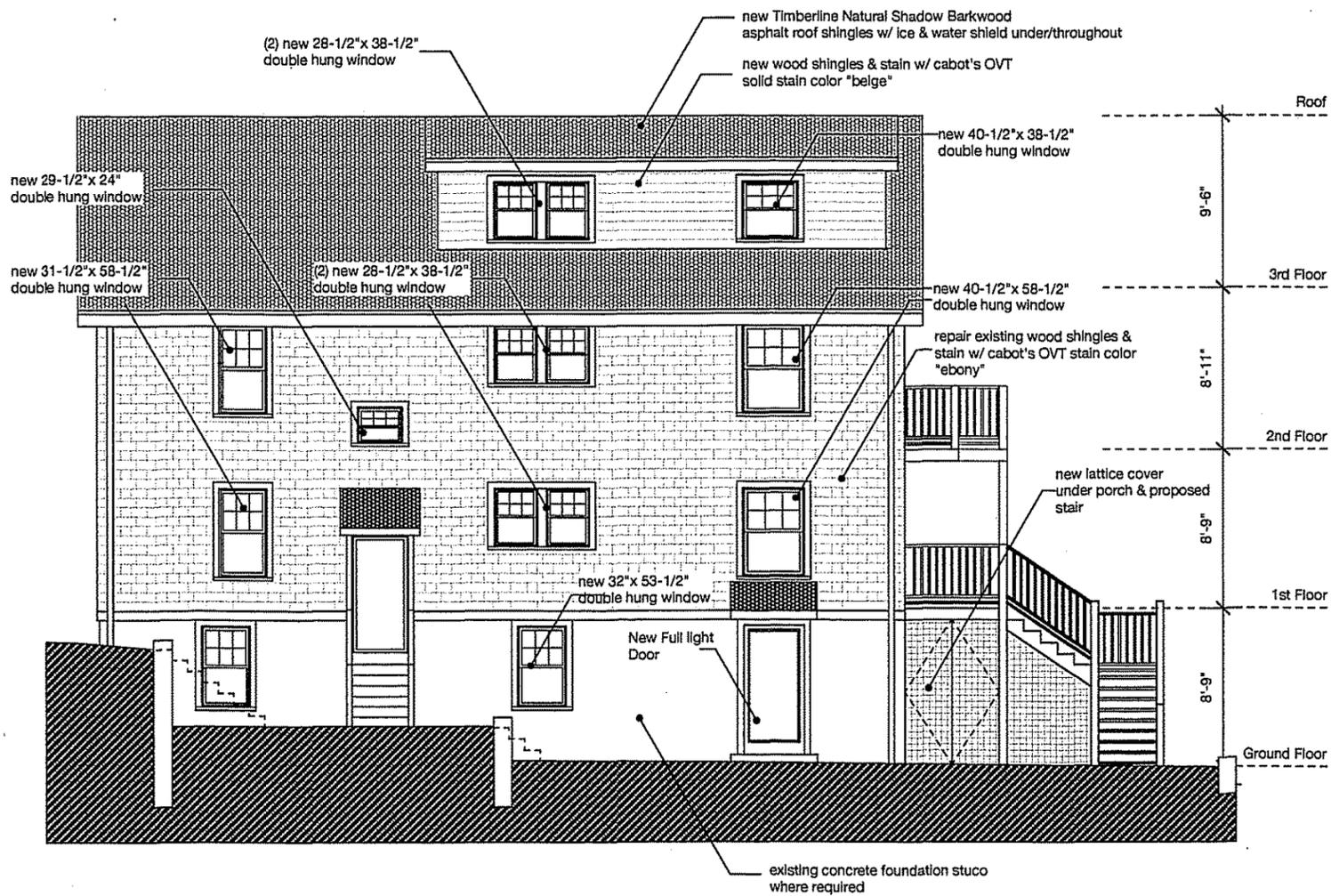
Third Floor Plan  
Scale: 1/8" = 1'-0"



10

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

 Timberline Natural Shadow Barkwood asphalt roof shingles  
 Cabot's OVT solid stain color "belge"

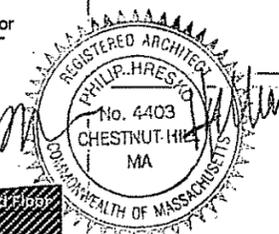


20 Side Elevation  
Scale: 1/8" = 1'-0"

10 Front Elevation  
Scale: 1/8" = 1'-0"

**16**  
**Eliot**  
**Crescent**  
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**Proposed Elevations**

Date:  
 7 January 2016  
 Scale:  
 1/8" = 1'-0"

#33-11  
**A-2.01**