



Town of Brookline

Massachusetts

PLANNING BOARD

Town Hall, 3rd Floor
333 Washington Street
Brookline, MA 02445-6899
(617) 730-2130 Fax (617) 730-2442

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

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: February 4, 2016
Subject: Construct a two-story rear addition totaling 203 square feet
Location: 683 Boylston Street

Atlas Sheet:	56	Case #:	2015-0063
Block:	255	Zoning:	S-15
Lot:	03	Lot Area (s.f.):	±10,800

Board of Appeals Hearing: February 11, 2016, at 7:00 p.m.

SITE AND NEIGHBORHOOD

683 Boylston Street is a 2 and ½ story single-family dwelling located in close proximity to the Brookline Reservoir at the intersection of Boylston Street and Lee Street. The Colonial style structure was constructed of brick and slate in 1925 and sits on an undersized lot within the immediate neighborhood, as well as the wider S-15 residential district. Similar architectural style can be found throughout the Fisher Hill neighborhood to the north.

APPLICANT'S PROPOSAL

The Applicant, Ishad Sideeka, is proposing to construct a two-story rear addition totaling 203 square feet. This 6.9' x 14.5' addition will extend from the rear of the home to provide a new rear entry and half bathroom on the first floor and closet storage on the second floor. The exterior façade of the addition will be constructed of wood clapboard to complement the existing brick veneer façade of the single-family dwelling.

FINDINGS

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.70 – Rear Yard Requirements

S-15 (Single-Family)	Required	Existing	Proposed	Relief
Rear Yard Setback	40 feet	32.1 feet	31.7 feet	Special Permit*
Floor Area Ratio (FAR)	2,700 s.f. .25	2,352 s.f. .217	2,555 s.f. .236	Complies

* 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 nonconforming structure (rear-yard setback).

PLANNING BOARD COMMENTS

The Planning Board supports this proposed two-story addition at the rear. The addition presents a modest floor area increase intended to improve the interior functionality of the existing structure. The clapboard building material is consistent with similar additions that are found throughout the Fisher Hill neighborhood and the proposed rear location is not easily visible from abutting properties and surrounding public ways. Requested relief represents a minor extension of the pre-existing nonconforming rear-yard setback. Additionally, this structure is located well beyond the required front-yard setback, resulting in the rear-yard noncompliance. Existing evergreen trees screen rear portions of the structure and the applicant proposes an additional planting to serve as counterbalancing amenity for requested setback relief.

Therefore, the Planning Board recommends approval of floor plans and elevations submitted by John Hagan, dated 7/1/2015, and the site plan submitted by George C. Collins, dated 7/1/2015, 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 that clearly indicate existing and proposed floor area, subject to review and approval by 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.**
- 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.**

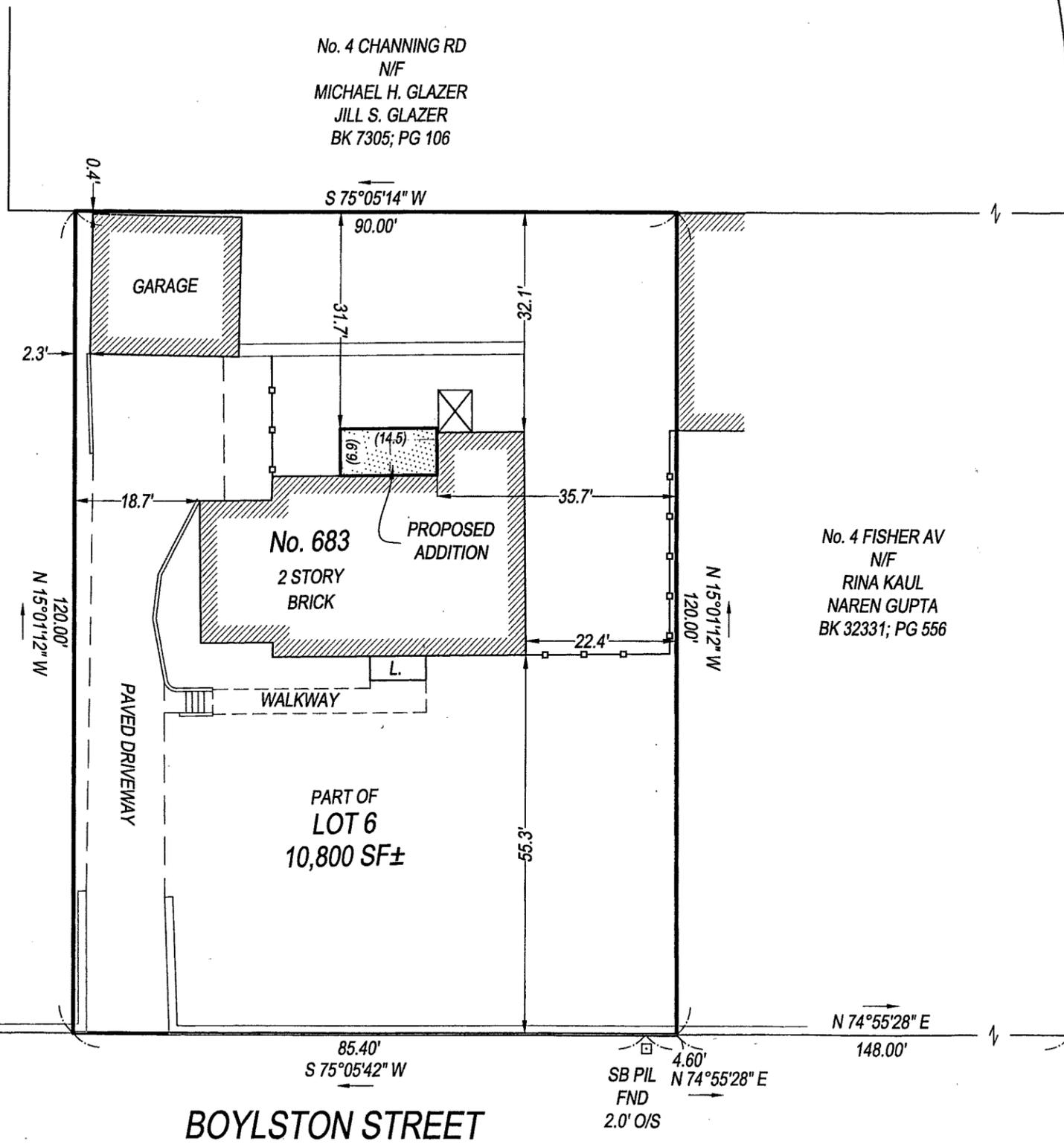
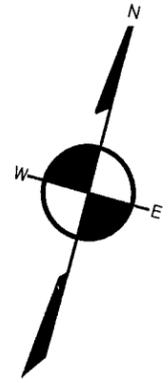
Jr





683 Boylston Street

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



No. 691 BOYLSTON ST
N/F
CRAIG A. BUNNELL
KAREN K. MILLER
BK 11945; PG 702

No. 4 CHANNING RD
N/F
MICHAEL H. GLAZER
JILL S. GLAZER
BK 7305; PG 106

No. 4 FISHER AV
N/F
RINA KAUL
NAREN GUPTA
BK 32331; PG 556

BOYLSTON STREET

FISHER AVENUE

REFERENCES:
DEED: BK 22153; PG 359
PLAN: BK 1536; PG 549
BK 1750; PG 627
BK 1267; PG 141
BK 1613; PG 17
PL BK 299; PL 867
PL BK 497; PL 376



FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
N/A	N/A	MO	MO/RAP	GCC

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MAY 20, 2015 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

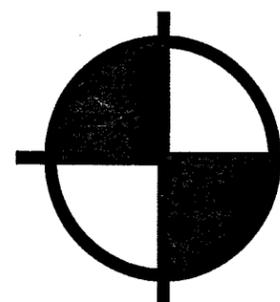
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).
COMMUNITY-PANEL: #25021C0034E
EFFECTIVE DATE: JULY 17, 2012

PREPARED FOR:
IRSHAD M. SIDEEKA
KHADIJA KHAN
683 BOYLSTON STREET
BROOKLINE, MA 02445

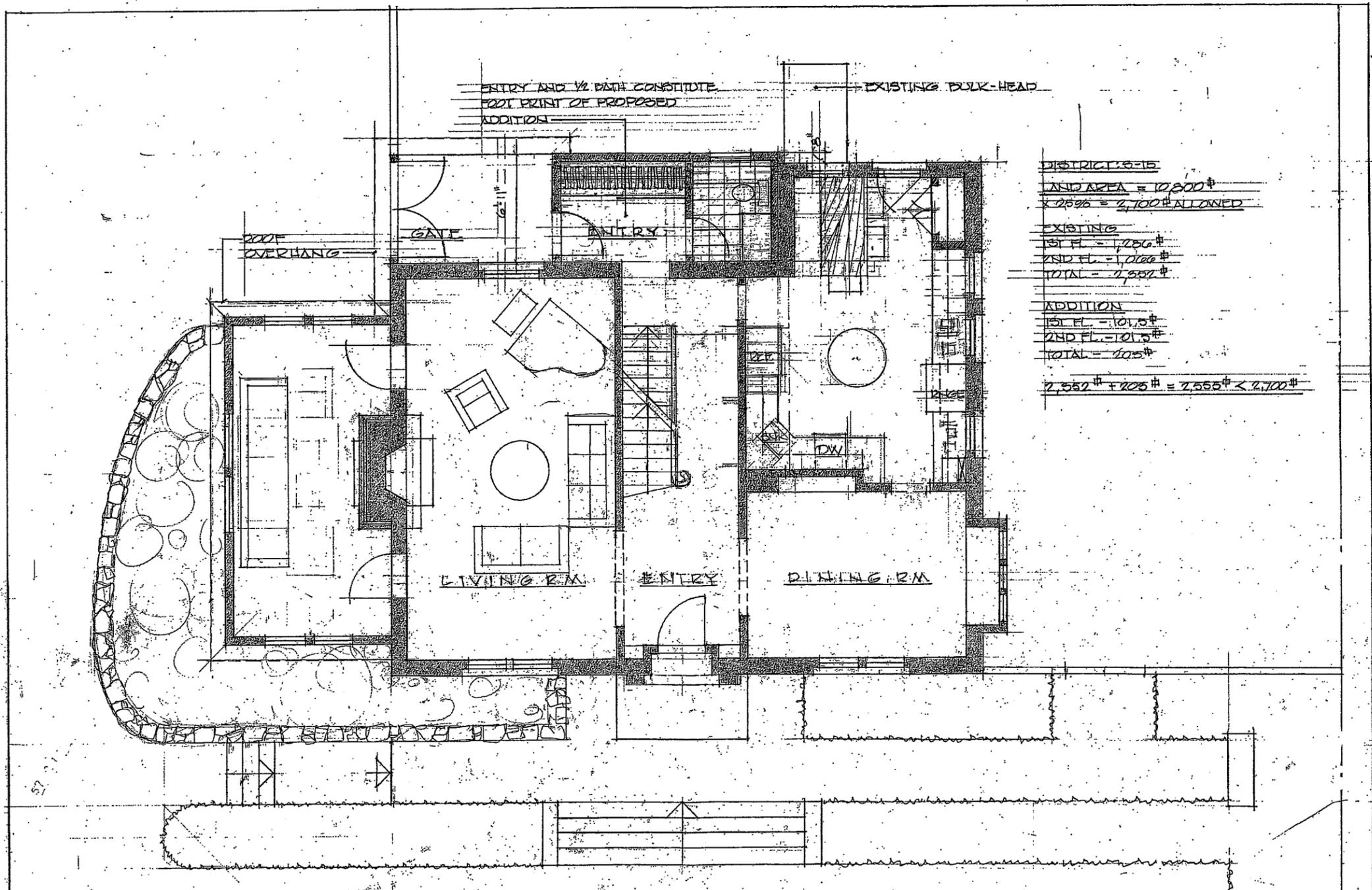
NOTES:
PARCEL ID: 255-03-00
ZONING: S-15

CERTIFIED PLOT PLAN
SHOWING PROPOSED CONDITIONS AT
683 BOYLSTON STREET
BROOKLINE, MA

SCALE: 1 INCH = 20 FEET DATE: JULY 1, 2015



BOSTON
SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617)242-1313



DISTRICT 5-15
 LAND AREA = 10,800 #
 2.05% = 2,210 # ALLOWED

EXISTING
 1ST FL. = 1,250 #
 2ND FL. = 1,060 #
 TOTAL = 2,310 #

ADDITION
 1ST FL. = 1,015 #
 2ND FL. = 1,015 #
 TOTAL = 2,030 #

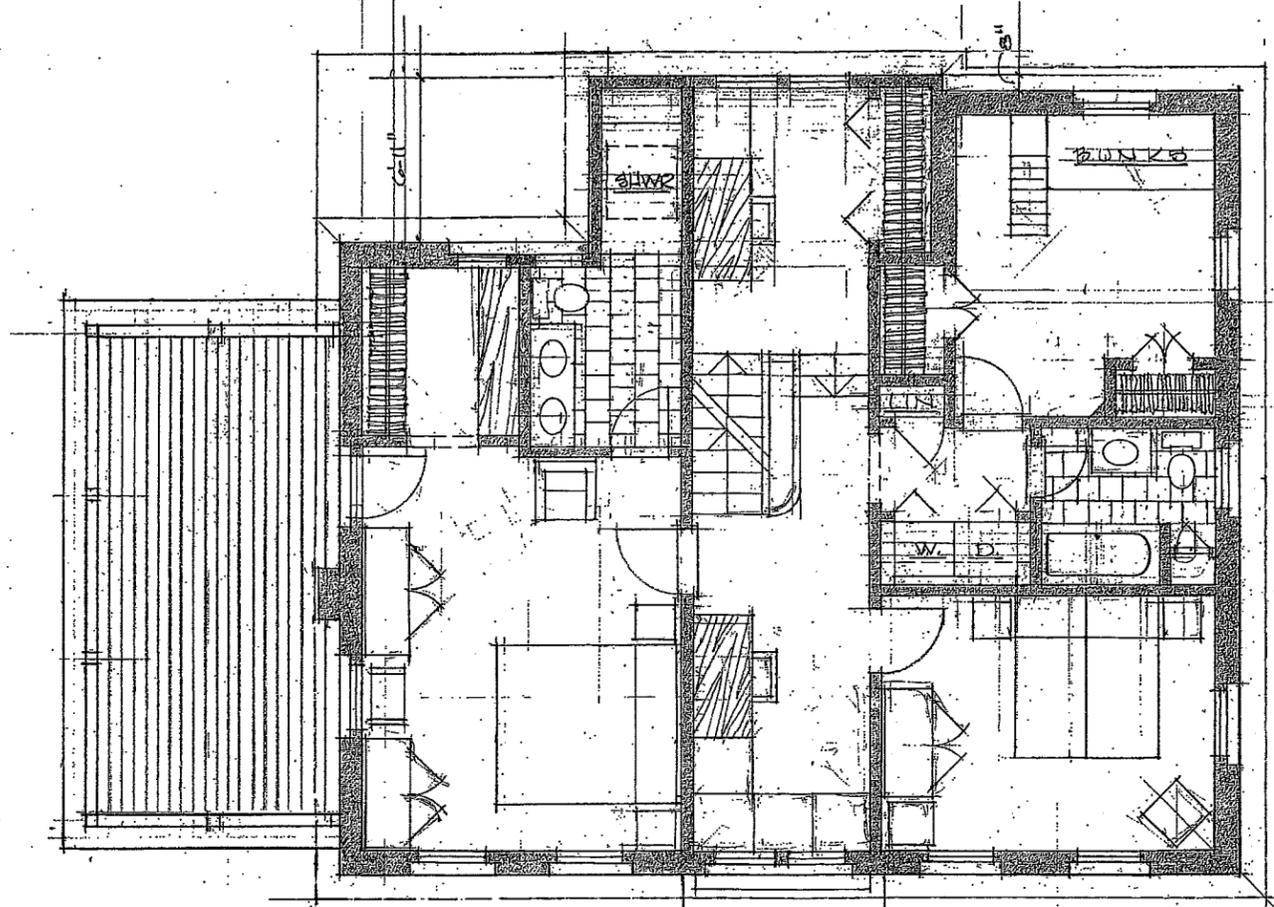
2,310 # + 2,030 # = 4,340 # < 4,700 #

MAIN FLOOR PLAN



John Hagan

655 BOYLSTON STREET BROOKLINE MA HOUSE REMODEL		
JOHN HAGAN ARCHITECT 60 PRACUT ST. BOSTON, MA 02124 (617) 825 7025	DATE 7/17/15 SCALE 1/4" = 1'-0"	



SECOND FLOOR PLAN

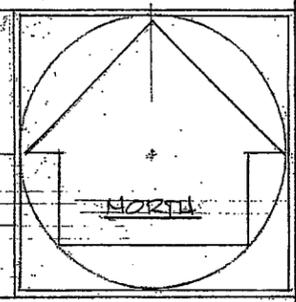


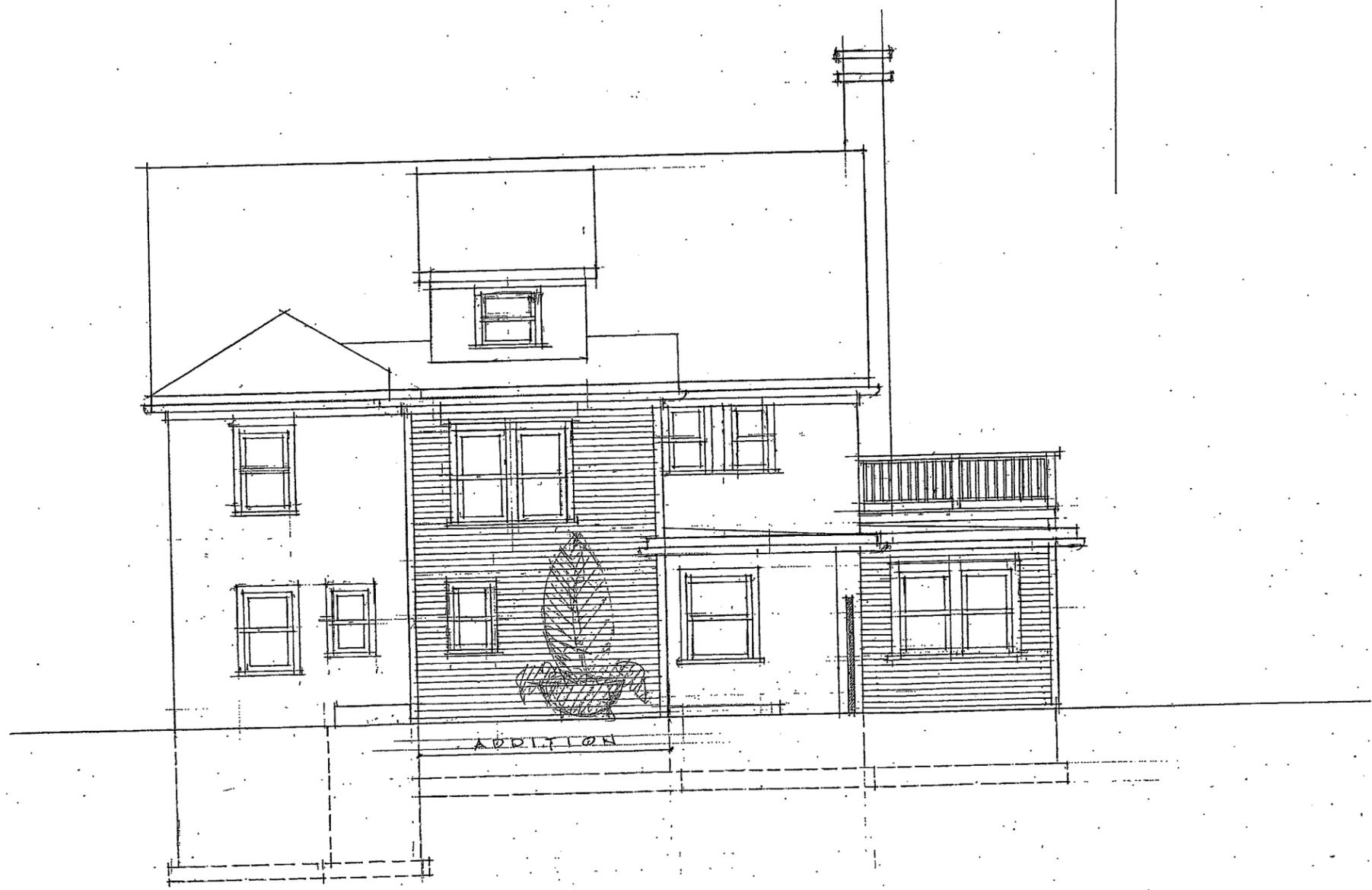
Joan Hagan

685 DOYLSTON STREET
 BROOKLINE, MA
 HOUSE REMODEL

JOAN HAGAN ARCHITECT
 60 DRACUT ST.
 BOSTON, MA 02122
 (617) 528-7525

DATE
 7/1/16
 SCALE
 1/4" = 1'-0"





NORTH ELEVATION



285 BOYLSTON STREET
BROOKLINE, MA
HOUSE REMODEL

JOHN HAGAN, ARCHITECT
60 DRACUT ST.
BOSTON, MA 02124
(617) 818 7826

DATE:
7/1/15
SCALE:
1/4"=1'-0"

