



Town of Brookline

Massachusetts

PLANNING BOARD

Town Hall, 3rd Floor
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Brookline, MA 02445-6899
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Linda Hamlin, Chairman
Steven Heikin, Clerk
Robert Cook
Sergio Modigliani
Mark J. Zarrillo

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: December 3, 2015
Subject: Construct a two-story addition at the rear
Location: 171 High Street

Atlas Sheet:	71B	Case #:	2015-0040
Block:	308	Zoning:	M-1.0
Lot:	65	Lot Area (s.f.):	±1,626

Board of Appeals Hearing: December 17, 2015, at 7:00 p.m.

BACKGROUND

October 1, 2015 – The Planning Board recommended that the massing of the proposed rear addition at 171 High Street be reduced in order to minimize shadows and visual impact on abutting residents.

December 17, 2015 – Following a public hearing on this matter, the Board of Appeals was not satisfied that the proposed rear addition meets the requirements for the grant of a special permit, in accordance with Zoning By-Law Section 9.05. Board Members specifically cited adverse impact on abutting residents based on the overall scale of the rear addition. The Applicant requested a case continuance in order to revise project plans based on this Board finding.

SITE AND NEIGHBORHOOD

171 High Street is an attached single-family dwelling located directly to the south of the Pill Hill Local Historic District. The American Colonial style structure was constructed of wood shiplap and slate in 1925. The existing structure includes two bedrooms on the second floor and provides no off-street parking spaces. The immediate neighborhood consists of similar dense residential units ranging from multi-family to attached single-family structures. The subject property is located directly between the Robinson Playground to the west and the Walnut Street

Apartments/22 High Street to the east (Managed by the Brookline Housing Authority).

APPLICANT’S PROPOSAL

The applicant, Brett Bentson, is proposing to construct a two-story modern addition at the rear and renovate the interior of the existing structure. The proposed addition will provide 391 square feet of additional floor area that will be used for a living room on the first floor and a master bedroom on the second floor. The exterior of this addition will be constructed of corrugated plastic and presents a cantilever design toward the rear that creates an open air wood deck that will be accessible from the new living room. This addition will extend approximately 14’-6” from the existing home into the rear yard, with the open air deck/stairs extending an additional 7’ to the rear.

The applicant is also proposing to install a permeable paver patio in the rear yard and a corrugated plastic trash/recycling enclosure in the front yard. Interior modifications are intended to open the first floor plan and expand the two upper floor bedrooms. No new parking spaces are proposed. The applicant is also proposing to install evergreen groundcover, ornamental perennials, and paperbark maple trees as counterbalancing amenities for requested side and front yard setback relief.

[Revised plans, dated 2/18/16, include a reduced two-story rear addition. The total width remains at approximately 14.6 feet but the length is reduced by 8.4 feet. This modification results in a rear addition that extends 7.5 feet into the rear yard beyond the existing façade. This rear projection distance is more comparable to the adjacent sunroom at 173 High Street.]

FINDINGS

Section 5.01 – Table of Use Regulations, Footnote 2

At the end of each row or block of one-family attached dwellings, a yard shall be provided along the street lot line or side lot line of at least ten feet plus one foot for each dwelling unit in excess of two (10 foot required side yard setback in this case)

Section 5.10 – Minimum Lot Size (Pre-Existing)

Section 5.13 – Minimum Lot Width (Pre-Existing)

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.50 – Front Yard Requirements

Section 5.60 – Side Yard Requirements

Section 9.92 – Usable Open Space

Dimensional Requirements	Required	Existing	Proposed	Relief Required
Minimum Lot Size	2,250 s.f.	1,626 s.f.	1,626 s.f.	Pre-Existing
Minimum Lot Width	20’	14’	14’	Pre-Existing
Front Yard Setback (trash enclosure)	15’	N/A	2.7’	Special Permit*

Side Yard Setback (east)	10'	1.2'	1.2'	Special Permit*
Floor Area Ratio	2,113.8 1.3	1,249 s.f. .77	1,640 s.f. 1.01	Complies
Usable Open Space	328 s.f. 20%	810.55 s.f. 65%	329 s.f. 20%	Complies

** Under Section 5.43, the Board of Appeals may waive by special permit yard and/or setback requirements if counterbalancing amenity is provided.*

Section 8.02.2 – Alteration of Extension

A special permit is required to alter or extend a nonconforming structure (side-yard setback).

PLANNING BOARD COMMENTS

The Planning Board recommends approval of this proposal to construct a two-story rear addition. Requested setback relief is minimal and extensive landscaped features are proposed as counterbalancing amenities. The applicant has also reduced the scale and roof pitch of the rear addition in order to comply with usable open space requirements and Planning Board recommendations. This proposal also complies fully with gross floor area requirements for the M-1.0 district. The modern design of this addition is relatively uncommon for the Pill Hill area but does serve to expand living space in a manner that minimally alters the existing streetscape. Proposed renovations to the rest of the structure also serve to improve the overall condition of the property.

The Planning Board also recommends that the applicant seek an alternative solution to avoid placing trash receptacles or trash storage structures in the front yard. The Planning Board also recommends the submission of a construction management plan due to the undersized nature of the lot and close proximity to abutting dwelling structures.

Therefore, the Planning Board recommends approval of plans submitted by Brett Bentson, dated 12/3/2015, and the site plan submitted by Andrew Browne, dated 5/29/2015. If the Board of Appeals finds that the standards for special permit relief are met, the Planning Board recommends 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 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, subject to review and approval by the Assistant Director for Regulatory Planning.
3. Prior to the issuance of a building permit, the applicant shall submit a construction management plan, specifically detailing construction equipment access to the rear yard and impact mitigation strategies for abutting properties, subject to the review and

approval of the Building Commissioner.

4. 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

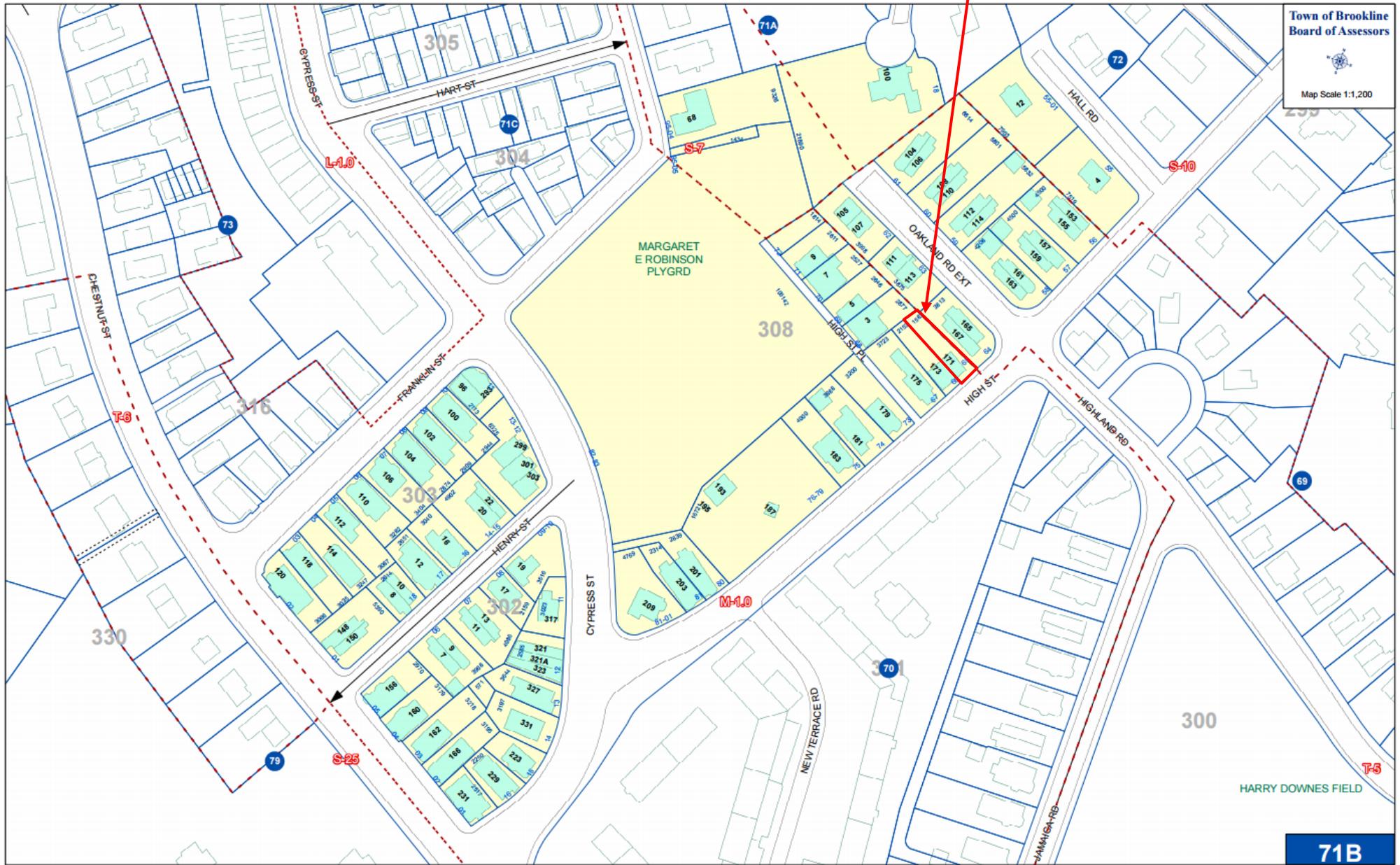


171 High Street – Front Façade



171 High Street – Parcel

171 High Street



Town of Brookline
Board of Assessors
Map Scale 1:1,200

71B

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

171 HIGH STREET RENOVATION ZONING BOARD - 2/18/16

171 HIGH STREET
BROOKLINE, MA 02445
PARCEL ID: 308-65-0

ZONING SUMMARY

M-1.0 ZONING DISTRICT	1-FAMILY ATTACHED DWELLING		LOT SIZE MINIMUM	FLOOR AREA RATIO	LOT WIDTH MINIMUM	HEIGHT MAXIMUM	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	OPEN SPACE LANDSCAPED	OPEN SPACE USEABLE
		REQUIRED		2,260 SF	1.3 MAX.	20'	36'	15'	0''	30'	10%
	EXISTING		1,626 SF*	0.77	14''	31'-1"	8'-4''	0' / 1'-3"	55'	63%	20%
	PROPOSED		1,626 SF*	.91	14''	31'-1"	8'-4''	1'-8" / 1'-3"	30'-11"	24%	20%

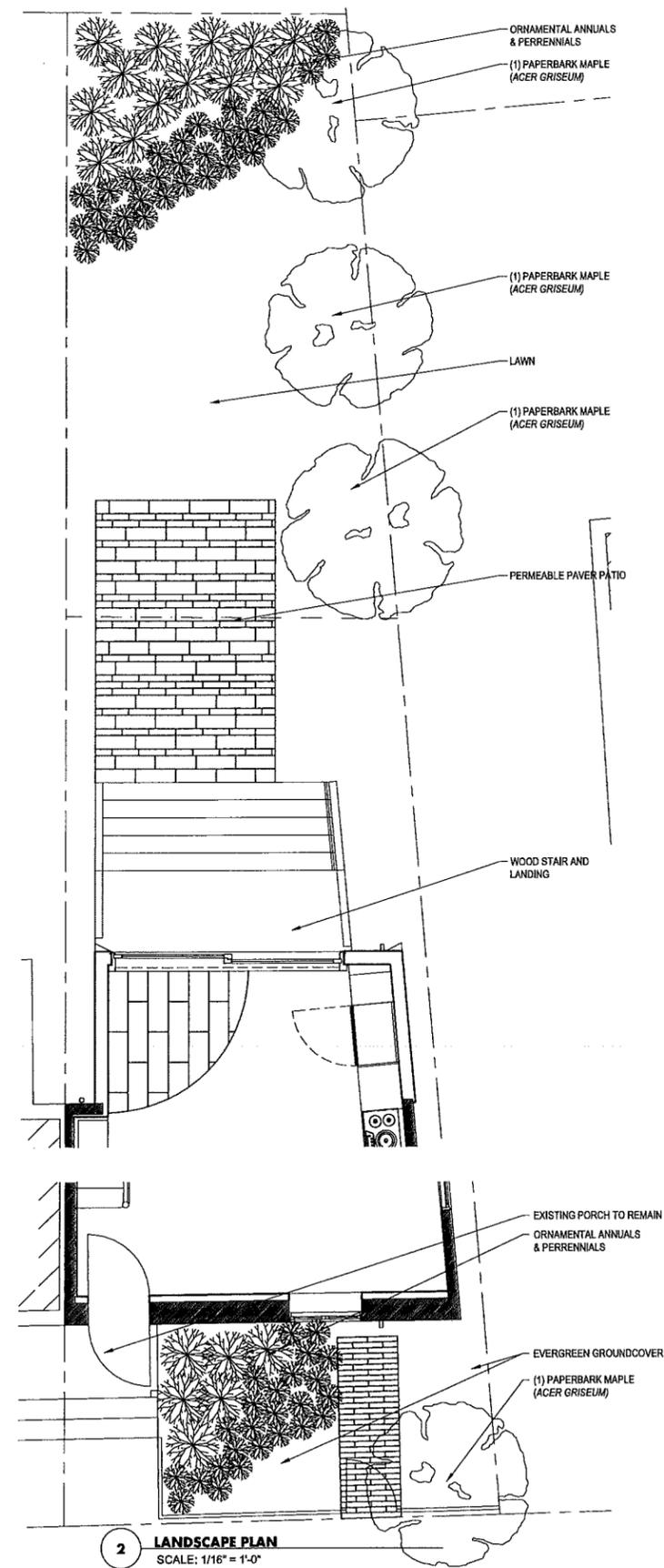
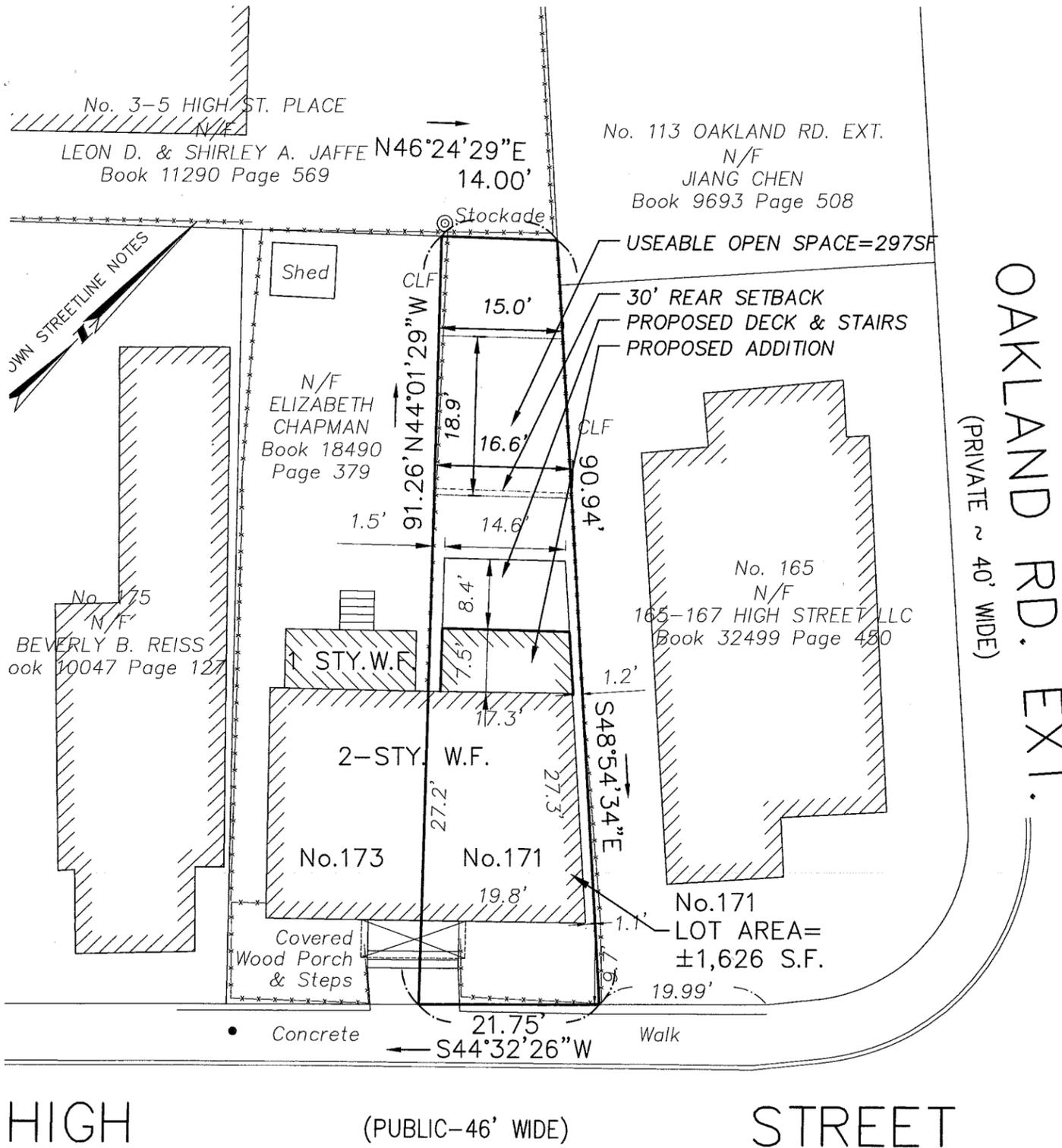
* INDICATES EXISTING NON-CONFORMING CONDITION TO REMAIN
** 10' AT END OF ROW OF ATTACHED 1-FAMILY DWELLINGS

FLOOR AREA CALCULATION

GROSS FLOOR AREA	EXISTING		PROPOSED	
	BASEMENT	0 SF	0 SF	
1ST FLOOR	505 SF	621 SF		
2ND FLOOR	505 SF	621 SF		
3RD FLOOR	239 SF	239 SF		
TOTAL	1,249 SF	1,481 SF		

DRAWING LIST

- T-1 - TITLE SHEET
- PP-1 - CERTIFIED PLOT PLAN
- A1-0 - COMPOSITE FLOOR PLANS
- A3-0 - EXTERIOR ELEVATIONS
- A1-1 - FIRST FLOOR COMPARISON WITH PREVIOUS SUBMISSION
- A3-1 - SOUTH ELEVATION COMPARISON WITH PREVIOUS SUBMISSION
- A3-2 - WEST ELEVATION COMPARISON WITH PREVIOUS SUBMISSION
- A3-3 - EAST ELEVATION COMPARISON WITH PREVIOUS SUBMISSION
- A3-4 - SOUTH ELEVATION OF 167 HIGH STREET
- SHADOW STUDIES



1 SITE PLAN
SCALE: 1/16" = 1'-0"

2 LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

171 HIGH STREET
BROOKLINE, MA 02445
PARCEL ID: 308-65-00



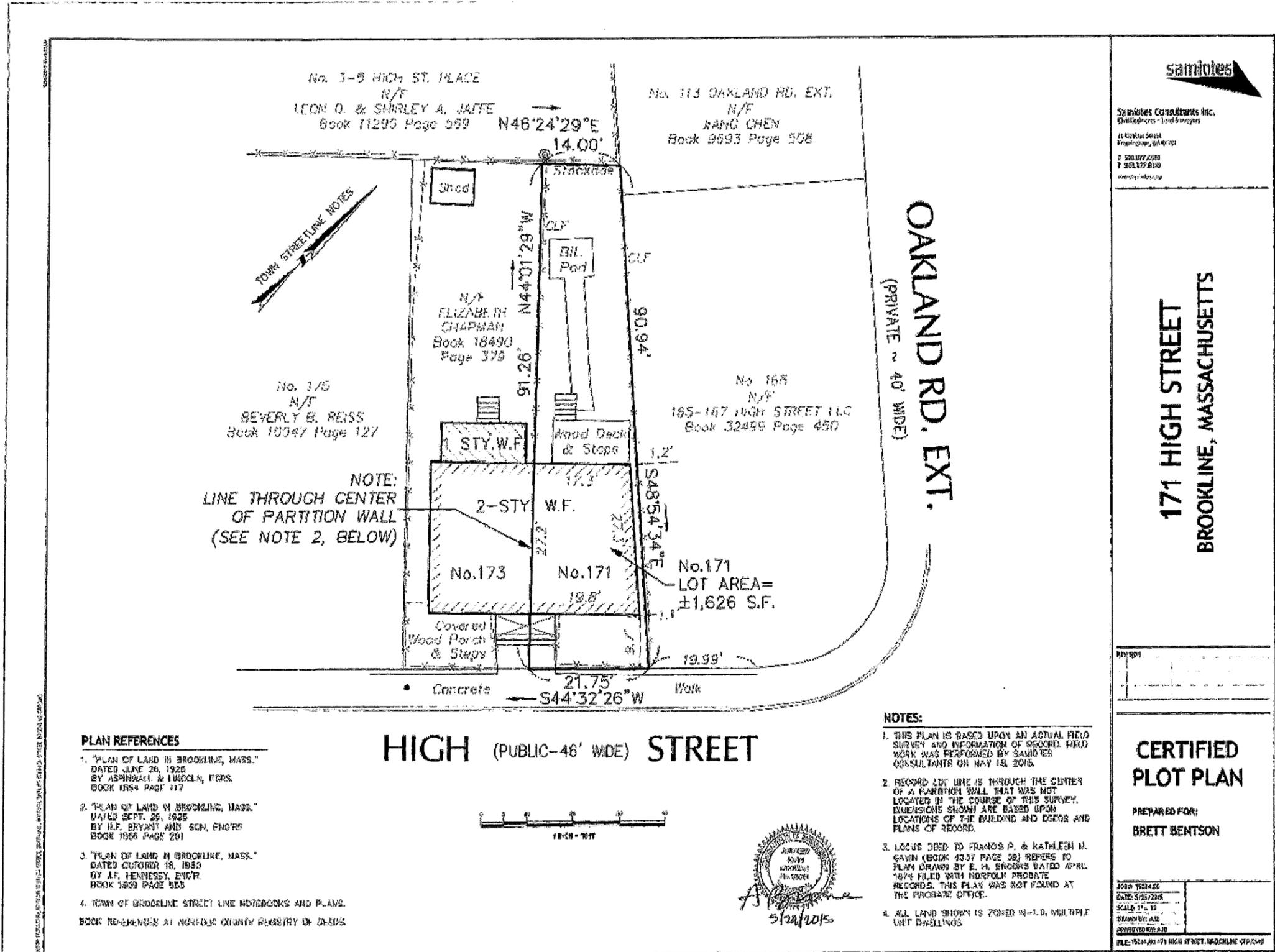
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PERMIT SET - 6/19/2015
PLANNING BOARD - 9/16/2015
PLANNING BOARD - 12/3/2015
ZONING BOARD - 2/18/2016

TITLE SHEET
SCALE: AS NOTED



T-1



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171 HIGH STREET
BROOKLINE, MASSACHUSETTS

NOTE:
 LINE THROUGH CENTER
 OF PARTITION WALL
 (SEE NOTE 2, BELOW)

PLAN REFERENCES

1. "PLAN OF LAND IN BROOKLINE, MASS."
 DATED JUNE 26, 1928
 BY ASPHACK & URSOLIN, ENGRS.
 BOOK 1854 PAGE 117
2. "PLAN OF LAND IN BROOKLINE, MASS."
 DATED SEPT. 25, 1925
 BY H.F. BRYANT AND SON, ENGRS
 BOOK 1854 PAGE 201
3. "PLAN OF LAND IN BROOKLINE, MASS."
 DATED OCTOBER 18, 1939
 BY J.F. HENNESSY, ENGR.
 BOOK 1854 PAGE 255
4. TOWN OF BROOKLINE STREET LINE INTERLOCKS AND PLANS.
 BOOK REFERENCES AT NORFOLK COUNTY REGISTRY OF DEEDS

HIGH (PUBLIC-46' WIDE) STREET



AS NOTED
 5/22/2015

NOTES:

1. THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. FIELD WORK WAS PERFORMED BY SAMLOTUS CONSULTANTS ON MAY 18, 2015.
2. RECORD LOT LINE IS THROUGH THE CENTER OF A PARTITION WALL THAT WAS NOT LOCATED IN THE COURSE OF THIS SURVEY. DIMENSIONS SHOWN ARE BASED UPON LOCATIONS OF THE BUILDING AND DECKS AND PLANS OF RECORD.
3. LOCUS DEED TO FRANKS P. & KATHLEEN M. GARD (BOOK 4337 PAGE 59) REFERS TO PLAN DRAWN BY E. H. BROWN DATED APRIL 1874 FILED WITH NORFOLK PROBATE RECORDS. THIS PLAN WAS NOT FOUND AT THE PROBATE OFFICE.
4. ALL LAND SHOWN IS ZONED M-1.0, MULTIPLE UNIT DWELLINGS.

CERTIFIED PLOT PLAN

PREPARED FOR:
BRETT BENTSON

JOB: 1503420
 DATE: 5/25/2015
 SCALE: 1" = 10'
 DRAWN BY: AB
 APPROVED BY: AB
 FILE: 1503420 171 HIGH ST. BROOKLINE 01240

171 HIGH STREET
 BROOKLINE, MA 02445
 PARCEL ID: 308-65-00



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 (617) 965-2318

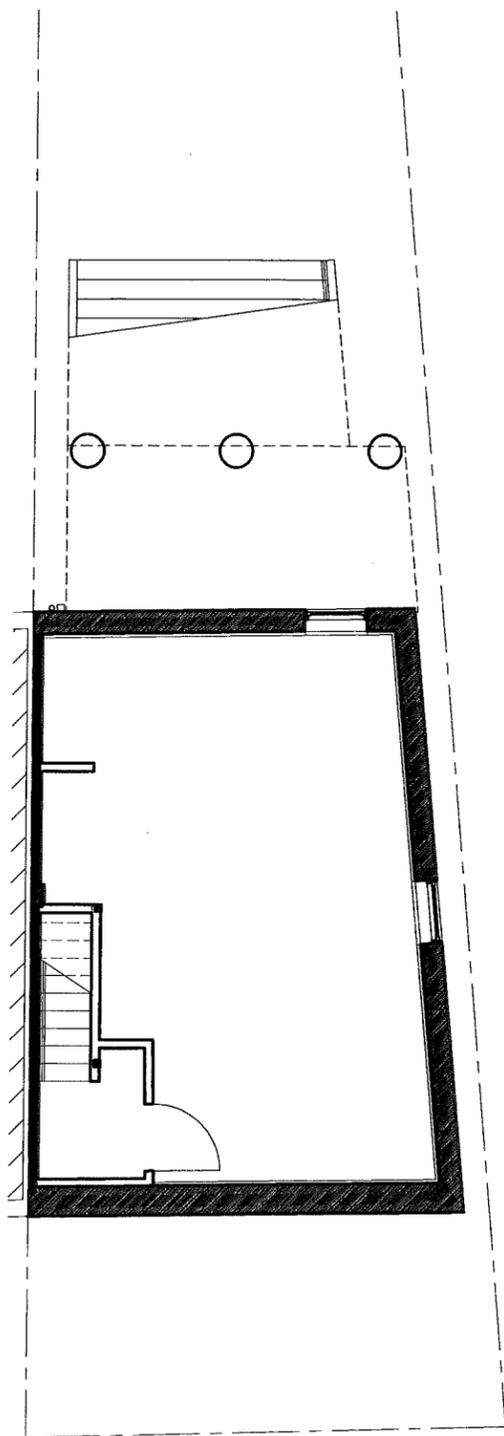
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PLANNING BOARD - 9/16/2015	
PLANNING BOARD - 10/22/2015	
PERMIT SET - 2/19/2016	

CERTIFIED PLOT PLAN

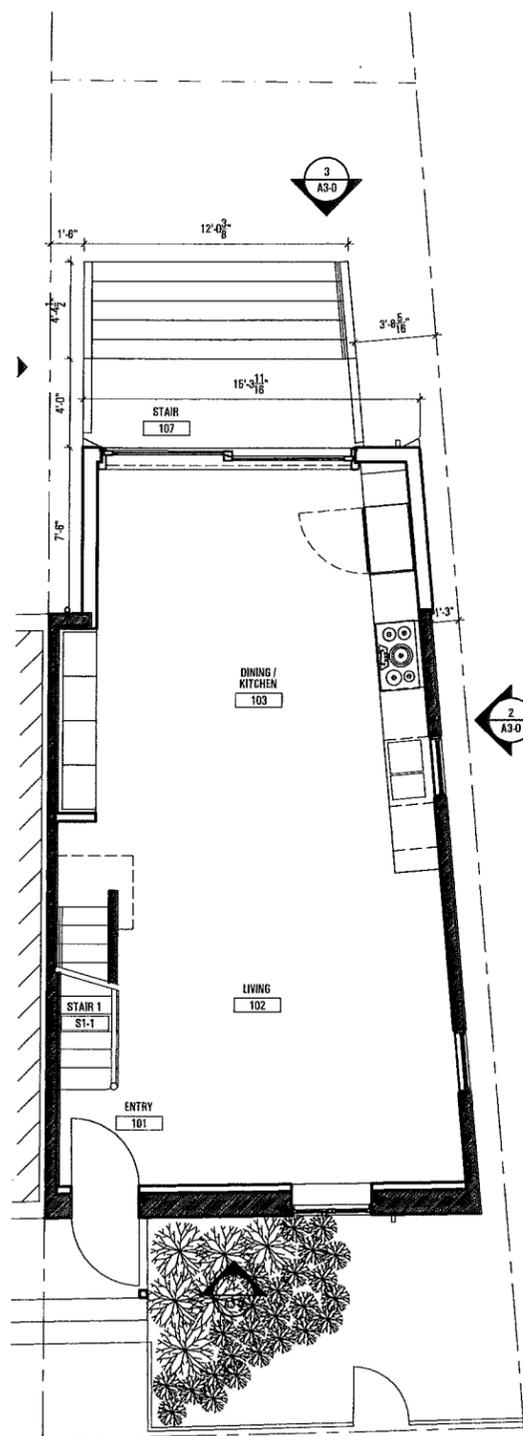
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PP-1

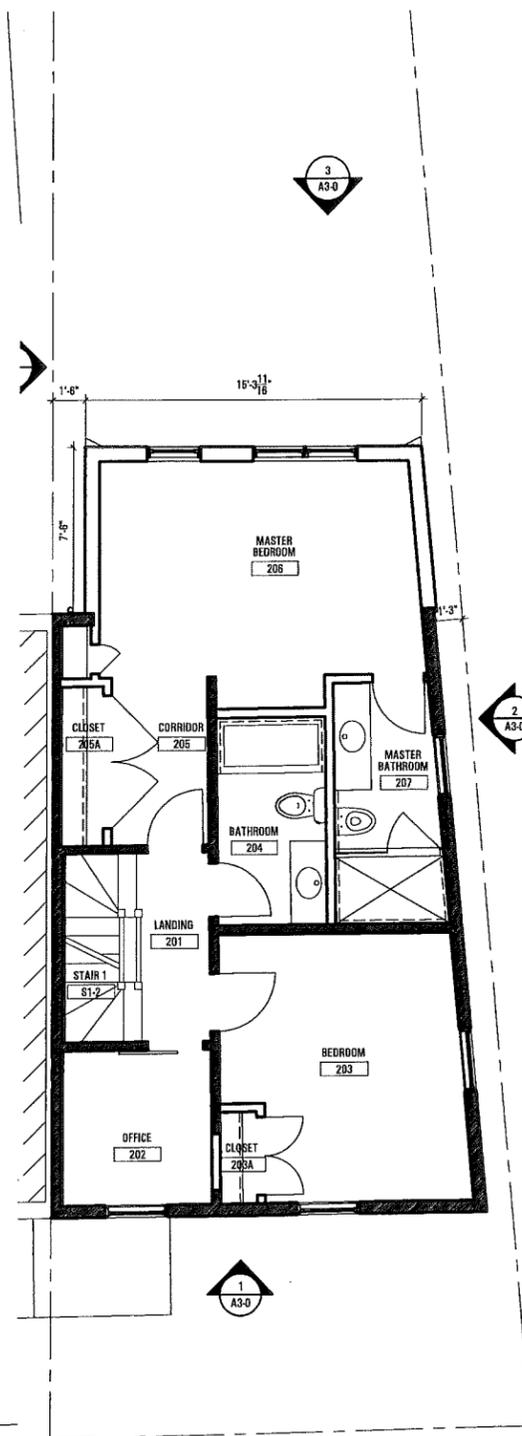
GENERAL NOTES:
 INDICATES EXISTING WALL STRUCTURE TO REMAIN
 INDICATES NEW WALL



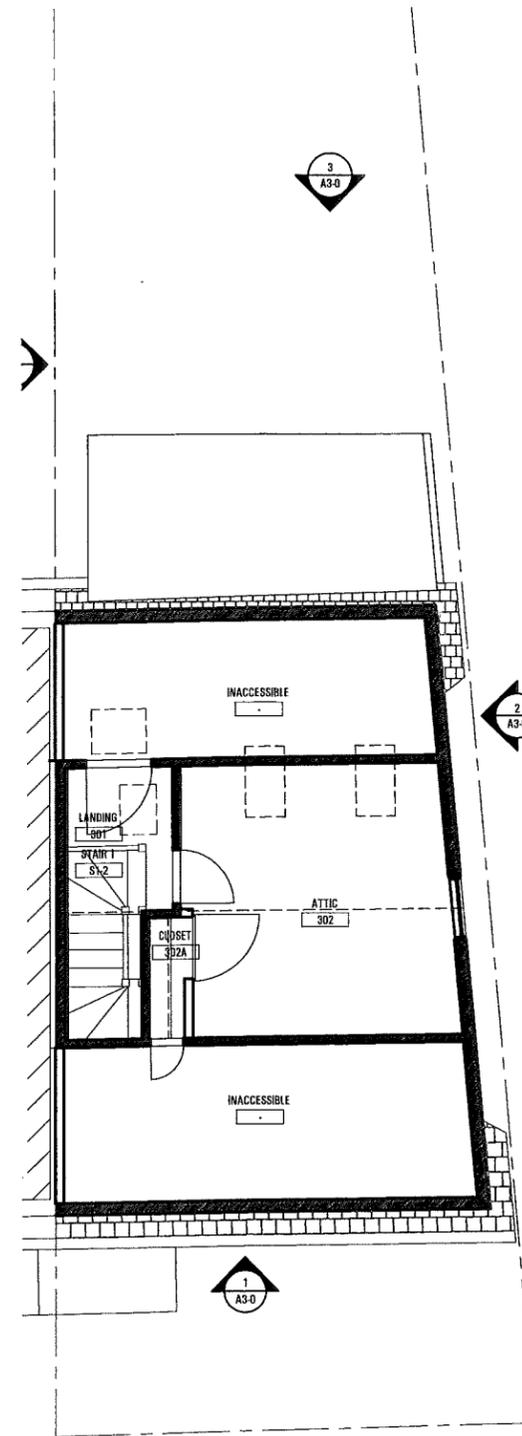
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 SCALE: 1/8" = 1'-0"



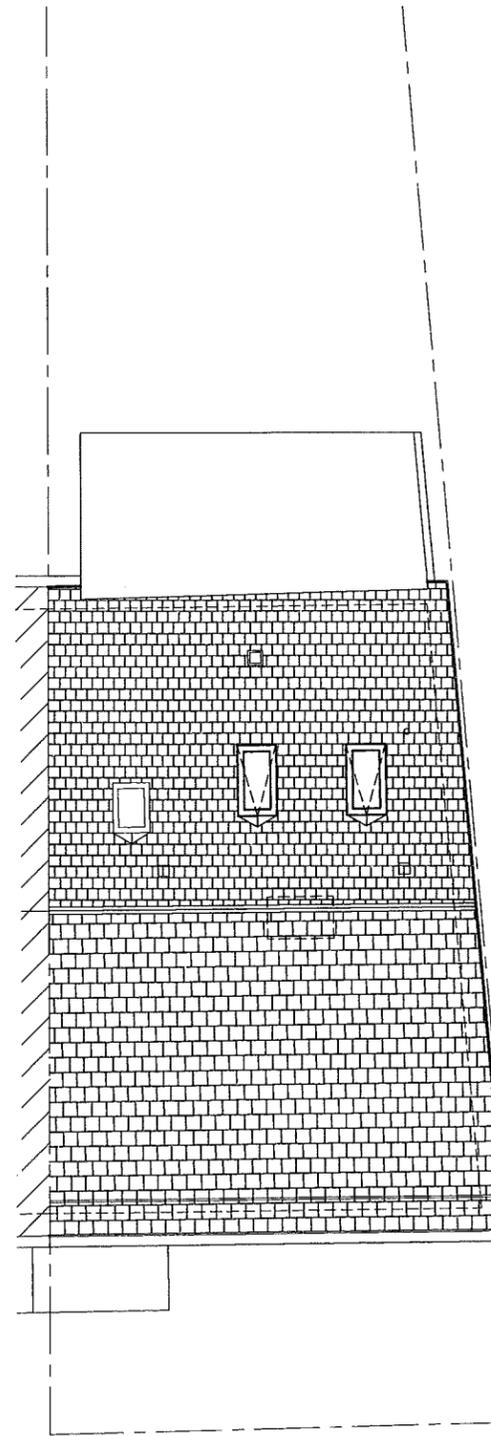
2 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



3 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



4 ATTIC FLOOR PLAN
 SCALE: 1/8" = 1'-0"



5 ROOF PLAN
 SCALE: 1/8" = 1'-0"

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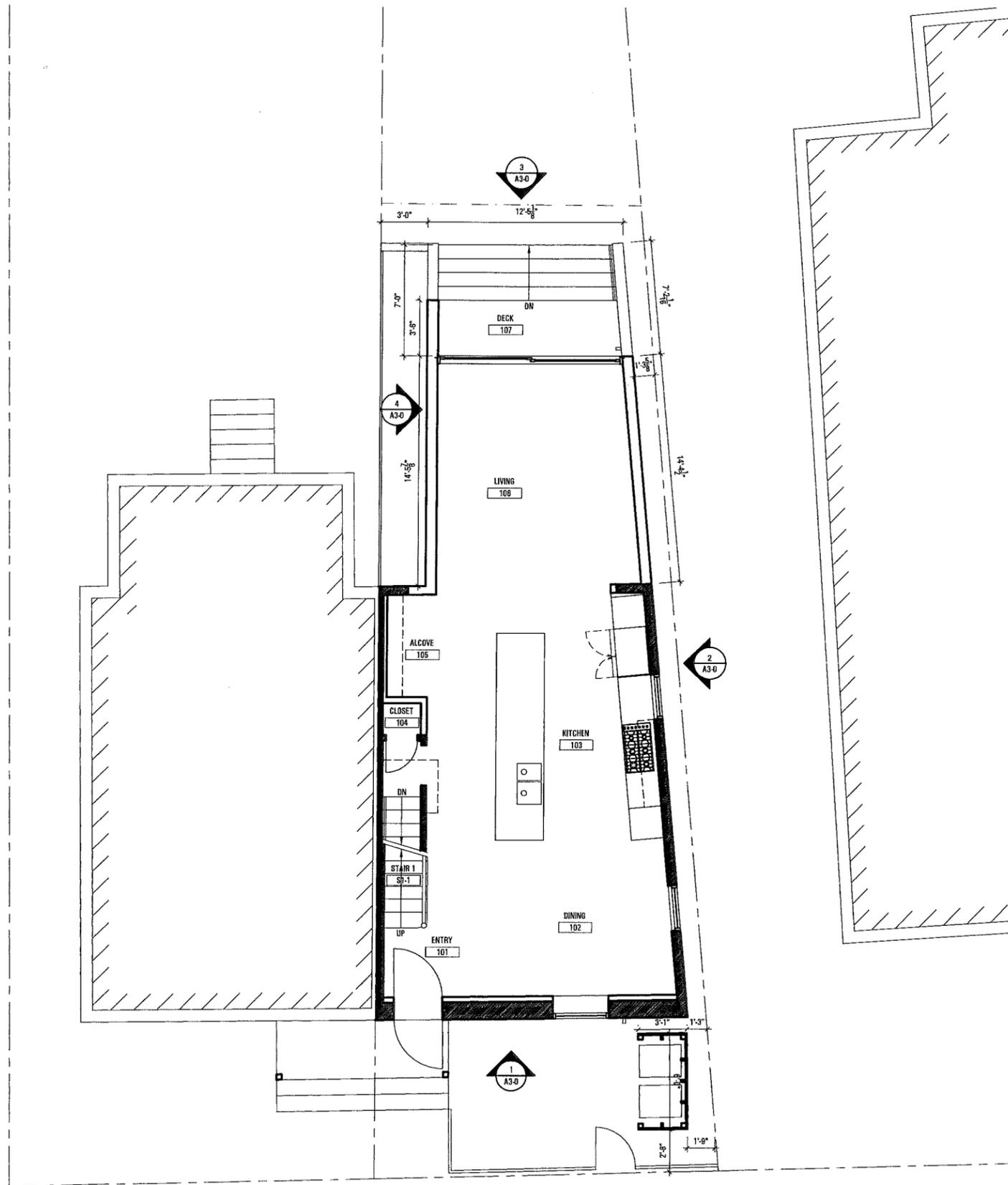
PERMIT SET - 6/19/2015
 PLANNING BOARD - 9/16/2015
 PLANNING BOARD - 12/3/2015
 ZONING BOARD - 2/18/2016

COMPOSITE FLOOR PLANS

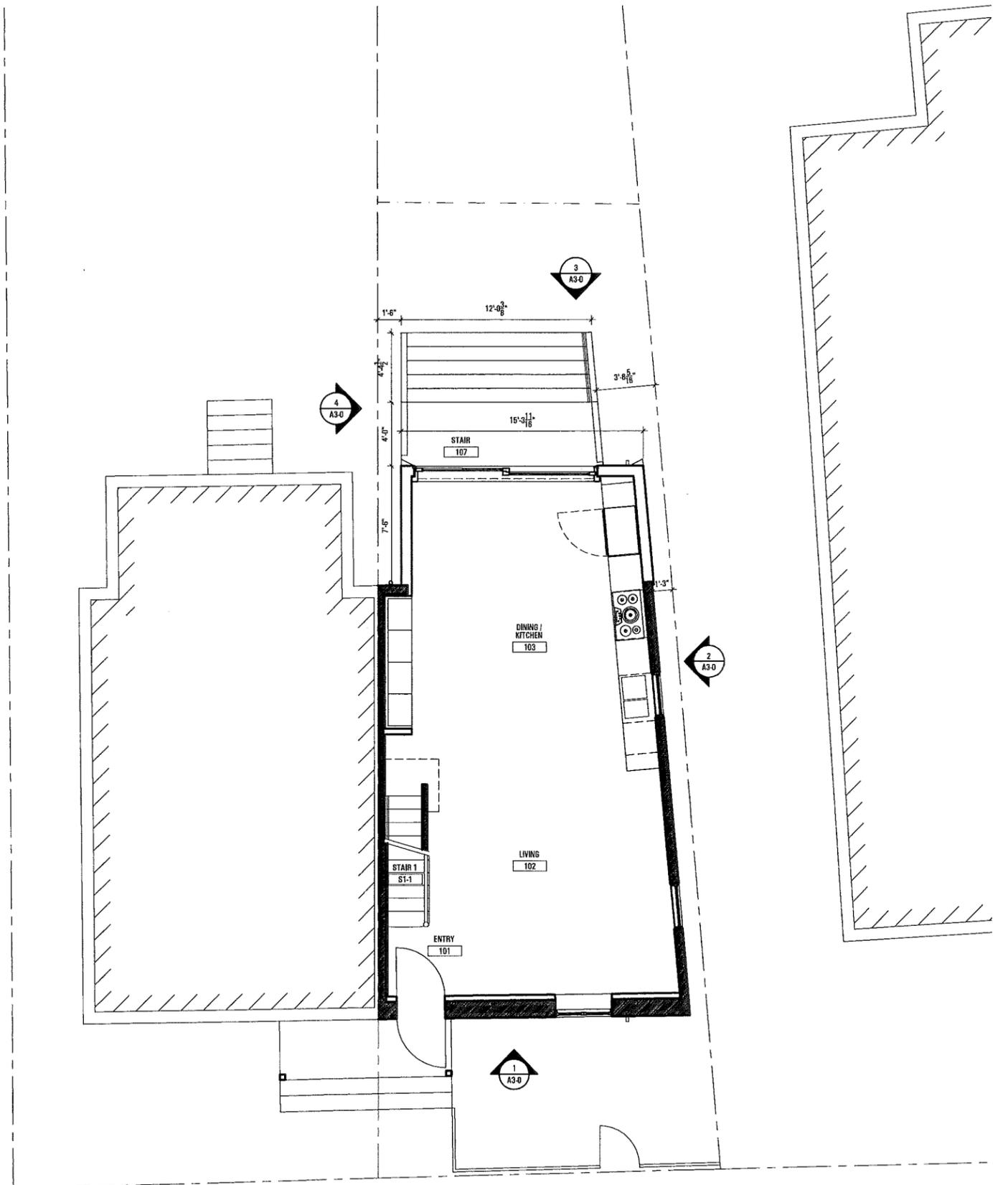
SCALE: AS NOTED



A1-0



1 FIRST FLOOR PLAN - 12/17/2015 PROPOSAL
SCALE: 1/8" = 1'-0"



2 FIRST FLOOR PLAN - 2/18/2016 PROPOSAL
SCALE: 1/8" = 1'-0"

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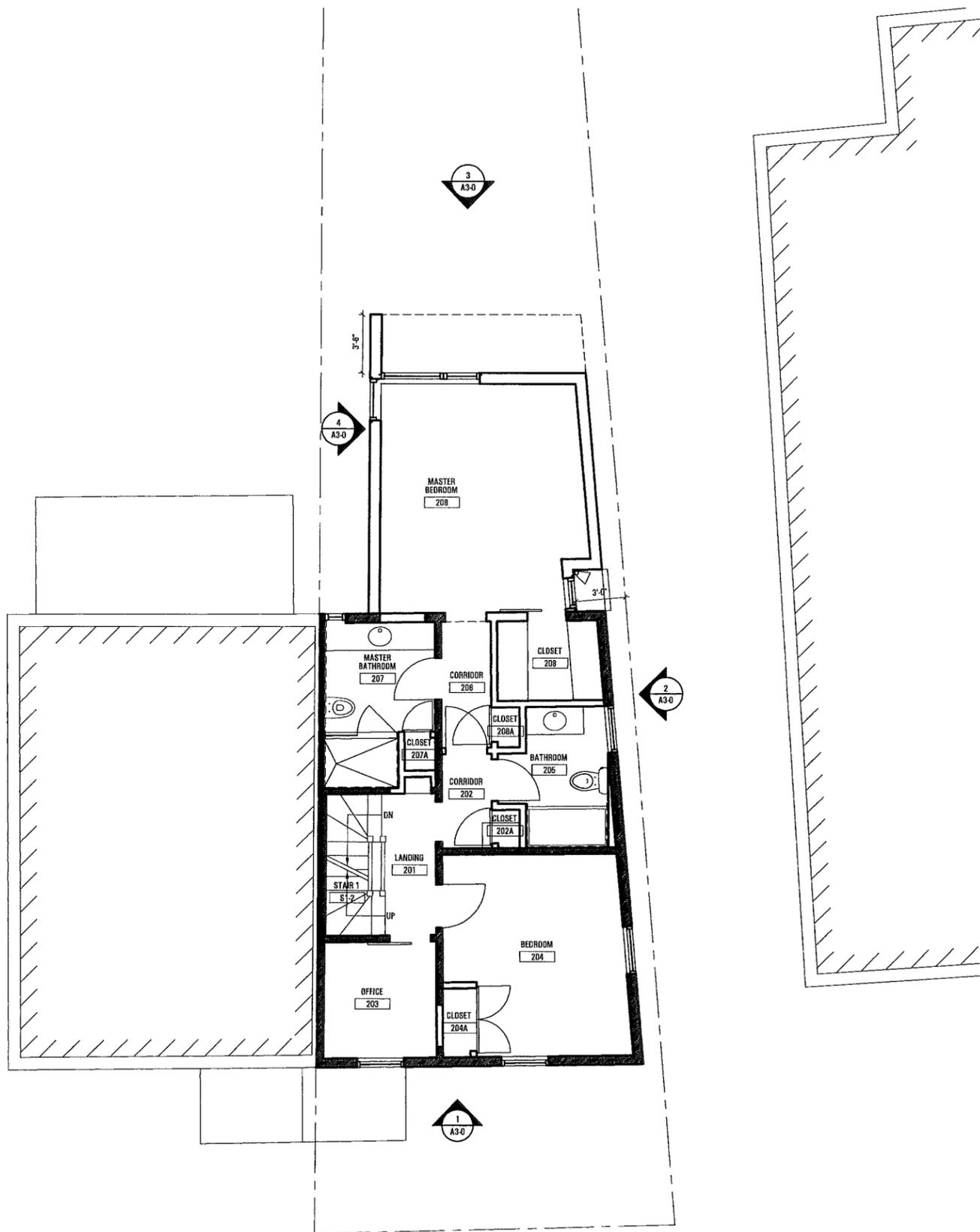
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PLANNING BOARD - 9/16/2015
PLANNING BOARD - 12/3/2015
ZONING BOARD - 2/18/2016

FIRST FLOOR COMPARISON

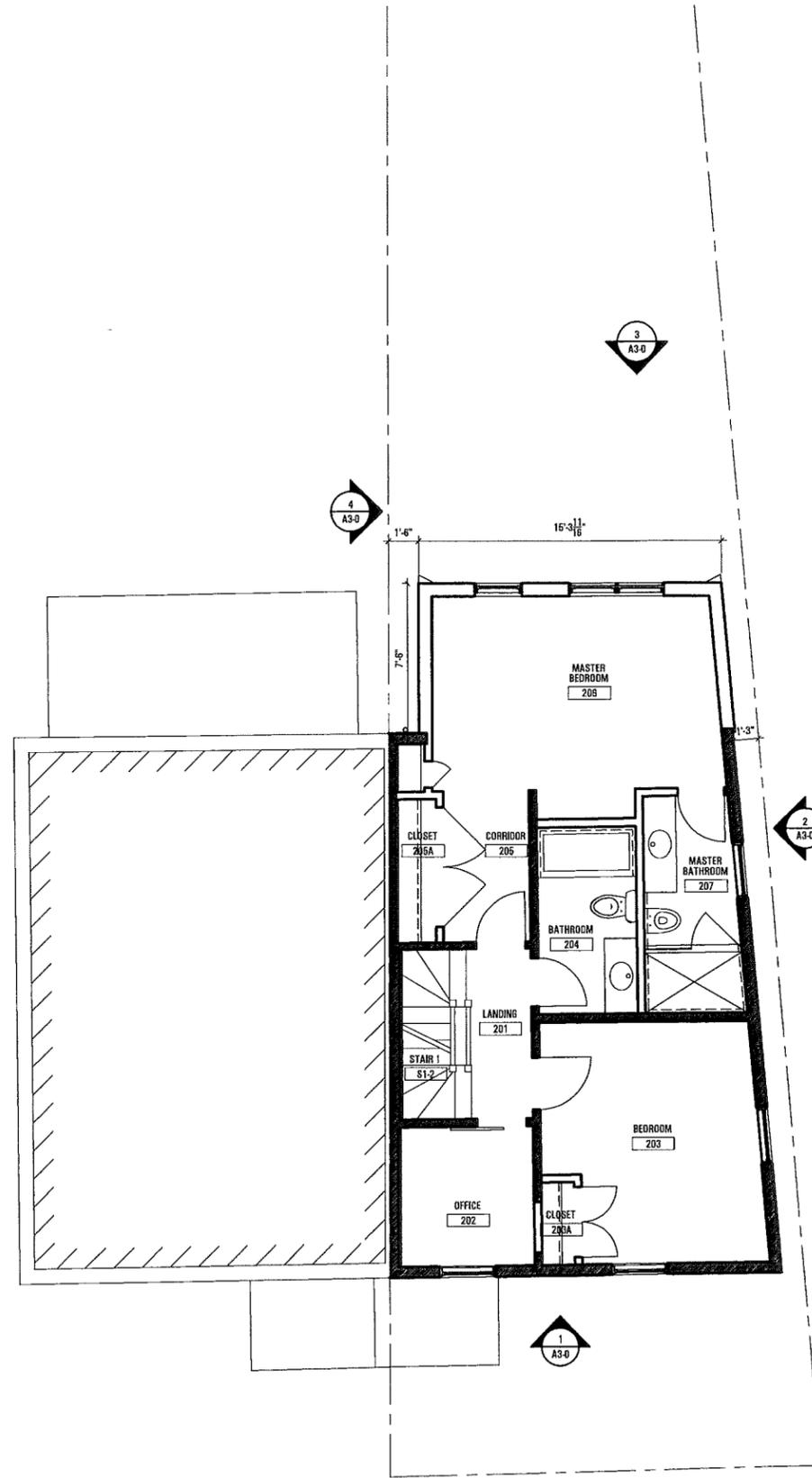


SCALE: AS NOTED

A1-1



1 FIRST FLOOR PLAN - 12/17/2015 PROPOSAL
SCALE: 1/8" = 1'-0"



2 FIRST FLOOR PLAN - 2/18/2018 PROPOSAL
SCALE: 1/8" = 1'-0"

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ZONING BOARD - 2/18/2016

SECOND FLOOR COMPARISON

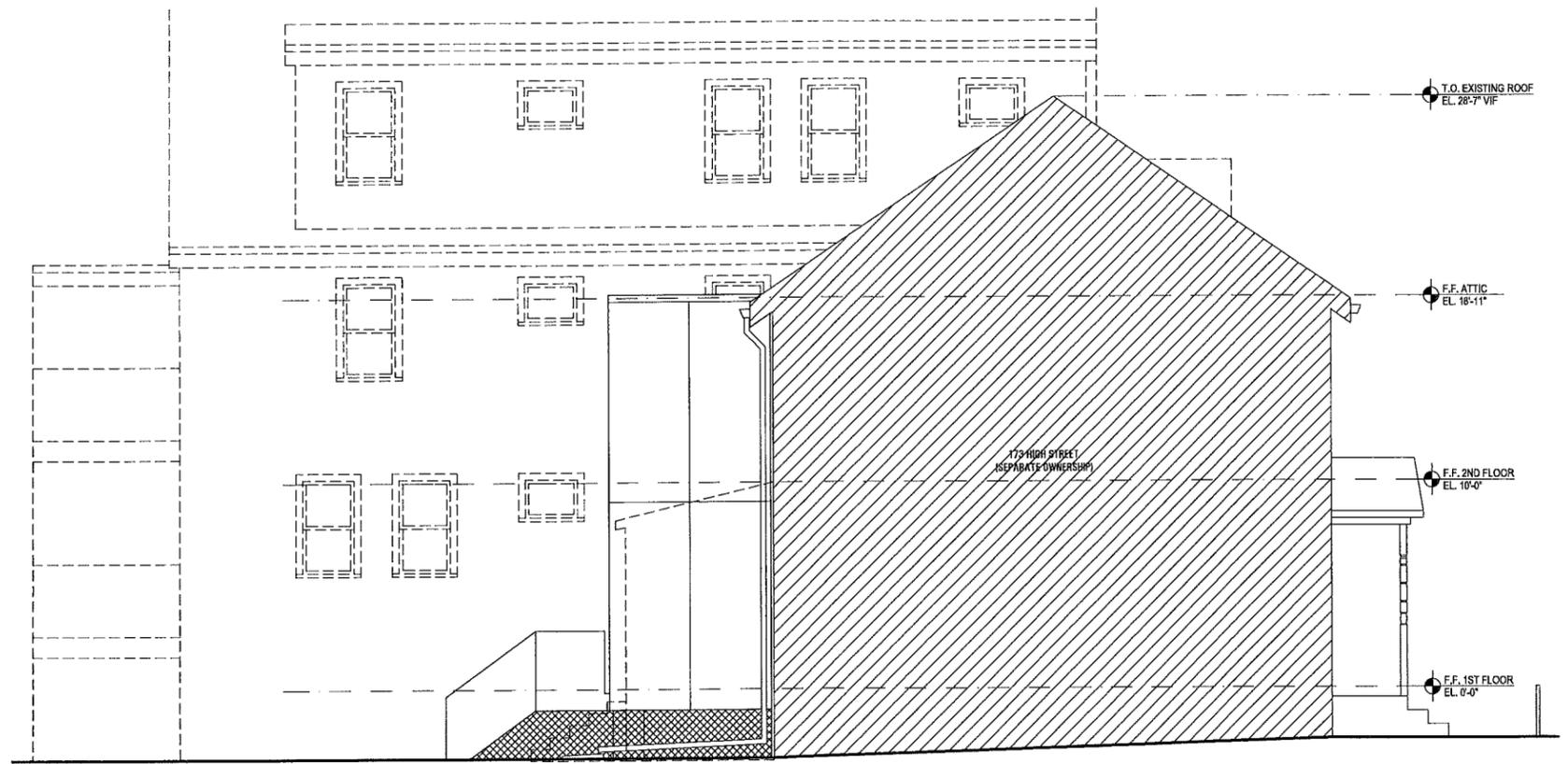


SCALE: AS NOTED

A1-2



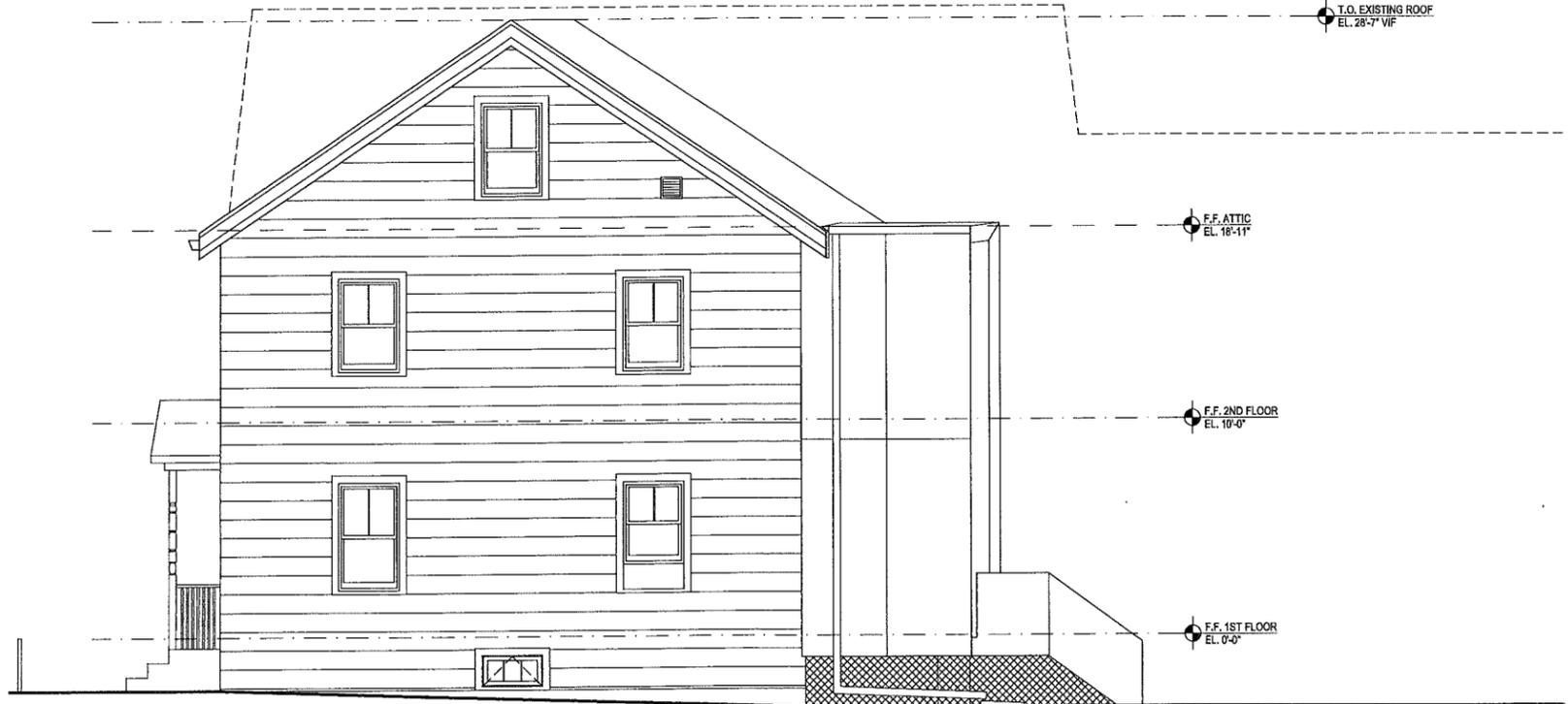
3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

171 HIGH STREET
BROOKLINE, MA 02445
PARCEL ID: 308-65-00



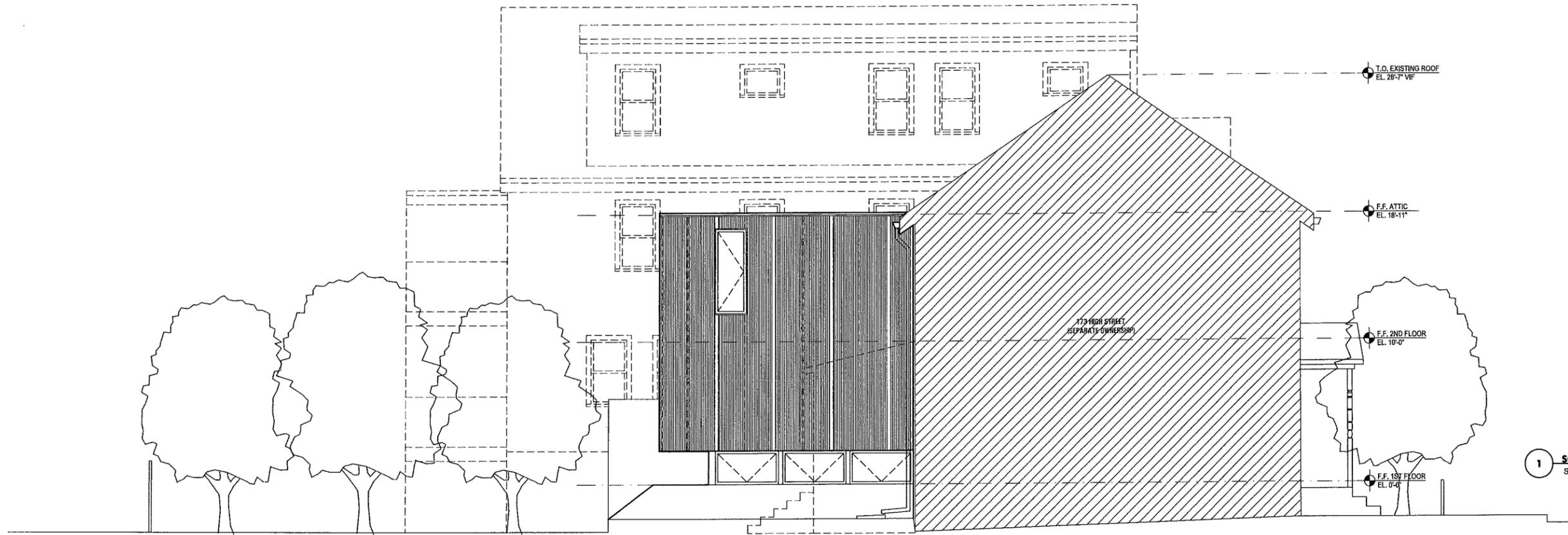
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PLANNING BOARD - 9/16/2015	
PLANNING BOARD - 12/3/2015	
ZONING BOARD - 2/18/2016	

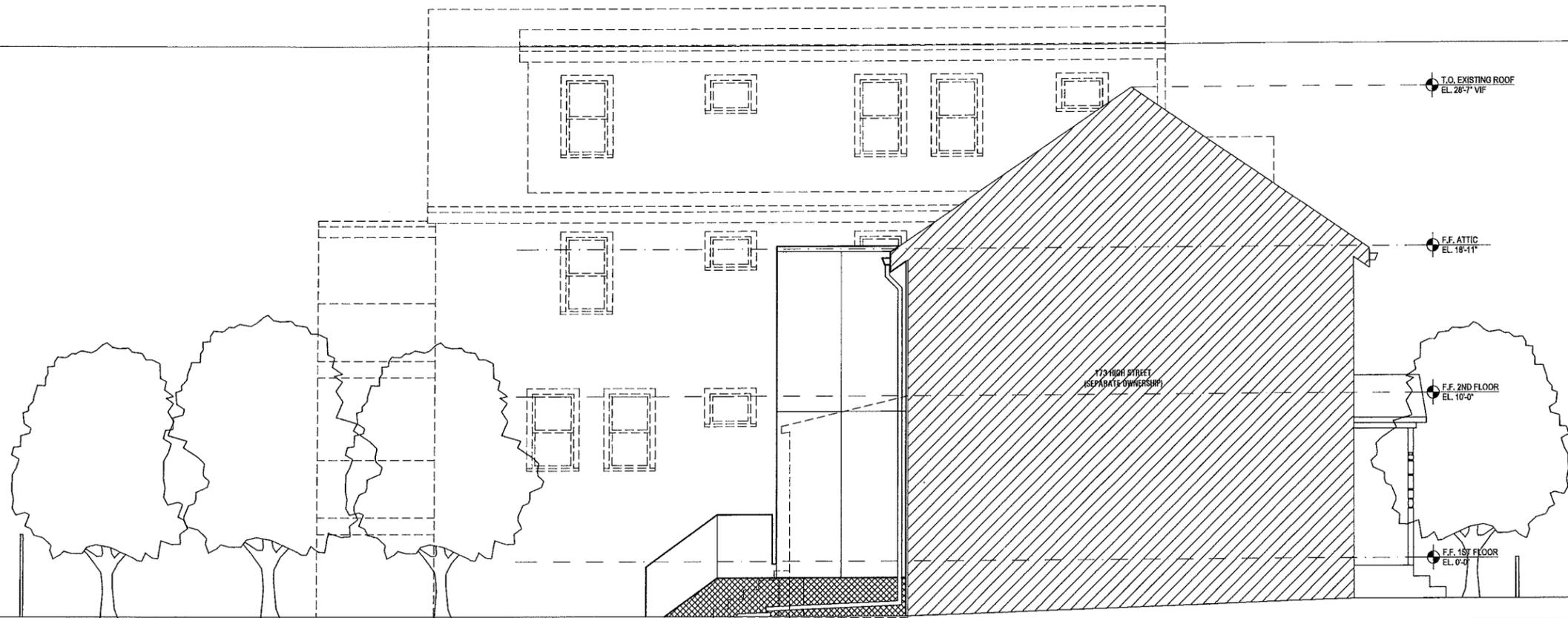
EXTERIOR ELEVATIONS

SCALE: AS NOTED

A3-0



1 SOUTH ELEVATION - 12/17/2015 PROPOSAL
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION - 2/18/2016 PROPOSAL
SCALE: 1/8" = 1'-0"

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PERMIT SET - 6/19/2015
PLANNING BOARD - 9/16/2015
PLANNING BOARD - 12/3/2015
ZONING BOARD - 2/18/2016

SOUTH ELEVATION COMPARISON

SCALE: AS NOTED

A3-1



1 WEST ELEVATION - 12/17/2015 PROPOSAL
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - 2/18/2016 PROPOSAL
SCALE: 1/8" = 1'-0"

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ZONING BOARD - 2/18/2016

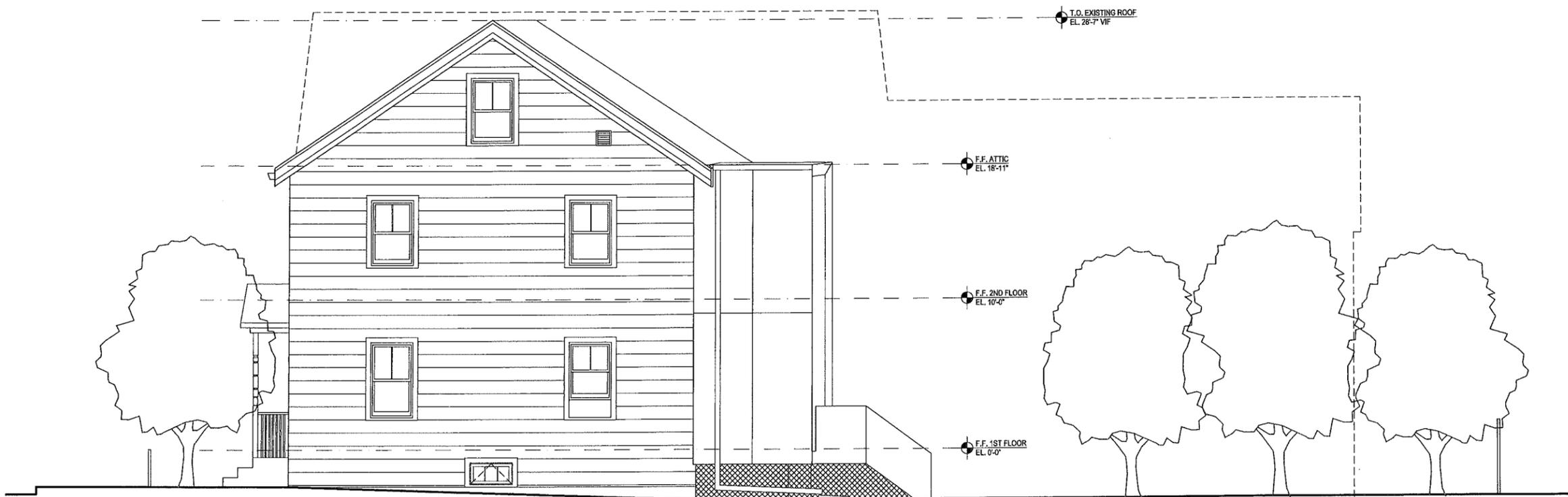
WEST ELEVATION COMPARISON

SCALE: AS NOTED

A3-2



1 NORTH ELEVATION - 12/17/2015 VERSION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION - 2/18/2016 VERSION
SCALE: 1/8" = 1'-0"

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PERMIT SET - 6/19/2015

PLANNING BOARD - 9/16/2015

PLANNING BOARD - 12/3/2015

ZONING BOARD - 2/18/2016

NORTH ELEVATION COMPARISON

SCALE: AS NOTED

A3-3



South Facade of 167 High Street
Outline of 171 High Street

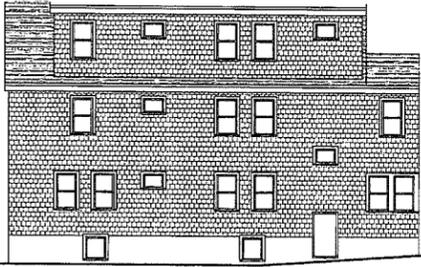


South Facade of 167 High Street
Outline of 171 High Street

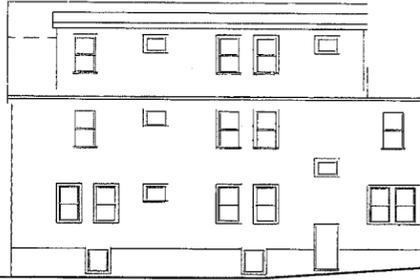
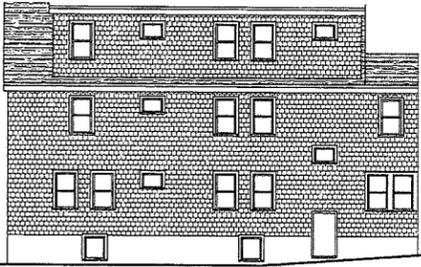
JUNE 21 - Previous Proposal

JUNE 21 - Current Proposal

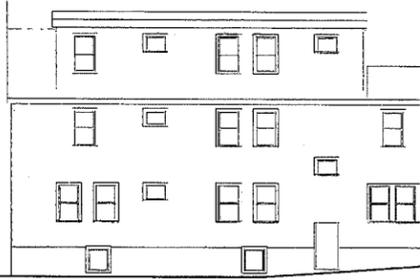
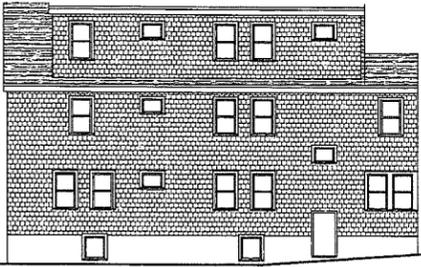
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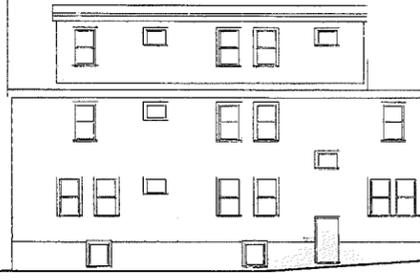
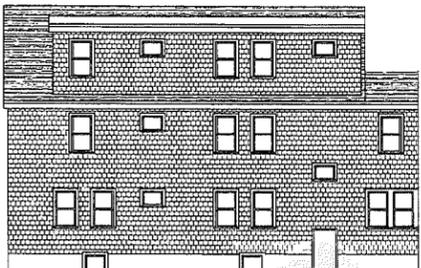
11 AM



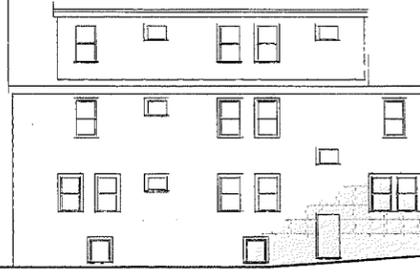
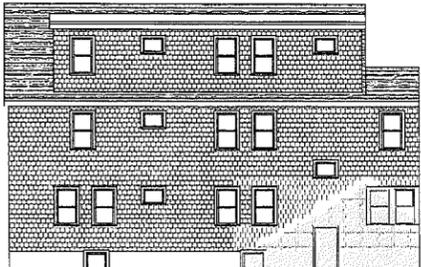
12 PM



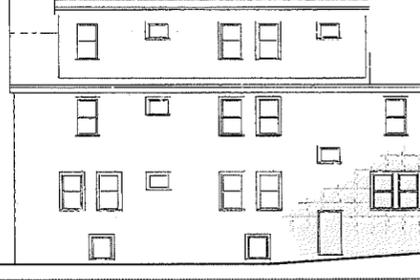
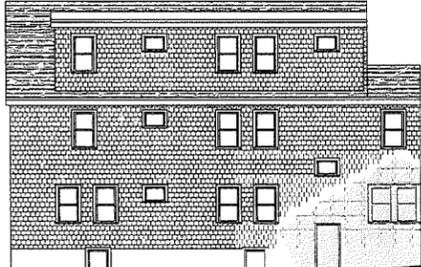
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2 PM

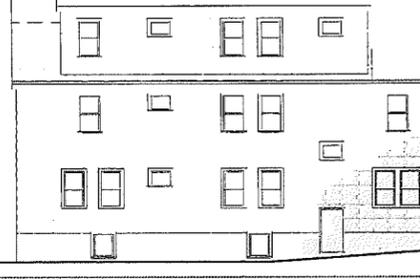
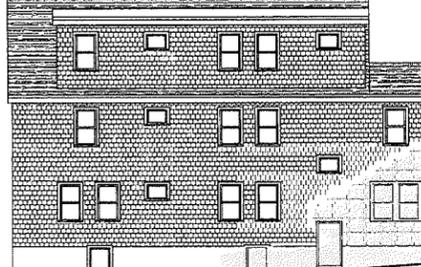


3 PM



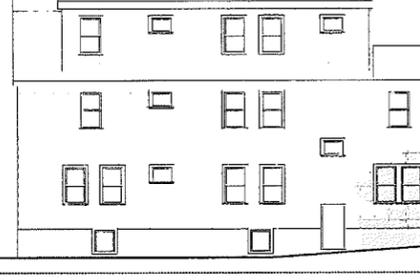
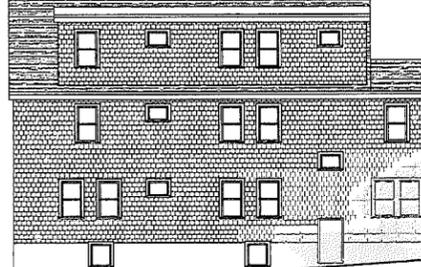
INDICATES NEW SHADOW

4 PM

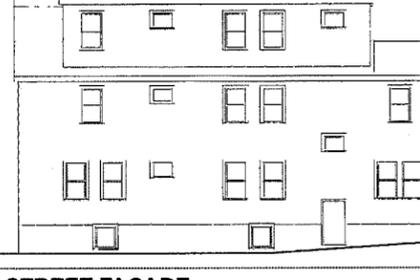
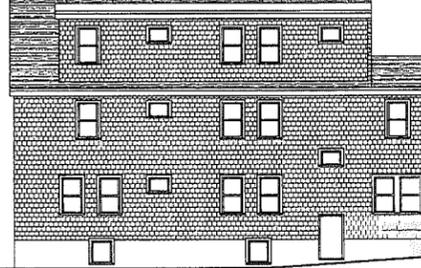


INDICATES EXISTING SHADOW

5 PM



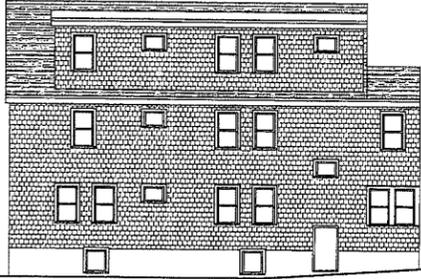
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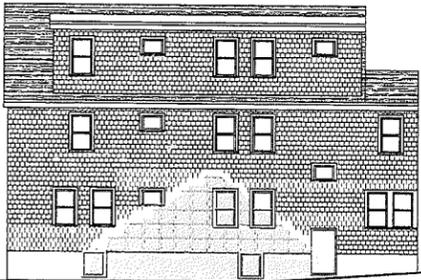
MARCH 21 / SEPTEMBER 21 - Previous Proposal

MARCH 21 / SEPTEMBER 21 - Current Proposal

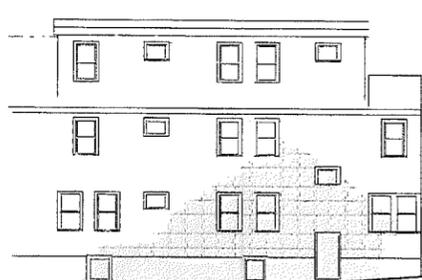
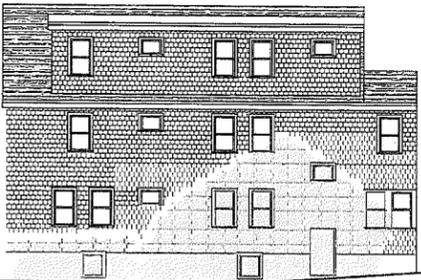
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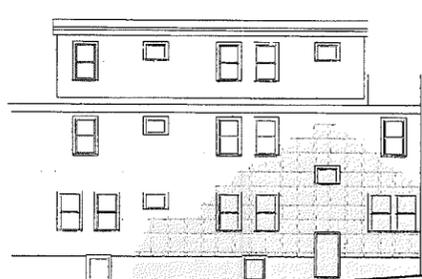
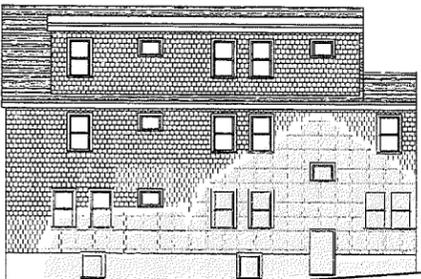
11 AM



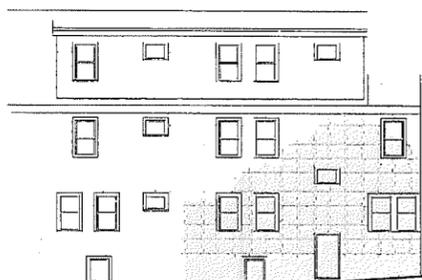
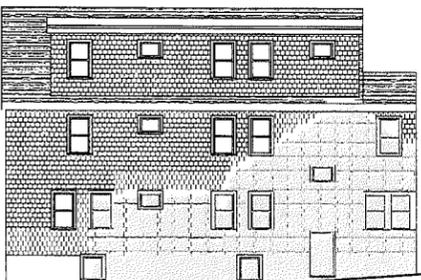
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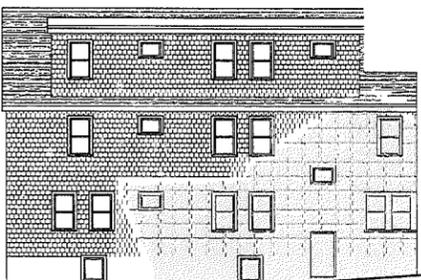
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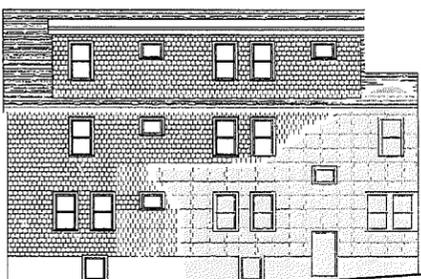


3 PM



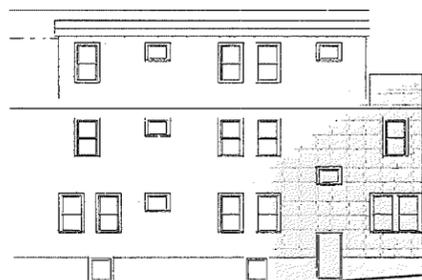
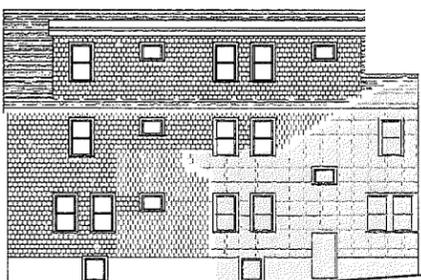
INDICATES NEW SHADOW

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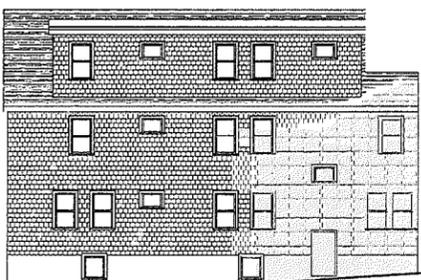


INDICATES EXISTING SHADOW

5 PM



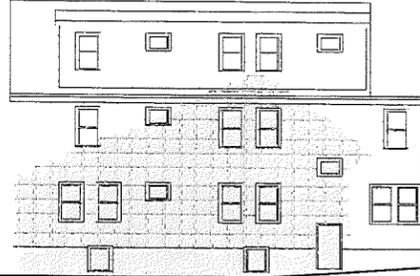
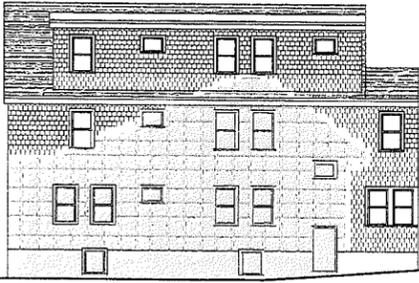
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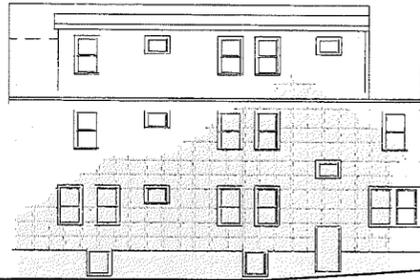
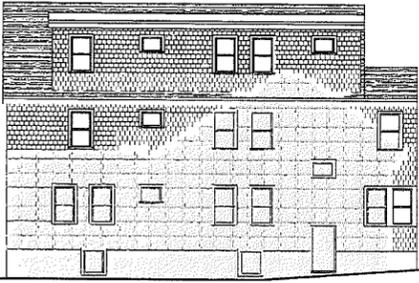
DECEMBER 21- Previous Proposal

DECEMBER 21- Current Proposal

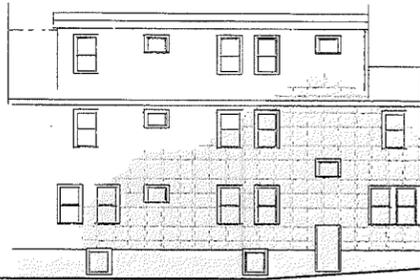
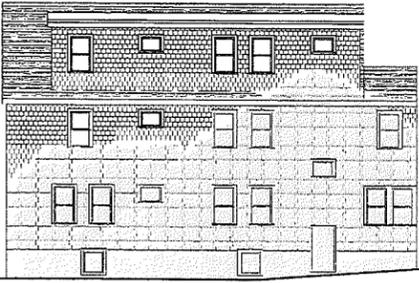
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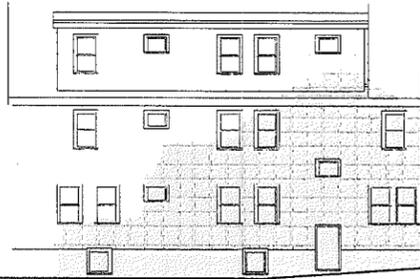
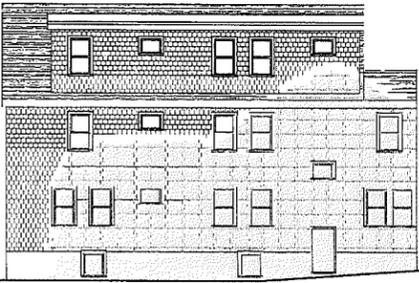
11 AM



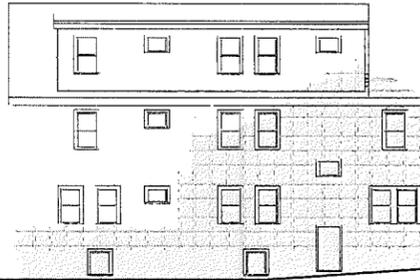
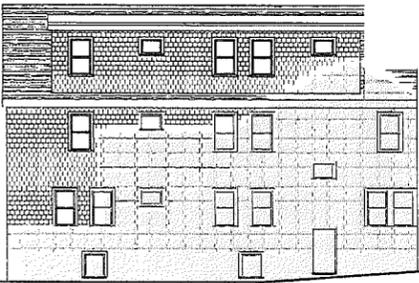
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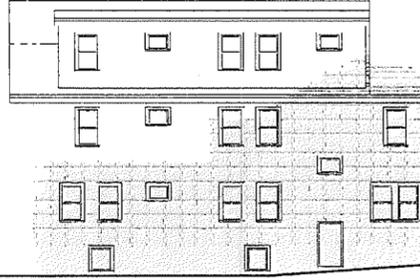
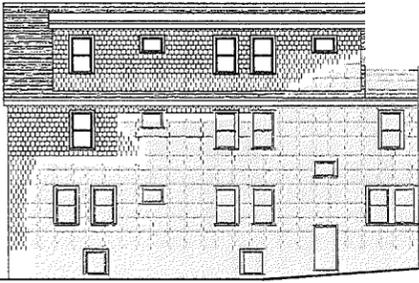
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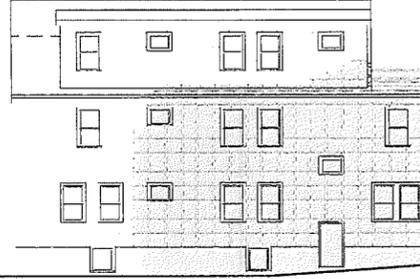
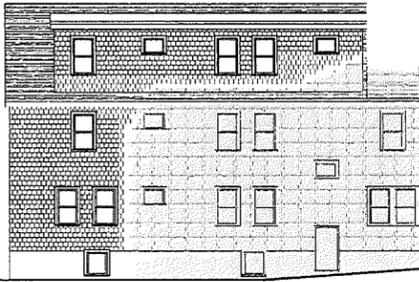
2 PM



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INDICATES NEW SHADOW

5 PM

INDICATES EXISTING SHADOW

6 PM