



# Town of Brookline Massachusetts

## PLANNING BOARD

Linda K. Hamlin, Chairman  
Steven Heikin, Clerk  
Robert Cook  
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To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: February 18, 2016  
Subject: Extend roof of rear bay  
Location: 164 Dean Road

Atlas Sheet: 58                      Case #: 2015-0073  
Block: 258                          Zoning: S-25  
Lot: 07                                Lot Area: 13,633 sf

Board of Appeals Hearing: February 25, 2016 at 7:30 pm

### **SITE AND NEIGHBORHOOD**

164 Dean Road is a two and a half story brick single-family dwelling in the block between Chestnut Hill Avenue and Fisher Avenue. The surrounding neighborhood is primarily residential, and the Runkle School is a little over a block away.

### **APPLICANT'S PROPOSAL**

The applicant proposes to raise the ceiling height of the mudroom from 6 feet to 9 feet. The footprint of the existing mudroom will not change. The materials would consist of copper flashing and gutters, painted siding, and brick foundation. The French windows would match newly replaced French windows on the sunrooms to the left and right of the mudroom. The existing mudroom door would be removed.

### **FINDINGS**

#### **Section 5.70 – Rear Yard Requirements**

	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Finding</b>
Rear Yard Setback	50 feet	33.8 ft	33.8 ft	Special Permit*/ Variance

\* Under **Section 5.43**, the Board of Appeals may waive yard and setback requirements if a counterbalancing amenity is provided.

**Section 8.02.2 – Alteration or Extension:** A special permit is required to alter and enlarge this non-conforming building.

**PLANNING BOARD COMMENTS**

The Planning Board is supportive of this request. The project is well designed and more compatible with the style of the dwelling. The relief is minimal, and the modest-size project would not be visible to most abutters. The Board recommends that the applicant introduce new plantings as a counterbalancing amenity and provide proof that he has reached out to the rear yard abutter to address any possible concerns about privacy.

**Therefore, the Planning Board recommends approval of the site plan by professional land surveyor David Lukens dated 12/9/15 and architectural plans by Bruce Miller, dated 10/8/15, subject to the following conditions:**

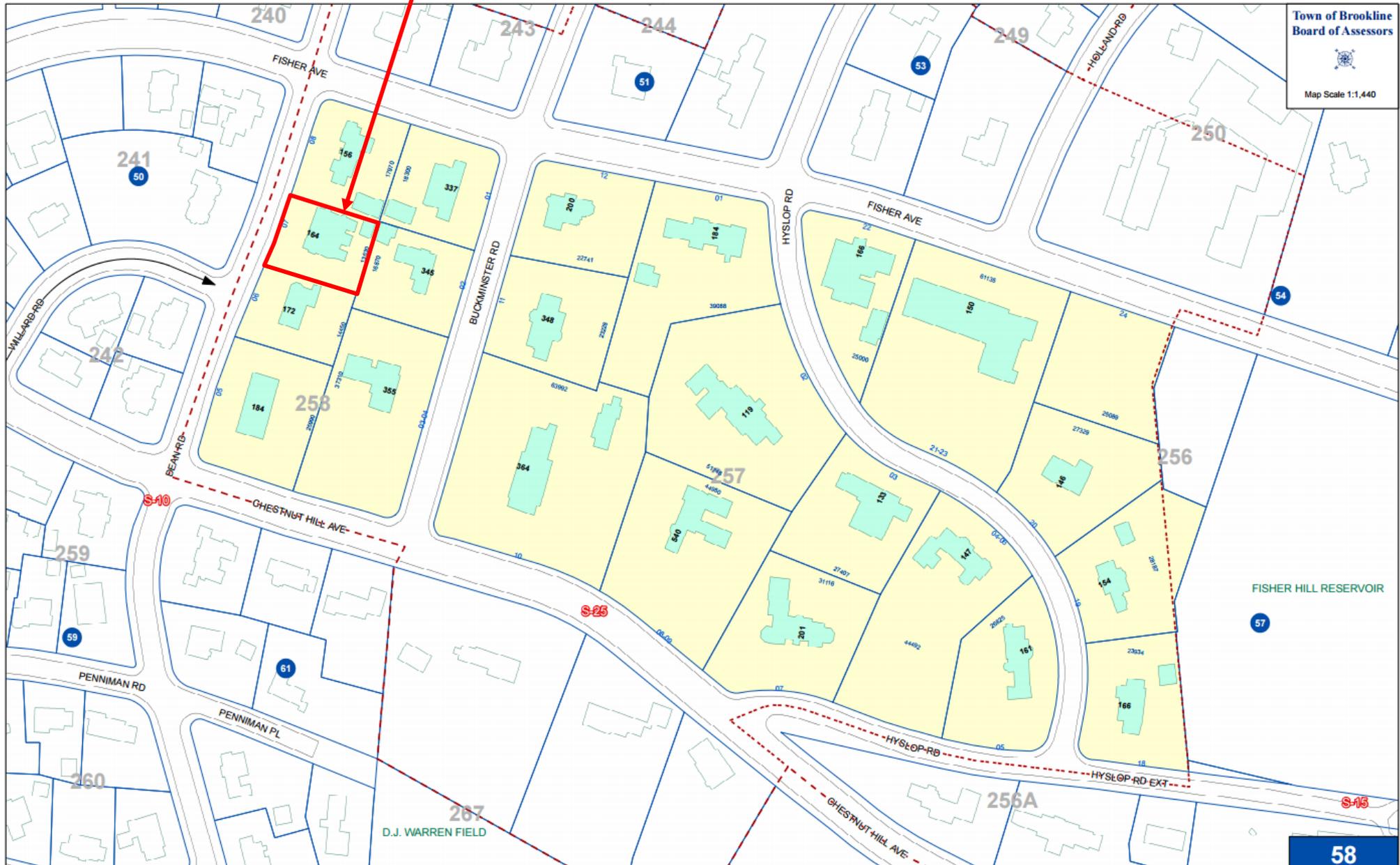
- 1) Prior to the issuance of a building permit, the applicant shall submit final elevations and floor plans subject to the review and approval of the Assistant Director of Regulatory Planning.
- 2) Prior to the issuance of a building permit, the applicant shall submit a final site plan, including landscaping and counterbalancing amenities, subject to the review and approval of the Assistant Director of Regulatory Planning
- 3) Prior to 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 architect; and 3) evidence the decision has been recorded at the Registry of Deeds.

*mm*

*An array of photographs across the center section of the rear façade:*

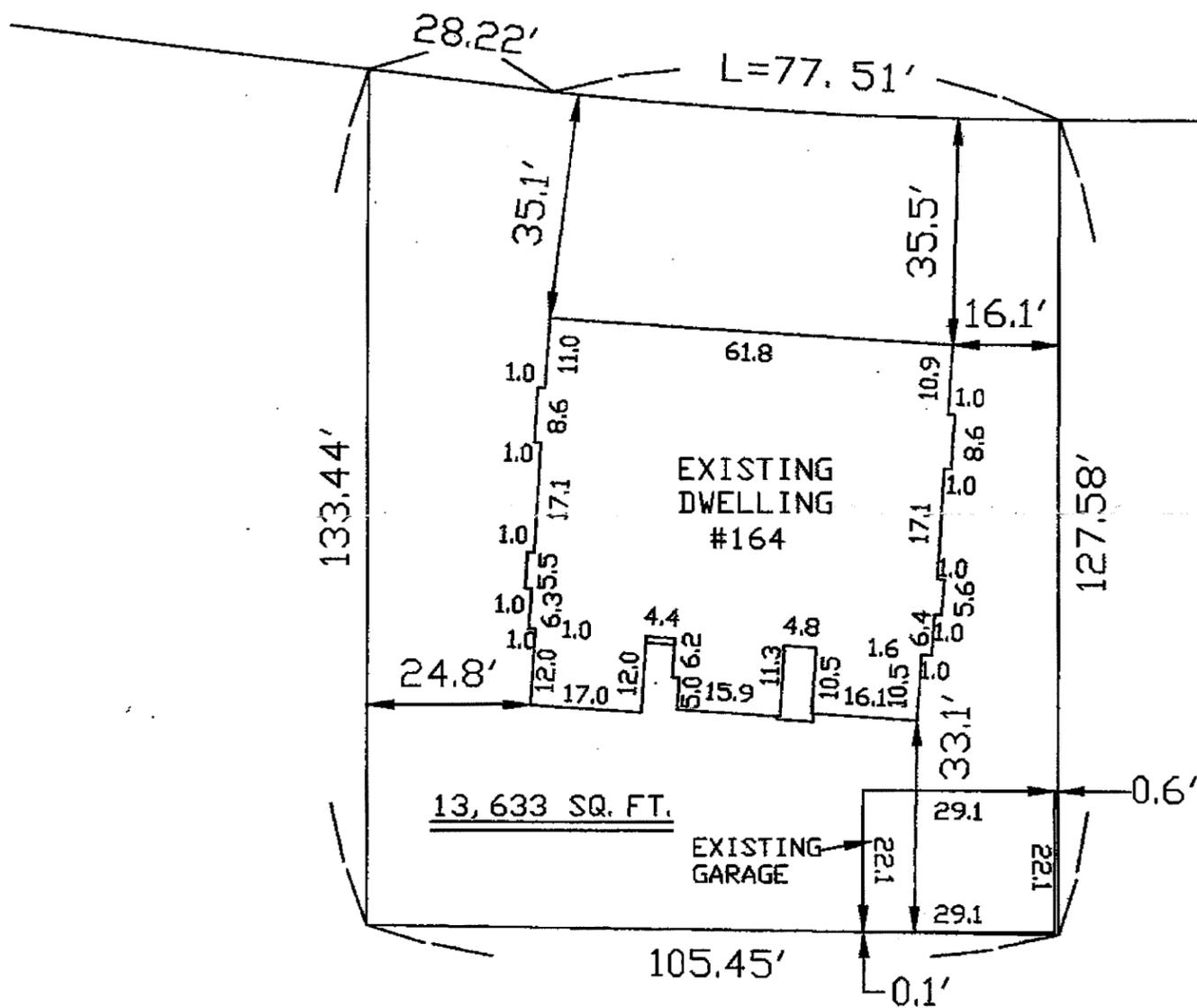


# 164 Dean Road





DEAN ROAD



164 DEAN ROAD

PLOT PLAN OF LAND  
IN

BROOKLINE, MASS.

I CERTIFY THAT THE ABOVE STRUCTURES  
ARE LOCATED AS SHOWN.  
THE LOT DOES NOT LIE IN A FEMA 100  
YEAR FLOOD HAZARD ZONE.



*David E. Lukens*  
REG. PROF. LAND SURVEYOR

SCALE: 1' = 30'

9 Dec. 2015

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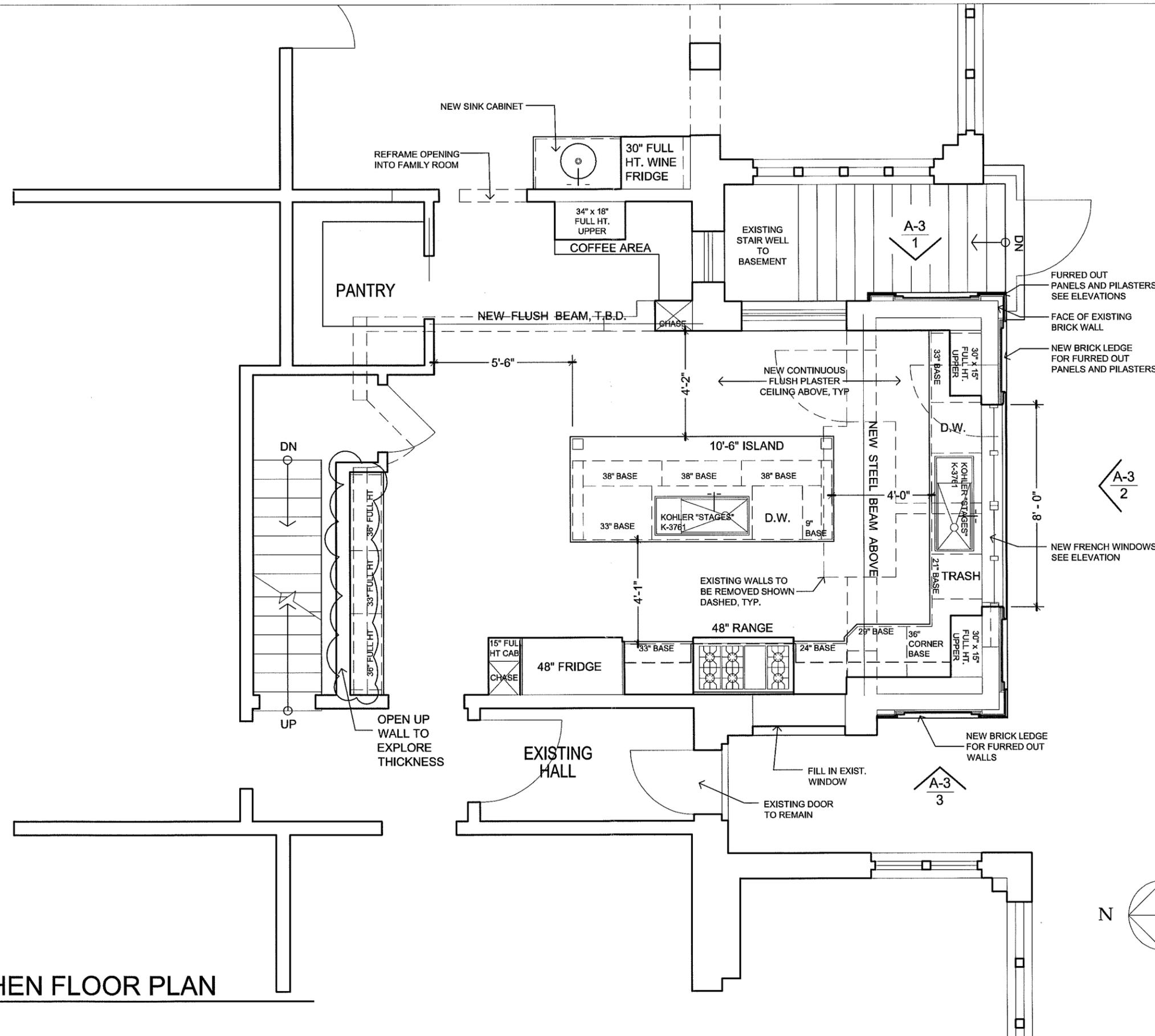
RUDERMAN RESIDENCE  
164 DEAN ROAD  
BROOKLINE, MASSACHUSETTS

PRELIMINARY  
PERMIT SET

DATE:  
12.9.15

A-1

1 KITCHEN FLOOR PLAN  
1/4" = 1'-0"



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A-2



1 EXISTING REAR ELEVATION  
1/4" = 1'-0"



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ARCHITECT

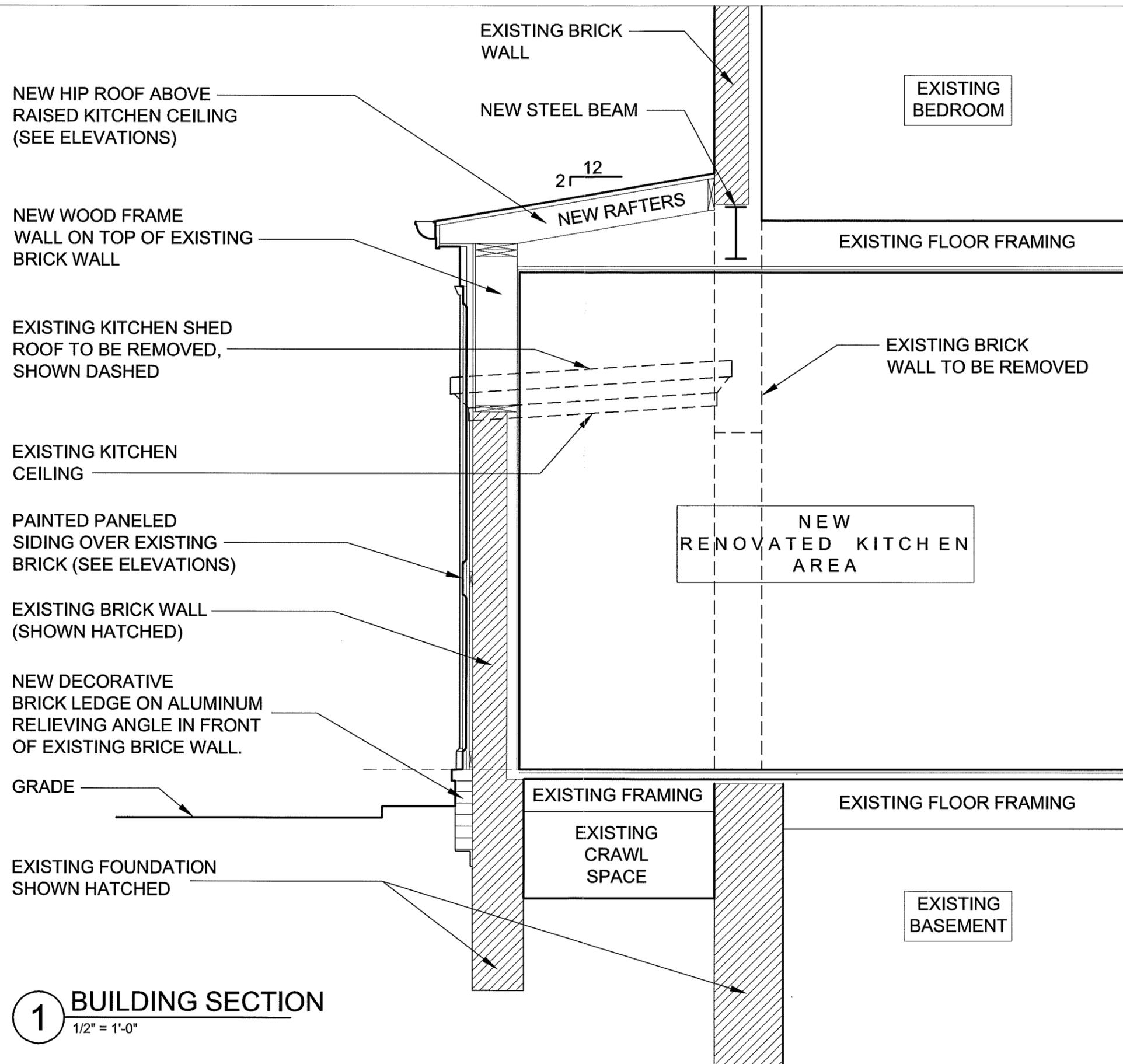
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A-4



**1** BUILDING SECTION  
1/2" = 1'-0"