



PLANNING BOARD

Town of Brookline *Massachusetts*

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 18, 2016
Subject: Construct an accessory pool house larger than 150 s.f.
Location: 27 Woodland Road

| | | | |
|--------------|-------------|------------------|-----------|
| Atlas Sheet: | 125 | Case #: | 2015-0072 |
| Block: | 432 | Zoning: | S-25 |
| Lot: | 03, 32 & 33 | Lot Area (s.f.): | ±162,845 |

Board of Appeals Hearing: February 25, 2016, at 7:15 p.m.

SITE AND NEIGHBORHOOD

27 Woodland Road is a large single family home with a four car garage and an adjacent gymnasium. The property, which is more than six times the minimum lot size, can be accessed either from Woodland Road or Hammond Street. The surrounding neighborhood is primarily single-family with Soule Playground abutting the property to the north.

APPLICANT'S PROPOSAL

The Applicants, Patricia and Jonathan Kraft, are proposing to construct a 13' by 17' or 221 s.f. enclosed cabana with a stone façade. The pitched standing seam metal roof of the cabana extends toward the pool and covers an outdoor seating area (14.8' by 17') with built in benches. The cabana will also have built in seat on three sides and a bathroom and separate shower. There will be a stone retaining wall and steps up to the covered area. A basement under the pool house will be unfinished.

FINDINGS

Section 4.07 – Table of Use Regulations, Use #61- Accessory Structures

| | Permitted | | Proposed | Relief |
|-------------------|-----------|--|----------|-----------------|
| Pool House | 150 s.f | | 221 s.f. | Special Permit* |

*The Board of Appeals may allow a larger accessory structure by special permit.

PLANNING BOARD COMMENTS

The Planning Board has no objection to the construction of a pool cabana for this single family home. The cabana minimally exceeds the allowed size limit for an accessory building but special permit relief is appropriate because of the large size of the lot and the minimal impact on the adjacent lot, which is also owned by the applicant. Several large pine trees are located between the cabana and the property line.

Therefore, the Planning Board recommends approval of the certified site plan by Guerriere and Halnon, Inc, dated 11/7/15 and architectural plans by Andrew Sidford Architects, dated 9/22/15, subject to the following conditions:

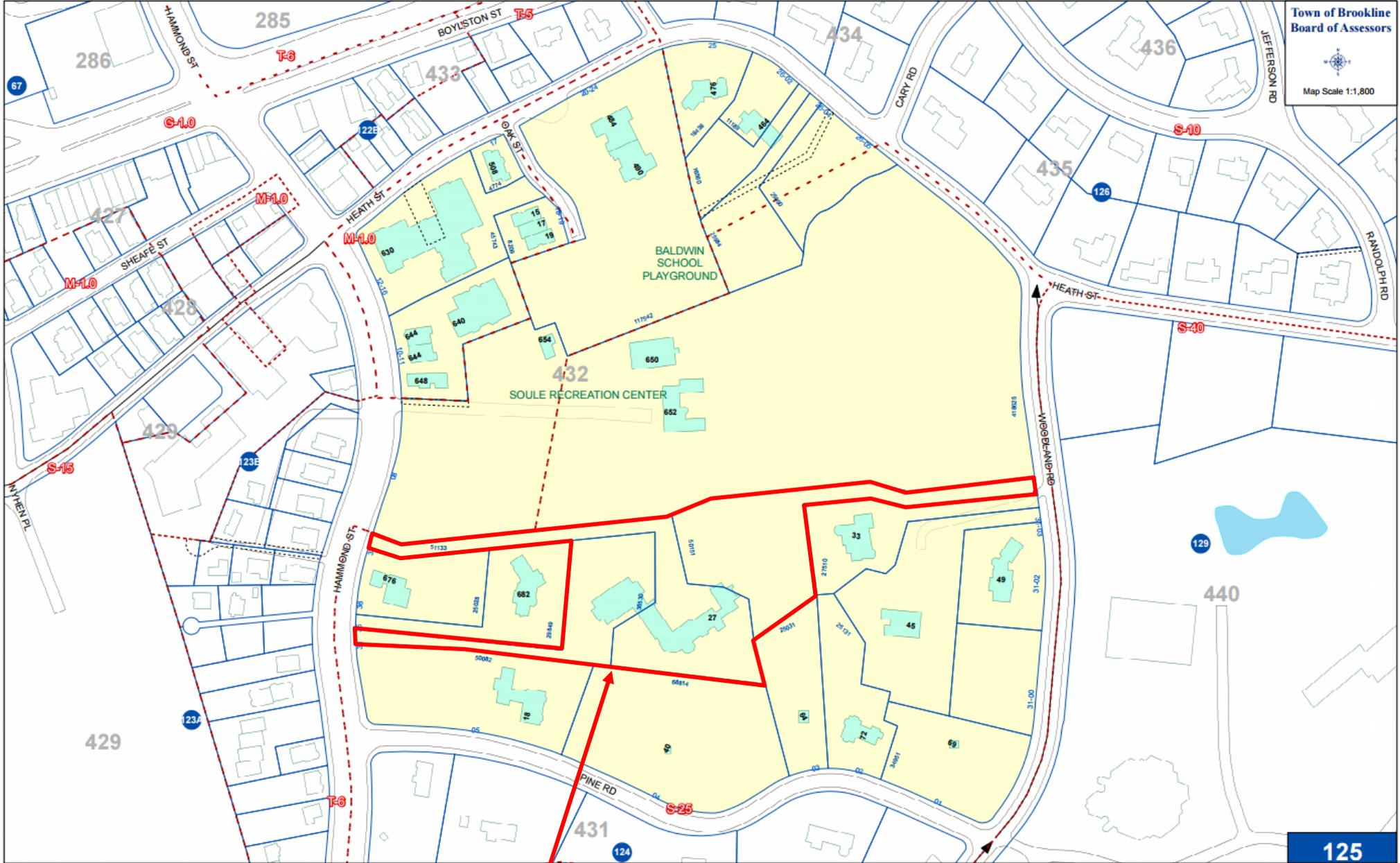
- 1) Prior to the issuance of a building permit, the applicant shall submit a final site plan and final elevations and floor, plans subject to the review and approval of the Assistant Director of Regulatory Planning.
- 2) Prior to issuance of a building permit, the applicant shall submit to the Building 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.

27 Woodland Road

27



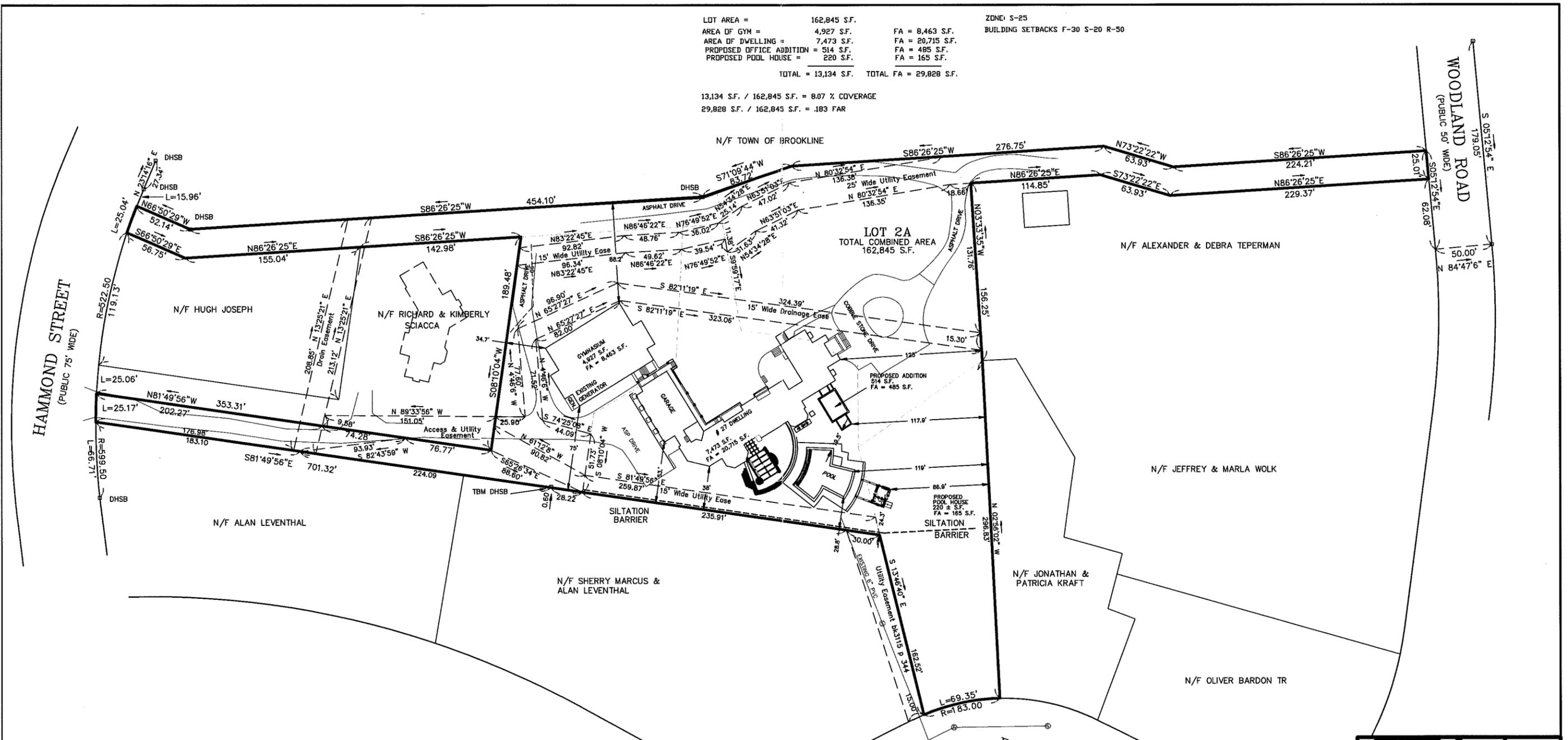
27 Woodland Rd.



27 Woodland Road

LOT AREA = 162,845 S.F. ZONE: S-25
 AREA OF GYM = 4,927 S.F. FA = 8,463 S.F. BUILDING SETBACKS F-30 S-20 R-50
 AREA OF DWELLING = 7,473 S.F. FA = 20,715 S.F.
 PROPOSED OFFICE ADDITION = 514 S.F. FA = 485 S.F.
 PROPOSED POOL HOUSE = 220 S.F. FA = 165 S.F.
 TOTAL = 13,134 S.F. TOTAL FA = 29,828 S.F.

13,134 S.F. / 162,845 S.F. = 8.07 % COVERAGE
 29,828 S.F. / 162,845 S.F. = .183 FAR



NO SCALE MAPS
 THESE ARE PLANS THAT HAVE BEEN PREPARED BY AN ENGINEER OR ARCHITECT AND ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OR AS EVIDENCE IN COURT. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND BEARINGS. THE ENGINEER OR ARCHITECT MAKING THESE PLANS ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS. ALL DIMENSIONS AND BEARINGS SHALL BE GIVEN TO THE CENTERLINE UNLESS OTHERWISE NOTED. ALSO, ALL DIMENSIONS SHALL BE GIVEN TO THE CENTERLINE UNLESS OTHERWISE NOTED.

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.



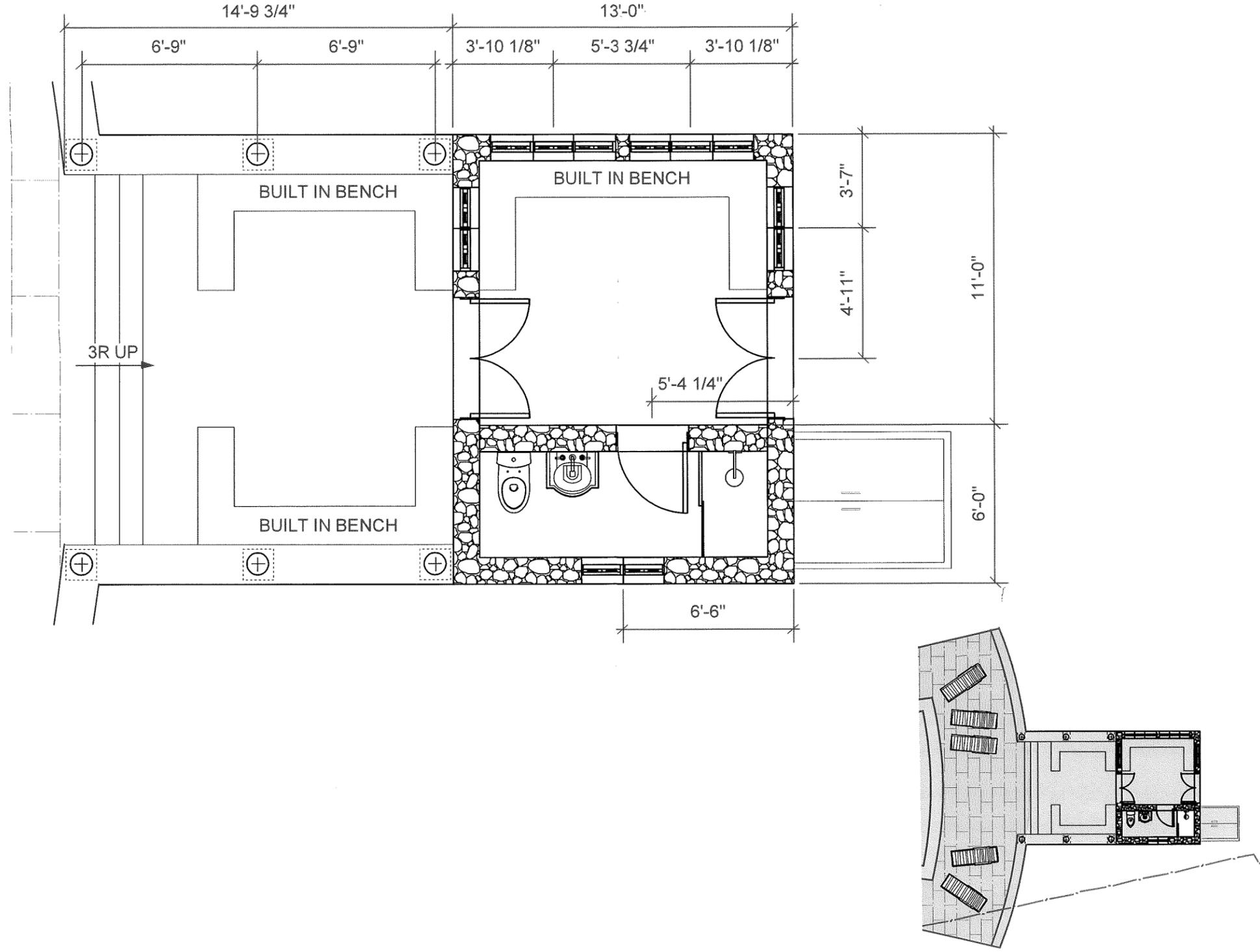
BRUCE E. WILSON, JR. P.L.S. #36870

Guerriere & Halnon, Inc.
 Surveying & Land Services
 750 STATE STREET, SUITE 200, BROOKLINE, MA 02146
 TEL: (617) 552-1001 FAX: (617) 552-1002
 WWW.GUERRIEREHALNON.COM

BUILDING SITE PLAN OF LAND 27 WOODLAND RD BROOKLINE, MA

| REVISIONS | |
|-----------|---------|
| DATE | REVISED |
| | |
| | |
| | |
| | |

DATE: NOVEMBER 7, 2015 SCALE: 1"=40'
 SHEET: 1 OF 1 JOB NO. F-3065



SPECIAL PERMIT SET. NOT FOR CONSTRUCTION.

KRAFT RESIDENCE

27 WOODLAND ROAD
BROOKLINE, MA

FLOOR PLAN

DATE

9.22.15

REVISION

PERMIT SET

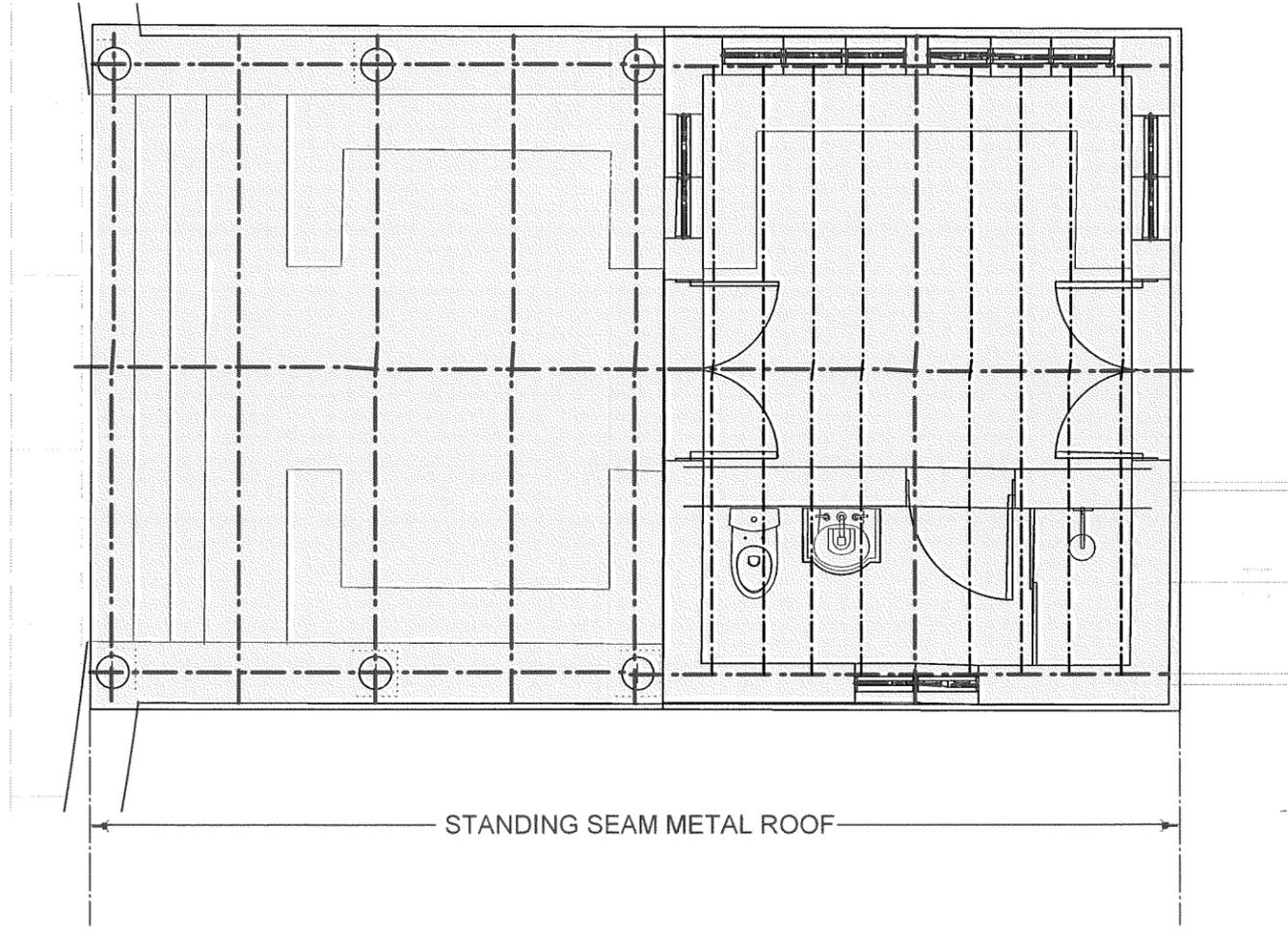
CS

ANDREW SIDFORD ARCHITECTS

44 Merrimac Street Newburyport, MA 01950
978 462 1657 www.asidfordarchitects.com

A1

SCALE: 1/4" = 1'-0"



SPECIAL PERMIT SET. NOT FOR CONSTRUCTION.

A2

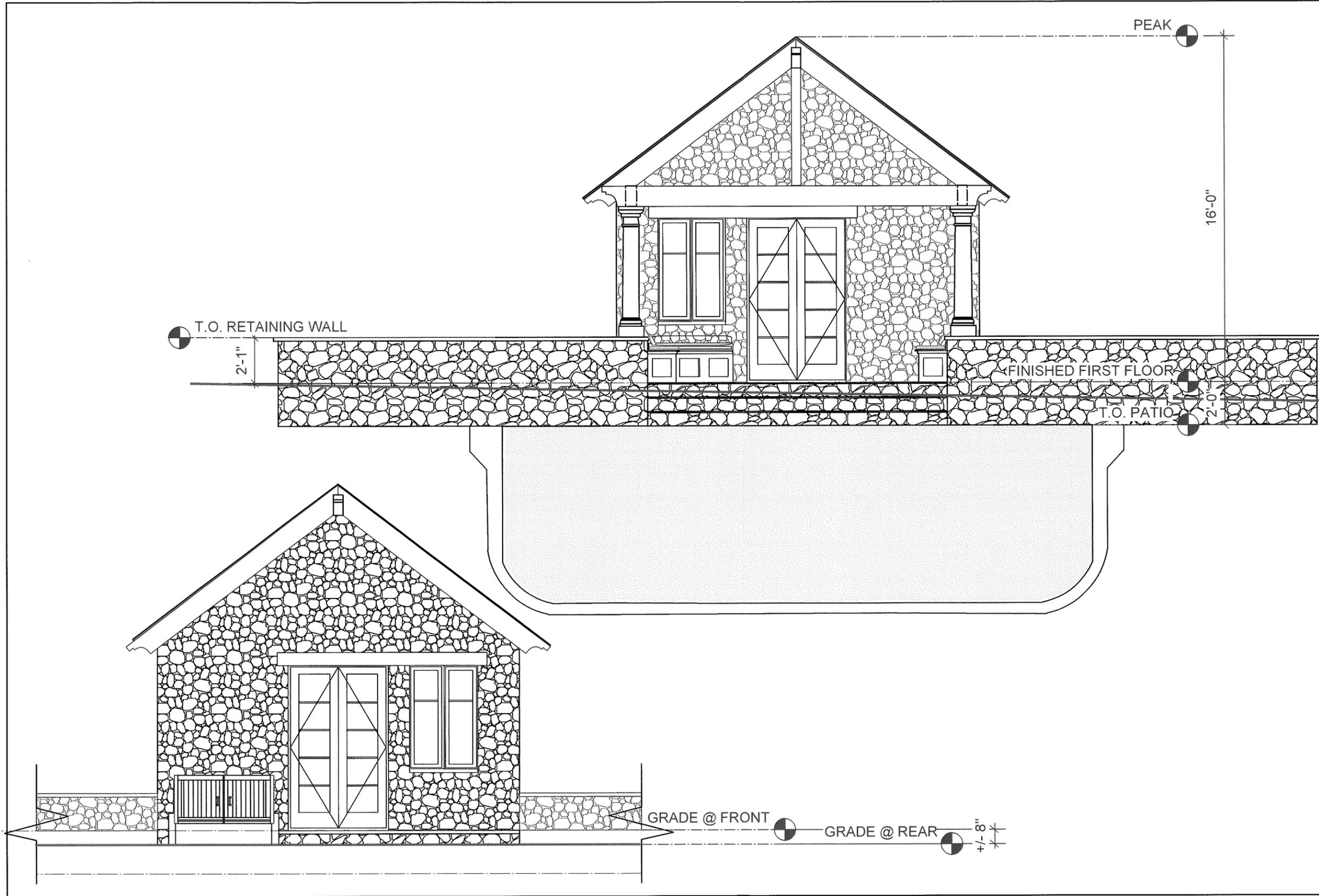
KRAFT RESIDENCE
 27 WOODLAND ROAD
 BROOKLINE, MA

| DATE | REVISION |
|---------|------------|
| 9.22.15 | PERMIT SET |
| | CS |

ROOF FRAMING PLAN **SCALE: 1/4" = 1'-0"**

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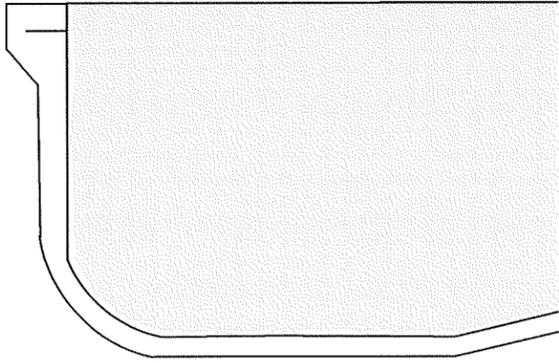
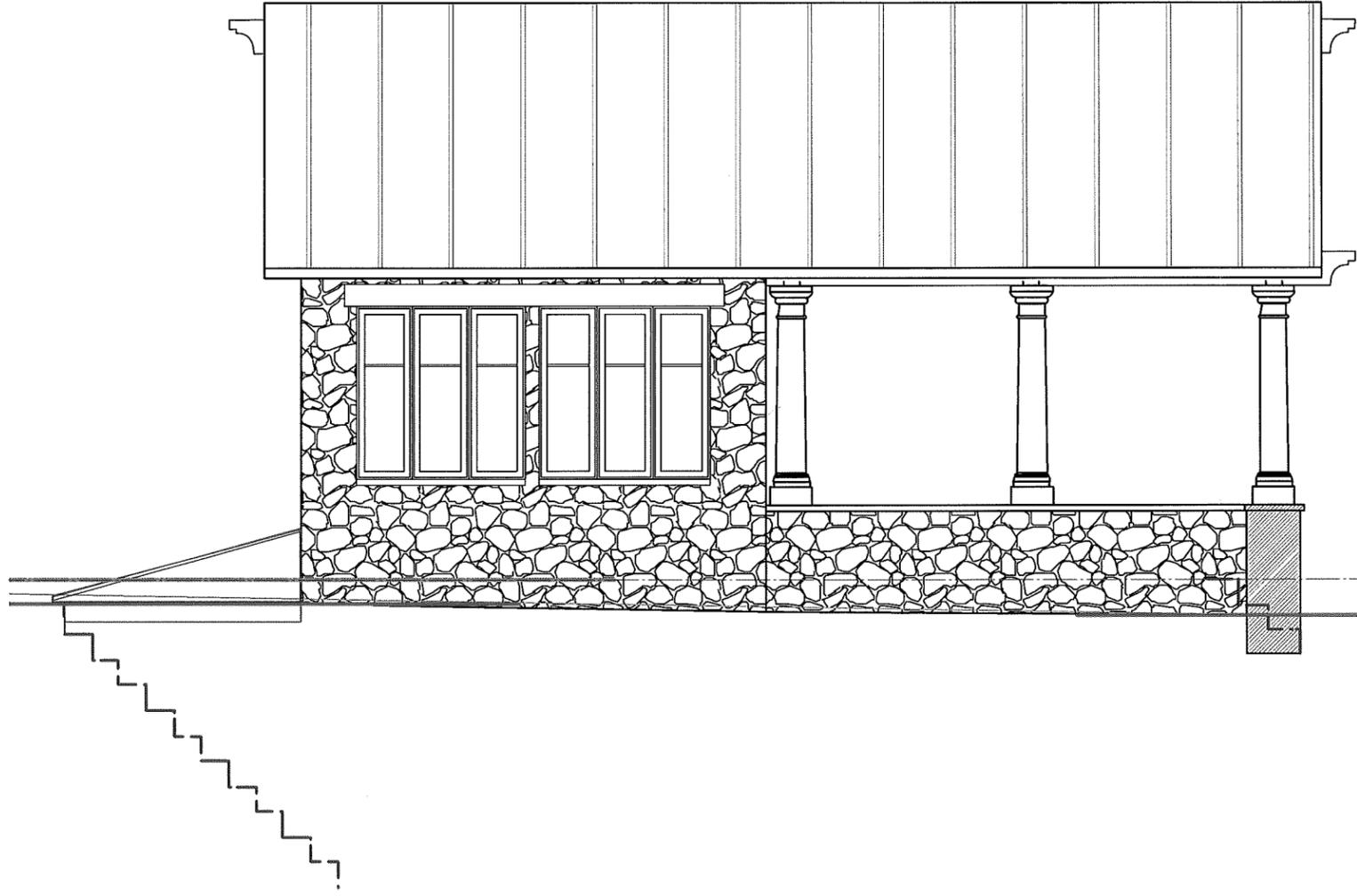
| DATE | REVISION |
|---------|------------|
| 9.22.15 | PERMIT SET |
| | CS |

A3

ANDREW SIDFORD ARCHITECTS

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FRONT & REAR ELEV.S SCALE: 1/4" = 1'-0"



SPECIAL PERMIT SET. NOT FOR CONSTRUCTION.

A4

KRAFT RESIDENCE
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 BROOKLINE, MA

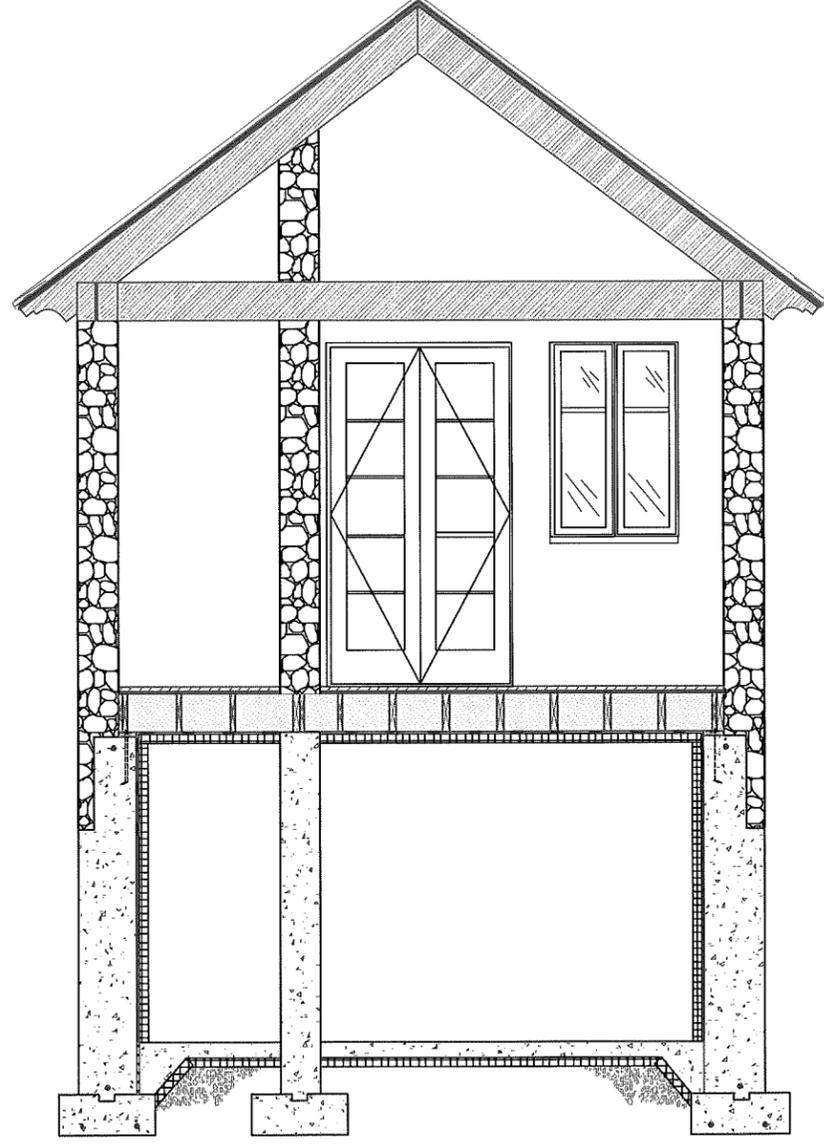
| DATE | REVISION |
|---------|------------|
| 9.22.15 | PERMIT SET |
| | CS |

ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

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ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

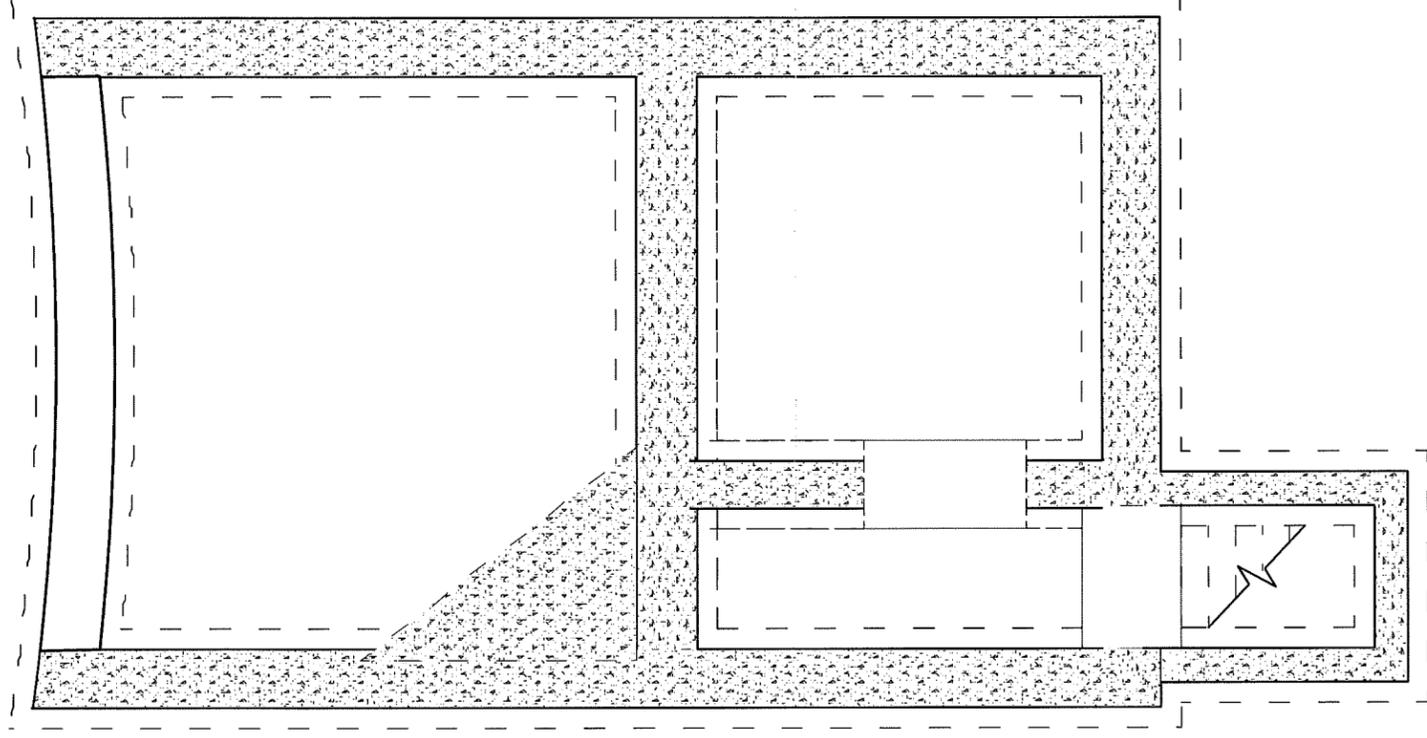
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| | |

CS

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A5



SPECIAL PERMIT SET. NOT FOR CONSTRUCTION.

F1

KRAFT RESIDENCE

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BROOKLINE, MA

| DATE | REVISION |
|---------|------------|
| 9.22.15 | PERMIT SET |
| | CS |
| | |

ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

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