



# *Town of Brookline*

## *Massachusetts*

### PLANNING BOARD

Town Hall, 2<sup>nd</sup> Floor  
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Brookline, MA 02445-6899  
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Linda K. Hamlin, Chairman  
Steven A. Heikin, Clerk  
Robert Cook  
Blair Hines  
Sergio Modigliani  
Mathew Oudens  
Mark J. Zarrillo

To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: March 3, 2016  
Subject: Construct a partial fourth story on roof of a three story building and a roof deck  
Location: 1616 Beacon Street

Atlas Sheet: 21	Case #: 2015-0053
Block: 92	Zoning: G-1.75 (WS)
Lot: 2	Lot Area (sq. ft.): 4,291

Board of Appeals Hearing: January 7, 2016, at 7:00 p.m., **Postponed to March 17, 2016 at 7:15 p.m.**

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### **BACKGROUND**

12/17/15 – Planning Board continued the case and asked the applicant to return to the PB with a revised design that included choices of different façade materials for the fourth floor addition and a partial roof deck.

1991 - Board of Appeals approved a conversion of part of the basement into a third dwelling unit.

### **SITE AND NEIGHBORHOOD**

1616 Beacon Street is a three and a half-story mixed-use building near the intersection of Westbourne Terrace and Beacon Street. A dentist office and law firm occupies the first floor. The basement, second, and third floors contain three dwelling units. This row building has a brick and stucco façade with a two-story projecting bay. At the ground level, in front of the bay, is a large storefront window, which projects about 5.5 feet in front of the bay. To the rear of the building is a paved parking lot, and to the rear of the lot are an alleyway and then the Driscoll School. The surrounding neighborhood includes a mix of residential and commercial uses, including the Washington Square Commercial District. This property is part of the Beacon Street National Register District.

**APPLICANT’S PROPOSAL**

The applicant proposes to add a 623 s.f. L- shaped addition on the rear and side of the roof at the fourth story level and a partial roof deck with a 42” black metal railing. The floor space of the addition will be connected to the third story residential unit. The façade of the addition will be clad in brick veneer to match the rest of the building.

**FINDINGS**

**Section 5.07: Dwellings in Business Districts**

Dwellings in business districts shall conform to minimum usable open space and side and rear yard requirements of the M districts (for this case, the M-2 district); however, these requirements may be waived by special permit to promote reasonable development of the site compatible with adjacent buildings and the surrounding area.

**Section 5.09.2.a: Design Review**

Any exterior alteration or addition to a building with frontage on Beacon Street requires a special permit subject to the design review standards listed under *Section 5.09.4(a-l)*. The relevant sections of the design review standards are described below:

Preservation of Trees and Landscape, Open Space and Circulation – Since the addition is on top of the building landscaping, open space and circulation will not be affected.

Relation of Buildings to Environment, Streetscape and Neighborhood –

This building is on the north side of the street on a block between Westbourne Terrace and Washington Street. The building is in an attached row of five buildings, all of which are three and a half stories tall. A lower two story building runs to the west of it to Washington Street. In the surrounding area, there are some taller apartment buildings.

**Section 5.43: Exceptions to Yard and Setback Regulations**

**Section 5.50: Front Yard Requirements**

This revised proposal meets the front yard setback requirement. Initially, the applicant was proposing a deck in front of the addition, which would have required front yard setback relief. The current proposal shows a 6’ by 20.5’ roof deck, which needs no front yard setback relief.

**Section 5.90: Minimum Landscaped Space**

No landscaped space is required in a G-1.75 district. Therefore, no relief is needed under this section. However, there are shrubs and bushes in front of the building facing Beacon Street.

**Section 5.91: Minimum Useable Open Space**

	Required	Existing	Proposed	Finding
Usable Open Space	10% of FA (62 s.f. for additional space)	0	0	Special Permit *

\*Under Section 5.07, the Board of Appeals may waive minimum usable open space and side and rear yard requirements by special permit for residential dwellings in business districts.

**Section 8.02.2: Alteration or Extension**

An alteration of a non-conforming structure requires a special permit.

**PLANNING BOARD COMMENTS**

The Planning Board does not object to this proposal to add a partial fourth floor to this building. The applicant has agreed with the suggestion of the Planning Board to remove a second stair head house on the roof that is visible from Beacon Street. After viewing renderings of the addition showing alternate façade materials of stucco and clapboard, the Planning Board left the choice of material to the applicant and also stated that it would have no objection to the replacement of the head house with a skylight. Additionally, the Planning Board supported the addition of a small roof deck with a metal railing as an amenity to the top floor resident.

Therefore, the Planning Board recommends approval of the site plan, dated 1/9/2015, by Peter Nolan and Associates, and the floor plans and elevations, dated 1/21/15 and prepared by RAV and Associates. If approved by the Board of Appeals, the following conditions should be attached.

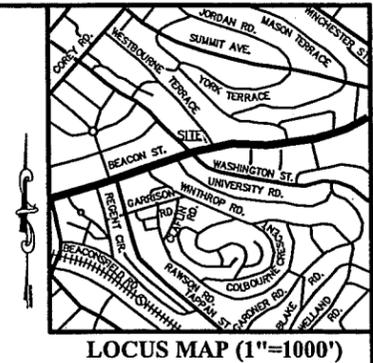
1. Prior to the issuance of a building permit, the applicant shall submit final site plan, floor plans, and elevations showing the elimination of the forward head house, subject to review and approval by the Assistant Director for Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan, 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 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.

1616 Beacon Street



1616 Beacon Street (Assessors photo)



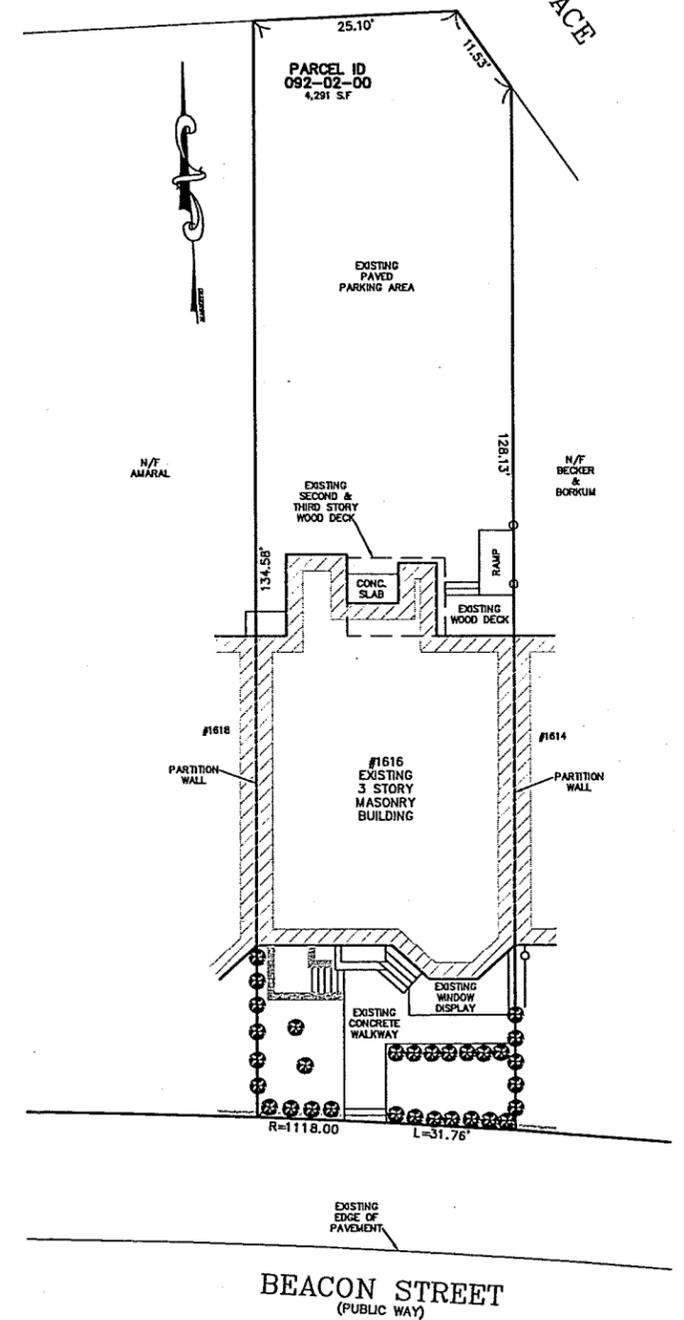


N/F TOWN OF BROOKLINE & DRISCOLL SCHOOL & PLAYGROUND

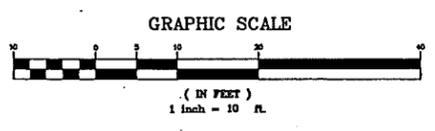
20' WIDE PASSAGEWAY

WESTBOURNE TERRACE  
(PUBLIC WAY - 40' WIDE)

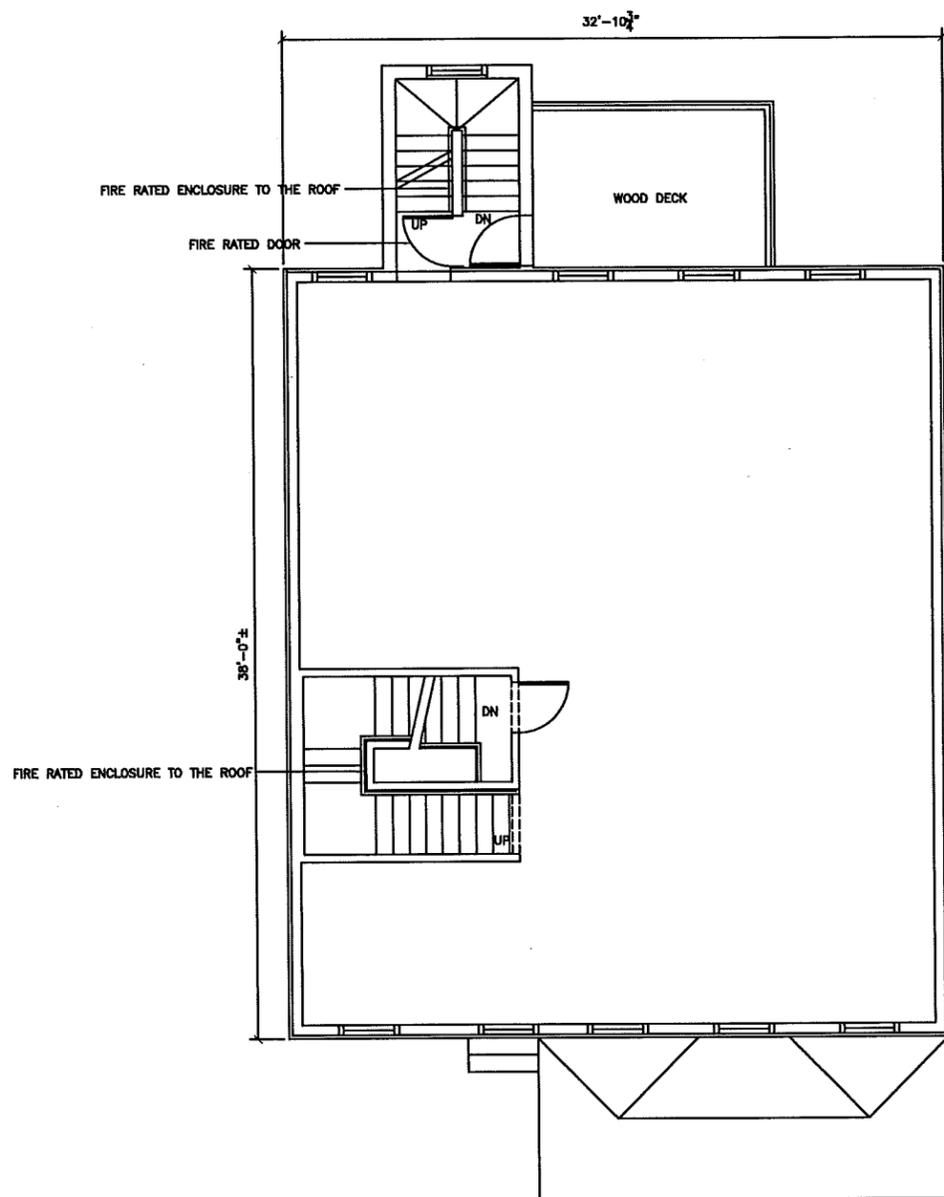
EXISTING LEGEND	
	EXISTING BUILDING
	FENCE
	RETAINING WALL
	SHRUB



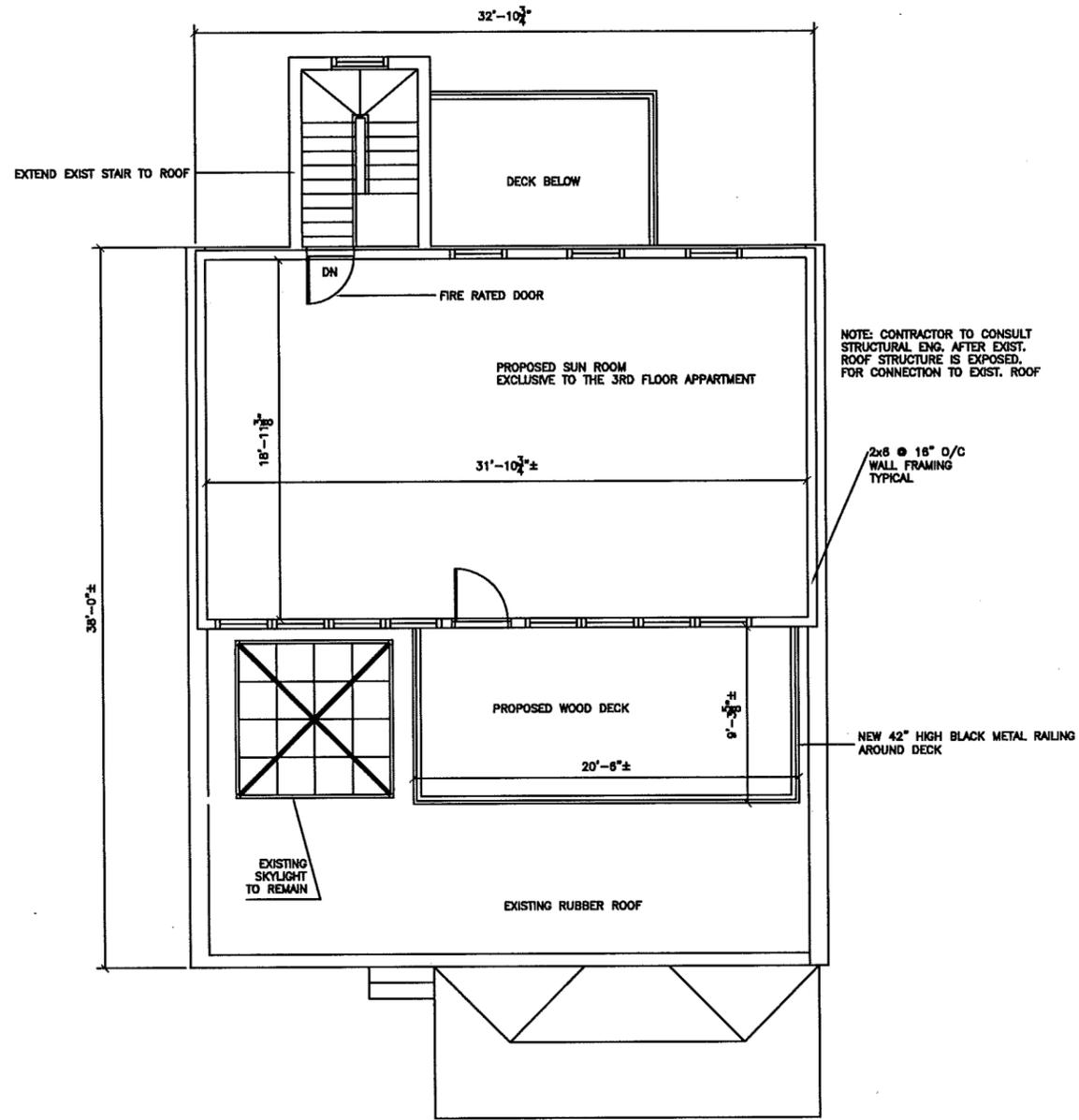
- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC ON 01-XX-2015.
  2. DEED REFERENCE: BOOK 24266 PAGE 438, NORFOLK COUNTY REGISTRY OF DEEDS. PLAN REFERENCE: BOOK 782 PAGE 25, NORFOLK COUNTY REGISTRY OF DEEDS.
  3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
  4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X IN COMMUNITY NUMBER 250234, PANEL NUMBER 0034 E, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25021C0034E, DATED JULY 17, 2012.



SCALE 1"=10'			
DATE 01/09/2015	REV	DATE	REVISION
SHEET 1			BY
PLAN NO. 1 OF 1	1616 BEACON STREET BROOKLINE MASSACHUSETTS		
CLIENT: XXXX XXXXXX	EXISTING CONDITIONS SITE PLAN		
DRAWN BY MGC	SHEET NO. <b>1</b>		
CHKD BY P.N.	<b>PETER NOLAN &amp; ASSOCIATES LLC</b> LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com		
APPD BY P.N.			



3rd FLOOR CIRCULATION PLAN



ROOF PLAN

NOTE: CONTRACTOR TO CONSULT STRUCTURAL ENG. AFTER EXIST. ROOF STRUCTURE IS EXPOSED, FOR CONNECTION TO EXIST. ROOF

2x8 @ 16" O/C WALL FRAMING TYPICAL

NEW 42" HIGH BLACK METAL RAILING AROUND DECK

ZONING:

ZONING DISTRICT: G-1.75 (WASHINGTON SQUARE)

EXISTING SETBACKS  
 FRONT: 14'  
 SIDES: 0'  
 REAR: 83'

REQUIRED IN ZONE G-1.75(W5) PER M-2.0 ZONING  
 FRONT: 15'  
 SIDES: 0' ("AS OF RIGHT" NOTE 2, IN TABLE 5.01 FOR M DISTRICTS)  
 REAR: 30' (H+L/6 35'+35' HEIGHT)

FAR 4.291 SF LOT X 1.75 FAR RATIO = 7,509 SF  
 4,300 SF (EXISTING HOUSE) + 734 SF (STAIRS AND SUN ROOM) = 5,034 SF < 7,509 MAX FAR  
 PROPOSED BUILDING HEIGHT 43'-7" +/- < 45' MAX

DATE	REVISION

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PROPOSED SUN ROOM, ROOF DECK

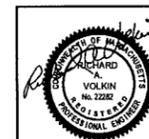
1616 BEACON ST., BROOKLINE, MASSACHUSETTS

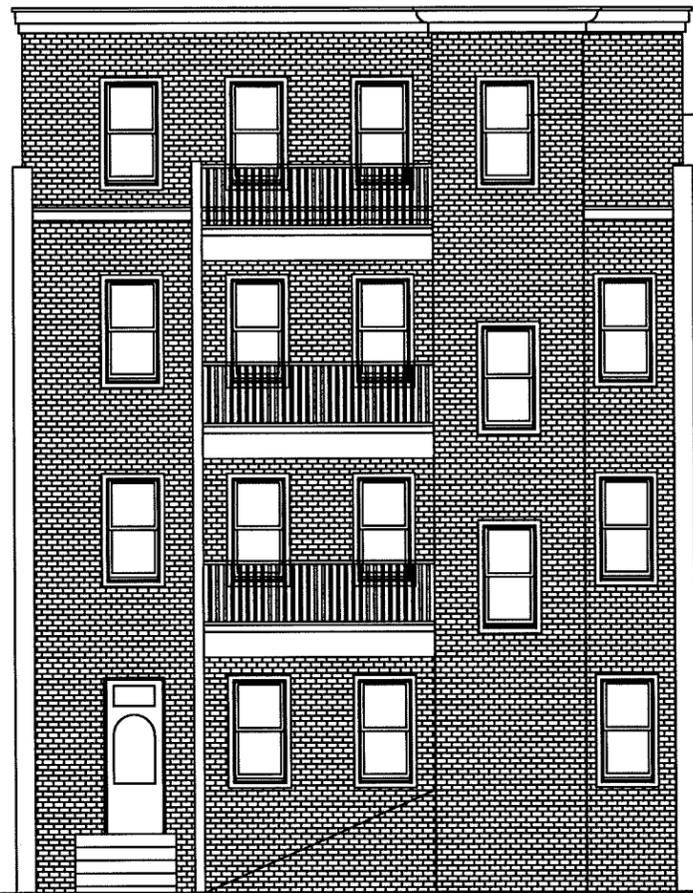
RAV & Assoc., Inc.

21 HIGHLAND AVENUE  
 NEEDHAM, MASSACHUSETTS 02494  
 TELEPHONE: (781) 449-8200 FAX: (781) 449-8205

SCALE: NTS

APPROVED: R.A.V.	DESIGNED BY: AA	DRAWING No.
DATE: 03/09/2016	DRAWN BY: AA	A-1
	CHECKED BY: I.M.	





REAR ELEVATION

NEW WINDOWS TO MATCH EXIST. TYPICAL.

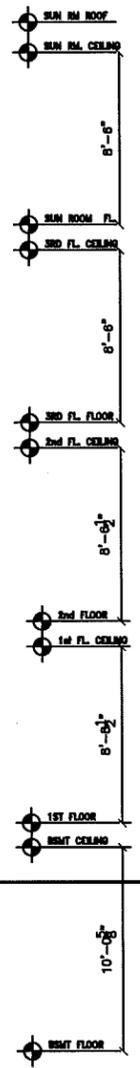


BEACON ST. ELEVATION

BRICK VENEER SIDING TYPICAL

NEW 42" HIGH BLACK METAL RAILING AROUND DECK

43'-7 1/2"



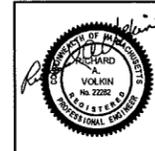
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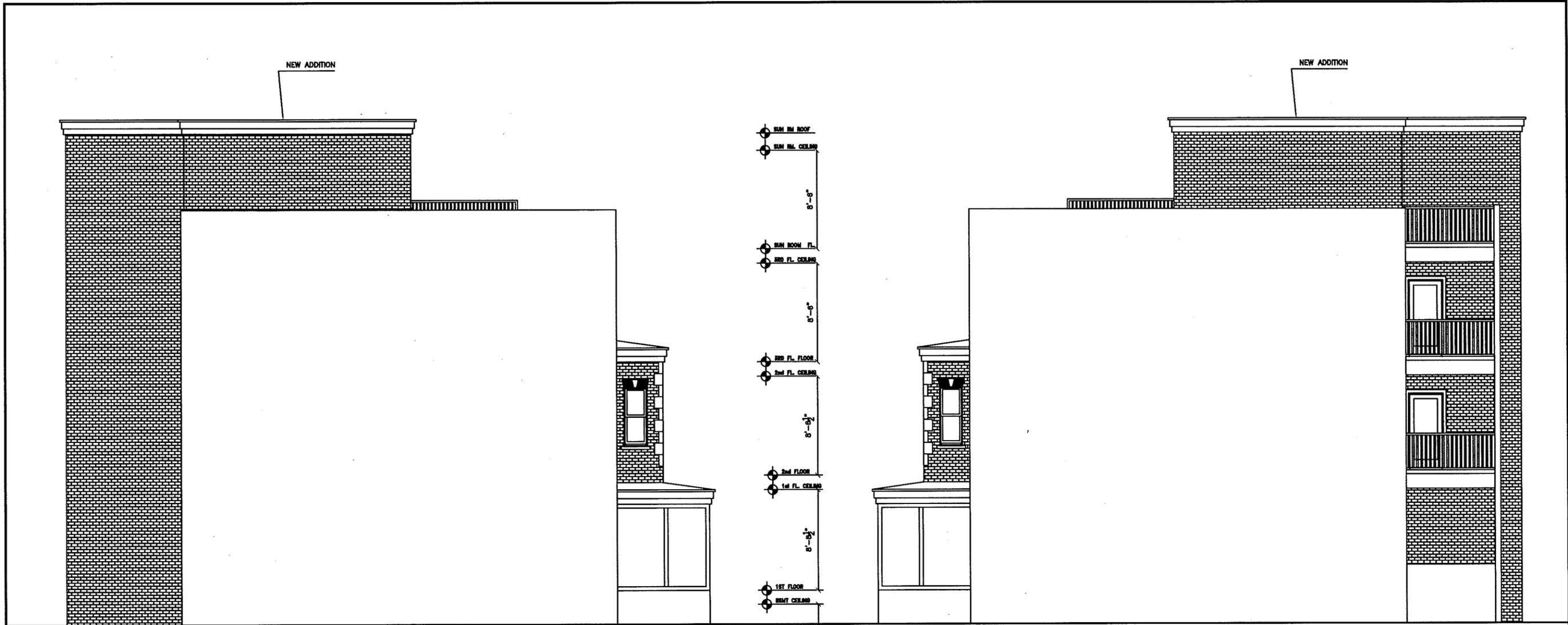
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LEFT ELEVATION

RIGHT ELEVATION

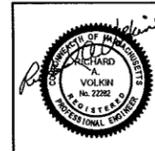
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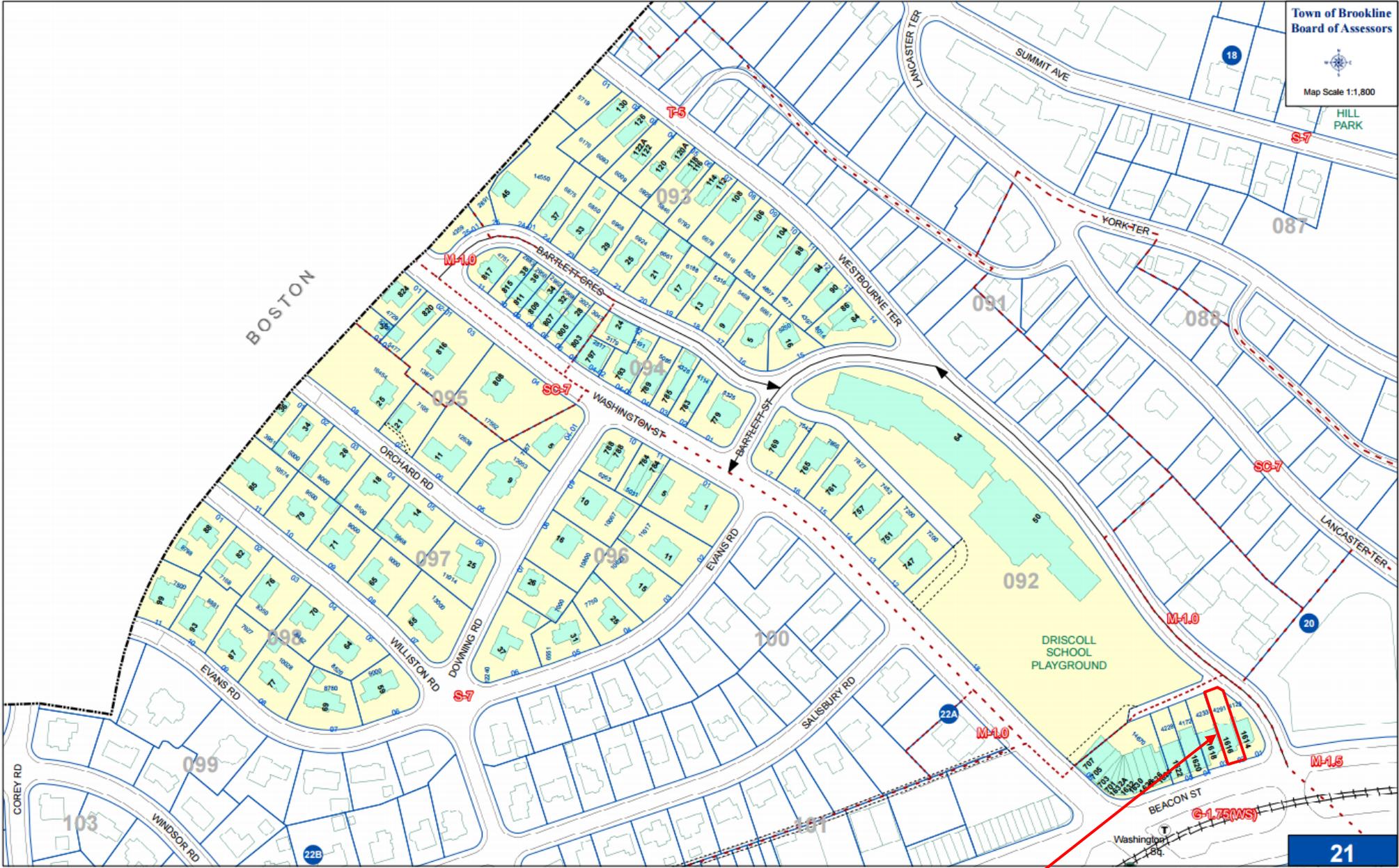
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1616 Beacon