



# *Town of Brookline*

## *Massachusetts*

### **PLANNING BOARD**

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

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

To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: April 14, 2016  
Subject: Expand mudroom, convert portion of basement to living area, and construct a permanent breezeway connecting dwelling to detached garage  
Location: 355 Buckminster Road

Atlas Sheet:	58	Case #:	2016-0013
Block:	258	Zoning:	S-25
Lot:	03-04	Lot Area (s.f.):	±37,310 sf

Board of Appeals Hearing: April 21, 2016 at 7:00 pm

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### **SITE AND NEIGHBORHOOD**

355 Buckminster is a lot on the corner of Buckminster Road and Chestnut Hill Avenue and therefore has two front yards. The rear property line is parallel to Buckminster Road. The side property line is between this parcel and the abutter at 345 Buckminster.

### **APPLICANT'S PROPOSAL**

This Planning Board continued this case on March 31, 2016. Initially the applicant proposed a larger mudroom, conversion of basement space, and a retractable breezeway. The Board recommended revising the plan to design a permanent rather than retractable breezeway to connect the main dwelling to the garage.

The applicants received a permit for an as-of-right renovation (Phase 1). Phase 2 consists of slightly expanding the footprint of the first floor mudroom toward the side yard and converting a portion of the basement to living area. The dimensions of the mudroom will increase from 9.5 x 5.5 feet to 9.5 x 11.5 feet. The side wall of the expanded mudroom would be flush with the existing side wall. The expansion would fit under the existing roof of the house.

A permanent breezeway consisting of wood-framed construction with sliding glass enclosures would extend from the expanded mudroom and connect to the existing detached garage. A standing seam metal roof would differentiate this structure from the slate roof on the main house and the flat membrane roof on the garage.

Because the breezeway would connect the garage to the principal structure, the required setbacks to the newly attached garage (not to the principle structure) would be 20 feet and 50 feet, for side and rear yards, respectively. The existing garage is located on the side and rear property lines with no setbacks.

The exterior addition would add 60 sf to the dwelling after Phase 1 is completed. The breezeway living area is estimated to be about 257 sf. The basement conversion increases living area another 277 sf.

The applicant is proposing changes to the existing landscaping, including counterbalancing amenities.

## **FINDINGS**

### **Section 5.60 – Side Yard Requirements**

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

**Section 5.09.2.j – Design Review:** All exterior additions that require a special permit under *Section 5.22 (Exceptions to Maximum Floor Area Ratio)* also require a special permit for design review. The most applicable standards are reviewed below:

**a - Preservation of Trees and Landscape –** The proposal involves some removal and replacement of landscaping to accommodate the paved area and structure.

**b - Relation of Buildings to Environment –** The addition is located to the rear of the building, and will retain the look of the existing dwelling, therefore it is not anticipated that the addition will negatively impact the existing environment. The breezeway design is compatible with architectural styles featured in the neighborhood.

**c - Relation of Buildings to the Form of the Streetscape and Neighborhood –** The proposed addition will not impact the streetscape as it is located to the rear side of the dwelling. The proposed roofline will not be very visible from the street. It is not anticipated that the addition will have a negative impact on the neighborhood.

**Section 5.22.3.b.1.c – Exceptions to Maximum Floor Area Ratio for Residential Units**  
*[combination of interior conversion and exterior addition]*

S-25 Zoning	Required/Allowed	Existing Includes Phase 1	Proposed [Phase 2]	Finding
Side Yard	20 ft	To main dwelling: 63 ft  To detached garage: 0 ft	To attached garage: 0 ft	Special Permit*/ Variance
Rear Yard	50 ft	To main dwelling: 16.5 ft  To detached garage: 0 ft	To attached garage: 0 ft	Special Permit*/ Variance
Floor Area Ratio (% of allowed)	130%	117%	125.5%	Special Permit**/ Variance
Floor Area (s.f.)	9701 sf  (130% of 7462 sf)	8774 sf	9366 sf  Conversion...277 sf Breezeway...257 sf Mudroom.....60 sf	

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

\*\*Under **Section 5.22.3.b.1.c**, the Board of Appeals may grant by special permit an increase in floor area for “a combination of an interior conversion and exterior addition that is less than or equal to 30% of the permitted gross floor area, provided that the additional floor area attributable to exterior construction (which shall include the floor area included within dormers, penthouses, cupolas, and the like) does not exceed 35% of the additional floor area allowed by special permit.”

**Note:** The exterior addition totals 317 sf, which is well under the “35% threshold” specified for exterior additions under Sec. 5.22.3.b.1.c.

**Section 8.02.2 – Alteration or Extension**

A special permit is required to alter or extend a non-conforming condition.

**PLANNING BOARD COMMENTS**

The Planning Board is supportive of the proposed addition.

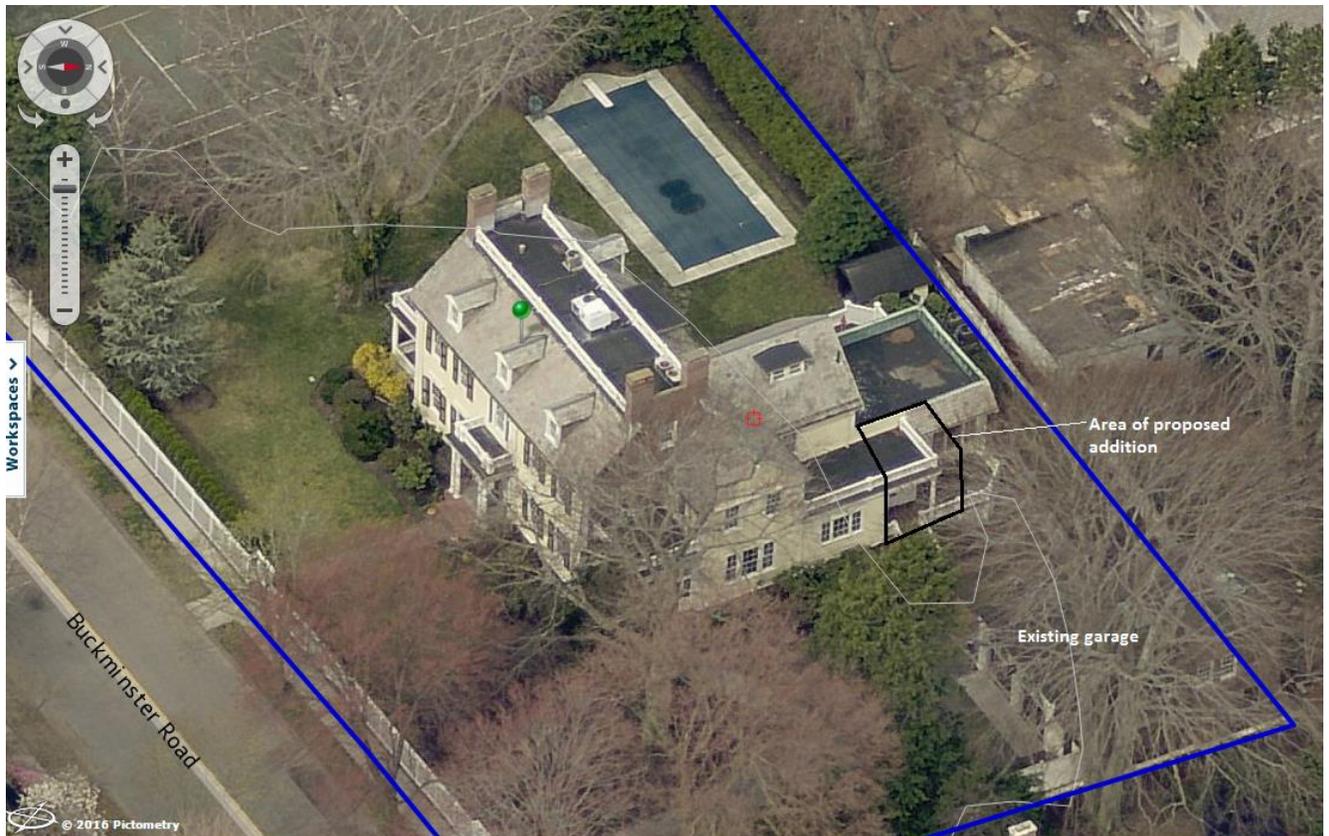
The modest addition on this oversized lot is proposed in the side-rear yard and would not impact the Buckminster Road streetscape. Landscaping in the abutting rear yard is heavy, and the applicant’s existing garage in the side yard would align with the addition and screen it from view. The breezeway would consist of sliding glass panels; the use of glass and the option to slide the panels open are two qualities that reduce the visual massing of this feature.

The applicant proposes enhanced landscaping as a counterbalancing amenity. The addition and the landscaping are well-designed. The breezeway is also thoughtfully designed and does not detract from the architectural character of the main structure. The proposal would meet the open space requirements, as well.

**Therefore, the Planning Board recommends approval of the site plan by professional land surveyor Bruce Bradford of Everett M. Brooks Co. dated 4/8/2016 and the floor plans and elevations prepared by registered architect Frederick Soule of Combined Energy Systems, Inc. dated 4/8/2016, subject to the following conditions:**

1. Prior to the issuance of a building permit, the applicant shall submit final site plan, floor plans, and elevations 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 landscape plan indicating all counterbalancing amenities subject to the review and approval of the Assistant Director of 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 building 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.

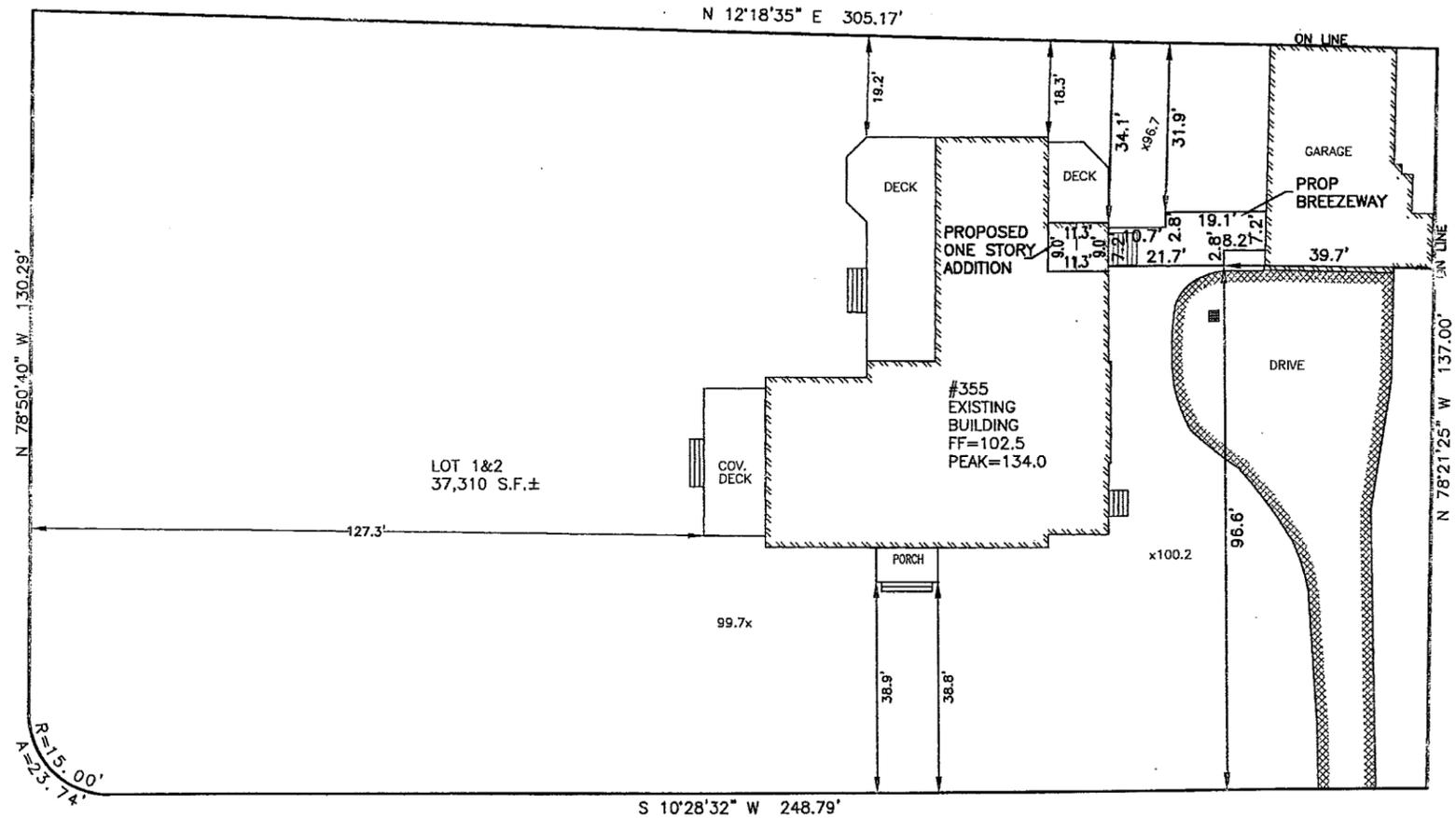
*mm*





355 Buckminster

CHESTNUTHILL AVENUE



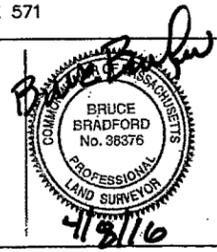
BUCKMINSTER ROAD



ESTABLISHED 1916  
**E.M.B.**  
 EVERETT M. BROOKS CO.  
 SURVEYORS & ENGINEERS  
 49 LEXINGTON STREET  
 WEST NEWTON, MA 02465  
 (617) 527-8750  
 info@everettbrooks.com



ZONE: S-25  
 DEED REFERENCE:  
 BOOK 30784 PAGE 571



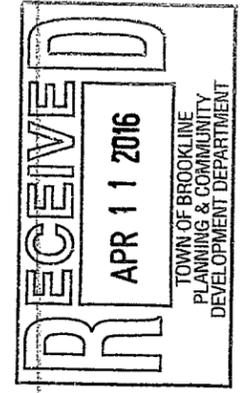
PLAN OF LAND IN  
 BROOKLINE, MA  
 355 BUCKMINSTER ROAD  
 PROPOSED ADDITIONS

SCALE: 1 IN. = 20 FT.  
 DATE: DECEMBER 29, 2015  
 DRAWN: MF  
 CHECK: BB

REVISIONS:

4/8/16	PROP BREEZEWAY	MF
2/4/16	PROPOSED PROCH	MF

PROJECT NO. 24841











**Combined Energy Systems, Inc.**

37 Ayer Road - Unit 9  
 Littleton, MA 01460  
 978.486.0070

www.combinedenergysystems.com

**RECEIVED**  
 APR 11 2016  
 TOWN OF BROOKLINE  
 PLANNING & COMMUNITY  
 DEVELOPMENT DEPARTMENT

Revision No.	Revision Description	Revision Date

**Anand Residence**

355 Buckminster Road  
 Brookline, MA 02445

**Exterior Elevations  
 - New Addition -  
 Phase 2**

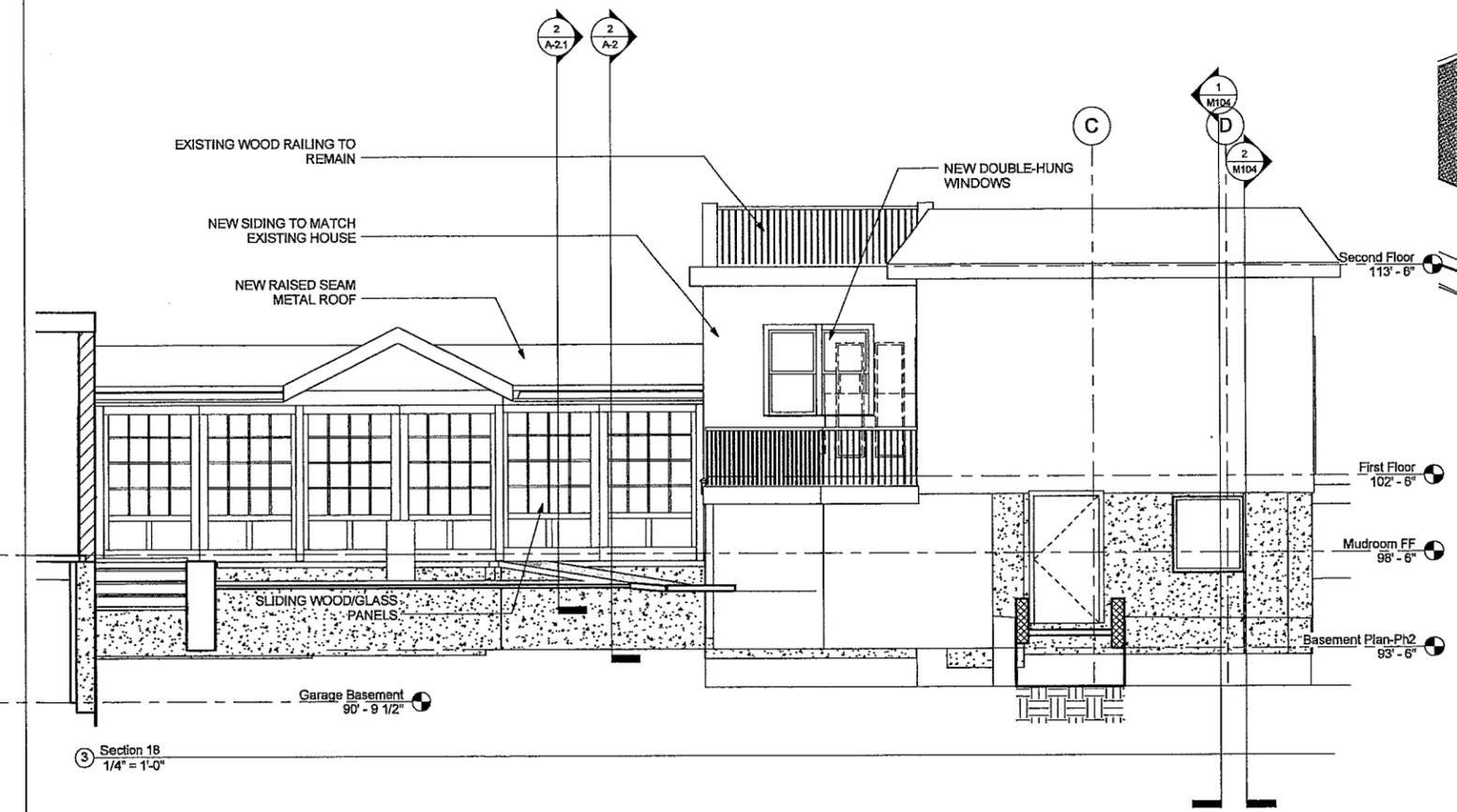
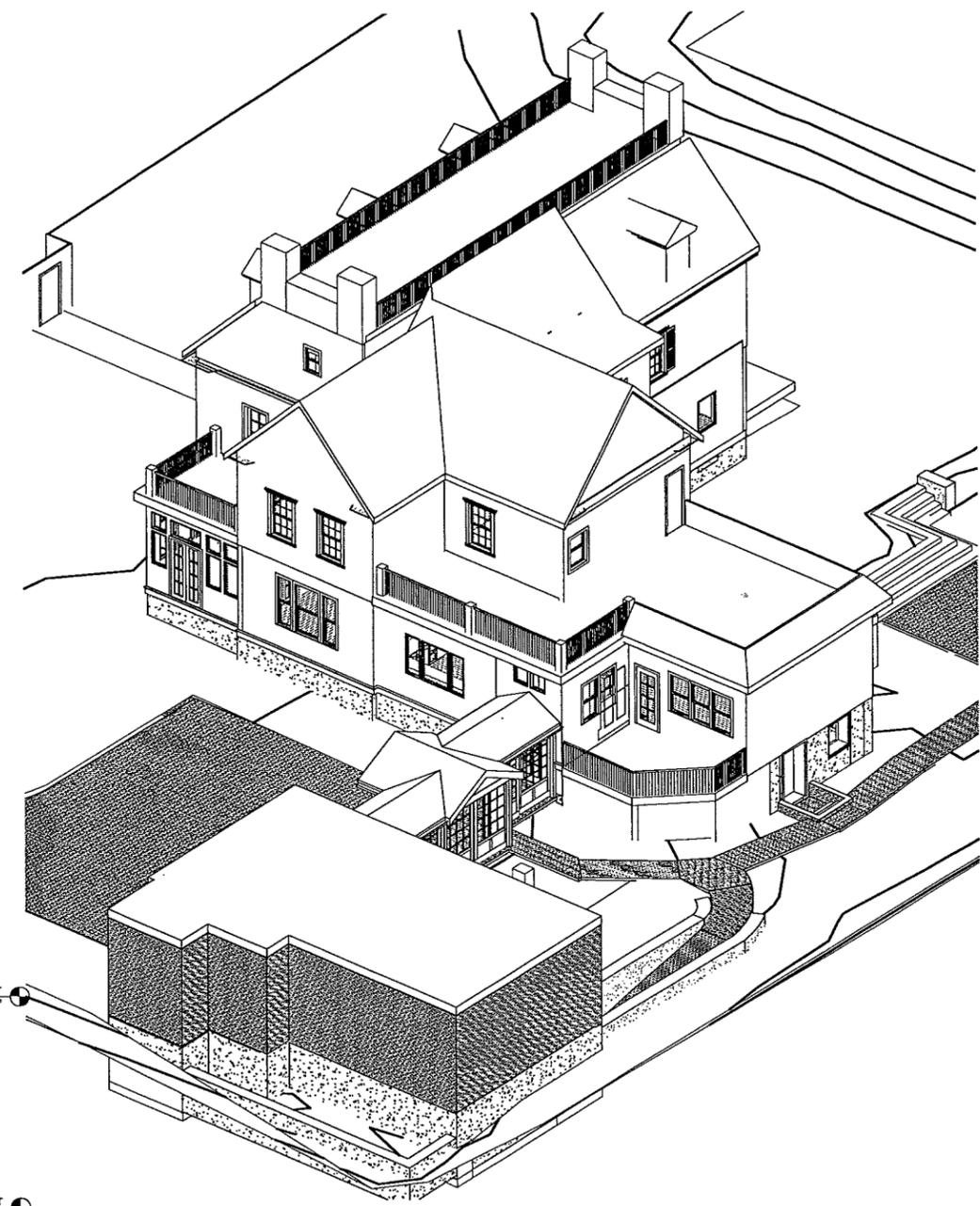
Project Number -  
 Date 04/06/2016  
 Drawn By FAS  
 Checked By

**A-2**

Scale 1/4" = 1'-0"



2 East Elevation  
 1/4" = 1'-0"



3 Section 18  
 1/4" = 1'-0"







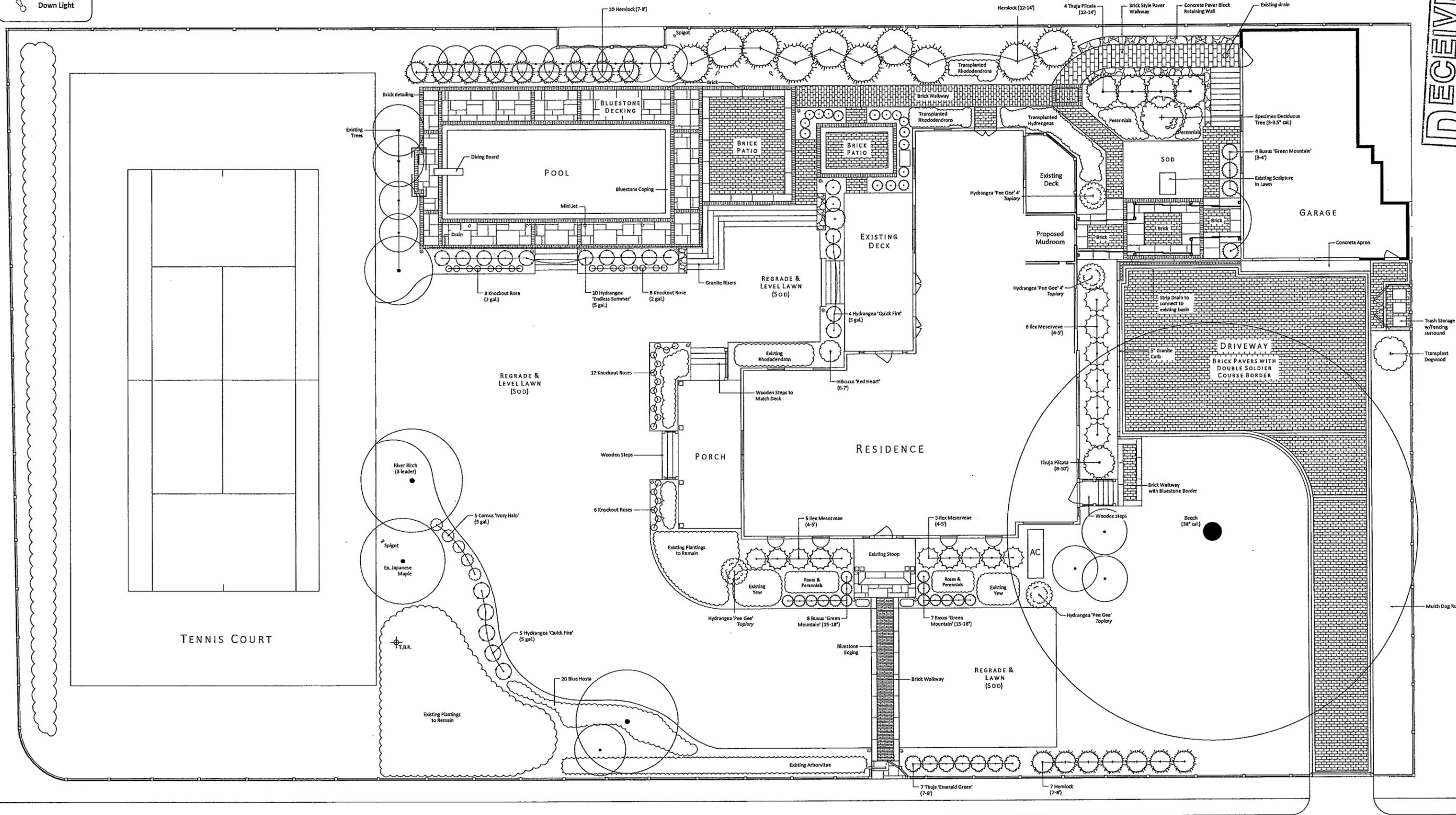




, 2016

LIGHTING KEY

-  Uplight
-  Path Light
-  Wall Light
-  Down Light



**RECEIVED**  
 APR 11 2016  
 TOWN OF BROOKLINE  
 PLANNING & COMMUNITY  
 DEVELOPMENT DEPARTMENT



a Blade of Grass, LLC  
 129 Boston Post Road  
 Wayland, MA 01778  
 508.358.4500

**THE ANAND RESIDENCE**  
**355 BUCKMINSTER ROAD**

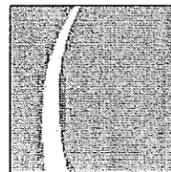
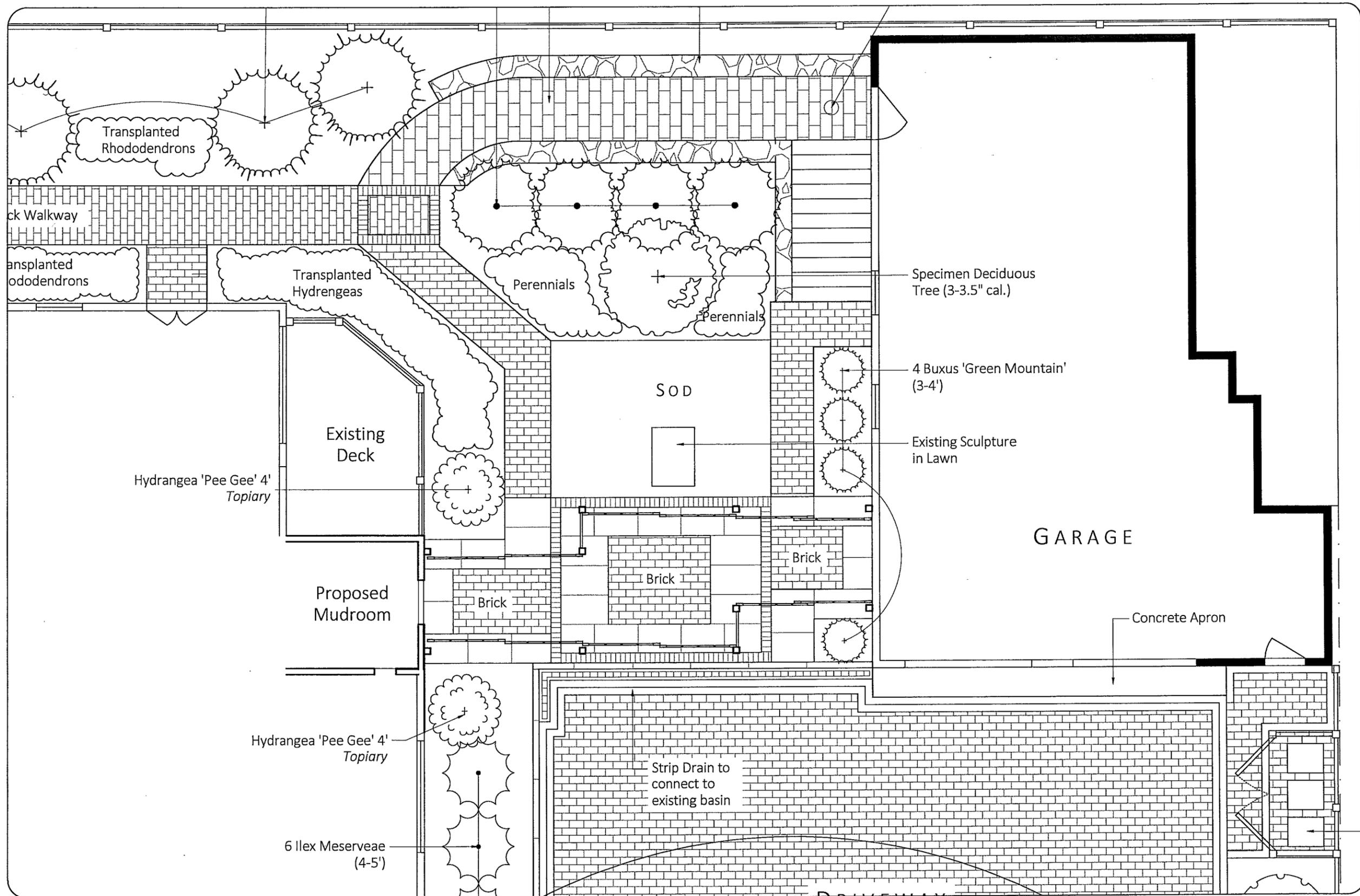
This plan is intended solely for the purpose of installation by a Blade of Grass. Scale is approximate. All measurements will be confirmed in the field by a Blade of Grass, during installation. Any other uses of this plan are prohibited.

April 7, 2016

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



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 TOWN OF BROOKLINE  
 PLANNING & COMMUNITY  
 DEVELOPMENT DEPARTMENT



a Blade of Grass, LLC  
 129 Boston Post Road  
 Wayland, MA 01778  
 508.358.4500

**THE  
 ANAND  
 RESIDENCE**

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Scale: 1/4" = 1'