



Town of Brookline

Massachusetts

PLANNING BOARD

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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 4, 2016
Subject: Construct a second-story addition totaling 100 square feet
Location: 93 Wolcott Road

Atlas Sheet:	114	Case #:	2016-0019
Block:	403	Zoning:	S-15
Lot:	11	Lot Area (s.f.):	±9,441

Board of Appeals Hearing: May 5, 2016, at 7:00 p.m.

SITE AND NEIGHBORHOOD

93 Wolcott Road is located in a moderately dense single-family neighborhood located in South Brookline. The subject lot is undersized for the district and presents a substantial change in grade (approx. 52ft) that slopes down from the front property line toward the rear. The 2 ½ - story Colonial style structure was built around 1930 and includes clapboard siding and asphalt shingle.

APPLICANT'S PROPOSAL

The Applicants, Ben and Jaime Cohen, are proposing to construct a second-story addition above the existing sunroom located at the rear of the structure. The 7.8' x 12.8' addition will create a full bathroom and will be constructed of clapboard siding and shingle to match the existing structure. A 25 square foot addition will also extend the first-floor sunroom to the north, creating a small powder room (3.2' x 7.8'). This powder room addition does not require zoning relief. This rear portion of the structure is supported by concrete piers and posts due to the natural grade of the property.

FINDINGS**Section 5.43 – Exceptions to Yard and Setback Regulations****Section 5.60 – Side Yard Requirements**

S-15 (Single-Family District)	Required	Existing	Proposed	Relief
Side-Yard Setback	15 Feet	9.3 Feet	9.3 Feet	Special Permit* Pre-Existing

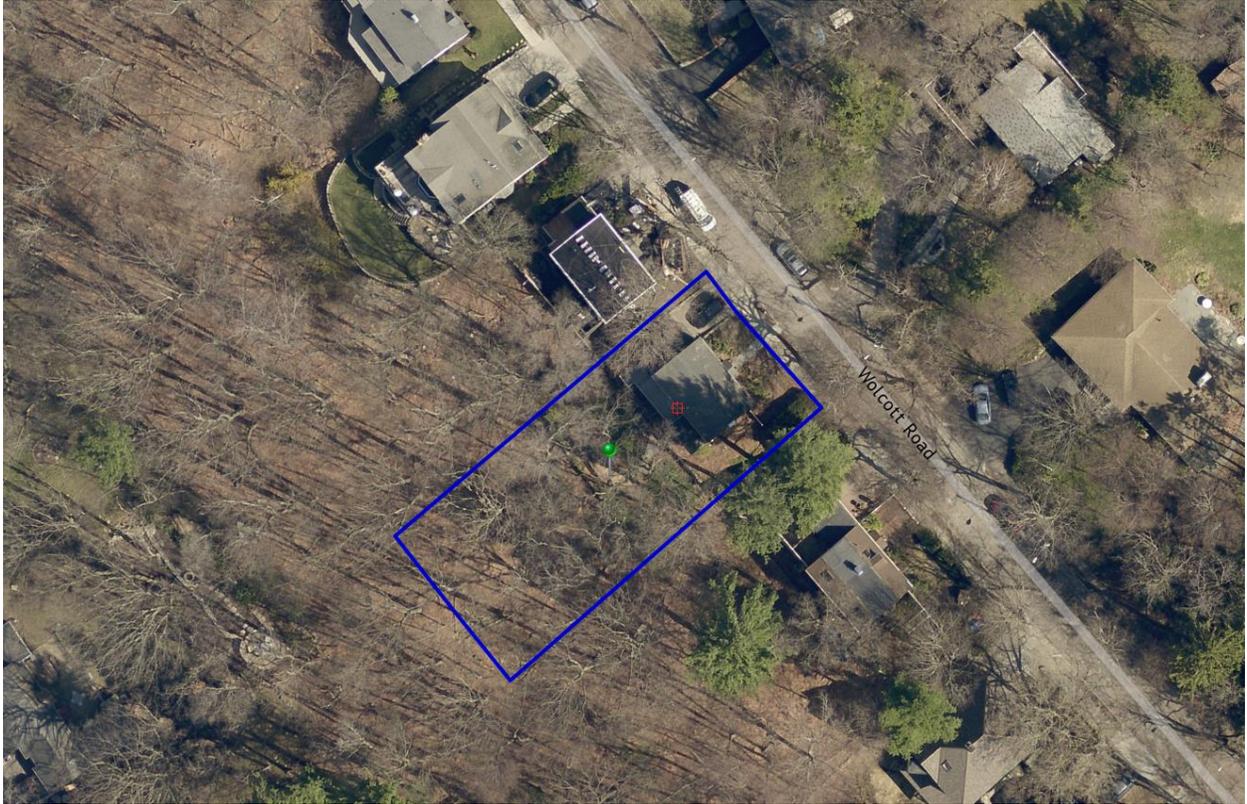
** Under Section 5.43, the Board of Appeals may waive yard and/or setback requirements by special permit if counterbalancing amenity is provided.*

PLANNING BOARD COMMENTS

The Planning Board supports this modest rear addition; however, it recommends that flat roof of the one-story portion of the proposal be revised to be slightly pitched. The proposed gross floor area increase of 125 square feet is intended to improve the interior functionality of the home and all proposed exterior alterations are not easily visible from surrounding public ways. Similar rear additions and/or uncovered porches are common along the southern side of Wolcott Road. The design of the proposed addition is consistent with the existing home and represents an extension of the pre-existing nonconforming side-yard setback. The Planning Board recommends that the Applicant incorporate counterbalancing amenities into project plans, particularly to enhance visual screening for the abutting property at 101 Wolcott Road. In addition the Planning Board requests that the elevations be updated to include the drawings of the rest of the entire dwelling to provide context.

Therefore, the Planning Board recommends approval of the site plan submitted by Jay Jarosz, dated 2/15/16, and floor plans and elevations by Scott Simpson, dated 2/4/16, subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, floor plans, and updated 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 including 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 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.**





General Notes:

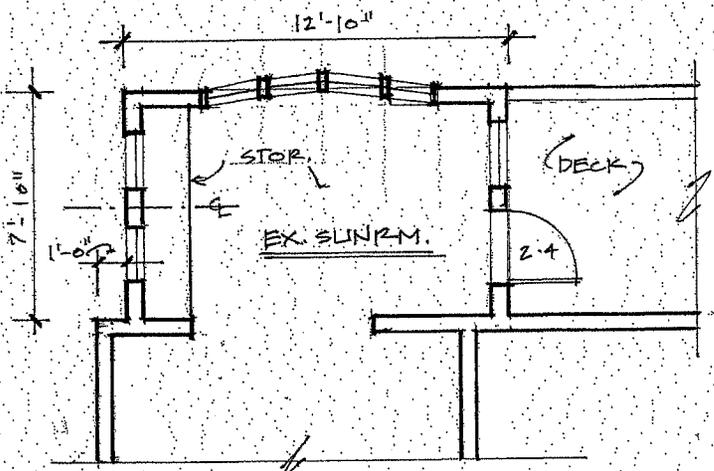
1. Notwithstanding any information noted on the design documents, all work is to proceed in compliance with all applicable codes, standards, and requirements.
2. The Contractor will arrange for permits and inspections as required.
3. The Contractor and the Owner will coordinate the selection of fixtures, including plumbing, electrical, lighting, etc., as required.
4. Contractor will coordinate with qualified subcontractors with regard to plumbing & electrical layouts and installations. Additional heat may be needed in the powder room and bath; if so, electric baseboard is a possible option.
5. Assume a wood floor in the powder room (to match the existing sunroom) and tile flooring in the master bath (to be determined by Owner).
6. The flat roof over the new powder room is to be Sarnafil. The sloped roof over the new master bath is to be asphalt shingles to match the existing roof. Skylights in the master bath roof and the window in the powder room are optional.
7. Suggested manufacturer and model numbers for the windows are shown on the drawings. Contractor may make an "or equal" substitution with the approval of the Owner.
8. Exterior walls are to be framed with 2x6s @ 16" on center (for insulation value). Roof framing is to be 2 x 10s @ 16" on center. Use fiberglass batt insulation.
9. Shower enclosure to be glass. Shower pan to be copper.

Architect:

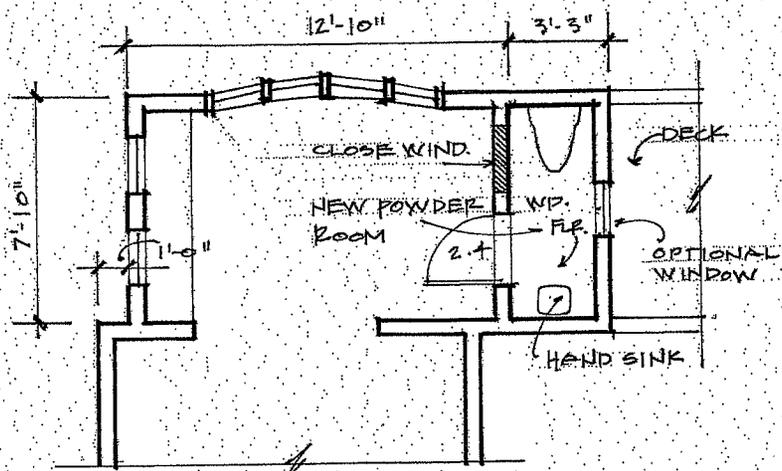
Scott Simpson, FAIA
117 Judy Farm Road
Carlisle, MA 01741
(617) 875-1895
scott.mitchell.simpson@gmail.com

Contractor:

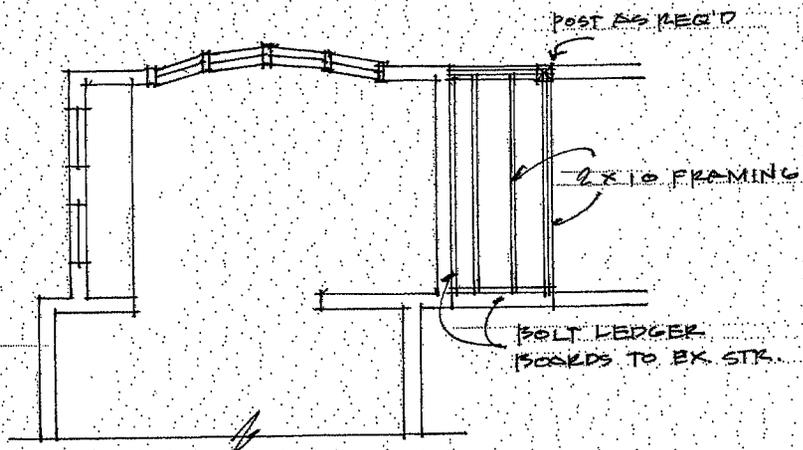
Robert Farrier
92 Everett Street
Rockland, MA 02370
(781) 588-9159
Farrierconstruction1@gmail.com



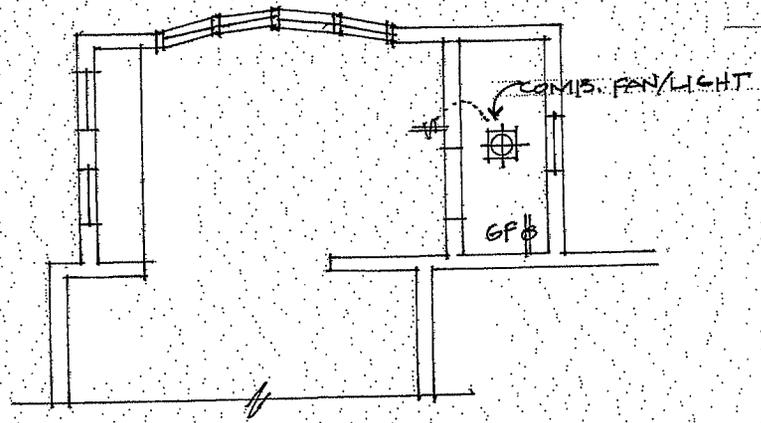
EX. LVL. 1
1/4" = 1'-0"



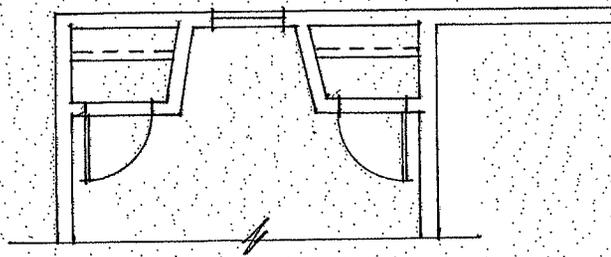
REV. LVL. 1
1/4" = 1'-0"



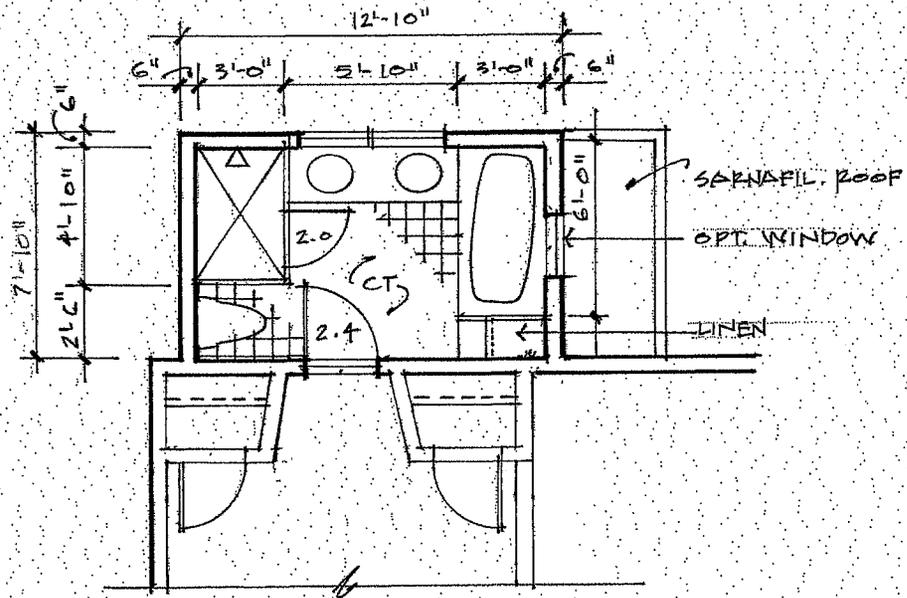
FRAMING LVL. 1
 1/4" = 1'-0"



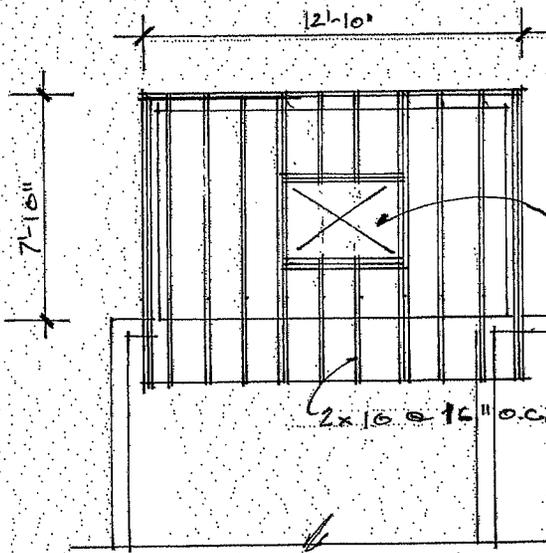
ELECT. LVL. 1
 1/4" = 1'-0"



○ EX. LVL. 2
 1/4" = 1'-0"



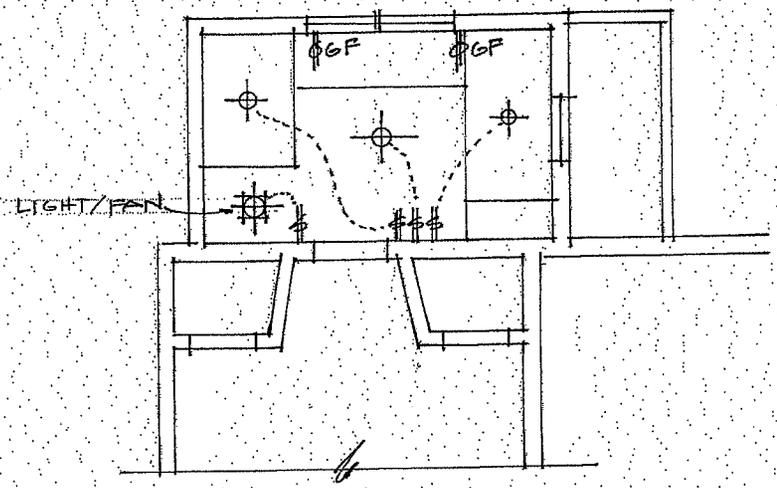
○ LVL. 2
 1/4" = 1'-0"



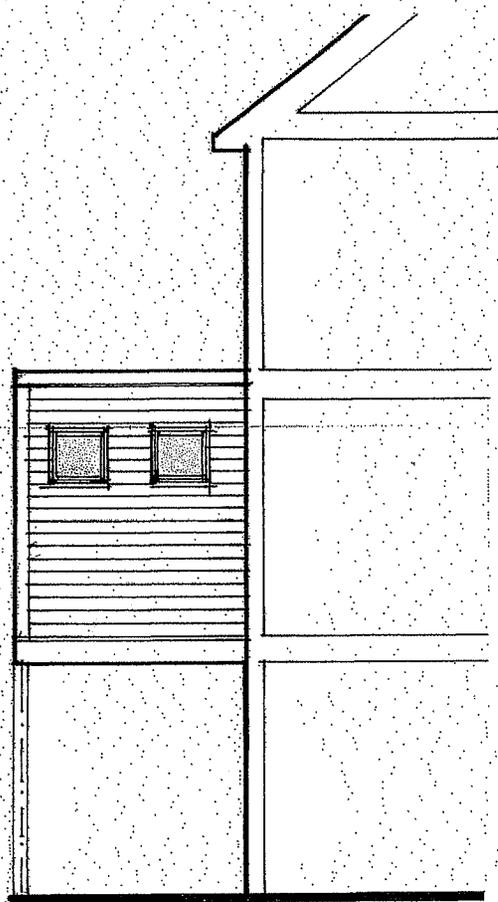
FRAME FOR
OPT. SKYLIGHT!
VELUX 501
R.O. 4 1/2" X 26 7/8"

2x10 @ 16" O.C.

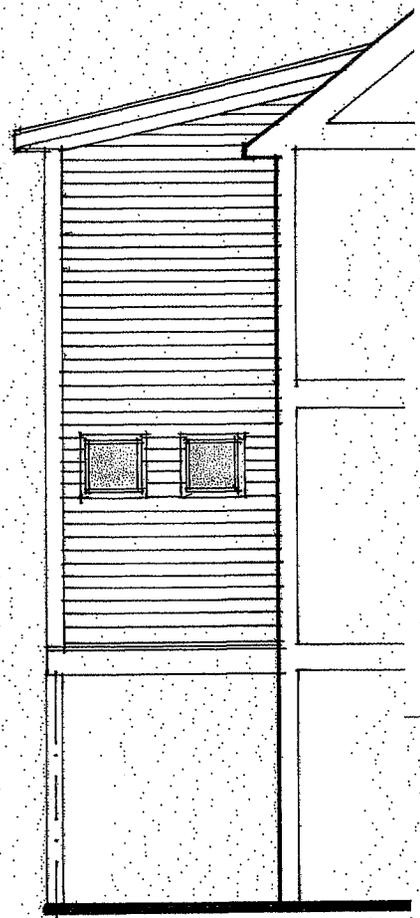
ROOF FRAMING
1/4" = 1'-0"



LVL. 2 ELECT.
1/4" = 11'-0"



EX. ELEV.
1/4" = 1'-0"



SIDE ELEV.
1/4" = 1'-0"

Scott Simpson, FAIA, LEED AP

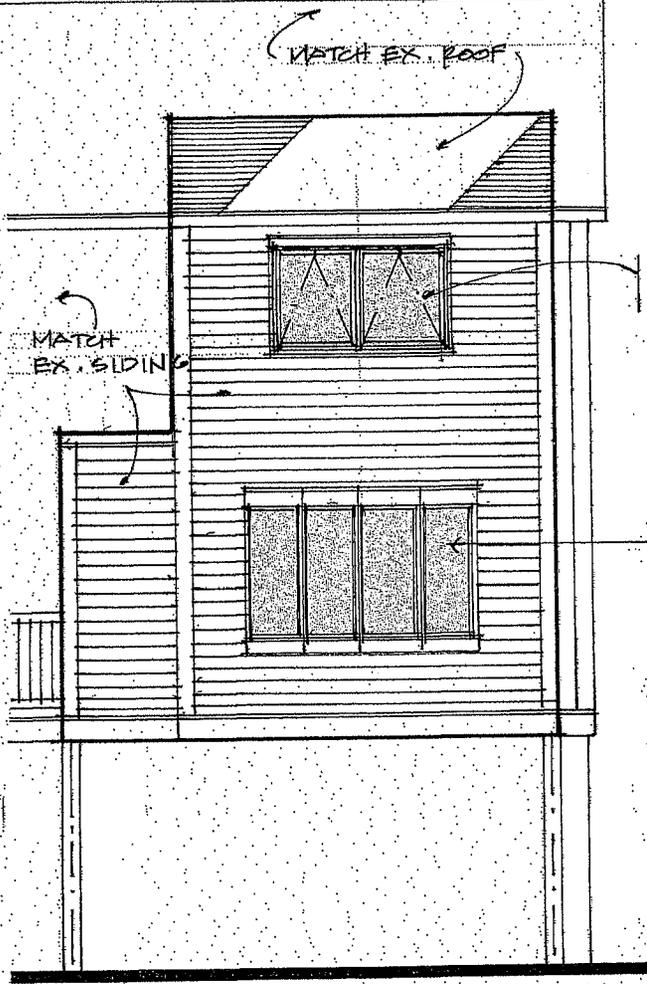
93 Wolcott St., Brookline

2.4.16

7



EX. REAR ELEV.
1/4" = 1'-0"



REAR ELEV.
1/4" = 1'-0"

ANDERSEN AXW 231
R.O. 6'-0 1/8" X 3'-0 1/2"

EXIST. WIND.

MATCH
EX. SIDING

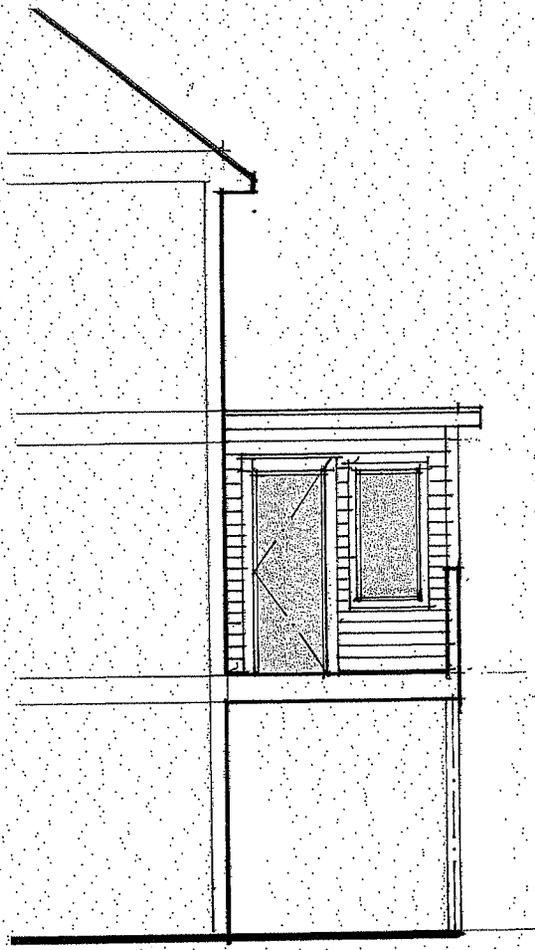
MATCH EX. ROOF

Scott Simpson, FAIA, LEED AP

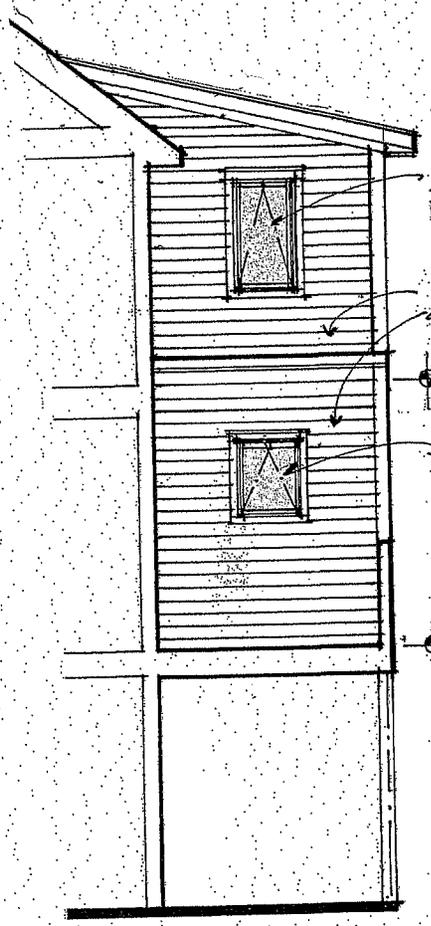
93 Wolcott St., Brookline

2.4.16

8



EX. ELEV.
 $\frac{1}{4}'' = 1'-0''$



ANDERSEN AK35
 P.O. 3'-0 1/2" X 3'-5 1/4"

MATCH EX.
 SIDING

LVL 2

ANDERSEN AK31
 P.O. 3'-0 1/2" X 2'-4 7/8"

LVL 1

SIDE ELEV.
 $\frac{1}{4}'' = 1'-0''$

Scott Simpson, FAIA, LEED AP

93 Wolcott St., Brookline

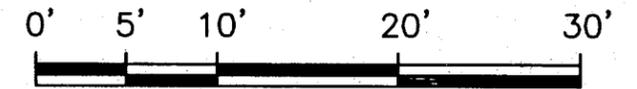
2.4.16

9

N24°33'36"W 62.13'
LOT 49
 AREA = 9,441± S.F.
 L.C. #10514E

PLAN OF LAND IN BROOKLINE, MA.

DATE: FEBRUARY 14, 2016



SCALE: 1" = 10'

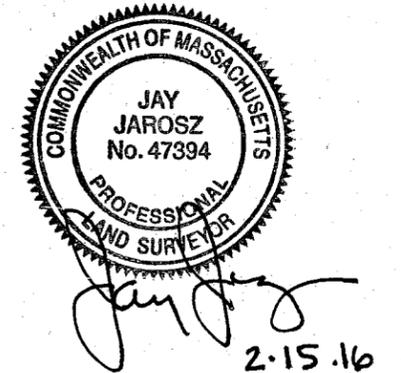
See Board of Appeals Case #

I CERTIFY THAT THIS HOUSE IS LOCATED ON THE GROUND AS SHOWN.

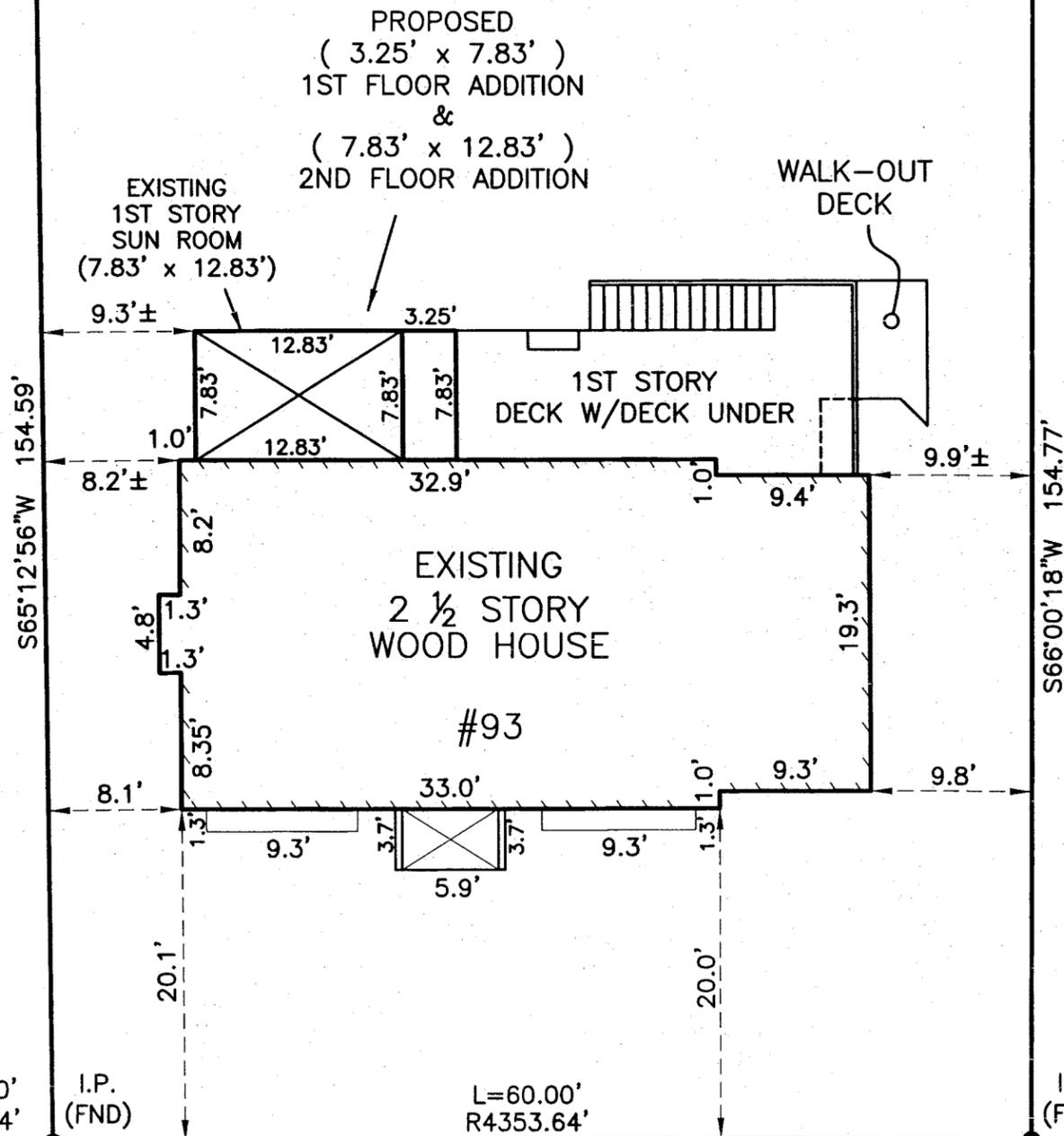
DATE: FEB 15, 2016

Jay Jarosz PLS
 PROFESSIONAL LAND SURVEYOR

OWNERS:
 Benjamin Cohen—Leadholm
 & Jamison Arterton
 #93 Wolcott Road
 ZONE: S-15



Parcel I.D. 402-11-00
 Cert. #182507



S.B.D.H. (FND) L=360.00' R=4353.64'

I.P. (FND)

L=60.00' R4353.64'

I.P. (FND)

L=216.86' R=4353.64'

S.B.D.H. (FND)

WOLCOTT ROAD

JAY JAROSZ P.L.S.
 3 MILL STREET
 MANCHESTER, MASS.
 01944
 (781)-710-8484
 jaroszlandsurveyor.com

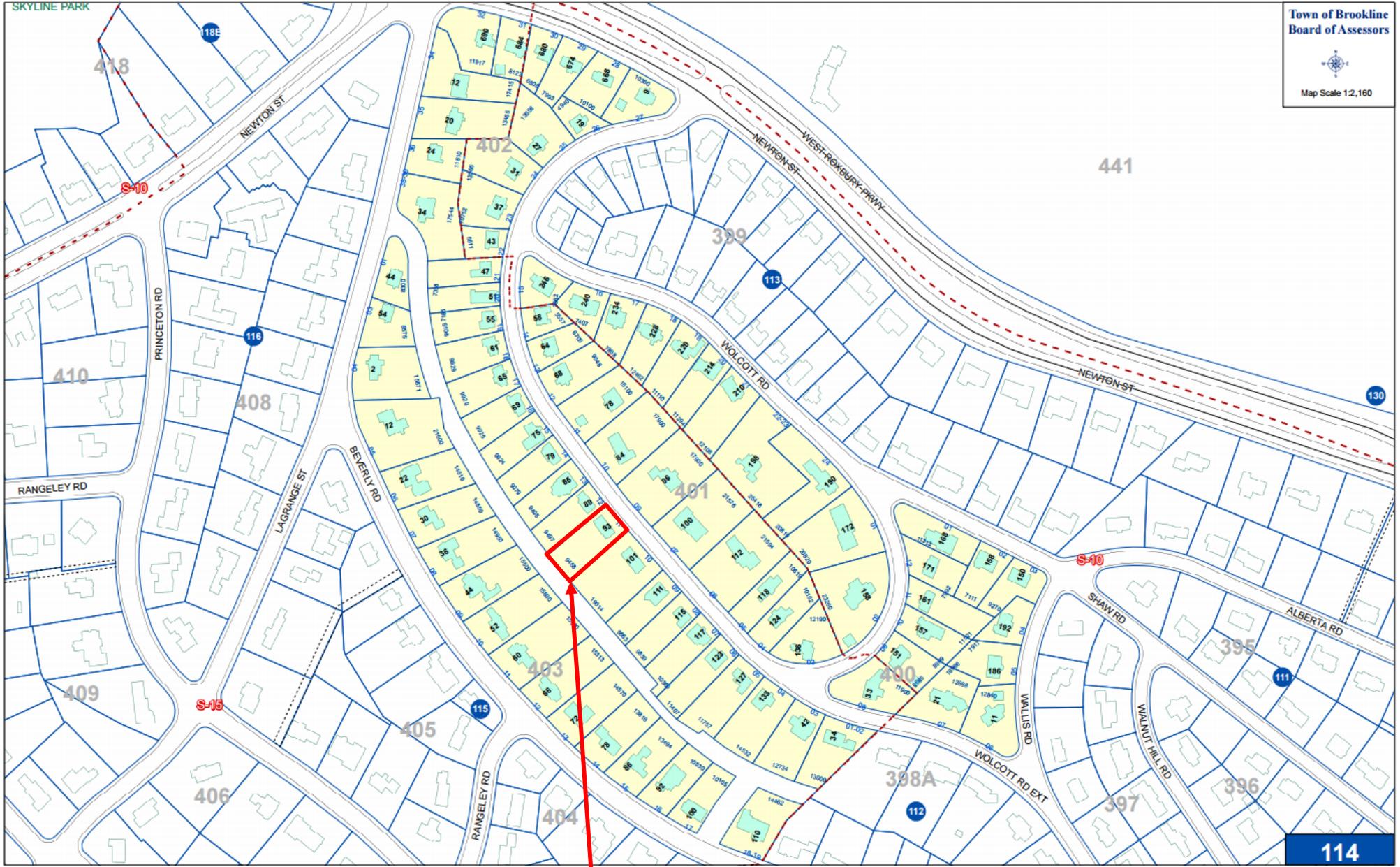


Town of Brookline
Board of Assessors
Map Scale 1:2,160

114

93 Wolcott Road

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



93 Wolcott Road

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