# *Town of Brookline*
## *Massachusetts*

**PLANNING BOARD**
Town Hall, 3rd Floor
333 Washington Street
Brookline, MA 02445-6899
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Mark J. Zarrillo, Chairman
Linda K. Hamlin, Clerk
Robert Cook
Steven Heikin
Sergio Modigliani
Jonathan Simpson

To: Brookline Board of Appeals

From: Brookline Planning Board

Date: May 18, 2016

Subject: Construct a single-story addition at the rear totaling 66.5 square feet

Location: **79 Williston Road**

| | | | |
|---|---|---|---|
| Atlas Sheet: | 21 | Case #: | 2016-0029 |
| Block: | 097 | Zoning: | S-7 |
| Lot: | 10 | Lot Area (s.f.): | ±9,500 |

Board of Appeals Hearing: June 2, 2016 at 7:00 p.m.

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**SITE AND NEIGHBORHOOD**

79 Williston Road is a two and ½ story single-family dwelling constructed of clapboard siding and asphalt shingle around 1887. The immediate neighborhood is located directly to the south of Corey Hill in close proximity to the Boston line along Corey Road. The surrounding S-7 single-family district consists primarily of Colonial style single-family dwellings with comparable gross floor areas. The subject property does not currently comply with floor area ratio (FAR) requirements for the district, with an FAR of .40.

**APPLICANT'S PROPOSAL**

The applicant, Farla Russo, is proposing to construct a single-story addition at the rear of the existing single-family dwelling. The 15' x 4.5' (66.5 s.f.) addition would extend the existing kitchen area to create a small eating space. The addition would be constructed of clapboard and shingle to match the existing structure and would also include soffits and roof pitches that are comparable to an existing overhang located above the rear entryway.

**FINDINGS**

**Section 5.09.2.j** – Design Review:

Any structure that exceeds the allowed FAR and is requesting a special permit to exceed is subject to the design review standards listed under *Section 5.09.4(a-l)*. All the conditions have been met, and the most relevant sections of the design review standards are described below:

*Preservation of Trees and Landscape:* The modest rear addition requires no tree removal however the proposed expansion of the building footprint does necessitate the elimination of a small landscaped area that includes mulch and shrub plantings.

*Relation of Buildings to Environment:* The proposed changes to the structure are in harmony with the surrounding landscape. The proposal is not expected to have a negative relation to the environment.

*Relation of Buildings to the Form of the Streetscape and Neighborhood:* The proposed rear addition would not be visible from Williston Road and would not have any impact on the existing area streetscape.

*Open Space:* Despite the proposed floor area increase, the subject property significantly exceeds minimum requirements for both usable and landscaped open space.

*Circulation:* There would be no change in the existing parking configuration based on the location of this rear addition. Additionally, the functionality of the rear yard is not adversely affected by the modest expansion of the structural footprint into the rear yard.

**Section 5.22.3.c –** Exceptions to Floor Area Ratio for Residential Units

| Dimensional Requirements | Allowed | Existing | Proposed | Relief |
|---|---|---|---|---|
| **Floor Area Ratio** | .35 | .409 | .417 | Special Permit* |
| **FAR Percentage** | 100% | 116.9% | 119.9% | |
| **Floor Area (sf)** | 3,325 | 3,890 | 3,956.5 | |

** Under **Section 5.22.3.c**, the Board of Appeals may grant a special permit for an addition that is less than or equal to 350 square feet, provided that the resulting floor area of the building is not more than 150% of the allowed floor area.*

**Section 8.02.2 –** Alteration or Extension

A special permit is required to alter a non-conforming structure (FAR).

**PLANNING BOARD COMMENTS**

The Planning Board has no objection to the relief as requested. The proposed rear addition is modest in scale and is intended to improve the interior functionality of the home. The location and scale of the addition are not anticipated to result in adverse impact on abutting properties or residents. The exterior addition is well designed and incorporates building materials, roof pitches, fenestration that mimic existing design features of the structure.

**Therefore, the Planning Board recommends approval of the site plan submitted by Heidi Helf, dated 4/11/2016, and floor plans and elevations submitted by Heidi Helf, dated 4/11/2016, 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 elevations, subject to review and approval by the Assistant Director for Regulatory Planning.**

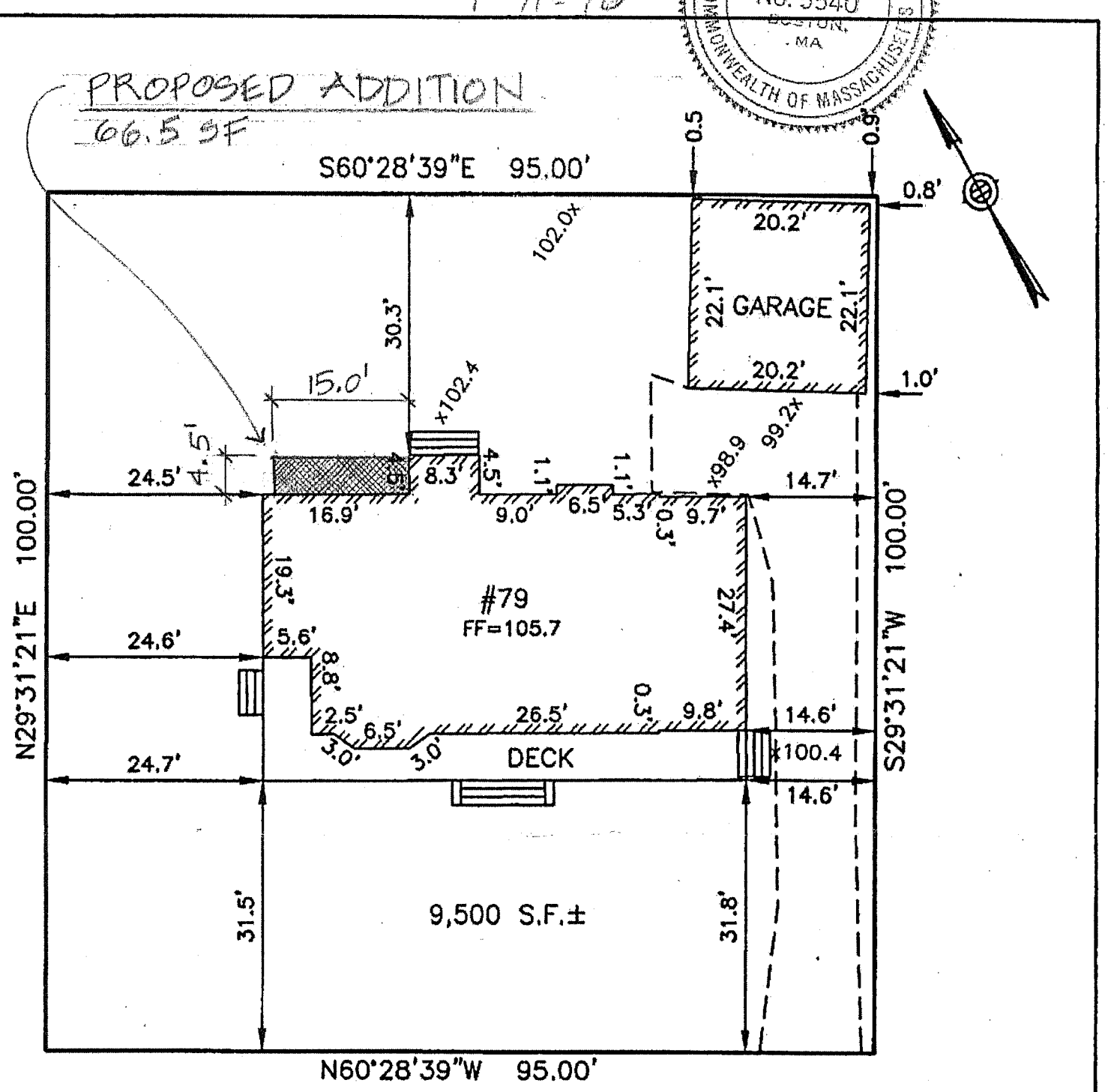
2. **Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or architect; 2) final floor plans and building elevations stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.**

*jr*

HEIDI HELF, ARCHITECT

Heidi Helf
4-11-16

REGISTERED ARCHITECT
HEIDI JO HELF
No. 5540
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS




WILLISTON ROAD

ESTABLISHED 1916

EMB

EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS
49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750
(617) 332-1578 FAX
info@everettbrooks.com

PLAN OF LAND IN
BROOKLINE, MA

79 WILLISTON ROAD
EXISTING CONDITIONS

SCALE: 1 IN.= 20 FT.
DATE: JUNE 6, 2005
DRAWN: ER
CHECK: BB

PROJECT NO. 22153

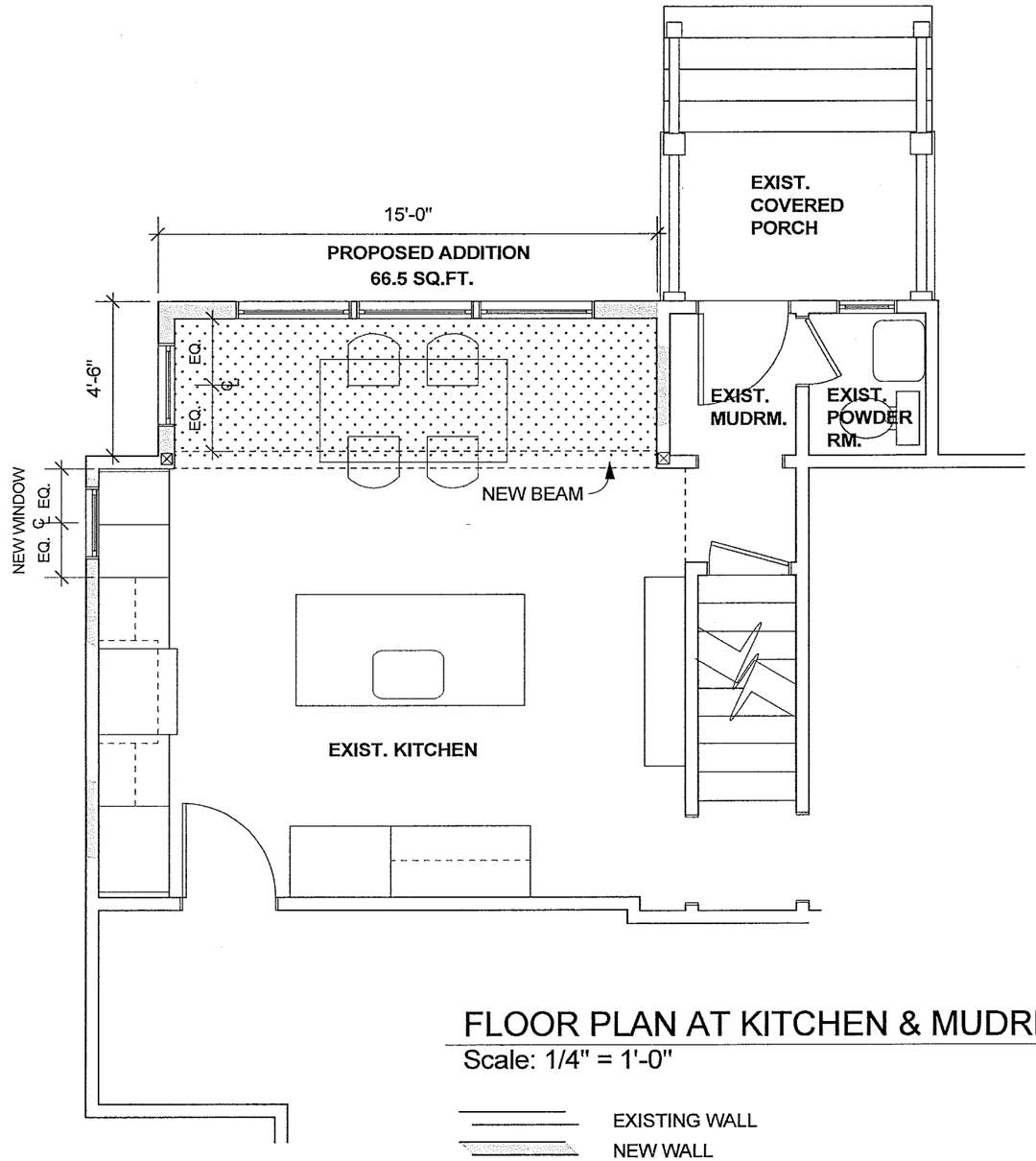
SHEET # 4

22153xc-may17-05.dwg

**PROPOSED ADDITION TO 79 WILLISTON ROAD**
**BROOKLINE, MA**

**LIST OF DRAWINGS:**

1. PROPOSED FLOOR PLAN
2. PROPOSED EXTERIOR ELEVATIONS
3. EXISTING EXTERIOR ELEVATIONS
4. SITE PLAN




## FLOOR PLAN AT KITCHEN & MUDRM.

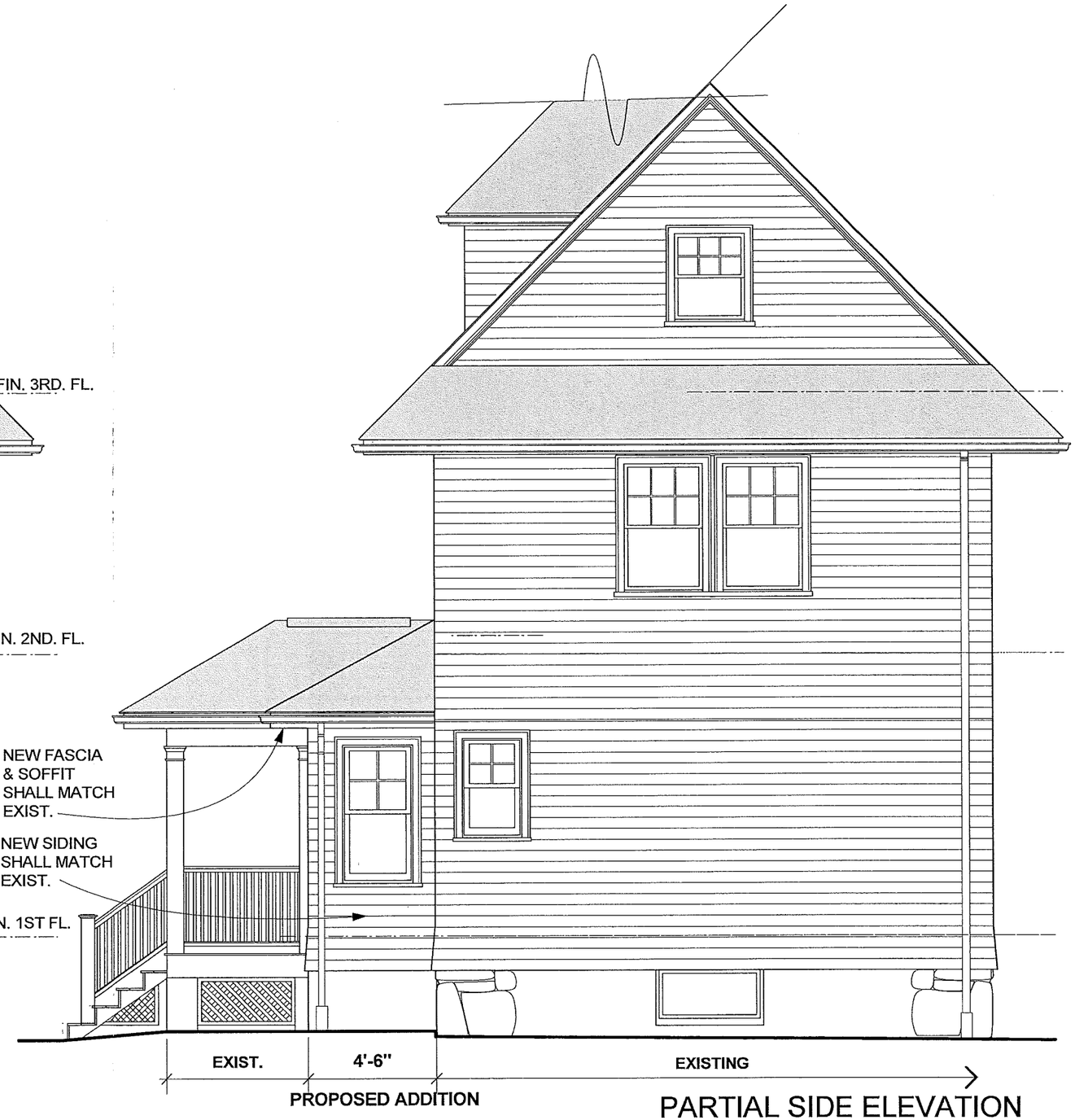
Scale: 1/4" = 1'-0"

EXISTING WALL
NEW WALL

| HEIDI HELF, ARCHITECT<br>BROOKLINE, MA<br>617-232-5110<br>hjhelf@gmail.com | RUSSO RESIDENCE<br>79 WILLISTON ROAD<br>BROOKLINE, MA | Print Date<br>APRIL 11, 2016 | Drawing<br>PROPOSED FLOOR PLAN | Sheet #<br>1 |
|---|---|---|---|---|

PARTIAL REAR ELEVATION

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




PARTIAL SIDE ELEVATION

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

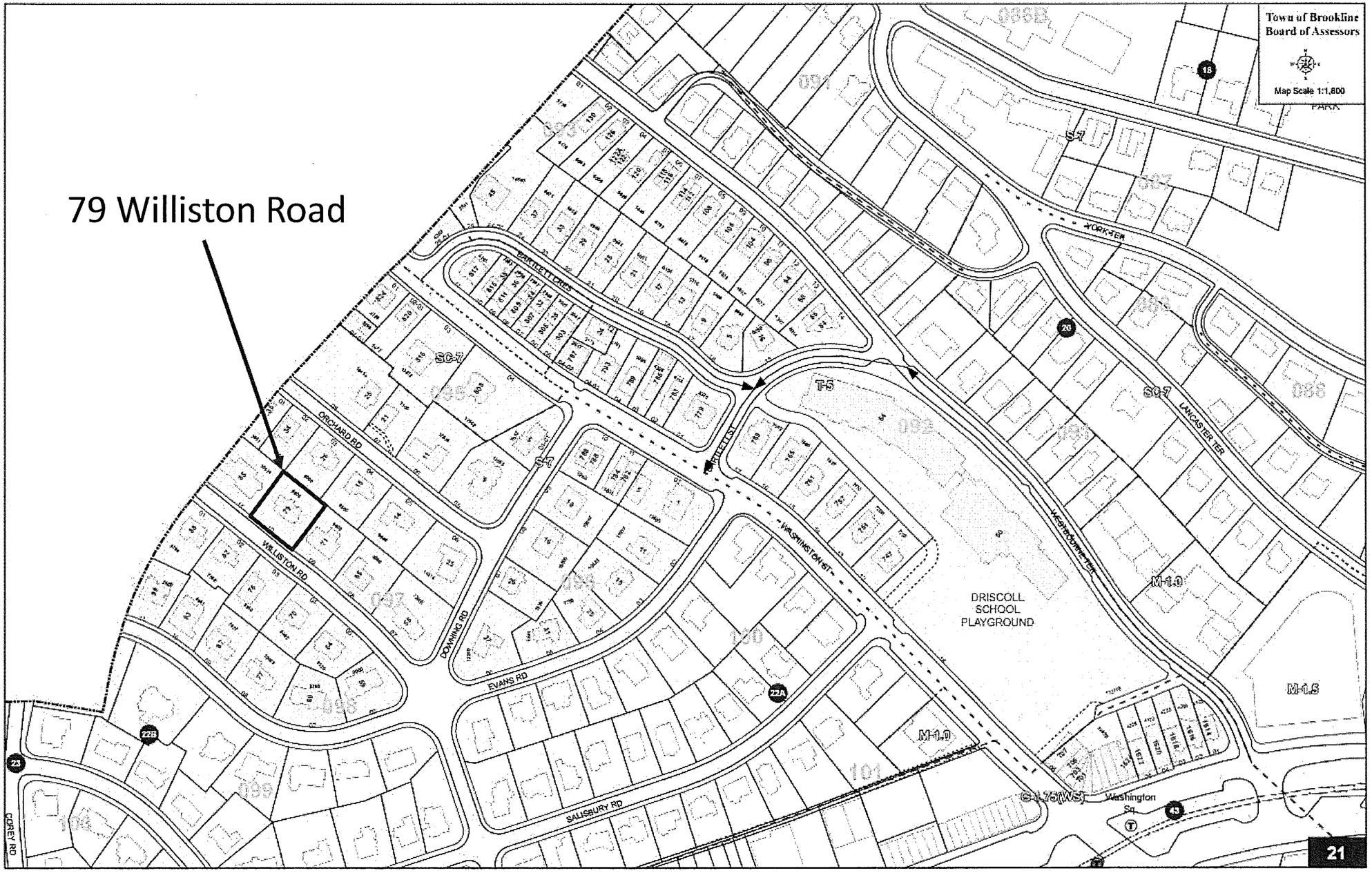
DESIGN DWGS.- NOT FOR CONSTRUCTION

| HEIDI HELF, ARCHITECT | RUSSO RESIDENCE | Print Date | Drawing | Sheet # |
|---|---|---|---|---|
| BROOKLINE, MA<br>617-232-5110<br>hjhelf@gmail.com | 79 WILLISTON ROAD<br>BROOKLINE, MA | APRIL 11, 2016 | PROPOSED<br>EXTERIOR ELEVATIONS | 2 |

PARTIAL REAR ELEVATION
Scale: 1/4" = 1'-0"

PARTIAL SIDE ELEVATION
Scale: 1/4" = 1'-0"

| HEIDI HELF, ARCHITECT | RUSSO RESIDENCE | Print Date | Drawing | Sheet # |
|---|---|---|---|---|
| BROOKLINE, MA<br>617-232-5110<br>hjhelf@gmail.com | 79 WILLISTON ROAD<br>BROOKLINE, MA | APRIL 11, 2016 | EXISTING<br>EXTERIOR ELEVATIONS | 3 |



79 Williston Road
Town of Brookline
Board of Assessors
Map Scale 1:1,800
DRISCOLL
SCHOOL
PLAYGROUND
WILLISTON RD
ORCHARD RD
DOWNING RD
EVANS RD
SALISBURY RD
WASHINGTON ST
LANCASTER TER
YORK TER
BARTLETT CRES
COREY RD
Washington
Sq
M-1.0
M-1.5
SC-7
T-5
S-7
21