



Town of Brookline

Massachusetts

PLANNING BOARD

Town Hall, 3rd Floor
333 Washington Street
Brookline, MA 02445-6899
(617) 730-2130 Fax (617) 730-2442

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: June 16, 2016
Subject: Convert garage to habitable space and construct an attached rear shed
Location: 12 Clearwater Road

Atlas Sheet: 107	Case #: 2016-0035
Block: 31	Zoning: S - 7
Lot: 00	Lot Area (s.f.): ± 4,266

Board of Appeals Hearing: July 7, 2016 at 7:15 pm

SITE AND NEIGHBORHOOD

12 Clearwater Road is a two-story single-family house one lot away from the intersection with South Street and three lots from the VFW Parkway in South Brookline. Built in 1934, the roof was replaced in 1990 and repaired in April 2016. There were renovations made including the addition of a bathroom in 2014. The windows were replaced in 2015. Clad in vinyl siding, the house has a Garrison architectural style. The neighborhood consists primarily of two-story single-family residences on similarly sized lots. The Bournemouth Hospital grounds lie directly to the north.

APPLICANT'S PROPOSAL

The applicant, Matthew Gifford, is proposing to convert the garage into living space and construct an addition to the rear on the the west side of the single-family house by increasing the gross floor area of the structure by ~200 square feet. The addition would consist of an 11'.4" by 8'.1" shed added to the rear behind the proposed mudroom and family room. The garage conversion will follow the existing foot print of the building, and include new windows at the front. New windows are also proposed for the west elevation along with a new door. The new shed would be accessible from the west elevation and would not be visible from the street. The proposal also includes an expansion of the drive to adequately allow for two automobiles to fit in the driveway.

FINDINGS**Section 5.09.2.j – Design Review****Section 5.20 – Floor Area Ratio****Section 5.43- Exceptions to Yard and Setback Regulations****Section 5.60 – Side Yard Requirements****Section 5.70 – Rear Yard Requirements****Section 6.04.5.c.1 – Design of All Off-Street Parking Facilities****Section 8.02.2- Extension or Alteration**

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Finding</u>
Floor Area Ratio	.35	.405	.45	Special Permit/Variance*
Floor Area	1,493s.f.	1,730s.f.	1,930s.f.	
Front Yard Setback (parking)	20'	13'(+)	Pre-existing/non-conforming	Special Permit
Side Yard Setback (conversion of garage)	7.5'	7.4'	Pre-existing/non-conforming	Special Permit
Rear Yard (shed)	30'	15'-20'	8'-11'	Special Permit/Variance**

(+) The applicant states cars are not parked in the garage and are instead parked in the front yard setback; therefore it is a pre-existing condition

* If the Board of Appeals finds that the general regulations under 5.22.1.e have been met, a special permit may be issued under section 5.22.3.c to increase the floor area of up to 350 square feet provided that the resulting gross floor area of the building(s) is not more than 150% of the permitted gross floor area. (See Planning Board comment section.)

** Under Section 5.43, the Board of Appeals may waive dimensional requirements in lieu of other dimensions if the applicant provides counterbalancing amenities. In this case, the applicant is proposing a landscaping plan to serve as the counterbalancing amenity.

Section 8.02.2 – Alteration or Extension

A special permit is required to alter this pre-existing non-conforming structure.

PLANNING BOARD COMMENTS

The Planning Board is not opposed to this application to convert garage space into habitable space and construct a shed at the rear at 12 Clearwater Road. The design is consistent with the existing house and with the streetscape of the neighborhood. The Planning Board considered the general provisions of Section 5.22.1.e of the zoning by-law, which lists the general provisions for granting a special permit for FAR. It reads: "The interior conversion shall not result in the displacement of interior storage of equipment, vehicles, or materials to a location which is now exterior to the house." The applicant's attorney made a convincing argument that because of the small size of the garage, the owners have not been able to use the garage for vehicles, thus it would not compound the parking situation. The board suggested, per the counter balancing amenity requirement under section 5.43, the applicant install landscaping in the front yard.

Therefore, the Planning Board recommends approval of the site plan submitted by Stephen P. Desroche dated 3/15/2016, and architectural renderings submitted by Matthew Gifford and dated 5/2/2016, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, elevations, and floor plans subject to the review and approval of the Assistant Director for Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan indicating all counterbalancing amenities, subject to the review and approval of 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 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

alc/pss



12 Clearwater Street view July 2011



12 Clearwater Road Street view August 2013