



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Planning Board
From: Brookline Planning Department Staff
Date: December 1, 2016
Subject: Enclose screened porch in side yard on second story of building
Location: 69 Highland Road

Atlas Sheet:	69	Case #:	2016-0073
Block:	299	Zoning:	T-5
Lot:	12	Lot Area (s.f.):	4,629

Board of Appeals Hearing: December 8, 2016 at 7:00 pm

SITE AND NEIGHBORHOOD

69 Highland Road is a single-family home that sits at the intersection of Highland Road and Jamaica Road. The site sits across the street from Harry Downes Field. The residential neighborhood consists largely of single and two family homes along with some multifamily buildings.

APPLICANT'S PROPOSAL

The applicants, Sarah and Stephen O'Neill are proposing to enclose an existing screened porch on the second story of their home at 69 Highland Road. The interior alteration includes the removal of an existing window to allow for a second door from the house as well as new wood flooring. The proposed changes to the exterior of the house will not alter the existing foot print of the building in anyway. The new windows at the west and east elevations will match the existing windows and the proposed siding will match the existing siding.

FINDINGS

Section 5.43: Exceptions to Yard and Setback Requirements

Section 5.60: Side Yard Requirements

Floor Area	Required	Existing	Proposed	Finding
Side Yard Setback	7.5'	5.0'	5.0'	Special Permit*

*Under Section 5.43, the Board of Appeals may waive dimensional requirements in lieu of other dimensions if the applicant provides counters balancing amenities. In this case, the applicant is working on a landscaping plan.

Section 8.02.2 – Alteration or Extension

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

PLANNING BOARD COMMENTS

The Planning Board is supportive of the proposal to enclose this existing second story screened porch. The enclosure will not be out of character with the neighborhood. Additionally, the siding and windows will match the existing house and the building footprint will not be altered.

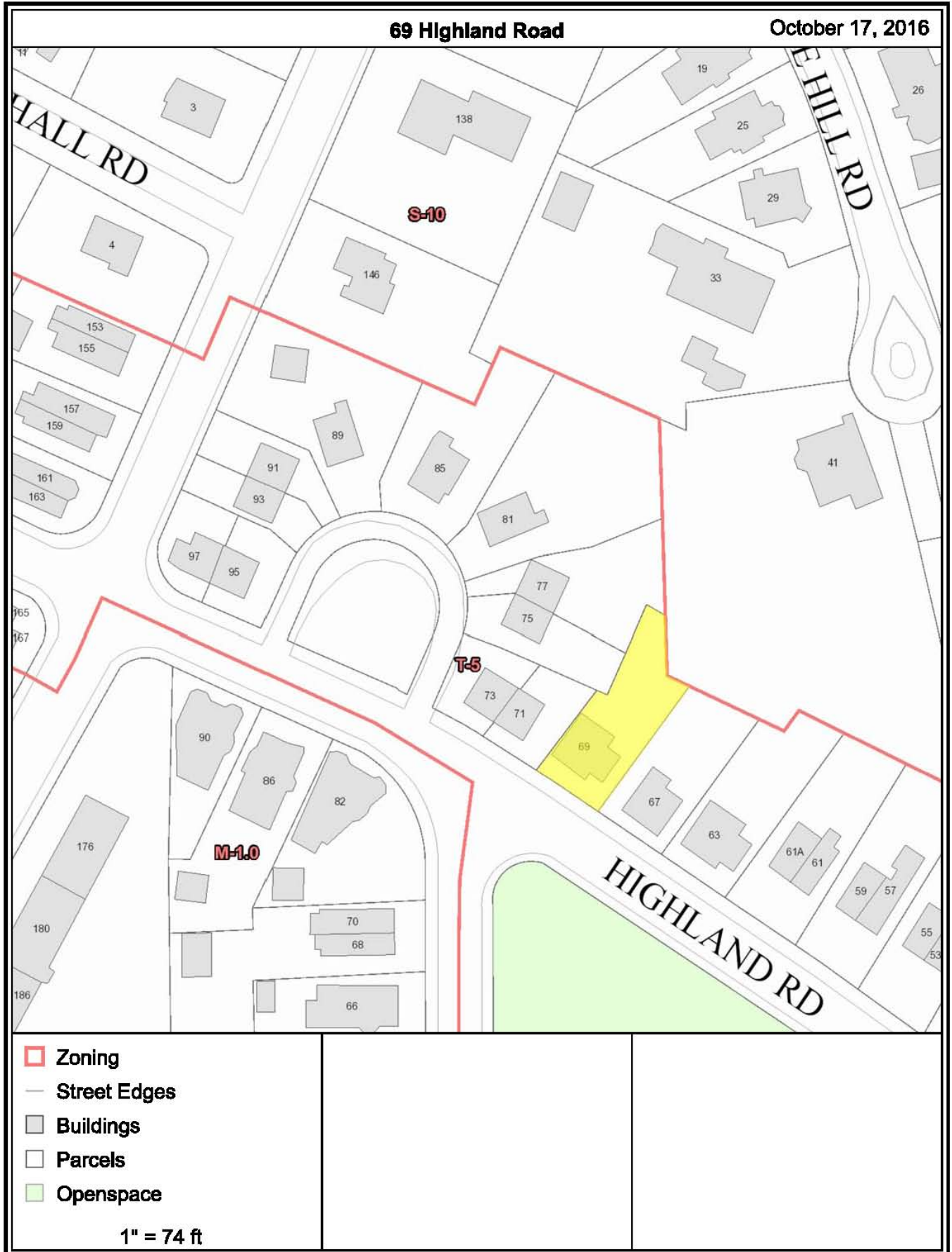
Therefore, the Planning Board recommends approval of the plot plan by Paul Berger dated 11/22/1993 and site plans, elevations and sections by Dolle Architects, dated 6/2/2016, subject to the following conditions:

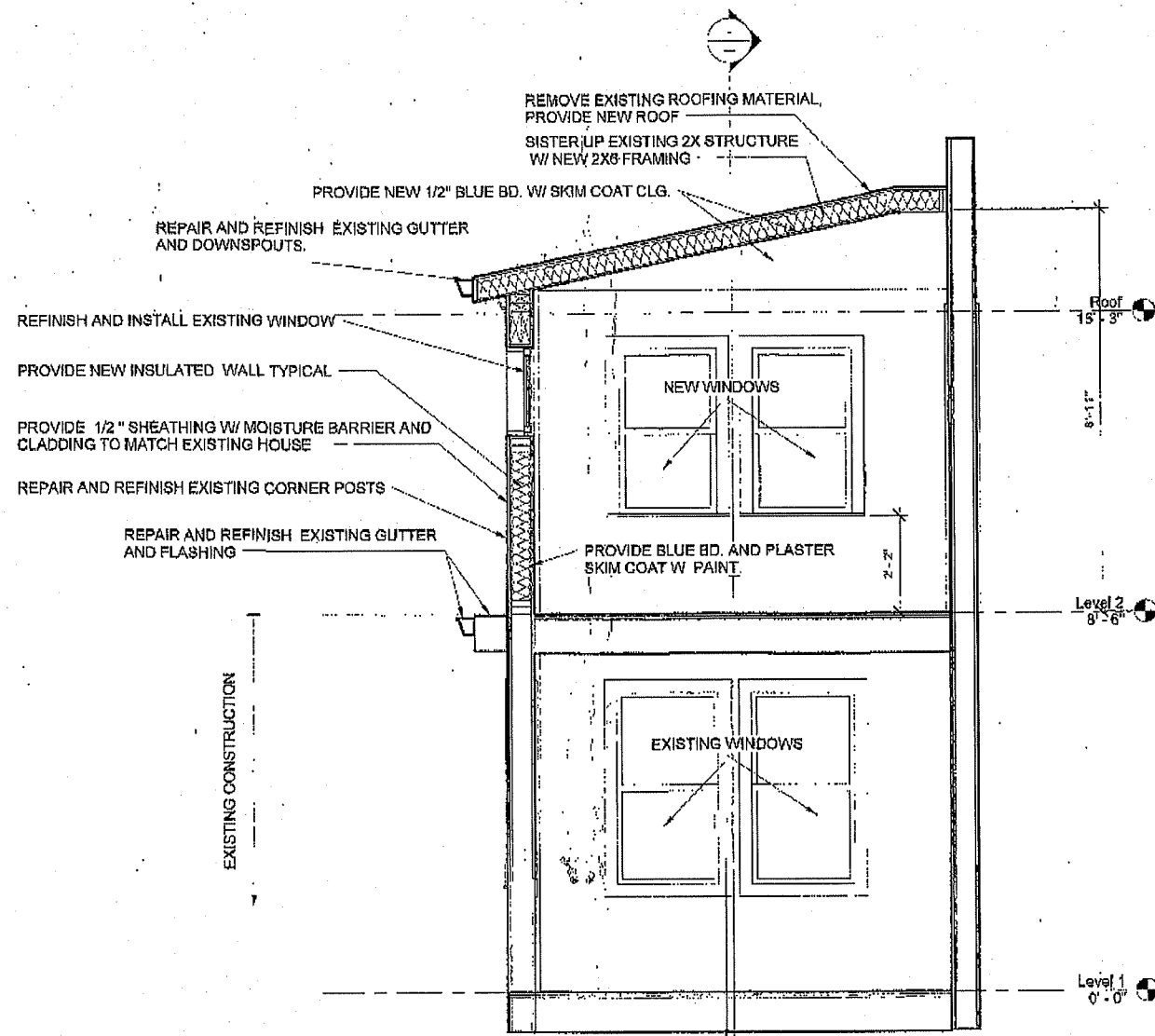
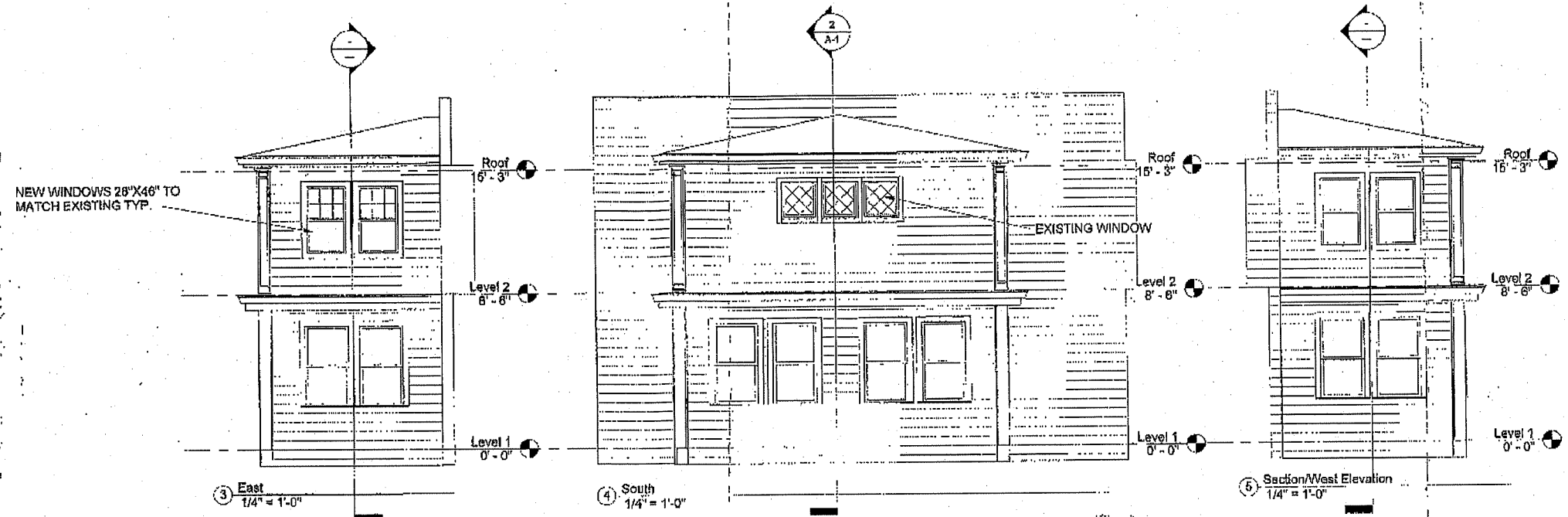
1. Prior to the issuance of a building permit, the applicant shall submit final floor plans, elevations, and materials subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan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

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69 Highland Road

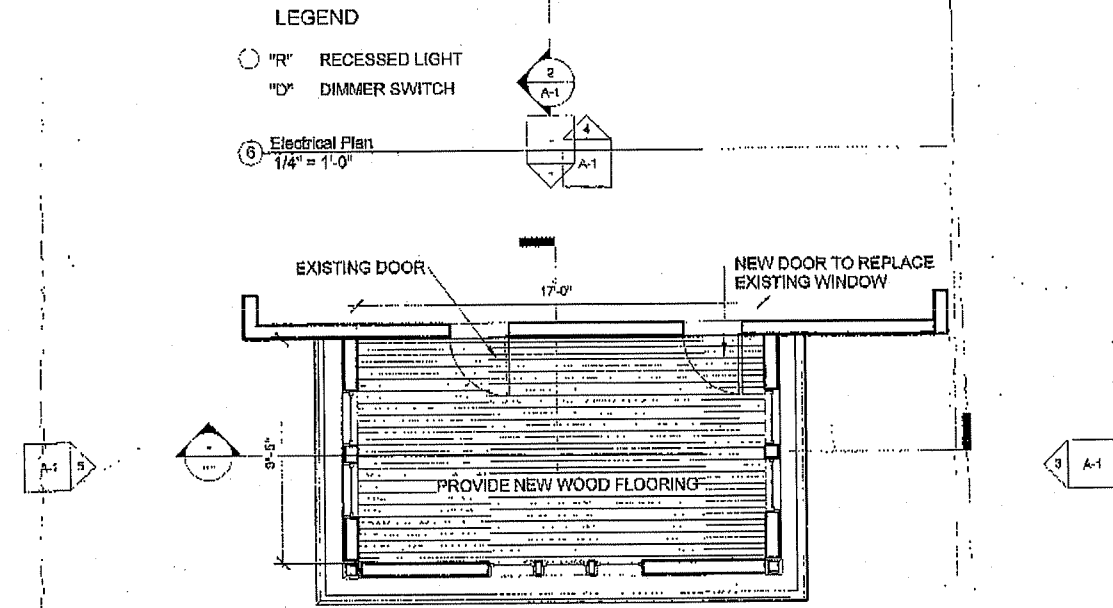
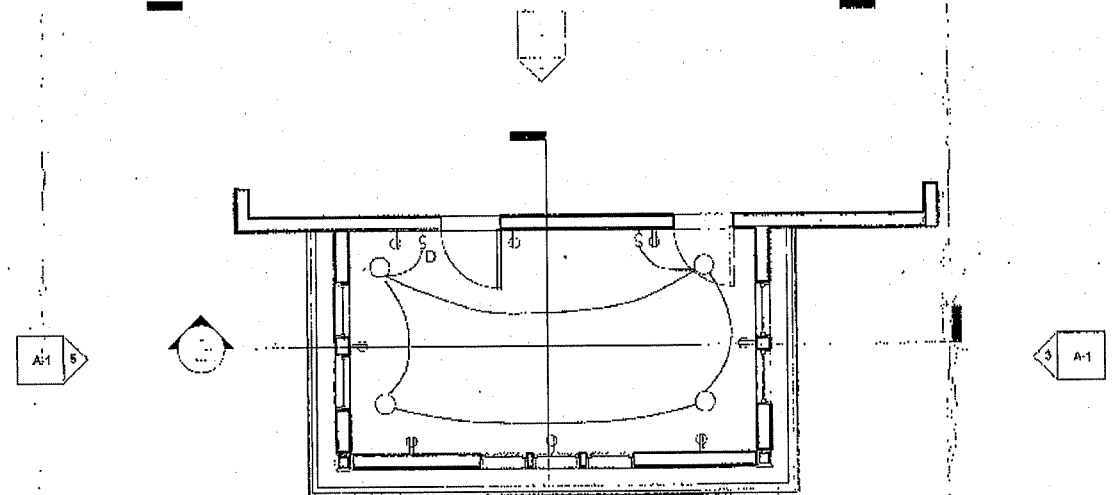






NOTE:
PROVIDE NEW BASEBOARD, CROWN MOLDING AND OPENING TRIM TO MATCH THE EXISTING HOUSE.

2 Section 2
1/2" = 1'-0"



PLAN OF NEW ENCLOSED PORCH

SCALE 1/4" = 1'-0"

1 Level 2 1/4" = 1'-0"