



Town of Brookline

Massachusetts

PLANNING BOARD

Town Hall, 3rd Floor
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Linda Hamlin, Chairman
Steven Heikin, Clerk
Robert Cook
Mark J. Zarrillo
Blair Hines
Matthew Oudens

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: February 23, 2017
Subject: Construct a 12x12 mudroom addition
Location: 244 Heath Street

Atlas Sheet:	129	Case #:	2017-0008
Block:	13-03	Zoning:	S-40
Lot:	9	Lot Area (sf):	35,048

Board of Appeals Hearing: March 9, 2017

BACKGROUND

In October, 1991, (BOA case #3104), 244 Heath was granted special permit relief under Section 8.1(a)(3) to increase the size of their home by 15% with the addition of a garden room and guest room for a total of 646 square feet.

SITE AND NEIGHBORHOOD

244 Heath Street sits on the corner of Heath Street and Yarmouth Road. Though the lot is 35,048 square feet, it is the smallest parcel in this S-40 zoning district. The neighborhood is residential, with large single-family dwellings on surrounding properties.

APPLICANT'S PROPOSAL

The applicant, Emily Levantahl, is proposing to construct a one story 12'x12' mudroom addition that will face the driveway on the side of the house at 244 Heath Street. The entrance to the mudroom will be through a deck at the side of the house.

FINDINGS

Section 5.50- Front yard Requirements

Dimensional Requirements	Required	Existing	Proposed	Relief Required
5.50 Front yard requirements	30'	25'	23.3'	Special Permit*

** Under §5.43, the Board of Appeals may waive yard and/or setback requirements if counterbalancing amenity is provided; in this case the Applicant is proposing a tree at the rear property line.*

Section 8.02.2 – Alteration of Extension

A special permit is required to alter or extend a nonconforming structure.

PLANNING BOARD COMMENTS

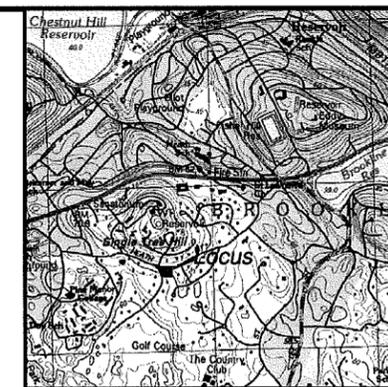
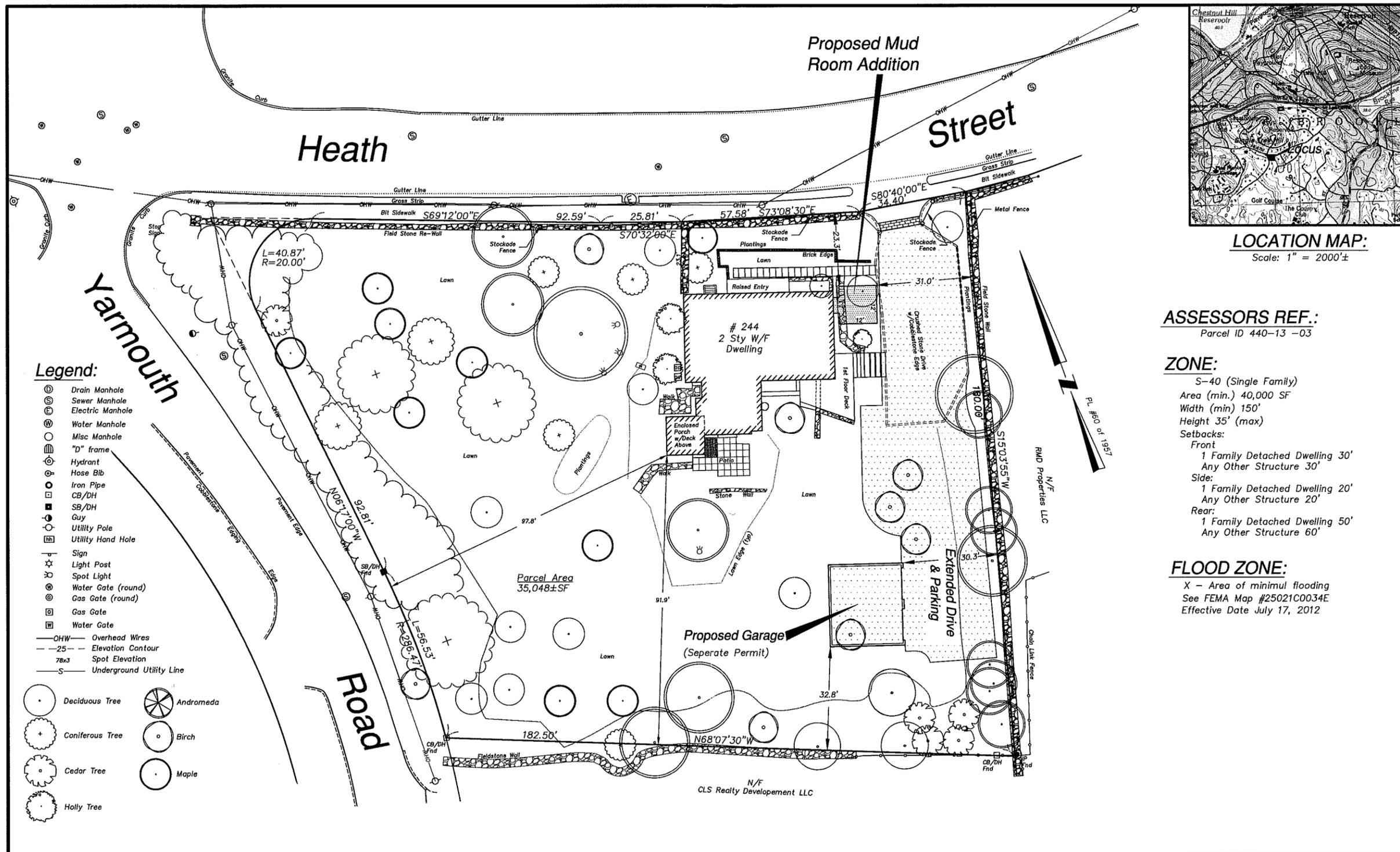
The Planning Board supports this request for front yard setback relief to construct a 12'x12' mudroom. The requested setback relief is minimal and the Applicant is proposing to add additional landscaping as a counterbalancing amenity. Moreover, the property has a tall stockade fence and ample landscaping blocking the view of the addition from the street.

Therefore, the Planning Board recommends approval the site plan by CapeSurv, dated 1/27/2017, and architectural elevations and floors plans, dated 11/8/2016 by JCG Architecture, 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 a final landscaping plan indicating 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.

alc





LOCATION MAP:
Scale: 1" = 2000'±

ASSESSORS REF.:
Parcel ID 440-13 -03

ZONE:
S-40 (Single Family)
Area (min.) 40,000 SF
Width (min) 150'
Height 35' (max)
Setbacks:
Front
1 Family Detached Dwelling 30'
Any Other Structure 30'
Side:
1 Family Detached Dwelling 20'
Any Other Structure 20'
Rear:
1 Family Detached Dwelling 50'
Any Other Structure 60'

FLOOD ZONE:
X - Area of minimal flooding
See FEMA Map #25021C0034E
Effective Date July 17, 2012

Legend:

- ⊙ Drain Manhole
- ⊙ Sewer Manhole
- ⊙ Electric Manhole
- ⊙ Water Manhole
- ⊙ Misc Manhole
- ⊙ "D" frame
- ⊙ Hydrant
- ⊙ Hose Bib
- ⊙ Iron Pipe
- ⊙ CB/DH
- ⊙ SB/DH
- ⊙ Guy
- ⊙ Utility Pole
- ⊙ Utility Hand Hole
- ⊙ Sign
- ⊙ Light Post
- ⊙ Spot Light
- ⊙ Water Gate (round)
- ⊙ Gas Gate (round)
- ⊙ Gas Gate
- ⊙ Water Gate
- OHW — Overhead Wires
- 25 — Elevation Contour
- 76x3 Spot Elevation
- S — Underground Utility Line
- ⊙ Deciduous Tree
- ⊙ Coniferous Tree
- ⊙ Cedar Tree
- ⊙ Holly Tree
- ⊙ Andromeda
- ⊙ Birch
- ⊙ Maple

Title:
**Plan Of Land Showing
Proposed Garage & Addition
At 244 Heath Street
Brookline, Massachusetts**

Date: **January 27, 2017**

PREPARED BY:
CapeSurv
23 West Bay Rd, Suite G
Osterville MA 02655
(508) 420-3994 / 420-3995fax
www.capesurv.com

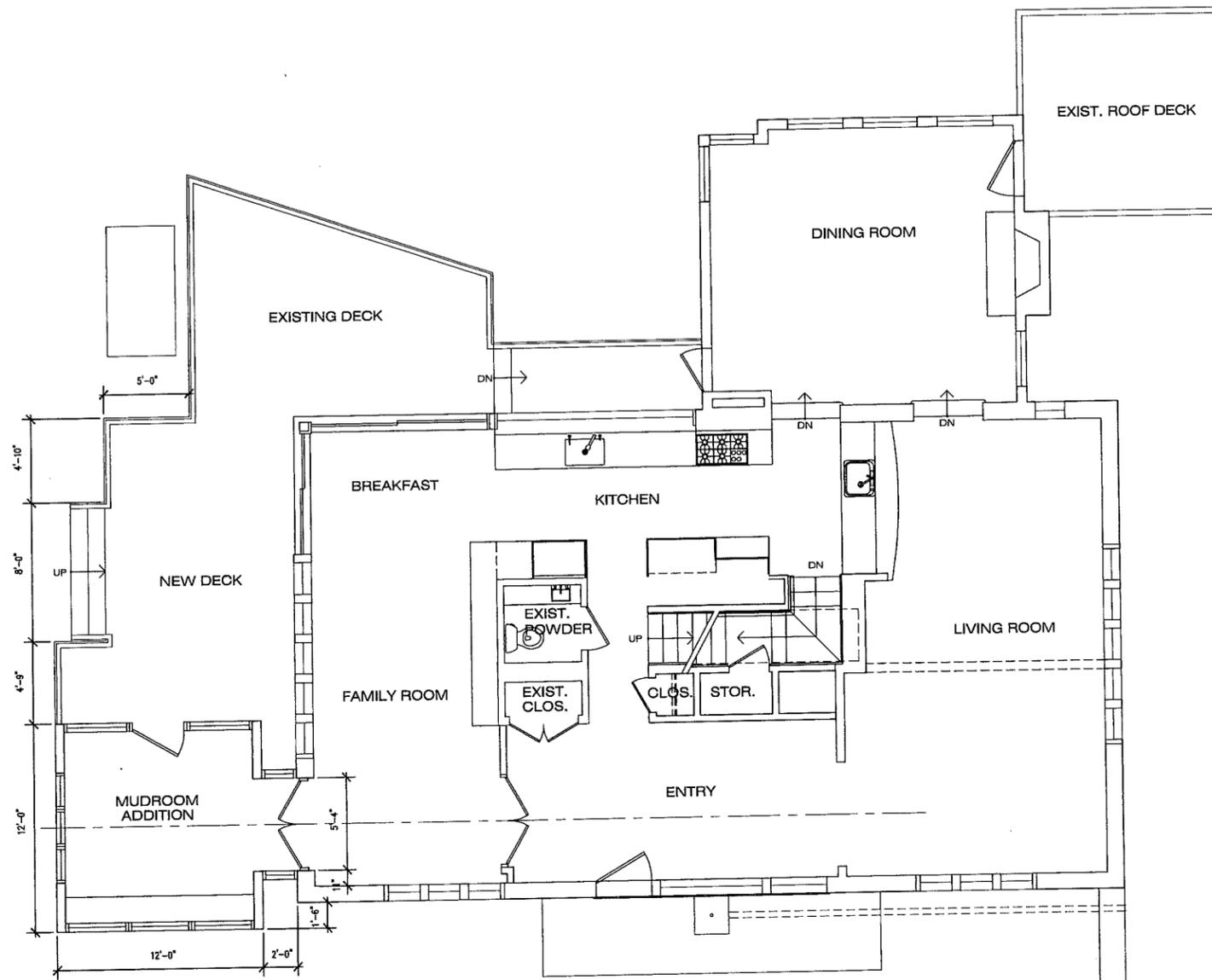
Field: RRL/WHK/ASK
Comp/Draft: RRL/WHK

Review: RRL
Drawing # C857q1 cpp1

PREPARED FOR:
Emily Leventhal

Notes/Revision:

- 1.) The property line information shown is approximate only and was compiled from available record information.
- 2.) The topographic information was obtained from an on the ground survey performed on or between 14/JUN/16 and 15/JUN/16 .
- 3.) The datum used is APPROXIMATE MSL.
- 4.) The underground utilities have yet to be located.



1 FIRST LEVEL - PARTITION PLAN
1/4" = 1'-0"

JCG ARCHITECTURE, LLC

115 Parmenter Road
Framingham, MA 01701-3044

c: 774.279.0242
e: jcgarch@comcast.net

Consultant

No.	Issue	Date	By

Renovation 244 Heath

244 Heath Street
Brookline, MA

Project

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Date

Drawing Title

**FIRST LEVEL
FLOOR PLAN**

Scale 1/4" = 1'-0"

Progress 11/8/16

Drawing Number

A2

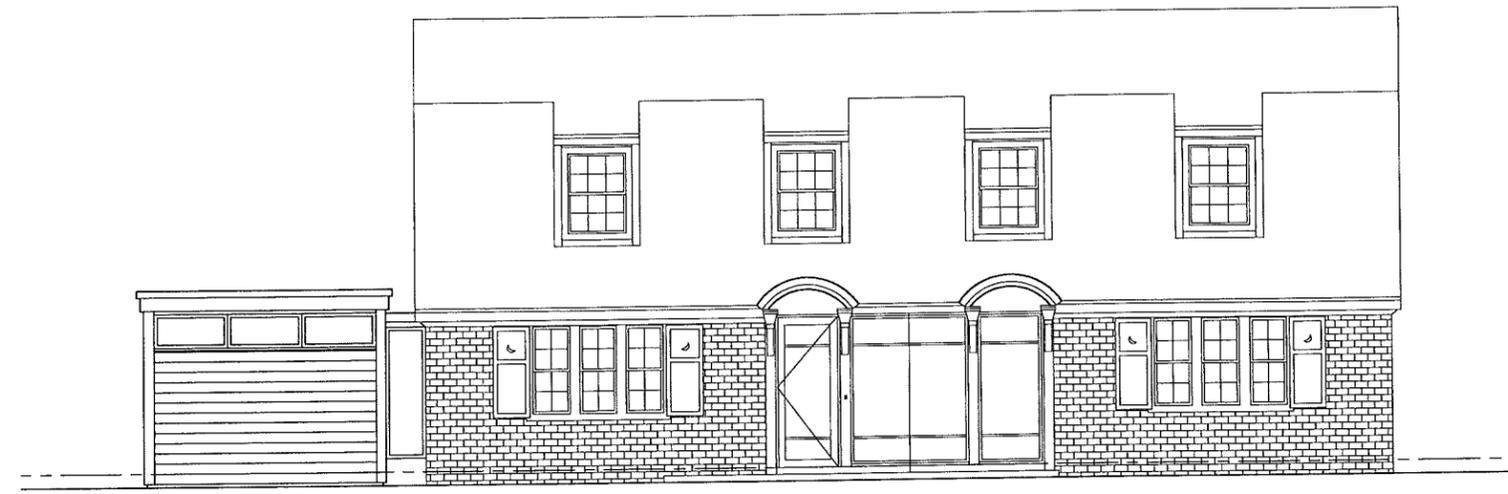
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1 NORTH ELEVATION - MUDROOM ADDITION
1/4" = 1'-0"



3 SOUTH ELEVATION - MUDROOM ADDITION
1/4" = 1'-0"

2 EAST ELEVATION - MUDROOM ADDITION
1/4" = 1'-0"

Renovation 244 Heath

244 Heath Street
Brookline, MA

Project

Date

Drawing Title
**ELEVATIONS -
NORTH & EAST**

Scale 1/4" = 1'-0"

Progress 11/7/16

Drawing Number

A2