



# Town of Brookline

## Massachusetts

### PLANNING BOARD

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

Steven Heikin, Chairman  
Robert Cook, Clerk  
James Carr  
Linda Hamlin  
Blair Hines  
Mathew Oudens  
Mark J. Zarrillo

To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: December 7, 2017  
Subject: Construct a two-story elevator addition  
Location: 20 Dudley Street

Atlas Sheet: 76  
Block: 326  
Lot: 01-03

Case #: 2017-0035  
Zoning: S-15  
Lot Area (s.f.): 16,400

Board of Appeals Hearing: December 14, 2017 at or after 7:00 pm

### **BACKGROUND**

Preservation Staff reviewed the proposed work and determined that the addition of a two-story elevator does not trigger the Demolition Delay By-Law, Article 5.3, as defined in section 5.3.2.h of the Town's By-Law.

### **SITE AND NEIGHBORHOOD**

20 Dudley Street is a single-family home nestled between dense screening on a corner intersected by Dudley Street and Fairmount Street. The neighborhood consists of single-family homes and is listed in the National Register of Historic Places as the Brookline Town Green Historic District.



### **APPLICANT'S PROPOSAL**

The applicant is proposing for a two-story elevator addition on the side wing of the home that will be approximately 150 feet away from the Dudley Street property line. The addition is

approximately 154 square feet.

## **FINDINGS**

### Section 5.20: Floor Area Ratio

	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Finding</b>
<b>Floor Area Ratio (% of allowed)</b>	.25 (100%)	.567 (171%)	.568 (175%)	Special Permit/Variance*
<b>Floor Area (s.f.)</b>	4,100	7,031	7,185	

*\*Under **Deadrick**, the Board of Appeals may allow an extension of an existing non-conformity if it finds there is no substantial detriment to the neighborhood.*

### **Section 8.02.2 – Alteration or Extension**

A **special permit** is required for the alteration of a non-conforming building.

### **PLANNING BOARD COMMENTS**

The Planning Board is supportive of this proposal for a two-story elevator addition. The increase in FAR is minimal and several neighbors have submitted letters in support of the proposal. The Planning Board does not feel this addition will be detrimental to the neighborhood and is in support of improving the interior accessibility of the home.

**Therefore, the Planning Board recommends approval of the plot plan by Rober Survey dated 7/15/17 and elevations, sections, and floor plans by RF Bernstein, dated 10/24/17, 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 the review and approval of the Assistant Director of 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 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.

*alc*

**20 DUDLEY STREET ~ ZONING ANALYSIS**

ZONING DISTRICT:	S-15	SPECIAL PERMIT SET OCTOBER 24 <sup>TH</sup> 2017
HISTORIC DISTRICT:	"TOWN GREEN"	
SIDEYARD SETBACK: (Proposed Addition)	15' REQUIRED 22' PROPOSED	
MAXIMUM FAR:	.25	
SITE AREA:	16,400 SF	
ALLOWABLE GROSS FLOOR AREA:	4100 SF	
EXISTING GROSS FLOOR AREA: (INCLUDES ALL EXTERIOR WALLS And FOUNDATIONS)	5075 SF (HOUSE) 1956 SF (GUEST COTTAGE)	
PROPOSED ADDITION:	154 SF (2-STORY ELEVATOR)	

**PRINCIPLE STRUCTURE ~ SINGLE FAMILY DWELLING:**

B'MENT:	1841 SF (UNFINISHED)
1 <sup>ST</sup> FLOOR:	2166 SF
2 <sup>ND</sup> FLOOR:	1841 SF
3 <sup>RD</sup> FLOOR:	1068 SF +/-
TOTAL:	5075 SF (FINISHED)

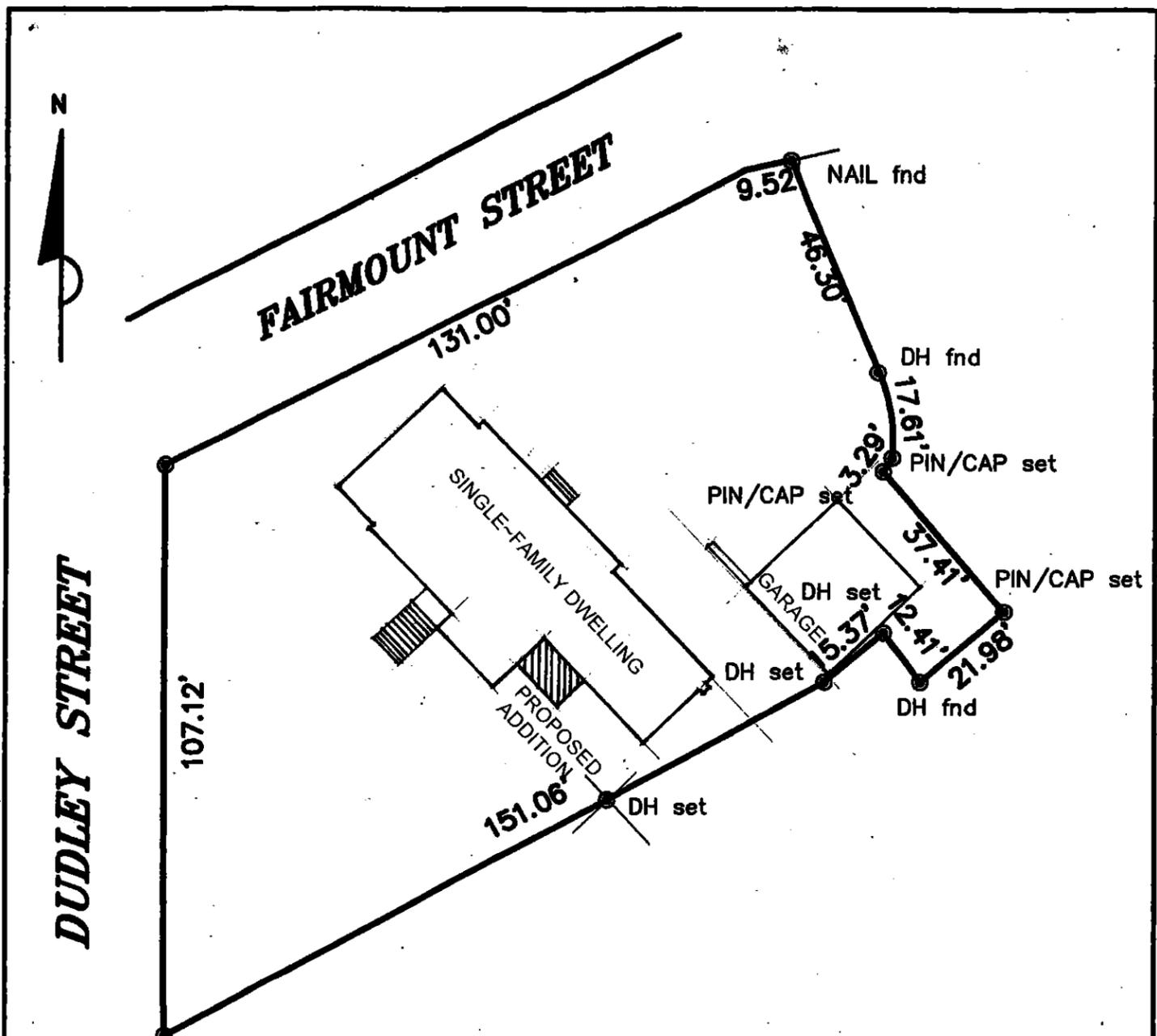
**PROPOSED ADDITION ~ 2-STORY ELEVATOR**

1 <sup>ST</sup> FLOOR:	77 SF
2 <sup>ND</sup> FLOOR:	77 SF
TOTAL:	154 SF (GROSS FLOOR AREA)

**ACCESSORY STRUCTURE ~ 2-CAR GARAGE and GUEST COTTAGE**

1 <sup>ST</sup> FLOOR:	624 SF (GARAGE) 260 SF (FINISHED)
2 <sup>ND</sup> FLOOR:	884 SF
3 <sup>RD</sup> FLOOR:	812 SF +/-
TOTAL:	1956 SF (FINISHED)

EXISTING TOTAL GROSS FLOOR AREA: (HOUSE and COTTAGE)	7031 SF
PROPOSED GROSS FLOOR AREA: (2-STORY ELEVATOR)	154 SF



**OWNER: BRIT ARBELOFF**

**CERTIFIED PLOT PLAN  
#20 DUDLEY STREET  
IN  
BROOKLINE, MA  
(NORFOLK COUNTY)**

SCALE: 1" = 30'    DATE: 7/15/2017

**ROBER SURVEY**  
1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
5273S01.DWG



*Clifford E. Rober* 7/15/17  
**CLIFFORD E. ROBER, PLS    DATE**  
THIS PLAN MAY HAVE BEEN ALTERED IF  
THE SIGNATURE IS NOT SIGNED IN BLUE.



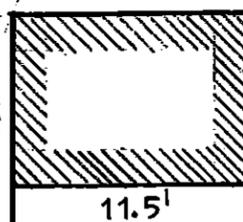
*Richard F. Bernstein*  
**RF BERNSTEIN ARCHITECT**  
988 WASHINGTON STREET  
GLOUCESTER, MA 01930

**S&H CONSTRUCTION**  
26 NEW STREET  
CAMBRIDGE, MA 02138

**FAIRMOUNT**

**131.00'**

**SINGLE-FAMILY DWELLING**  
EXISTING FOOTPRINT: 2166 SF  
PROPOSE 2-STORY  
ADDITION FOOTPRINT: 77 SF



**PROPOSED 2-STORY  
ADDITION  
86 SF**

22.0' +/-

**SITE PLAN**

RF BERNSTEIN ARCHITECT  
988 WASHINGTON STREET  
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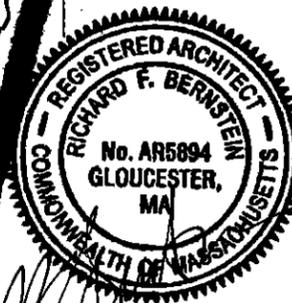
SCALE:  
1/8"=1'-0" (11x17)  
0 1 2 3 4 8 16

S&H CONSTRUCTION  
26 NEW STREET  
CAMBRIDGE, MA 02138

**20 DUDLEY STREET  
BROOKLINE, MA  
SCHEMATIC DESIGN  
OCTOBER 18<sup>TH</sup> 2017**

RF BERNSTEIN ARCHITECT  
617-721-6227  
S&H CONSTRUCTION, CAMBRIDGE

**SURVEY PLAN BASED ON ARCHITECT'S FIELD MEASUREMENTS  
And "CERTIFIED PLOT PLAN" Prepared By ROBER SURVEY 7/15/2017**



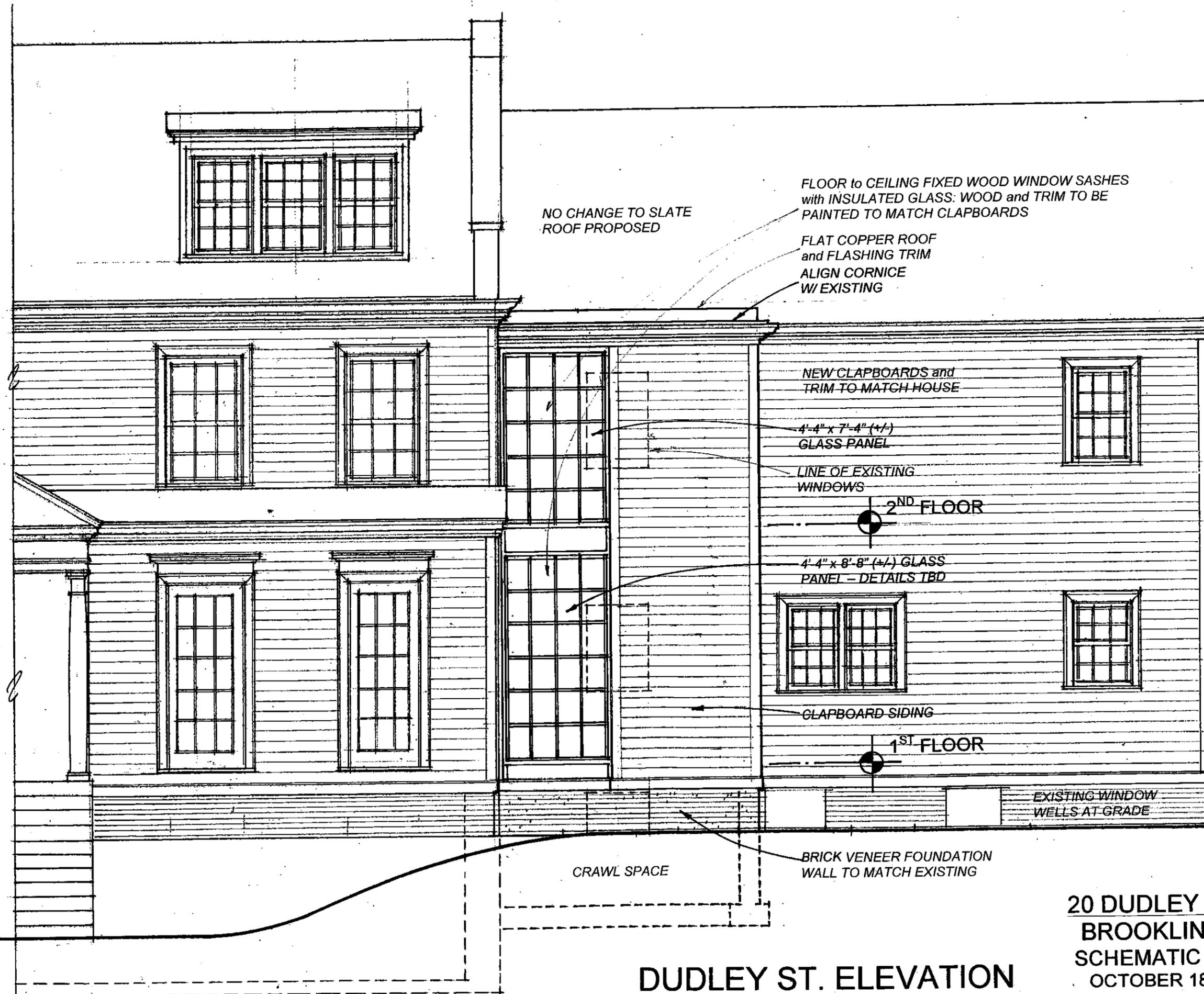
**SPECIAL PERMIT SET  
OCTOBER 24<sup>TH</sup> 2017**

**151.06'**

**DH set 15.3**

20 DUDLEY STREET  
BROOKLINE, MA

SPECIAL PERMIT SET  
OCTOBER 24<sup>TH</sup> 2017



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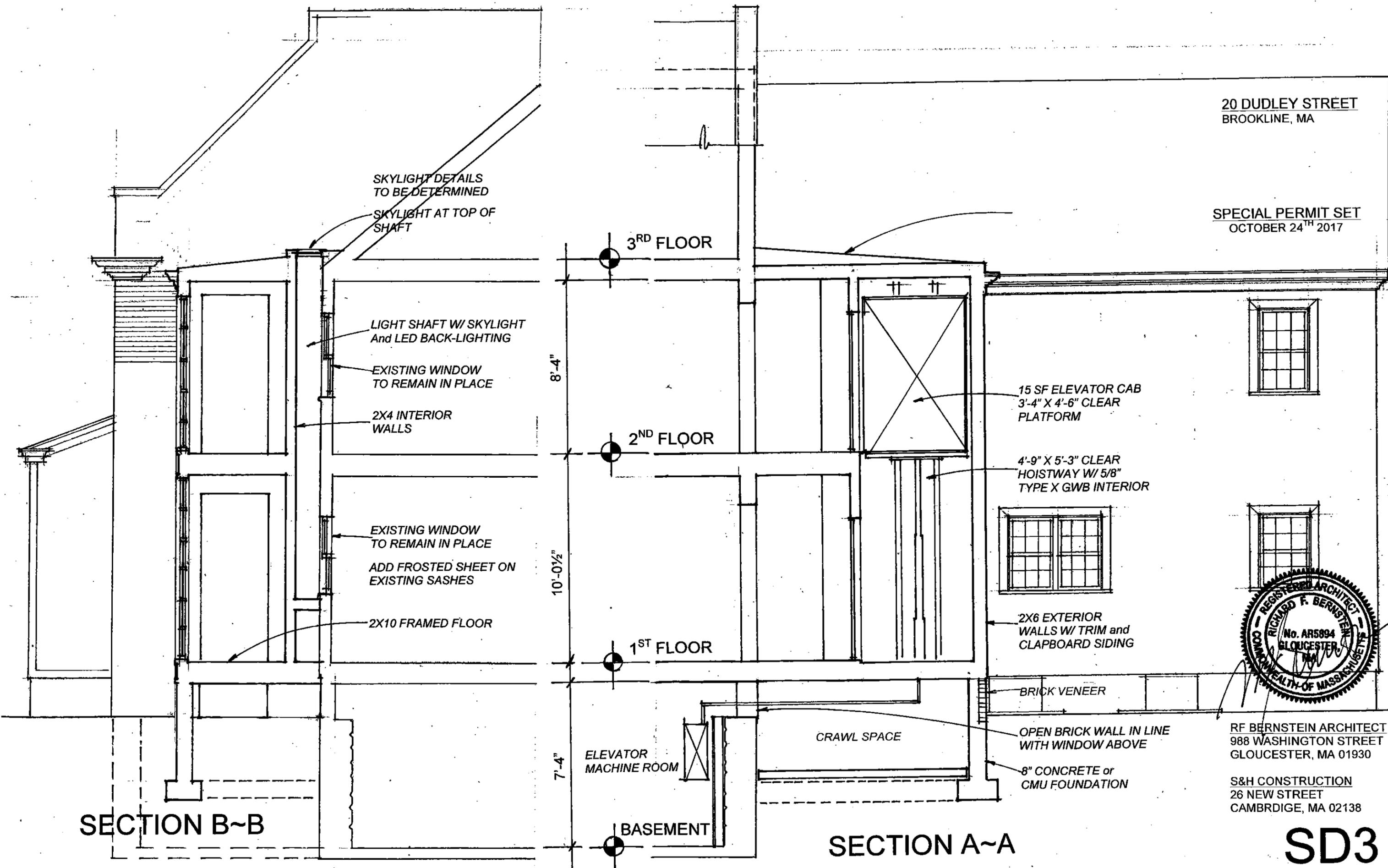
20 DUDLEY STREET  
BROOKLINE, MA  
SCHEMATIC DESIGN  
OCTOBER 18<sup>TH</sup> 2017

# DUDLEY ST. ELEVATION

# SD1

20 DUDLEY STREET  
BROOKLINE, MA

SPECIAL PERMIT SET  
OCTOBER 24<sup>TH</sup> 2017



SKYLIGHT DETAILS  
TO BE DETERMINED  
SKYLIGHT AT TOP OF  
SHAFT

LIGHT SHAFT W/ SKYLIGHT  
And LED BACK-LIGHTING  
EXISTING WINDOW  
TO REMAIN IN PLACE  
2X4 INTERIOR  
WALLS

EXISTING WINDOW  
TO REMAIN IN PLACE  
ADD FROSTED SHEET ON  
EXISTING SASHES  
2X10 FRAMED FLOOR

3<sup>RD</sup> FLOOR

2<sup>ND</sup> FLOOR

1<sup>ST</sup> FLOOR

BASEMENT

15 SF ELEVATOR CAB  
3'-4" X 4'-6" CLEAR  
PLATFORM

4'-9" X 5'-3" CLEAR  
HOISTWAY W/ 5/8"  
TYPE X GWB INTERIOR

2X6 EXTERIOR  
WALLS W/ TRIM and  
CLAPBOARD SIDING

BRICK VENEER

OPEN BRICK WALL IN LINE  
WITH WINDOW ABOVE

8" CONCRETE or  
CMU FOUNDATION

CRAWL SPACE

ELEVATOR  
MACHINE ROOM

SECTION B~B

SECTION A~A



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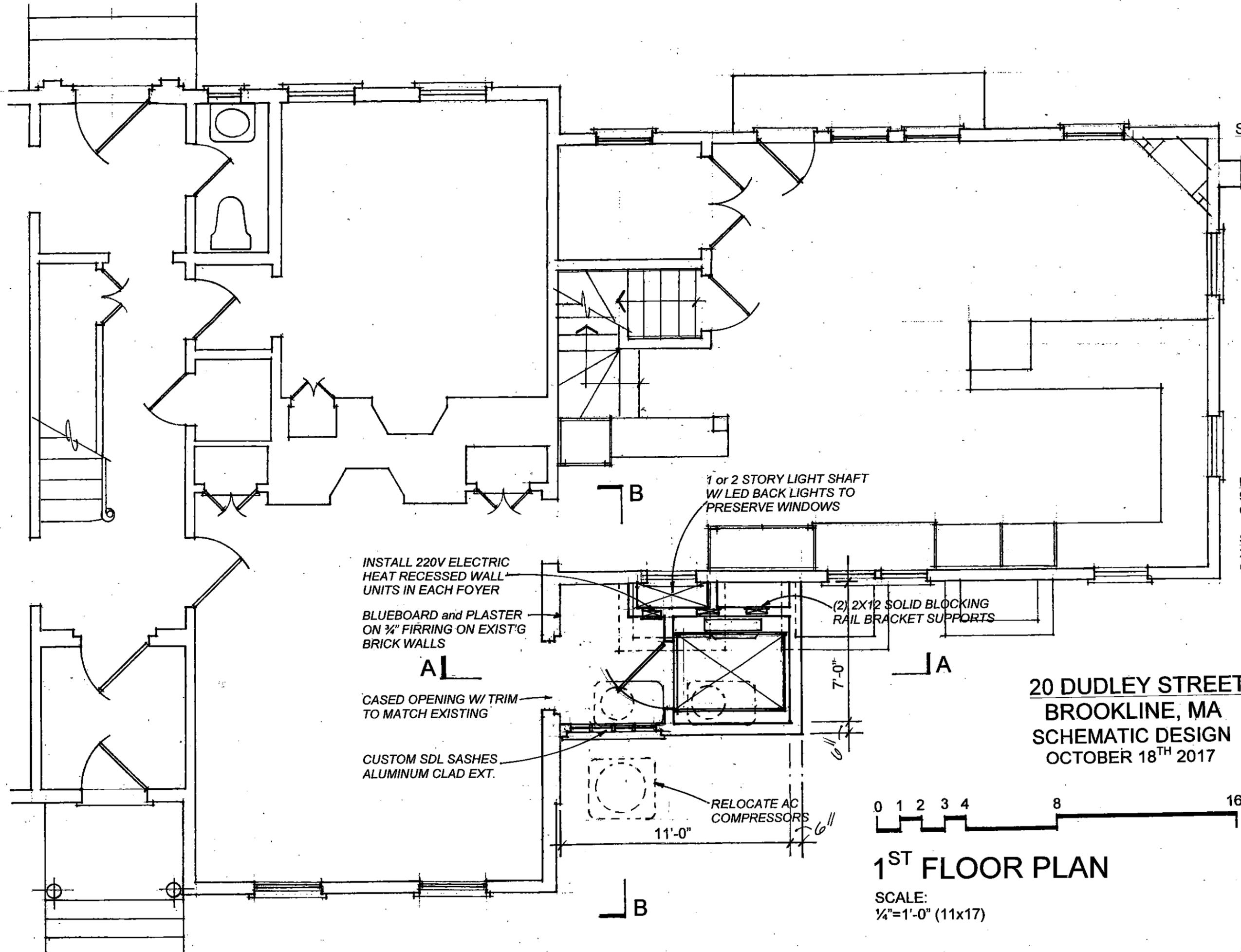
SD3

20 DUDLEY STREET  
BROOKLINE, MA

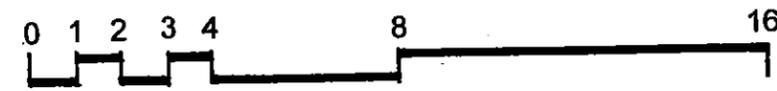
SPECIAL PERMIT SET  
OCTOBER 24<sup>TH</sup> 2017

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20 DUDLEY STREET  
BROOKLINE, MA  
SCHEMATIC DESIGN  
OCTOBER 18<sup>TH</sup> 2017

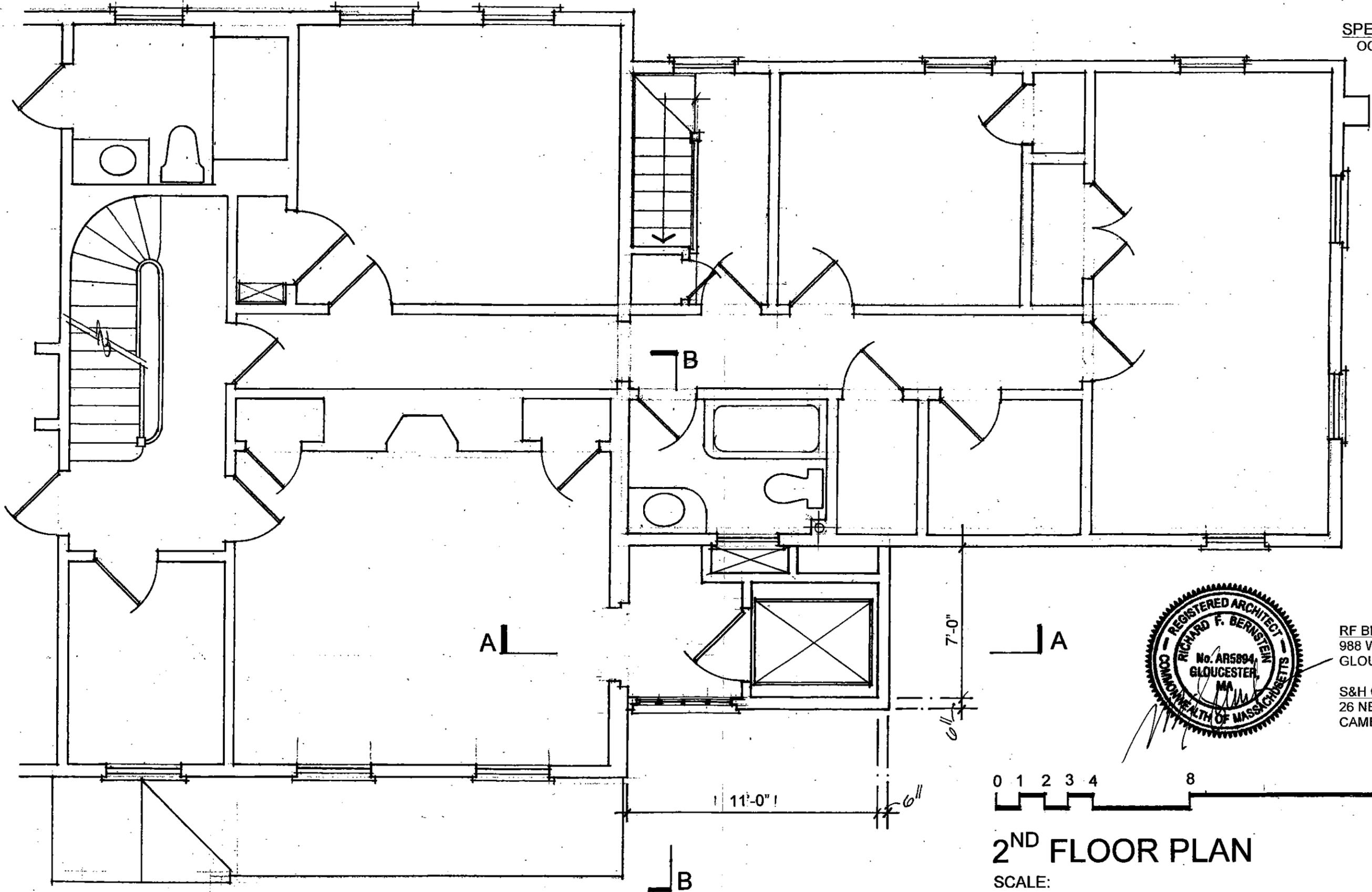


1<sup>ST</sup> FLOOR PLAN

SCALE:  
1/4"=1'-0" (11x17)

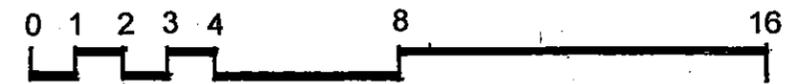


SD5



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26 NEW STREET  
CAMBRIDGE, MA 02138



### 2<sup>ND</sup> FLOOR PLAN

SCALE:  
1/4"=1'-0" (11x17)

# SD6