



Town of Brookline

Massachusetts

PLANNING BOARD

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

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Steven Heikin, Clerk
Robert Cook
Blair Hines
Mathew Oudens
Mark J. Zarrillo

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: December 14, 2017
Subject: Remove an attached garage and construct a rear addition with garage
Location: **117 Wolcott Road**

Atlas Sheet: 114
Block: 402
Lot: 07

Case #: 2017-000012
Zoning: S-15
Lot Area (s.f.): 10,369

Board of Appeals Hearing: **January 4, 2018 at 7:00 pm**

BACKGROUND

2017 – ZBA Case #2017-000012: The ZBA granted relief for a proposal to construct a 1.5-story garage addition. The applicant has decided to revise their original design in response to opposition from an abutter and is re-submitting these new plans for approval.

SITE AND NEIGHBORHOOD

117 Wolcott Road is a 2 and a half story colonial home built in 1955. It has an attached single car, flat roof garage. The site has a flat front yard but drops steeply on the sides and at the rear with a total grade change of 55 feet from the street to the rear of the lot. The neighborhood consists of similar single-family homes and is located in South Brookline near the Baker School, Hancock Village and Putterham Circle.

APPLICANT'S PROPOSAL

The applicant, Matthew Kesner, is proposing to demolish the existing attached garage which is

currently located at the left side of the home. The applicant proposes to construct a two-story addition at the rear of the main house which will have a two-car garage below that is accessed from the left side. Above a portion of the garage will be a deck. A new driveway will slope from the front of the property to the rear to allow access to the new garage. The new addition will allow for added space to the kitchen/living area on the first floor and the master suite on the second floor. An existing attic will also be finished to include a loft space and bathroom.

FINDINGS

Section 5.09.2.j – Design Review: Any exterior addition for which a special permit is requested pursuant to *Section 5.22 (Exceptions to Maximum Floor Area Ratio Regulations)* requires a special permit subject to the design review standards listed under *Section 5.09.4(a-1)*. All the conditions have been met, and the most relevant sections of the design review standards are described below:

- a. Preservation of Trees and Landscape – The proposal does not require the removal of any substantial trees. The most mature trees on the site are located at the very rear. The applicant proposes to re-landscape the rear yard and add a terrace. Overall, overgrown landscaping will be cleaned up and replaced.
- b. Relation of Buildings to Environment – The proposed addition is not expected to have shadow impacts on neighboring properties due to its location at the rear. The portion of the home closest to the left hand neighbor will be removed, improving light and privacy.
- c. Relation of Buildings to the Form of the Streetscape and Neighborhood – The proposed addition has been designed to fit in with the neighborhood context. The addition will not be taller than the height of the existing building and does not extend into any setbacks. The massing and scaling fit in with the properties on either side and in the neighborhood. It will be minimally visible from the street.

Section 5.22.3.b.1.b – Floor Area Ratio

Floor Area	Allowed	Existing	Proposed	Finding
Floor Area Ratio (% of allowed)	.25 (100%)	.20 (80%)	.28 (112%)	Special Permit*
Floor Area (s.f.)	2,592	2,079	2,944	

* Under Section 5.22.3.b.1.b, the Board of Appeals may grant a special permit for an FAR increase totaling no more than 120% of the allowable FAR

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.50 – Front Yard Requirements

Section 6.04.5.c.2 – Design of All Off-Street Parking Facilities

Setback	Required	Existing	Proposed	Finding
Front Yard	25 feet	18.5 feet	18.5 feet	Special Permit*
Driveway (Left)	5 feet	~ 4 feet	~1.2 feet	Special Permit*

** Under **Section 5.43**, the Board of Appeals may waive by special permit yard and/or setback requirements, if a counterbalancing amenity is provided.*

PLANNING BOARD COMMENTS

The Planning Board supports this proposal which has been revised from a previous proposal that the Planning Board previously approved. The applicant did not move forward with their original proposal due to opposition from the abutter to the left. This new proposal increases the setback at the left and moves the garage to the rear of the property where there is ample room. The new addition will be minimally visible from the street and takes advantage of the sloped lot. The front yard setback is not changing and the proposed driveway setback is reasonable. The applicant has the support of many neighbors for this new design.

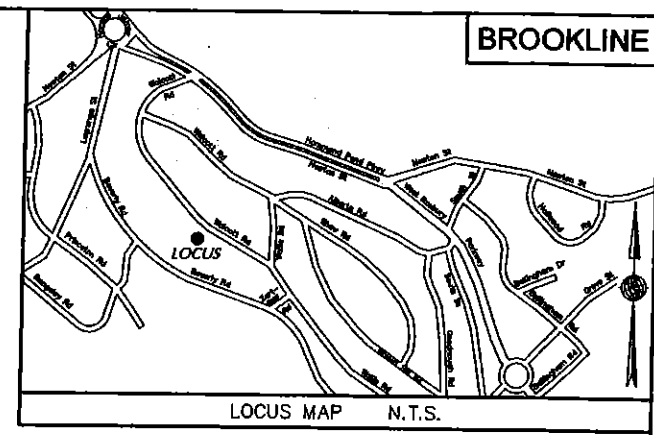
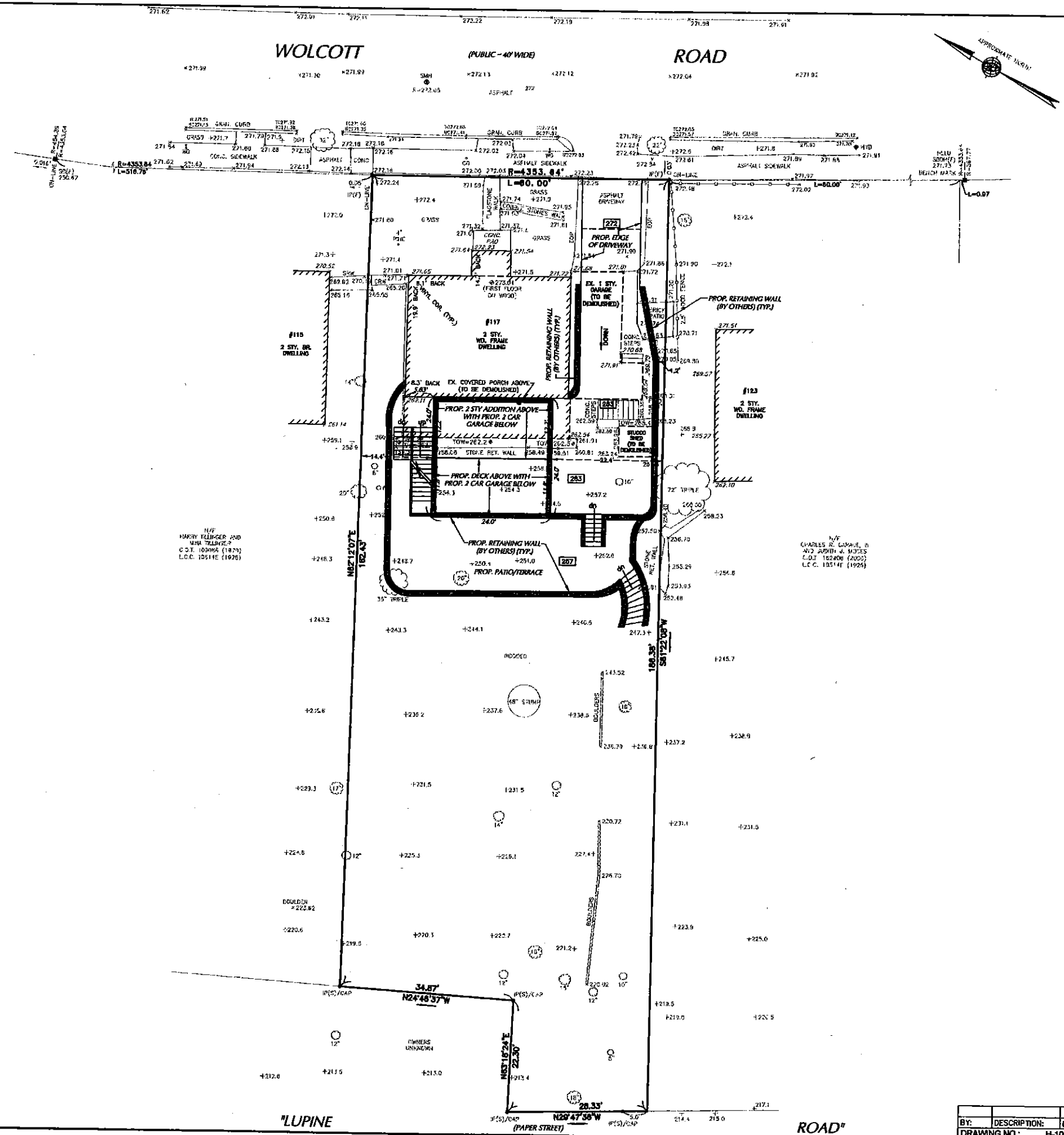
Therefore, the Planning Board recommends approval of the site plan dated 11/3/2017 by Michael Clifford and the floor plans and elevations dated 10/25/2017 by O’Sullivan Architects, subject to the following conditions:

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 a final landscaping plan indicating counterbalancing amenities that include measures to protect the significant tree on the abutter’s property, subject to the review and approval of the Assistant Director of 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 building elevations; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

knm





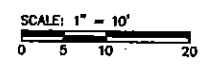
- LEGEND:**
- BC BOTTOM OF CURB
 - CONC. CONCRETE
 - EDP EDGE OF PAVEMENT
 - GRAN. GRANITE
 - HYD. HYDRANT
 - PROP. PROPOSED
 - RET. RETAINING
 - SB(F) STONE BOUND FOUND
 - SB(H)F STONE BOUND DRILL HOLE FOUND
 - SMH SEWER MANHOLE
 - STY. STORY
 - TC TOP OF CURB
 - TOW TOP OF WALL
 - (TYP.) TYPICAL
 - WD. WOOD
 - WG WATER GATE
 - TREE
 - 203 PROPOSED GRADE

REFERENCES:
 OWNER OF RECORD: n/i JONATHAN H. BARTELS AND PAT KRAPERLIEN-BARTELS
 C.O.T. 12842R (1989)
 L.C.C. 10814E (1923)
 LOCUS AREA = 10,650± SQ. FT.

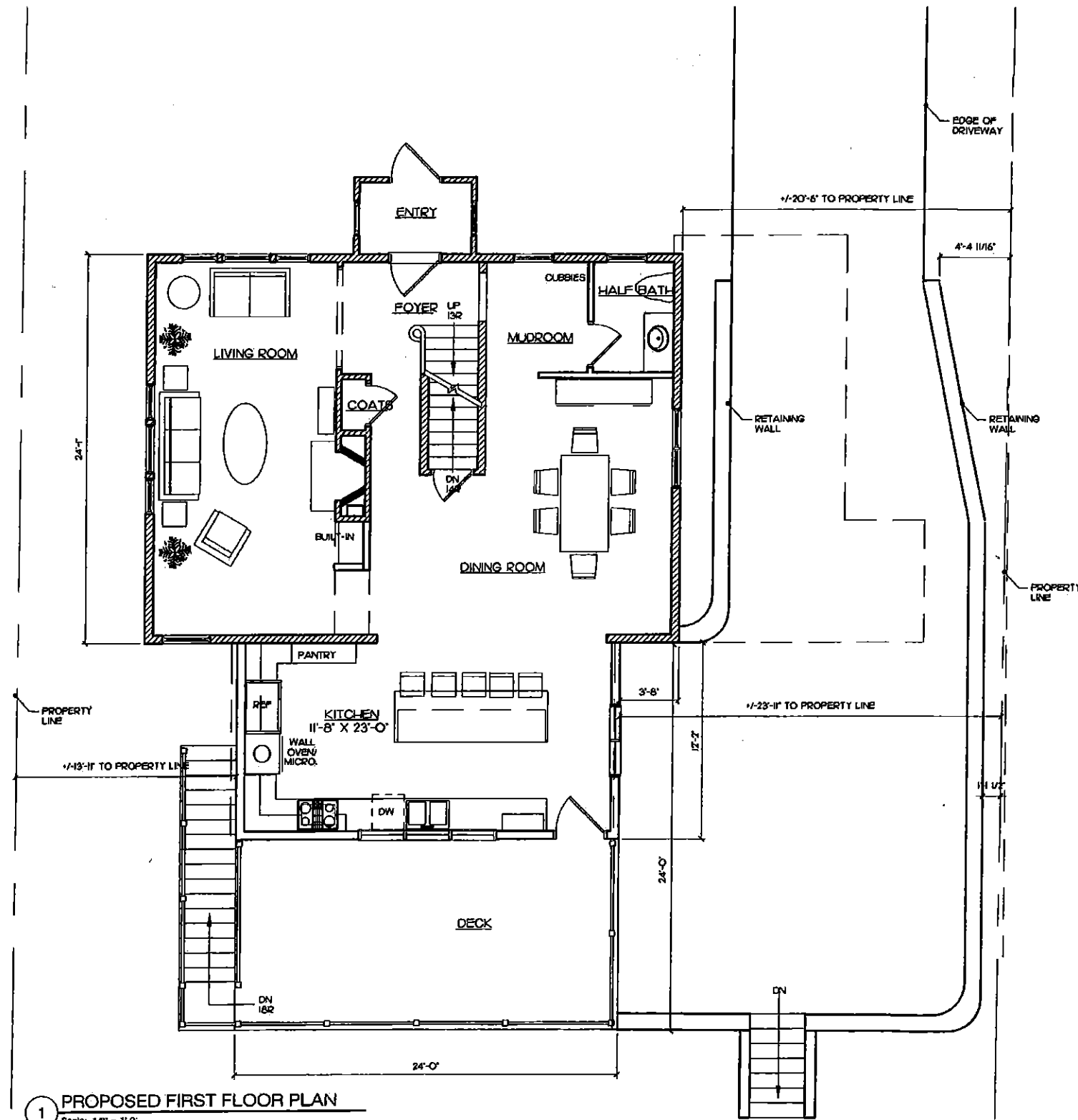
- NOTES:**
- 1) FIELD SURVEY PERFORMED: MARCH 6, 13 AND 16, 2017.
 - 2) SELECTED DETAILS SHOWN ONLY.
 - 3) FOR PROPOSED GARAGE, ADDITION AND PROPOSED DIMENSIONS SEE PLANS BY O'SULLIVAN ARCHITECTS, INC.
- I HEREBY CERTIFY THAT:
 THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY AND PRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.



Michael A. Clifford
 PROFESSIONAL LAND SURVEYOR
 3-NOV-2017
 DATE



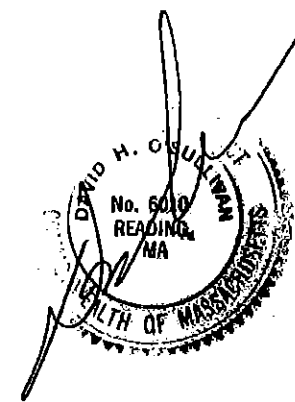
117 WOLCOTT ROAD		RESEARCH: D. CLIFFORD
PLAN OF LAND SHOWING PROPOSED ADDITION IN BROOKLINE, MASSACHUSETTS NORFOLK COUNTY		FIELD: A. RUSH
PREPARED FOR: MATT KESNER		CALCULATION: V. YEN
PREPARED BY: J.F. Hennessy Co. A DIVISION OF DIGITAL GEOGRAPHIC TECHNOLOGIES, INC. P.O. BOX 909 BROOKLINE, MA 02446 TEL: 617-566-3860 Info@jfhennesycompany.com		DRAFTING: V.V.
		CHECK: M. CLIFFORD, PLS.
		PROJ. MANAGER: B. TALEB
		DATE: 3-NOV-2017
		JOB NO. H-1028.01
		CRD FILE H-1028-ALL.CRD
		SHEET NO. 1 OF 1




1 PROPOSED FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

SQUARE FOOTAGES/FLOOR	
BASEMENT	252 SQ. FT.
FIRST FLOOR:	1095 SQ. FT.
SECOND FLOOR:	1105 SQ. FT.
ATTIC:	492 SQ. FT.
TOTAL:	2944 SQ. FT.
F.A.R. ALLOWED	2,592 SQ. FT.
120% OF F.A.R.	3110 SQ. FT.

WALL LEGEND	
	EXISTING WALL
	NEW WALL, 1/2" G.W.B. EA. SIDE, STUDS @ 16" O.C.
	EXISTING WALL TO BE REMOVED





O'SULLIVAN ARCHITECTS, INC.

ARCHITECTURE • INTERIORS • PLANNING

806 MAIN STREET, SUITE 3001
READING, MASSACHUSETTS 01867

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www.osullivanarchitects.com

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117 Wolcott Street
Brookline, MA

New Addition With
Garage Under

SCALE: As Noted

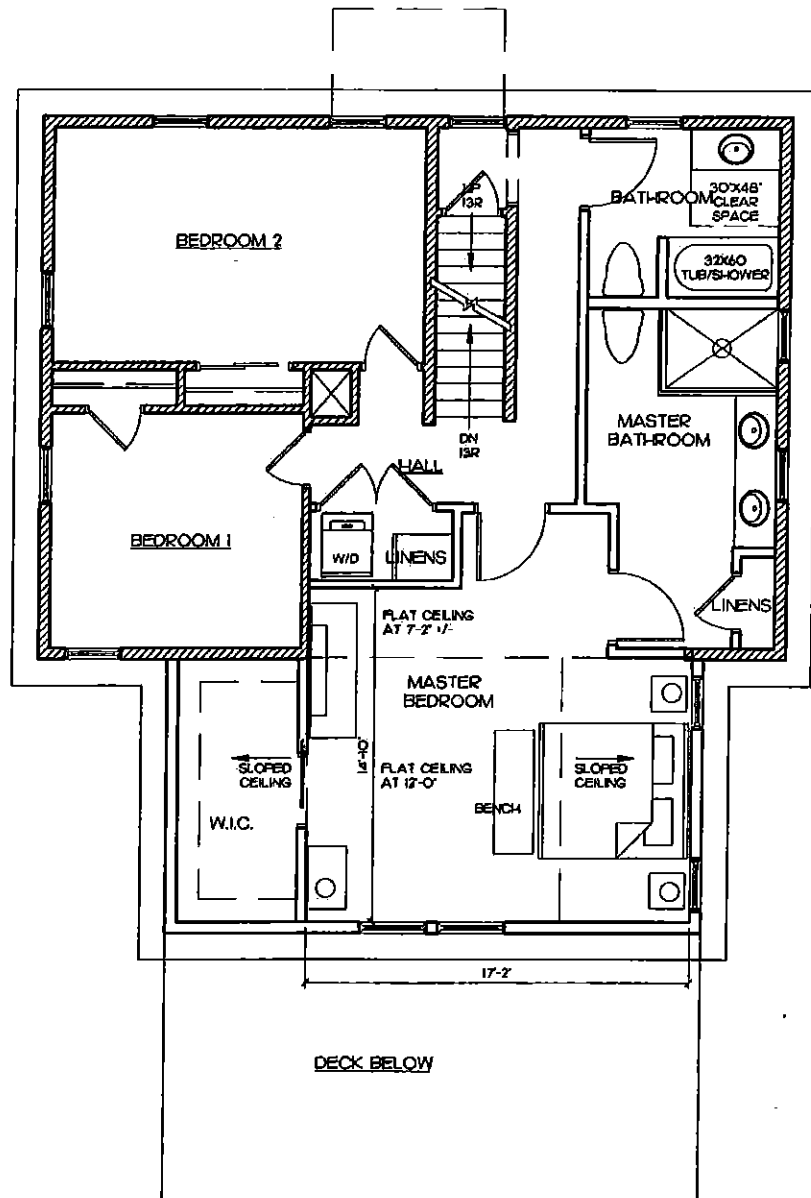
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10/25/17
David H. O'Sullivan, Inc.

REVISED / REVISED BY

JOB NO: 17010

SHEET NUMBER

A1.1



2 PROPOSED SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

SQUARE FOOTAGES/FLOOR

BASEMENT	252 SQ. FT.
FIRST FLOOR	1095 SQ. FT.
SECOND FLOOR	1105 SQ. FT.
ATTIC	492 SQ. FT.
TOTAL	2944 SQ. FT.
F.A.R. ALLOWED	2,592 SQ. FT.
120% OF F.A.R.	3110 SQ. FT.

WALL LEGEND	
	EXISTING WALL
	NEW WALL 1/2" G.W.B. EA. SIDE. STUDS @ 16" O.C.
	EXISTING WALL TO BE REMOVED



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New Addition With
Garage Under

SCALE: As Noted

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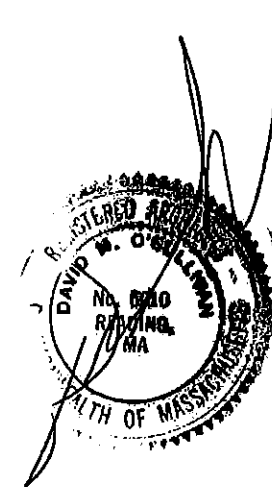
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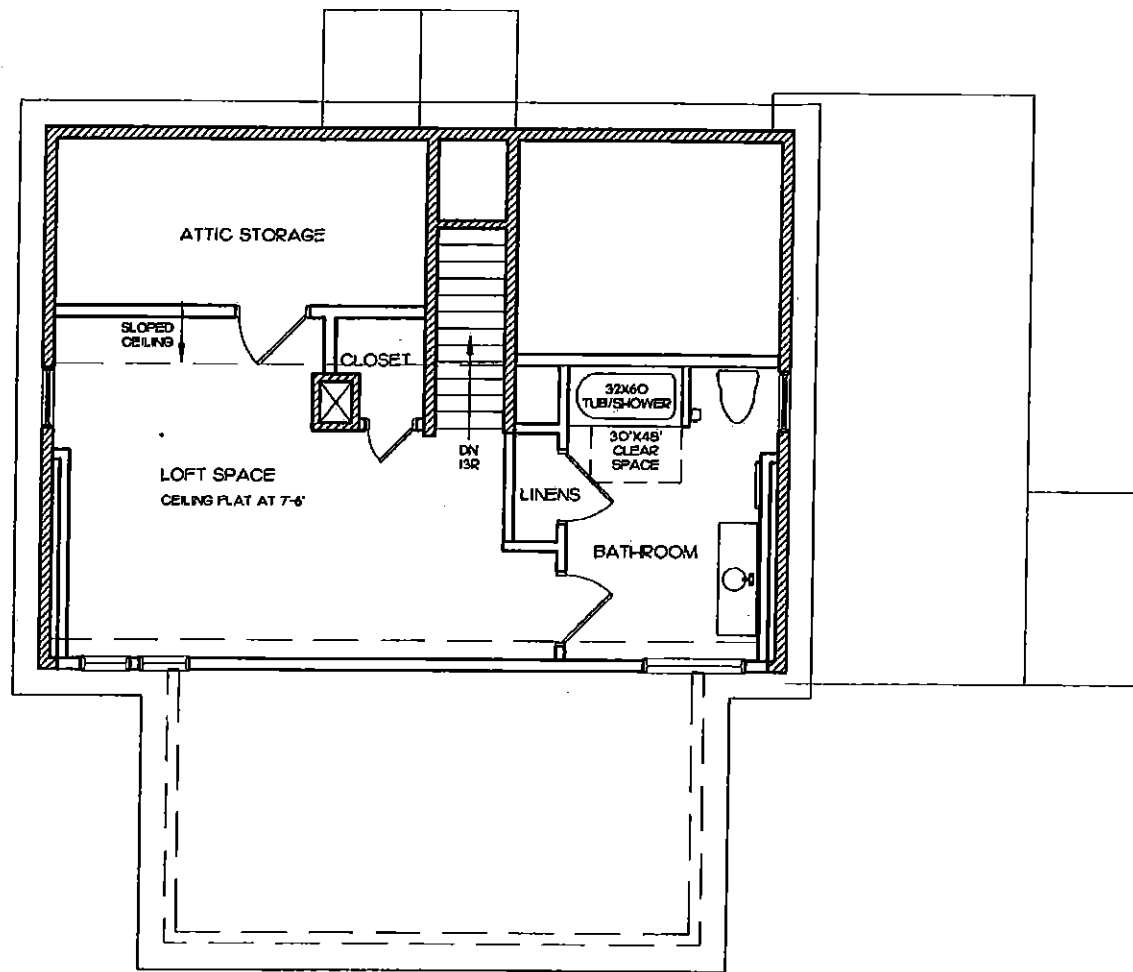
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3 PROPOSED ATTIC PLAN
Scale: 1/8" = 1'-0"

SQUARE FOOTAGES/FLOOR	
BASEMENT	252 SQ. FT.
FIRST FLOOR	1095 SQ. FT.
SECOND FLOOR	1105 SQ. FT.
ATTIC	492 SQ. FT.
TOTAL	2944 SQ. FT.
F.A.R. ALLOWED	2,592 SQ. FT.
120% OF F.A.R.	3110 SQ. FT.

WALL LEGEND	
	EXISTING WALL
	NEW WALL, 1/2" G.W.B. EA. SIDE STUDS • 16" O.C.
	EXISTING WALL TO BE REMOVED



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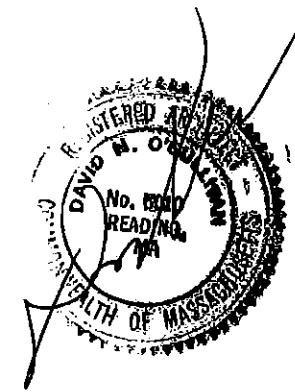
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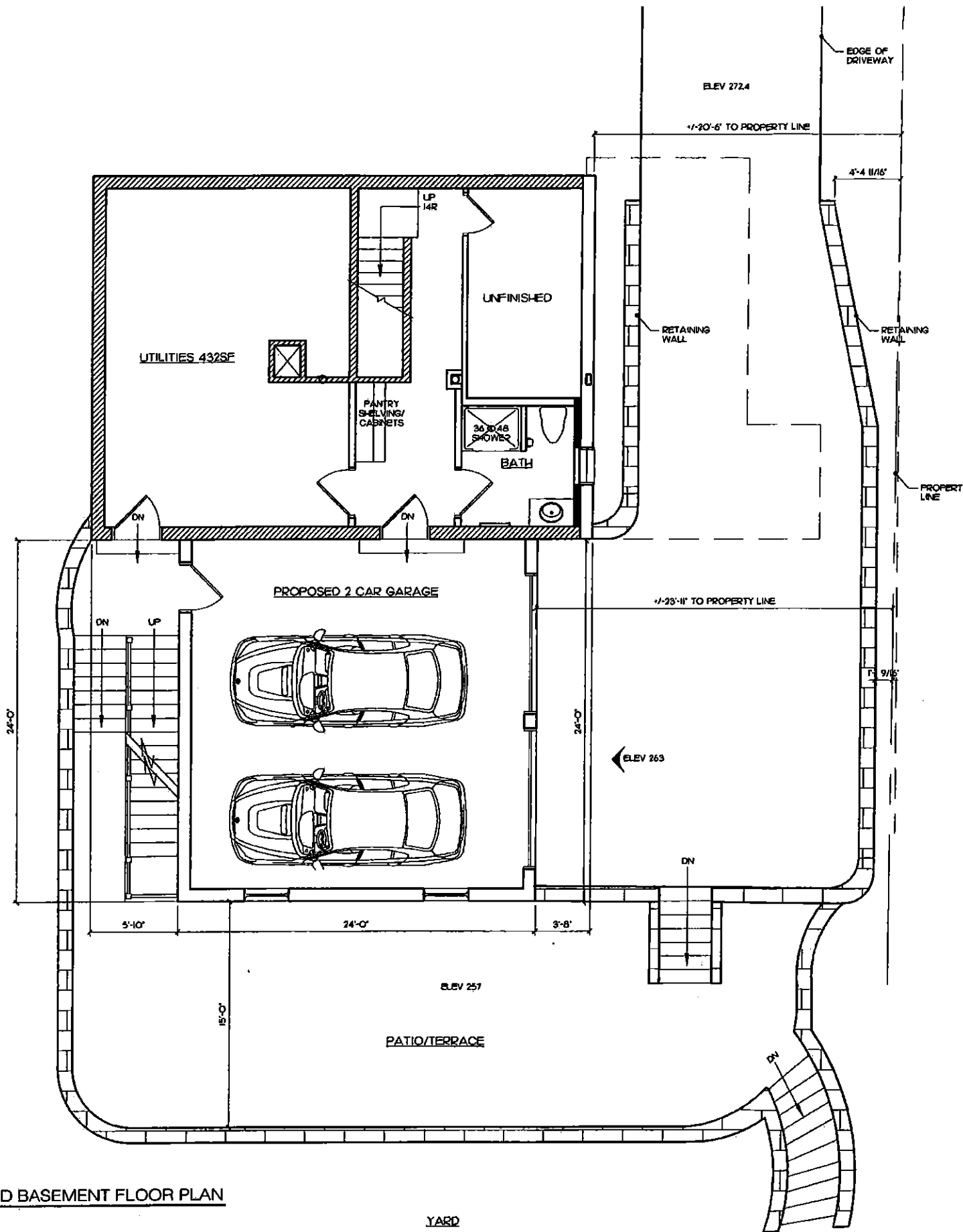
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New Addition With
Garage Under



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JOB NO: 17010
SHEET NUMBER A1.3



SQUARE FOOTAGES/FLOOR	
BASEMENT (FINISHED)	252 SQ. FT.
FIRST FLOOR:	1095 SQ. FT.
SECOND FLOOR:	1105 SQ. FT.
ATTIC:	492 SQ. FT.
TOTAL:	2944 SQ. FT.
F.A.R. ALLOWED	2,592 SQ. FT.
120% OF F.A.R.	3110 SQ. FT.

WALL LEGEND	
	EXISTING WALL
	NEW WALL, 1/2" G.W.B. EA. SIDE, STUDS @ 16" O.C.
	EXISTING WALL TO BE REMOVED



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SCALE: As Noted

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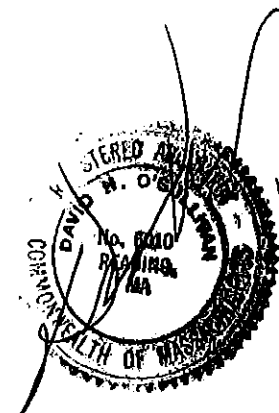
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Garage Windows 10-26-17

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SHEET NUMBER

A1.4



4 PROPOSED BASEMENT FLOOR PLAN
 Scale: 1/8" = 1'-0"



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1 FRONT ELEVATION

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New Addition With
Garage Under
Exterior Elevations

SCALE: As Noted

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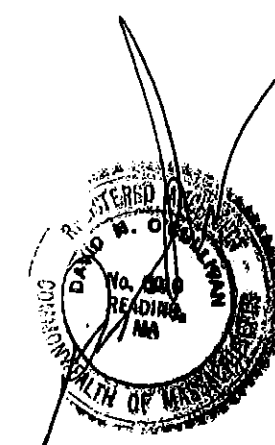
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SHEET NUMBER

A2.1





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117 Wolcott Street
Brookline, MA

New Addition With
Garage Under
Exterior Elevations

SCALE: 1/8" = 1'-0"

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10/25/17

REVISIONS

REVISED / REVISED BY

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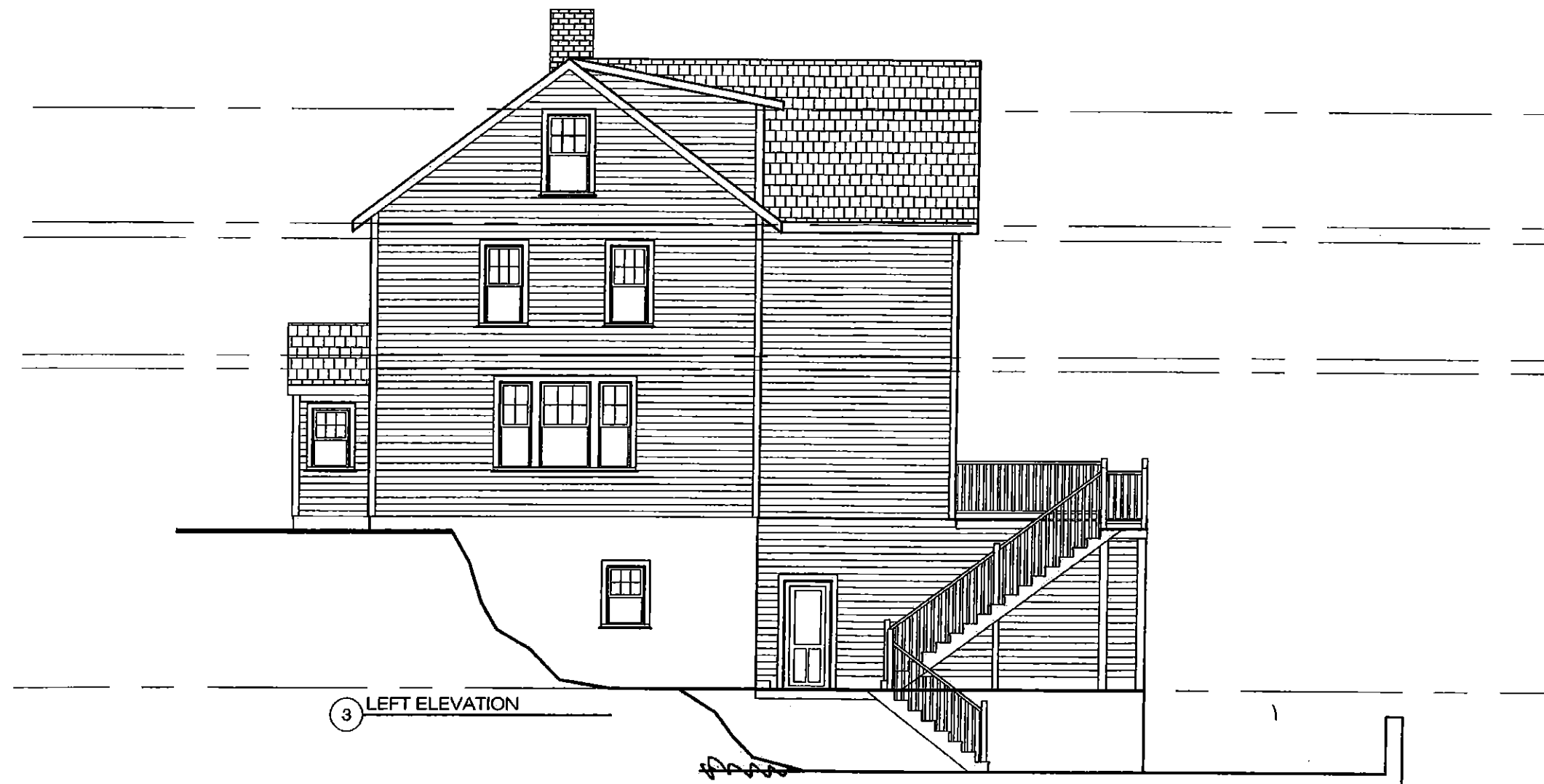
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3 LEFT ELEVATION



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117 Wolcott Street
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New Addition With
 Garage Under
 Exterior Elevations

SCALE: As Noted

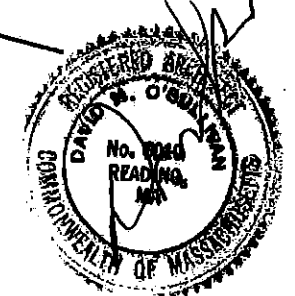
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A2.3





4 REAR ELEVATION



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New Addition With
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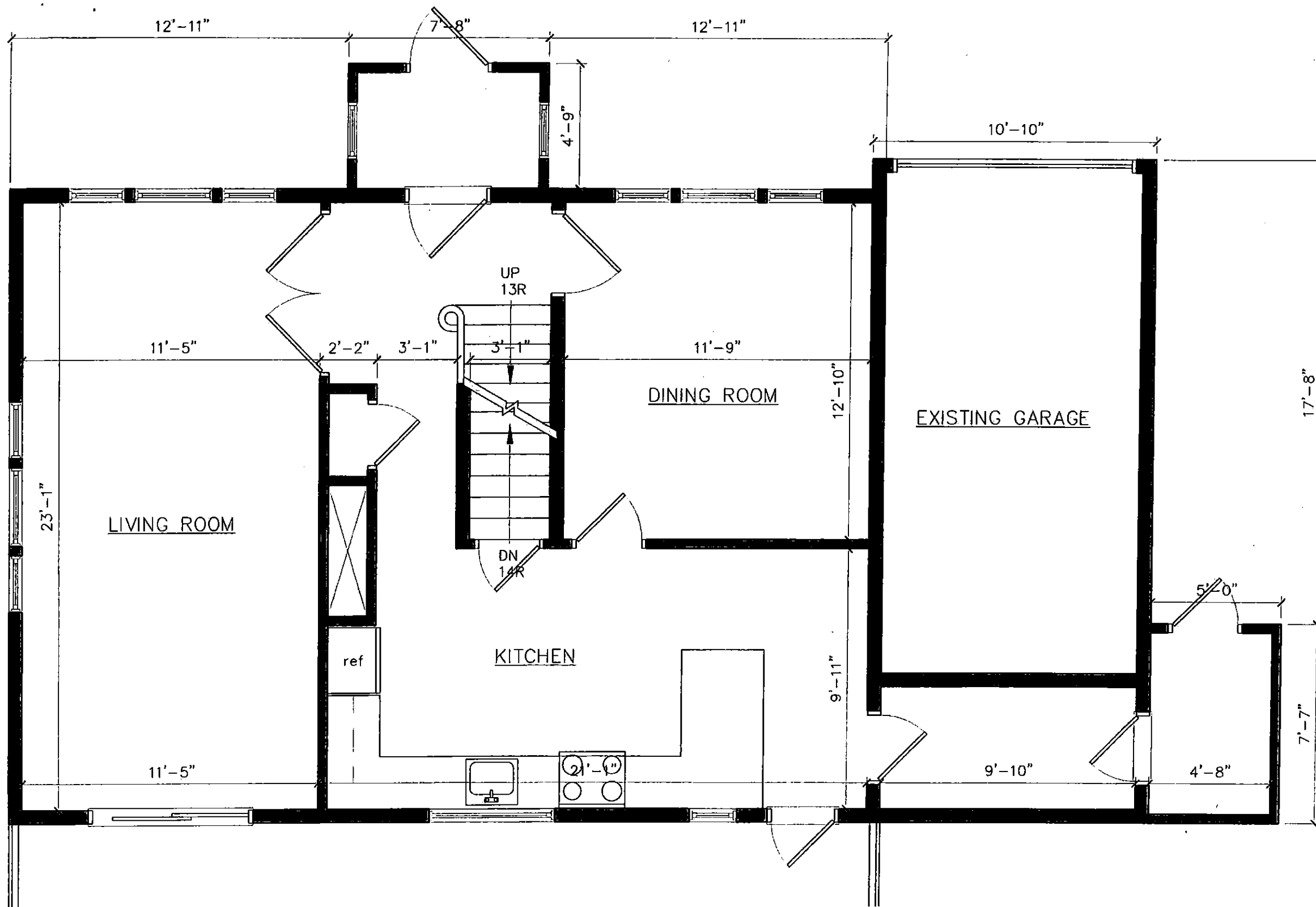
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 Garage Windows 10-28-17

JOB NO: 17010

SHEET NUMBER
A2.4



EXISTING FIRST FLOOR, 11/20/2017 2:10:49 PM



square footages/floor	
117 Wolcott Road	
BASEMENT: (finished space)	407 sq. ft.
FIRST FLOOR:	865 sq. ft.
SECOND FLOOR:	807 sq. ft.
ATTC: (unfinished)	0 sq. ft.
total:	2079 sq. ft.

10369 Lot area
 0.25 - FAR
 2,592 - allowed area
 120% far - 3,110

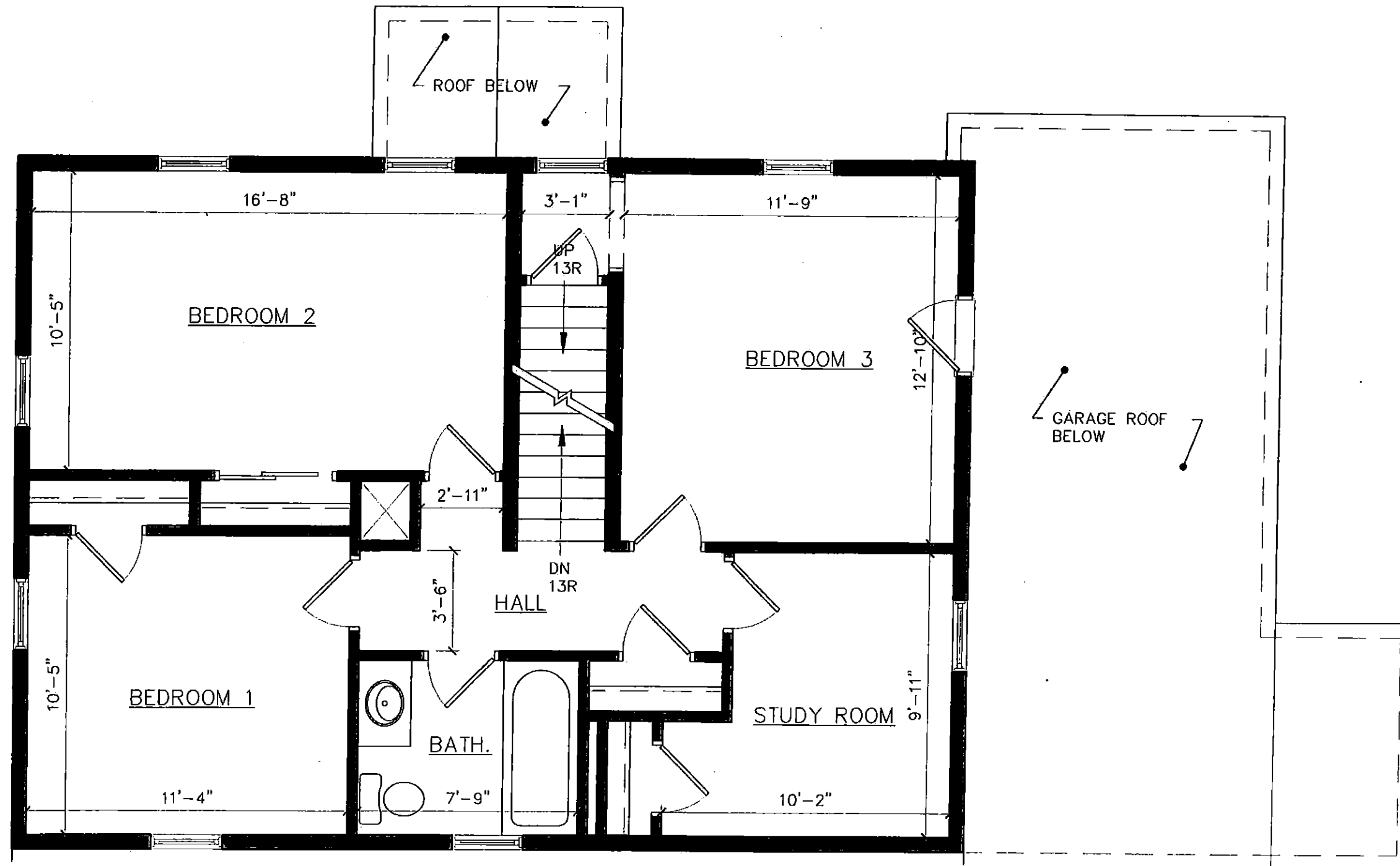
1 EXISTING FIRST FLOOR PLAN
 Scale: 1/4" = 1'-0"

Existing Floor Plans
 117 Wolcott Road
 Brookline, MA
 Scale: As Noted

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ISSUED 03/13/2017	SHEET NUMBER 1 of 4
REVISED / REVISED BY	JOB NO. 17010
rev 1	
rev 2	
rev 3	
rev 4	

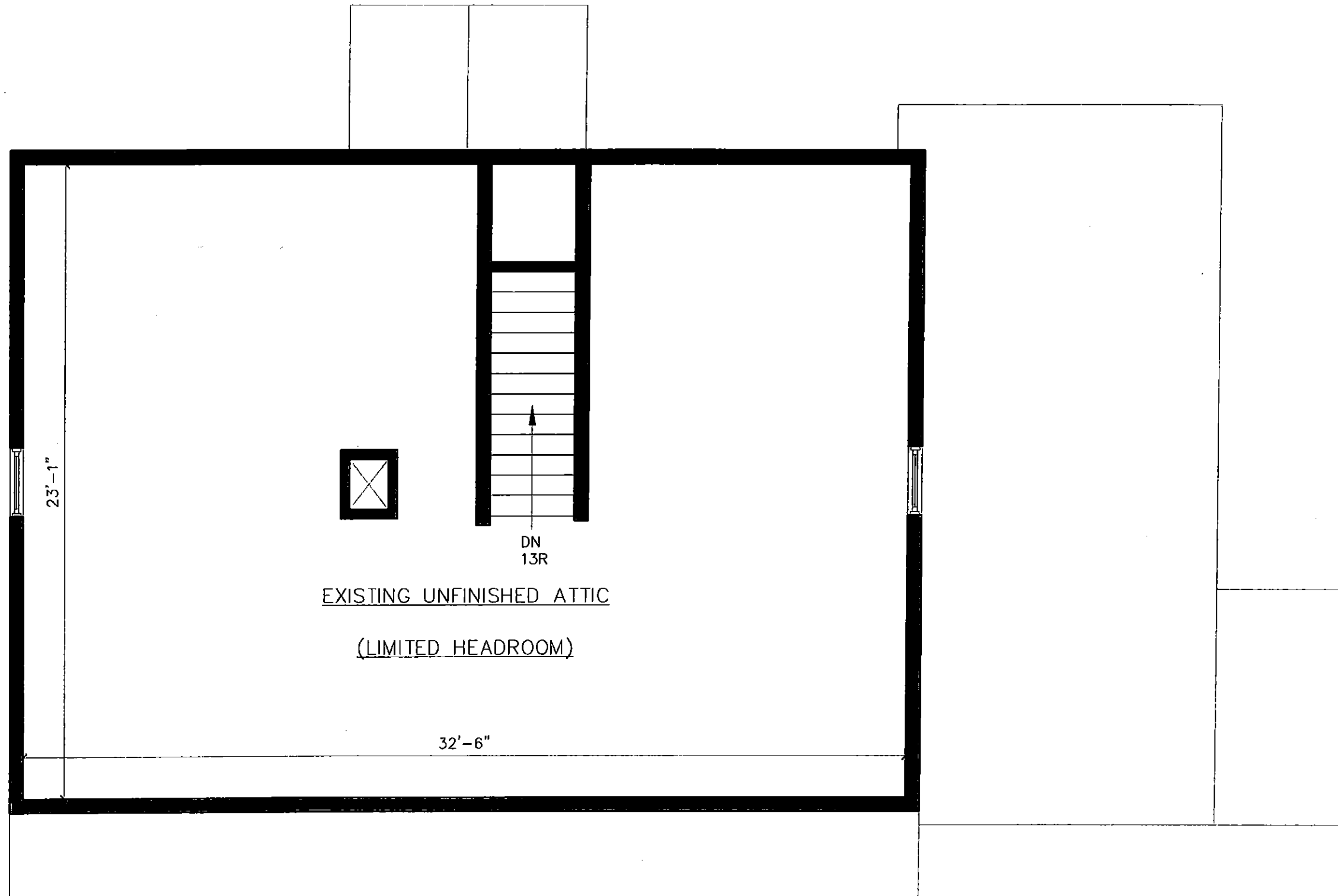
11/20/2017 2:19:29 PM Existing Second Floor, 117 Wolcott Rd. Existing plans.dwg, 11x17 Existing plans.dwg, 11x17 Existing plans.dwg



2 EXISTING SECOND FLOOR PLAN
 Scale: 1/4" = 1'-0"

Existing Floor Plans
 117 Wolcott Road
 Brookline, MA
 Scale: As Noted

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	03/13/2017	2 of 4
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	11-20-17	17010
REV 2		
REV 3		
REV 4		

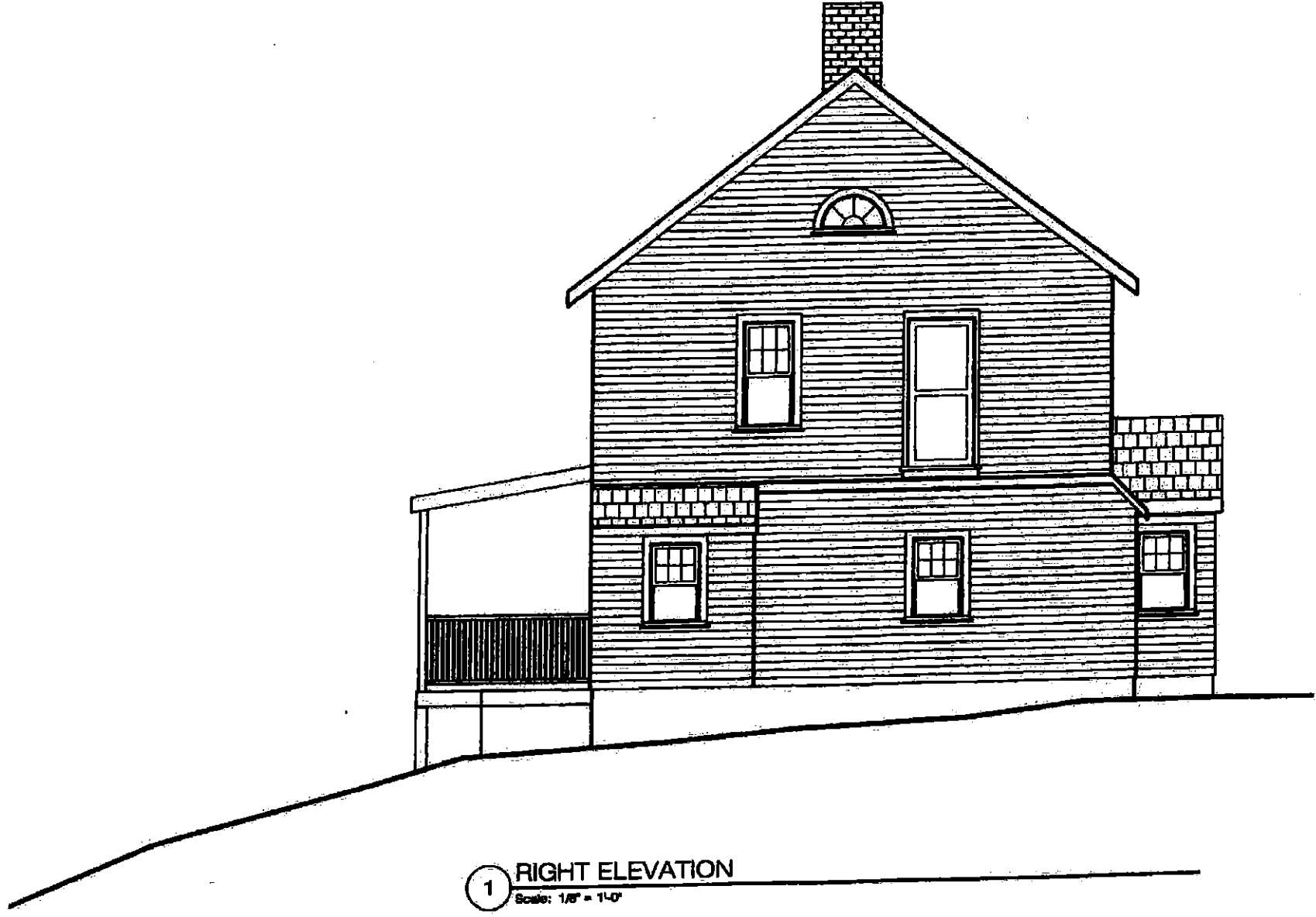


3 EXISTING ATTIC PLAN
Scale: 1/4" = 1'-0"

Existing Floor Plans
117 Wolcott Road
Brookline, MA
Scale: As Noted

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	03/13/2017	3 of 4
	REVISED / REVISED BY	JOB NO:
	11-20-17 rev 2 rev 3 rev 4	17010

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Existing Elevation
117 Wolcott Road
Brookline, MA
Scale: 1/8"=1'-0"

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REV 1	
REV 2	
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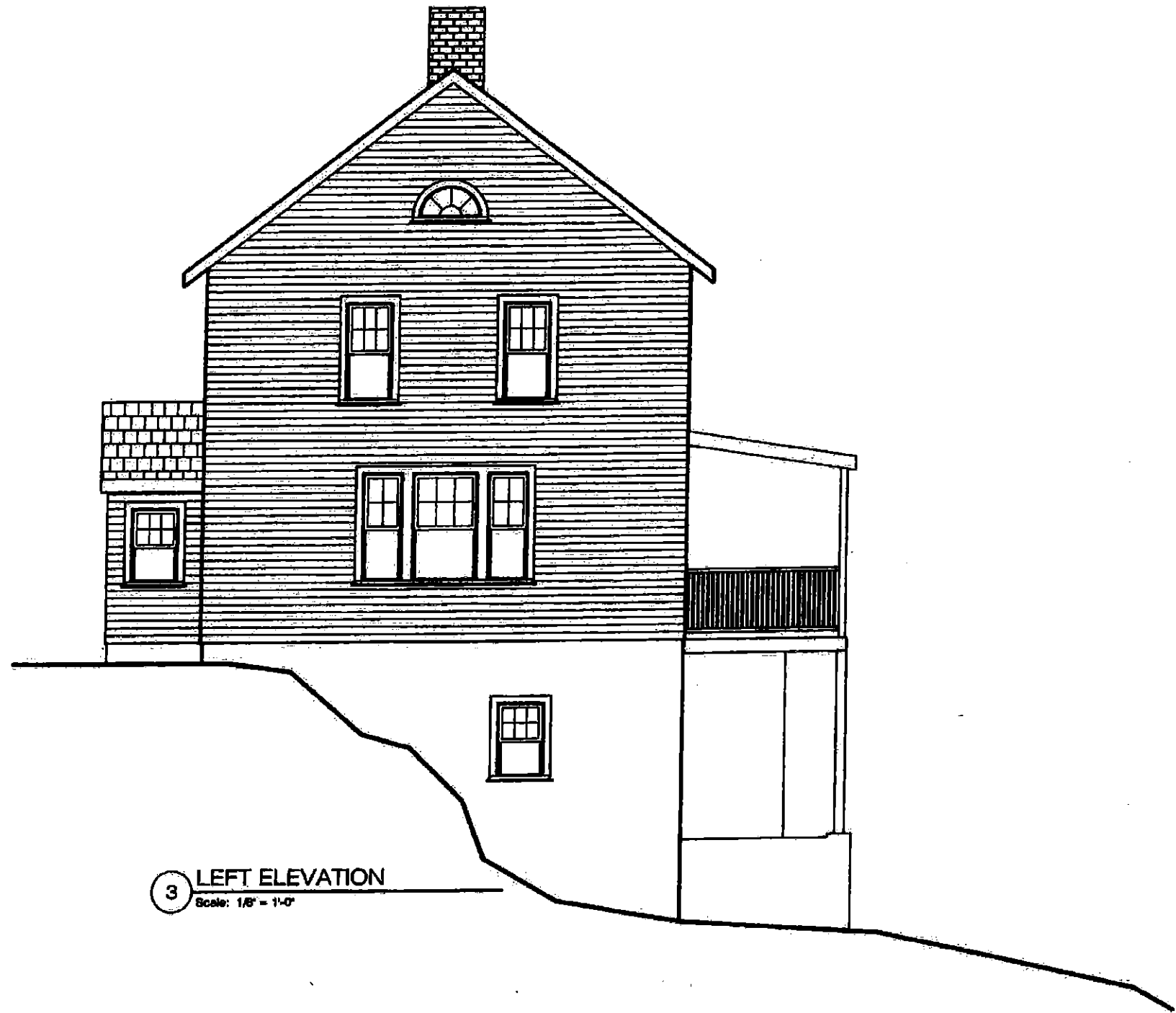
2 FRONT ELEVATION
Scale: 1/8" = 1'-0"

Existing Elevation
117 Wolcott Road
Brookline, MA
Scale: 1/8" = 1'-0"

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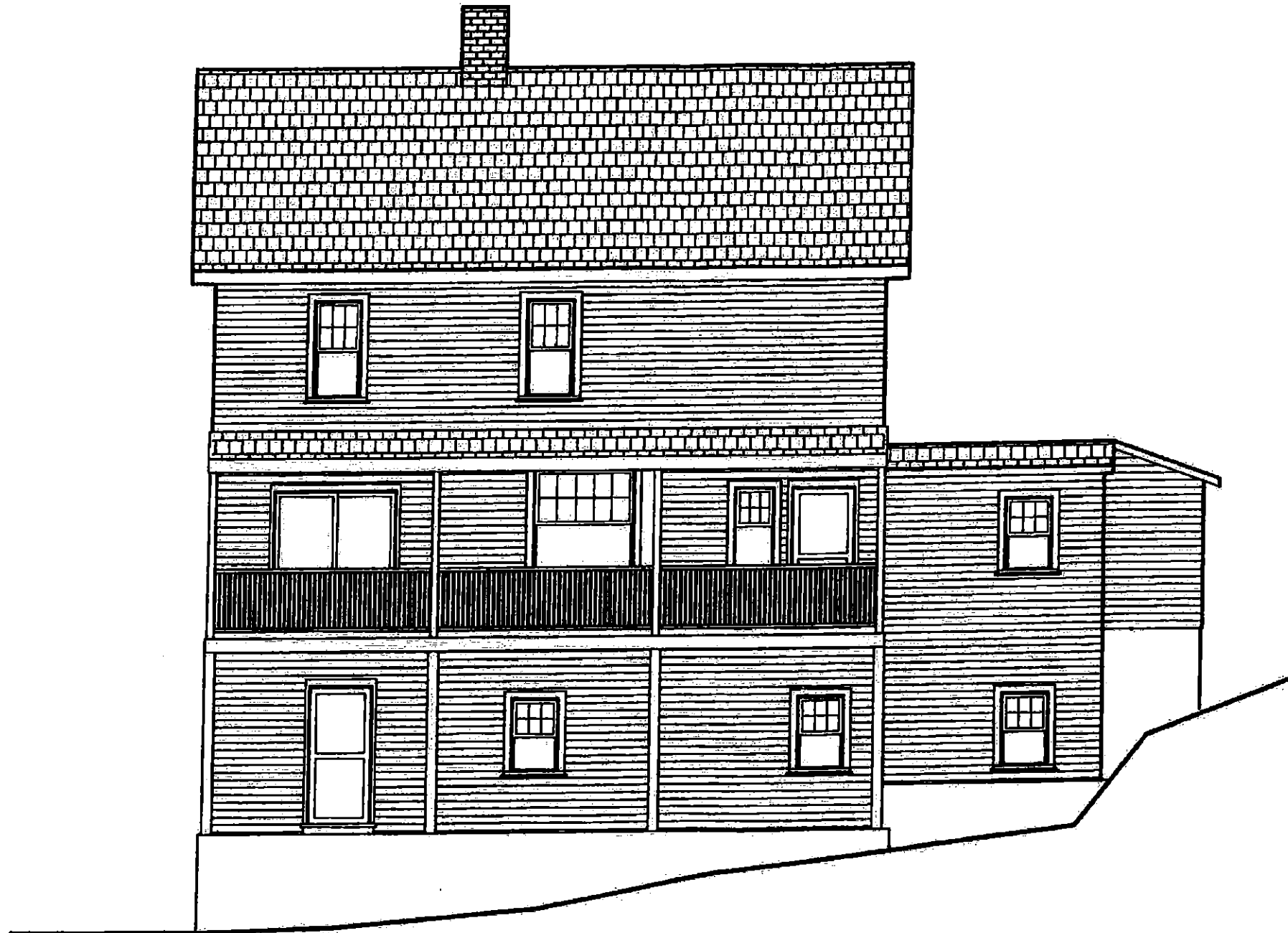
3 LEFT ELEVATION
Scale: 1/8" = 1'-0"

Existing Elevation
117 Wolcott Road
Brookline, MA
Scale: 1/8" = 1'-0"

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DATE			

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4 REAR ELEVATION
Scale: 1/8" = 1'-0"

Existing Elevation
117 Wolcott Road
Brookline, MA
Scale: 1/8" = 1'-0"

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