



# *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 K. Hamlin  
Blair Hines  
Matthew Oudens  
Mark J. Zarrillo

To: Brookline Board of Appeals

From: Brookline Planning Board

Date: December 14, 2017

Subject: Construct dormers

Location: **26 Babcock Street**

Atlas Sheet: 10

Block: 48

Lot: 10

Case #: 2017-0029

Zoning: M-2.0

Lot Area (s.f.): 2,926

Board of Appeals Hearing: **January 11, 2018 at 7:00 pm**

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### **BACKGROUND**

The applicants worked with the Preservation Commission to revise their proposed plan in a way that would not trigger partial demolition under the Demolition By-Law.

### **SITE AND NEIGHBORHOOD**

26 Babcock Street is a two and a half story single family house built in 1885. It is located on a rear lot behind a multi-unit building at 28-34 Babcock Street and is not visible from the street. To the right of this property is an undevelopable lot numbered 0 Babcock Street that serves as residential parking. The lot directly abuts the Devotion School at the rear. It is surrounded by multi-unit low-rise buildings and is located very close to the Coolidge Corner business district.

### **APPLICANT'S PROPOSAL**

The applicants, Caroline and Albert Ganjei, propose to construct dormers at the second floor and attic levels to create more livable space. There will be new shed dormers added to the west and north elevations of the house. The applicants are also completing other renovations and dormers

that do not require zoning relief and are currently under construction.

**FINDINGS**

**Section 5.43 – Exceptions to Yard and Setback Requirements**

**Section 5.60 – Side Yard Requirements**

**Section 5.70 – Rear Yard Requirements**

<b>Dimensional Requirements</b>	<b>Required/Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Relief</b>
Side Yard Setback (West)	7.5 feet	5.4 feet	6.8 feet	Special Permit*/Variance
Rear Yard Setback (North)	30 feet	25.6 feet	25.6 feet	Special Permit*/Variance

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

**Section 8.02.2 – Alteration or Extension**

A special permit is required for alterations to a nonconforming structure.

**PLANNING BOARD COMMENTS**

The Planning Board is supportive of these dormer additions. The dormers do significantly alter the appearance of this house but will offer additional and needed living space which was previously limited by the home’s steep roof. This home is not visible from the public way and sits back off of Babcock Street behind a multi-unit building. The footprint of the home is not changing and impacts will be minimal.

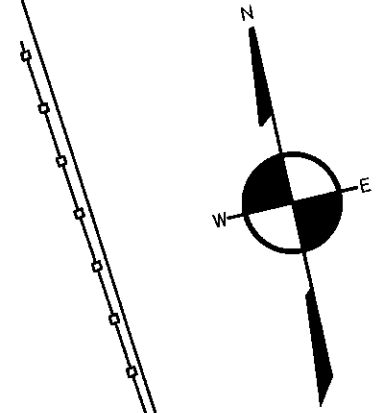
**Therefore, the Planning Board recommends approval of the plot plan by George Collins dated 9/16/2016 and the floor plans and elevations by Trinity Tech Engineering dated 7/27/2017, subject to the following conditions:**

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 Planning Board.
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 Planning Board.
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 building 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.

*knm*

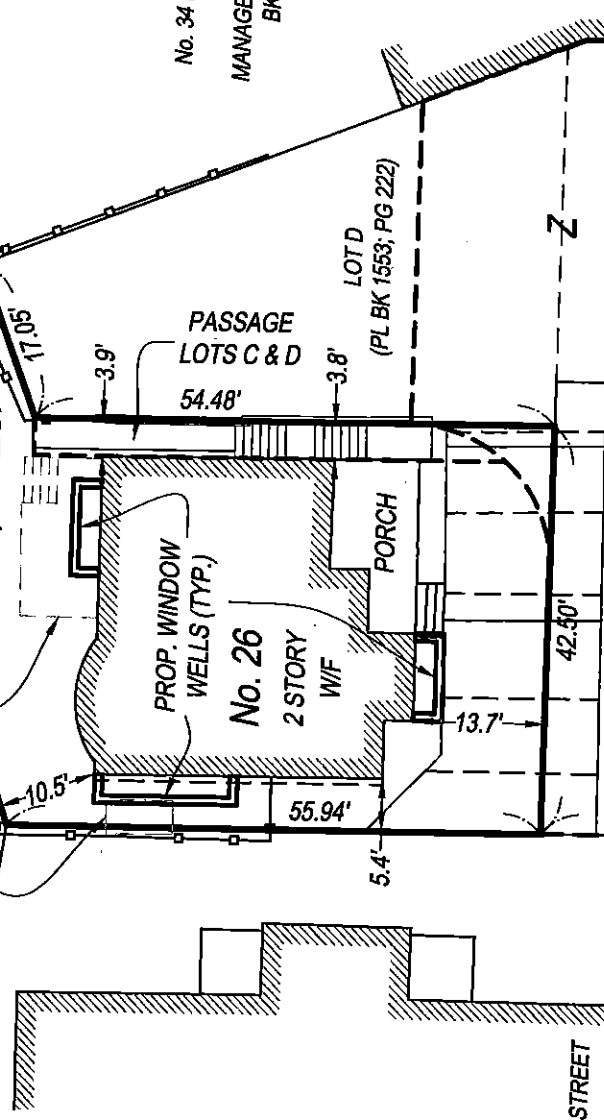




N/F  
TOWN OF  
BROOKLINE  
EXISTING  
DECK, STEPS & SHED  
TO BE RAZED

No. 34 BABCOCK STREET  
N/F  
MANAGEMENT REALTY, INC.  
BK 4090; PG 178

LOT C  
2,926 ±SF



No. 26 BABCOCK STREET  
N/F  
CAROLINE GANJEI  
BK 32129; PG 418

COMMON PASSAGEWAY  
(LOTS A, B, C & D)

No. 28 BABCOCK STREET  
N/F  
ALBERT GANJEI &  
CAROLINE GANJEI  
BK 20708; PG 380  
LOT A (PL BK 1553; PG 222)

No. 30 BABCOCK STREET  
N/F  
GREGORY ZAZULA  
BK 14197; PG 70  
LOT B (PL BK 1553; PG 222)

BABCOCK

(PUBLIC - 50.0' WIDE)

STREET

NOTES:  
PARCEL ID: 048-10-00

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF SEPTEMBER 15, 2016 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).  
COMMUNITY PANEL: #25021C0051E  
EFFECTIVE DATE: 07/17/2012

PREPARED FOR:  
ALBERT GANJEI  
26 BABCOCK STREET  
BROOKLINE, MA

REFERENCES:  
DEED: BK 32129; PG 418  
PLAN: BK 1553; PG 222  
LCC: 9163-A  
9163-B1  
9163-C1

SCALE: 1 INCH = 20 FEET

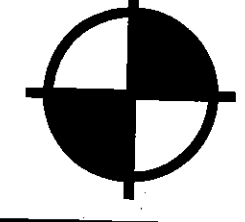
GEORGE C. COLLINS, PLS

DATE: SEPTEMBER 19, 2016

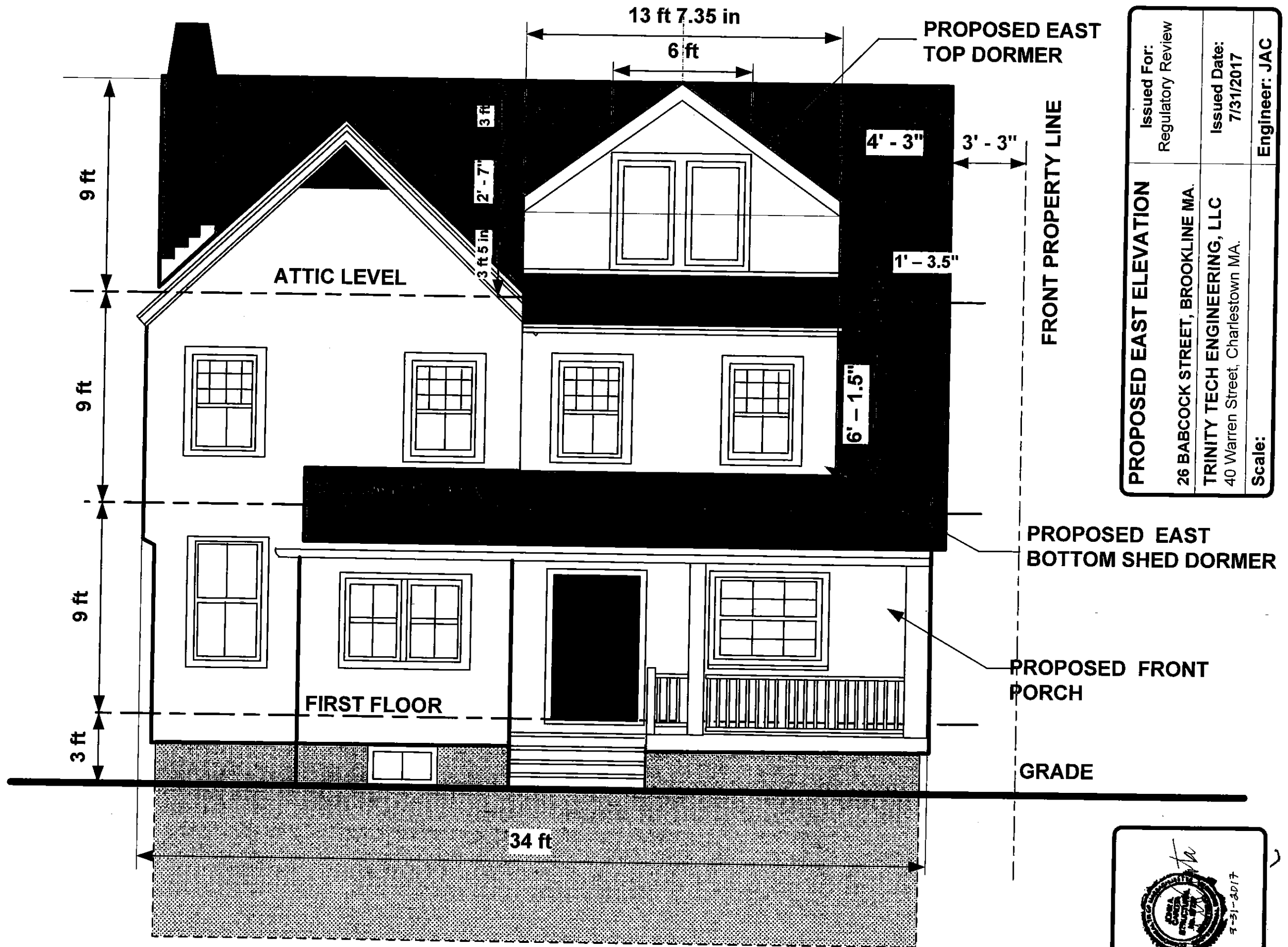
JOB # 16-00663

FILE # 16-00663 - CPP - R1.DWG

**CERTIFIED PLOT PLAN**  
SHOWING PROPOSED CONDITIONS AT  
**26 BABCOCK STREET**  
**BROOKLINE, MA**



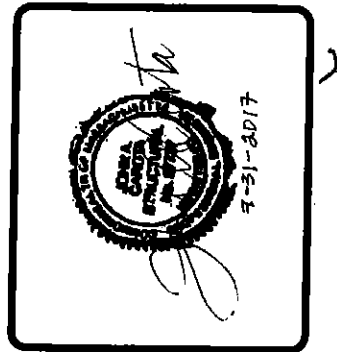
**BOSTON**  
**SURVEY, INC.**  
UNIT C-4 SHIPWAYS PLACE  
CHARLESTOWN, MA 02129  
(617) 242-1313



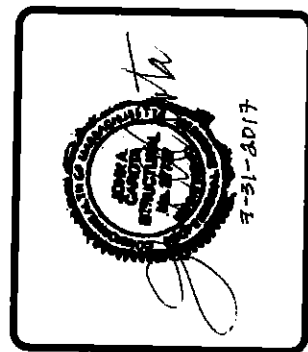
**PROPOSED EAST ELEVATION**

SCALE: 0 1 2 3 4

<b>PROPOSED EAST ELEVATION</b>	Issued For: Regulatory Review	Engineer: JAC
	26 BABCOCK STREET, BROOKLINE MA. TRINITY TECH ENGINEERING, LLC 40 Warren Street, Charlestown MA.	Issued Date: 7/31/2017
Scale:		



<b>PROPOSED WEST ELEVATION</b>	Issued For: Regulatory Review	Engineer: JAC
	26 BABCOCK STREET, BROOKLINE MA. TRINITY TECH ENGINEERING, LLC 40 Warren Street, Charlestown MA.	Issued Date: 7/31/2017
Scale:		



**PROPOSED WEST TOP SHED DORMER**

**SIDE NORTH PROPERTY LINE**

**SIDE SOUTH PROPERTY LINE**

**PROPOSED WEST DECK & STAIRS FIRST FLOOR**

**LEVEL**

**SECOND FLOOR**

**PROPOSED WEST BOTTOM SHED DORMER**

**FIRST FLOOR**

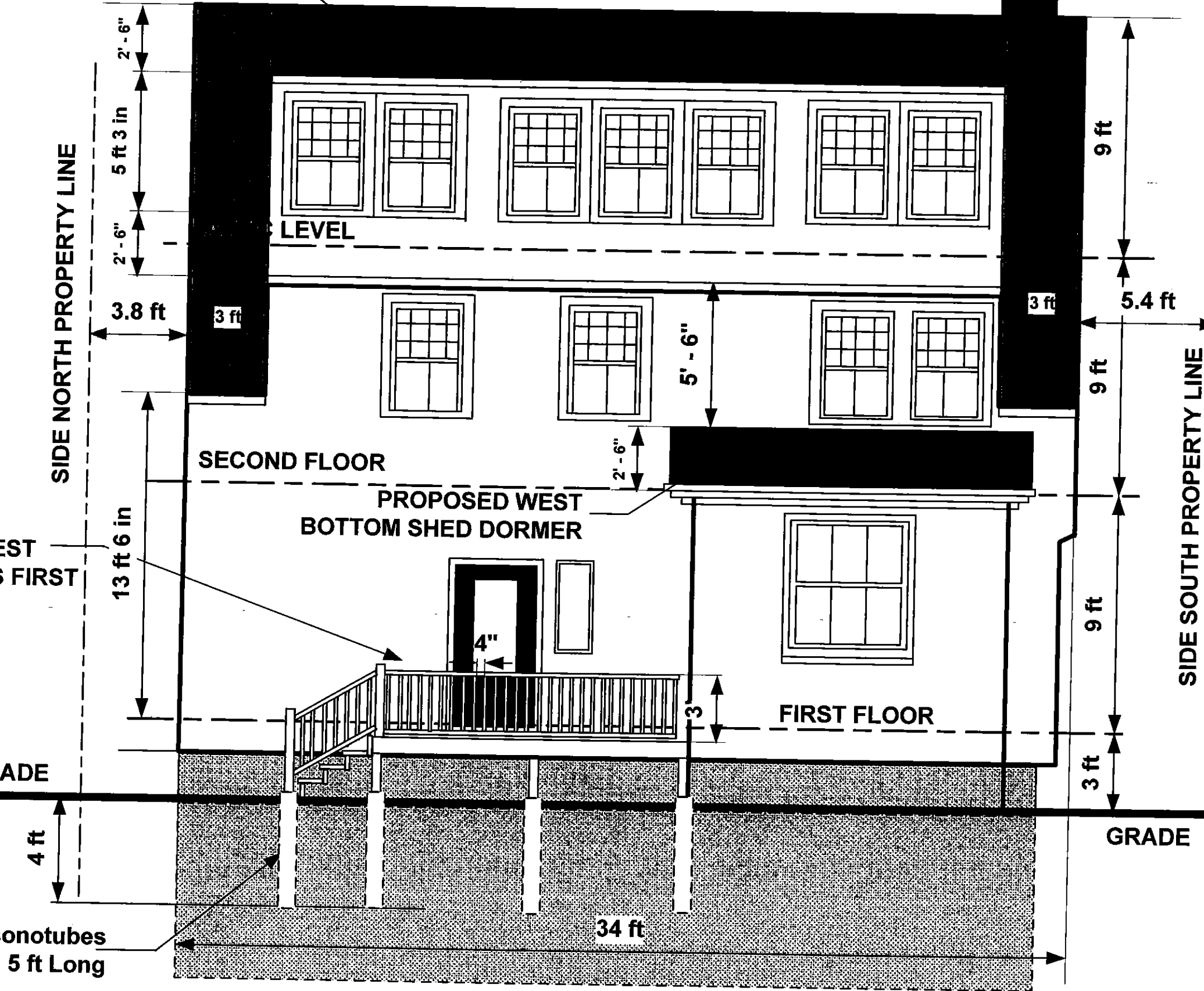
**GRADE**

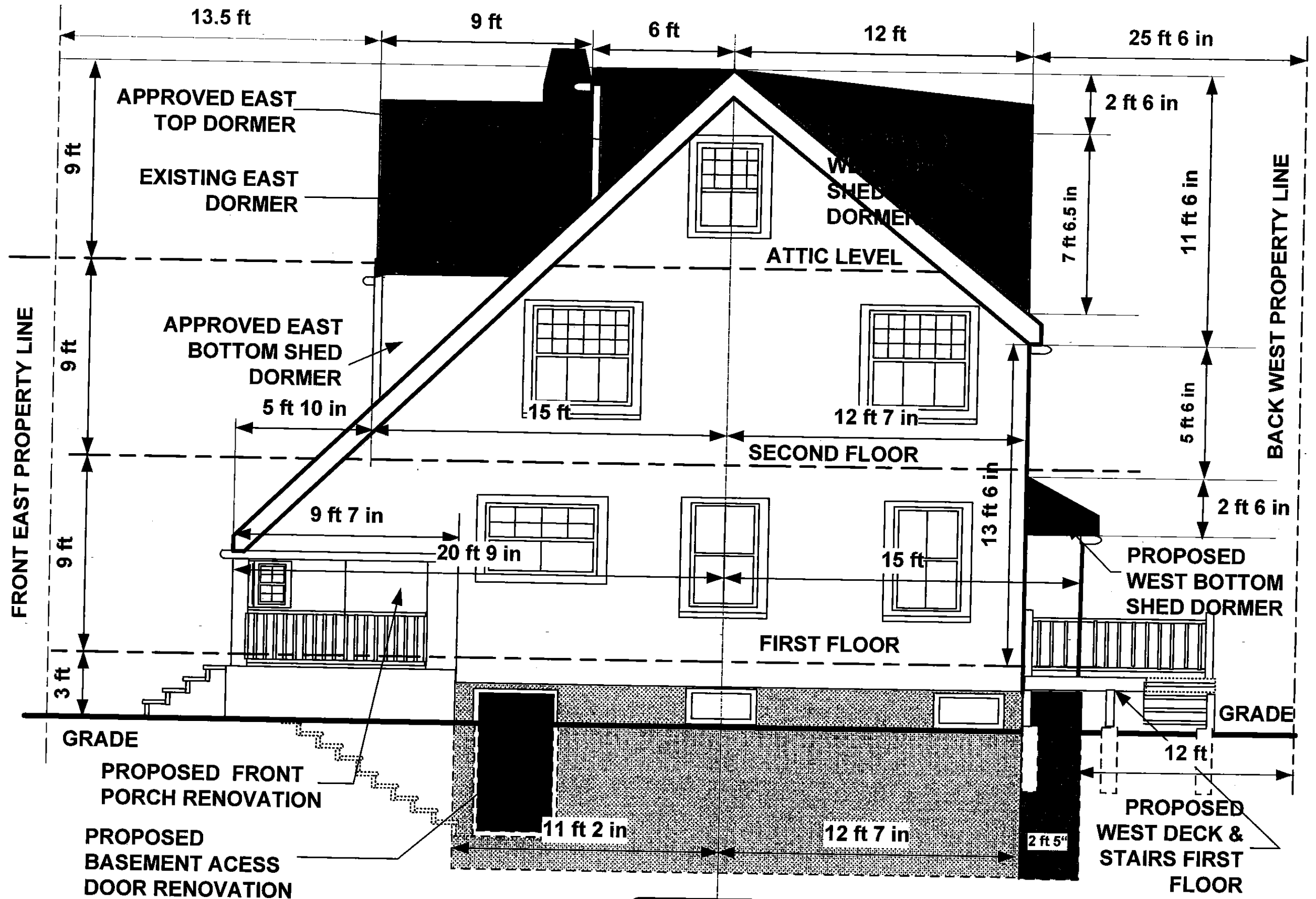
**GRADE**

8" diam. sonotubes  
5 ft Long

**PROPOSED WEST ELEVATION**

SCALE: 0' 1' 2' 3' 4'





**PROPOSED NORTH ELEVATION**

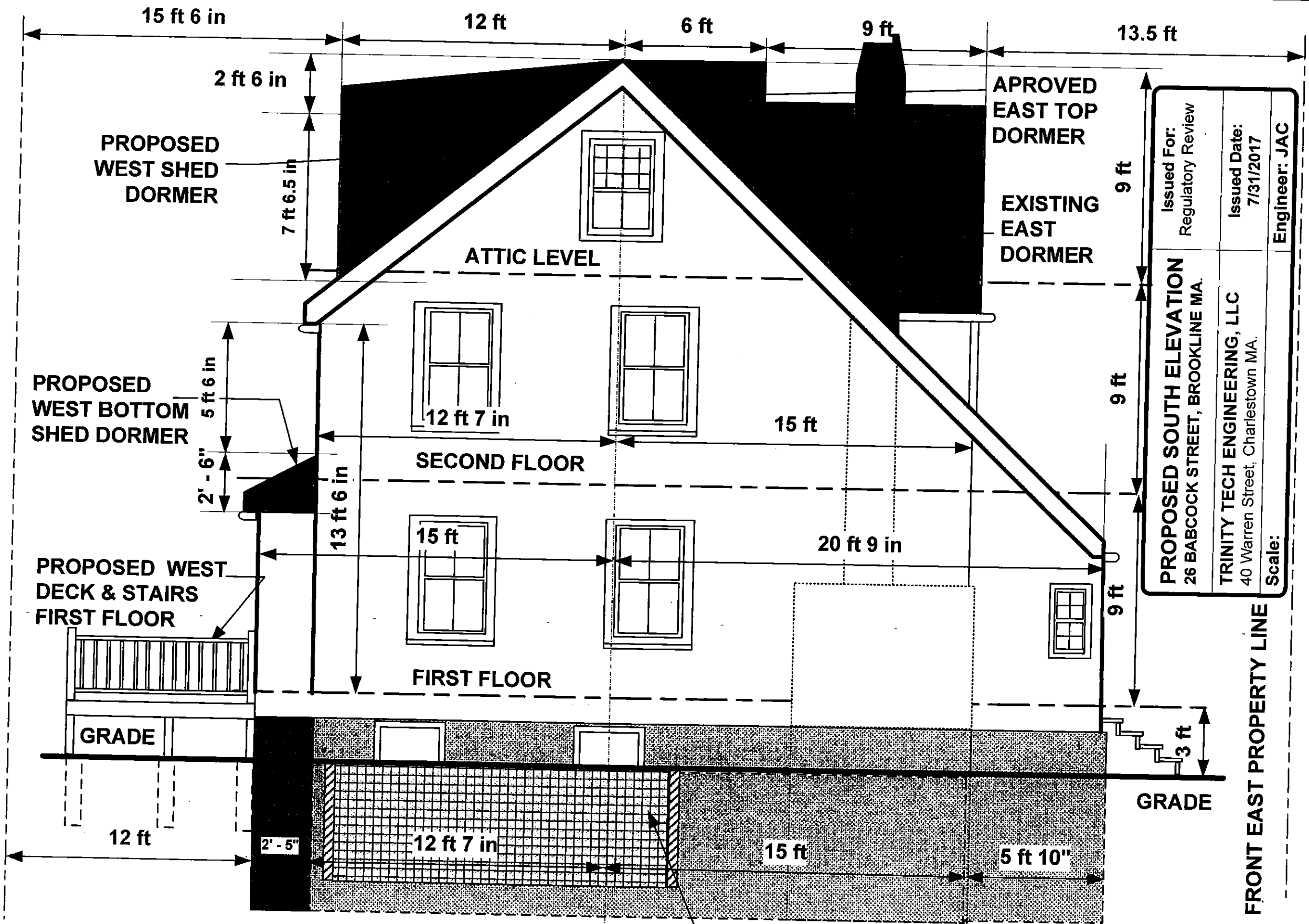
SCALE: 0' 1' 2' 3' 4'



**PROPOSED NORTH ELEVATION**  
 26 BABCOCK STREET, BROOKLINE MA.  
 TRINITY TECH ENGINEERING, LLC  
 40 Warren Street, Charlestown MA.  
 Scale:

Issued For:  
 Regulatory Review  
 Issued Date:  
 7/27/2017  
 Engineer: JAC

REAR WEST PROPERTY LINE



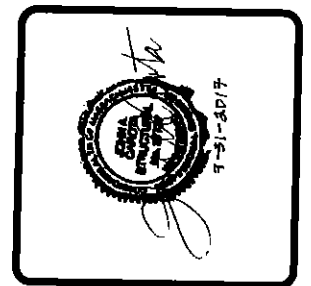
Issued For: Regulatory Review	Issued Date: 7/31/2017	Engineer: JAC
<b>PROPOSED SOUTH ELEVATION</b> 26 BABCOCK STREET, BROOKLINE MA.		
TRINITY TECH ENGINEERING, LLC 40 Warren Street, Charlestown MA.		
Scale:		

FRONT EAST PROPERTY LINE

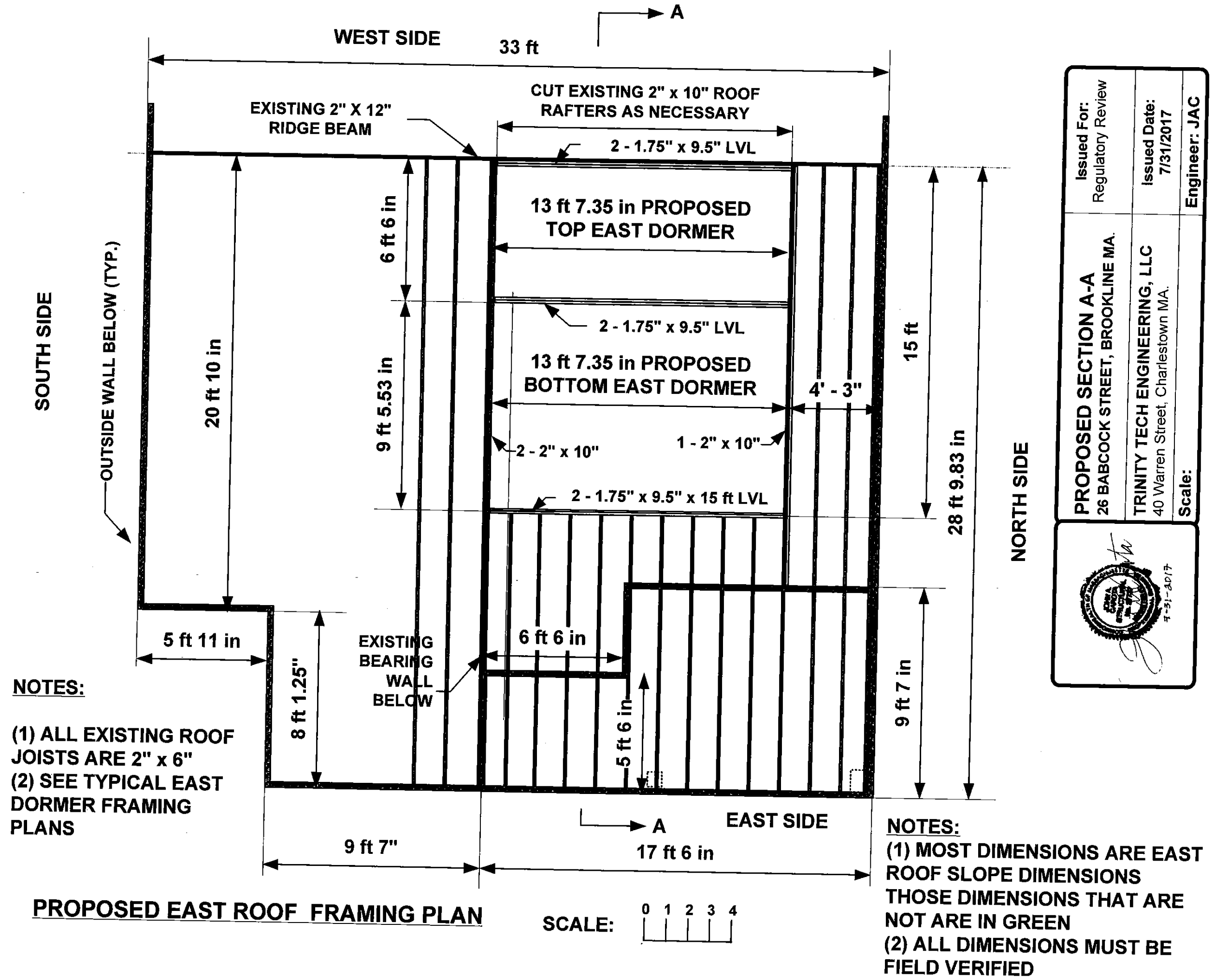
**PROPOSED SOUTH ELEVATION**

SCALE: 0' 1' 2' 3' 4'

REINFORCED MASONRY BLOCK WALL WINDOW WELL WITH LADDER



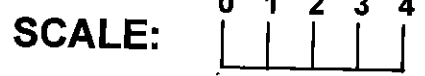




**NOTES:**

- (1) ALL EXISTING ROOF JOISTS ARE 2" x 6"
- (2) SEE TYPICAL EAST DORMER FRAMING PLANS

**PROPOSED EAST ROOF FRAMING PLAN**

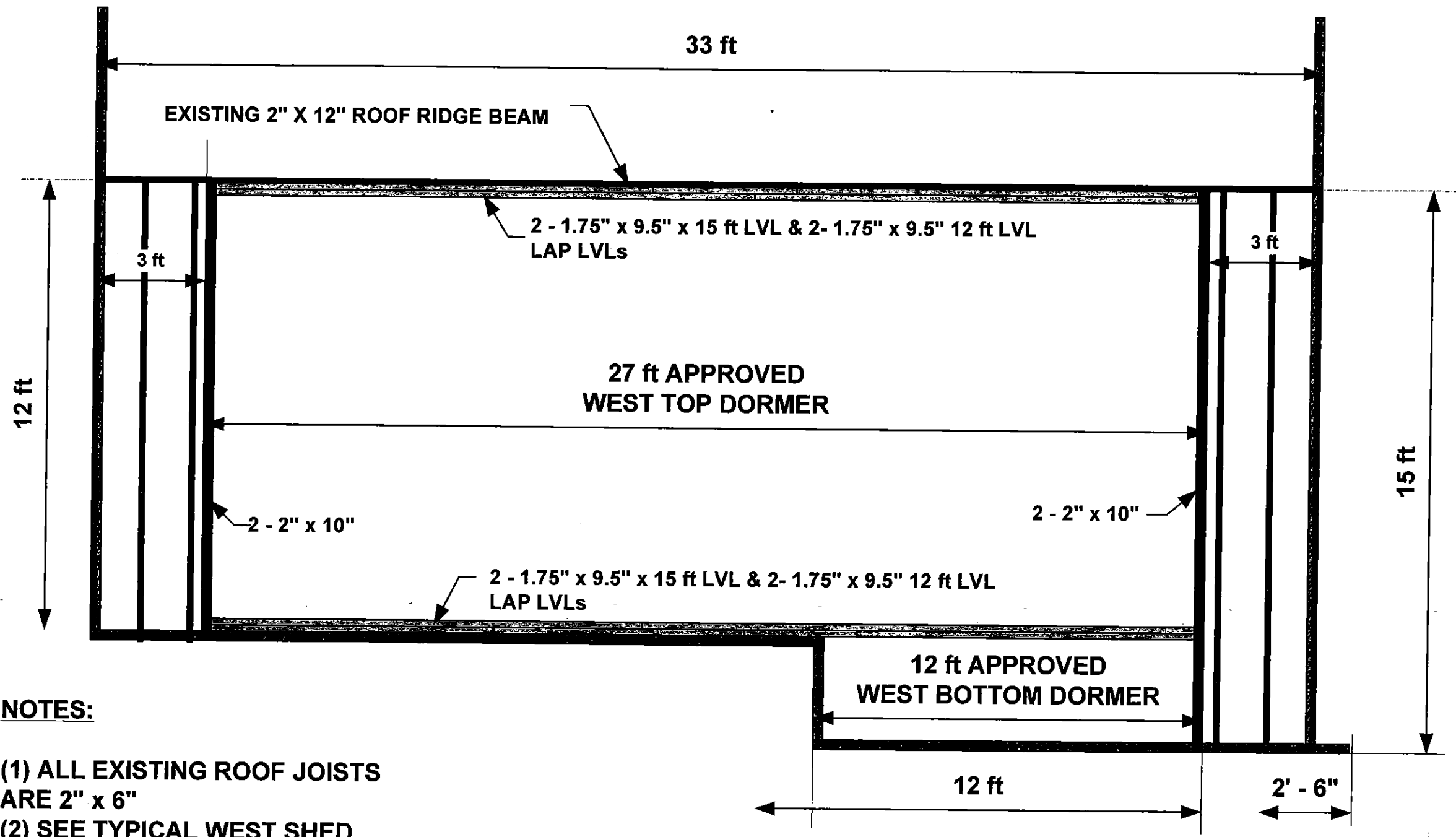


**NOTES:**

- (1) MOST DIMENSIONS ARE EAST ROOF SLOPE DIMENSIONS THOSE DIMENSIONS THAT ARE NOT ARE IN GREEN
- (2) ALL DIMENSIONS MUST BE FIELD VERIFIED

<p><b>PROPOSED SECTION A-A</b> 26 BABCOCK STREET, BROOKLINE MA.</p>	<p>Issued For: Regulatory Review</p>
<p>TRINITY TECH ENGINEERING, LLC 40 Warren Street, Charlestown MA.</p>	<p>Issued Date: 7/31/2017</p>
<p>Scale:</p>	<p>Engineer: JAC</p>

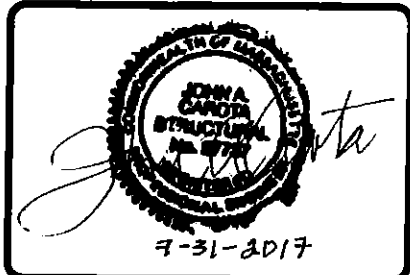
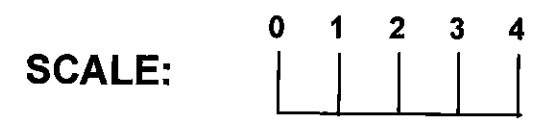
EAST SIDE



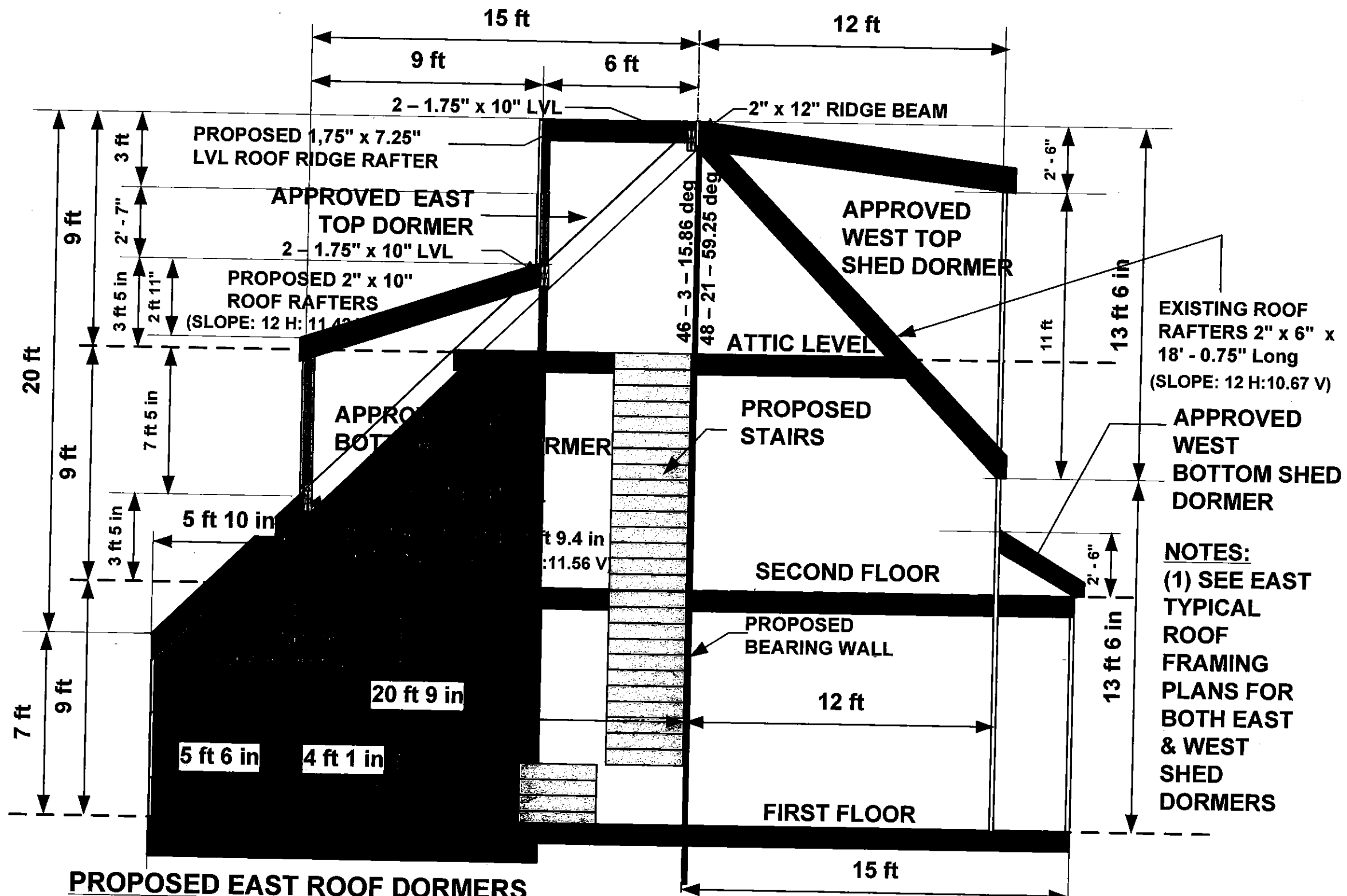
**NOTES:**

- (1) ALL EXISTING ROOF JOISTS ARE 2" x 6"
- (2) SEE TYPICAL WEST SHED DORMER FRAMING PLANS

**PROPOSED WEST ROOF FRAMING PLAN**



<b>PROPOSED SECTION A-A</b> 26 BABCOCK STREET, BROOKLINE MA.	Issued For: Regulatory Review
	Issued Date: 7/31/2017
TRINITY TECH ENGINEERING, LLC 40 Warren Street, Charlestown MA.	Engineer: JAC
Scale:	




**PROPOSED EAST ROOF DORMERS  
SECTION A-A**

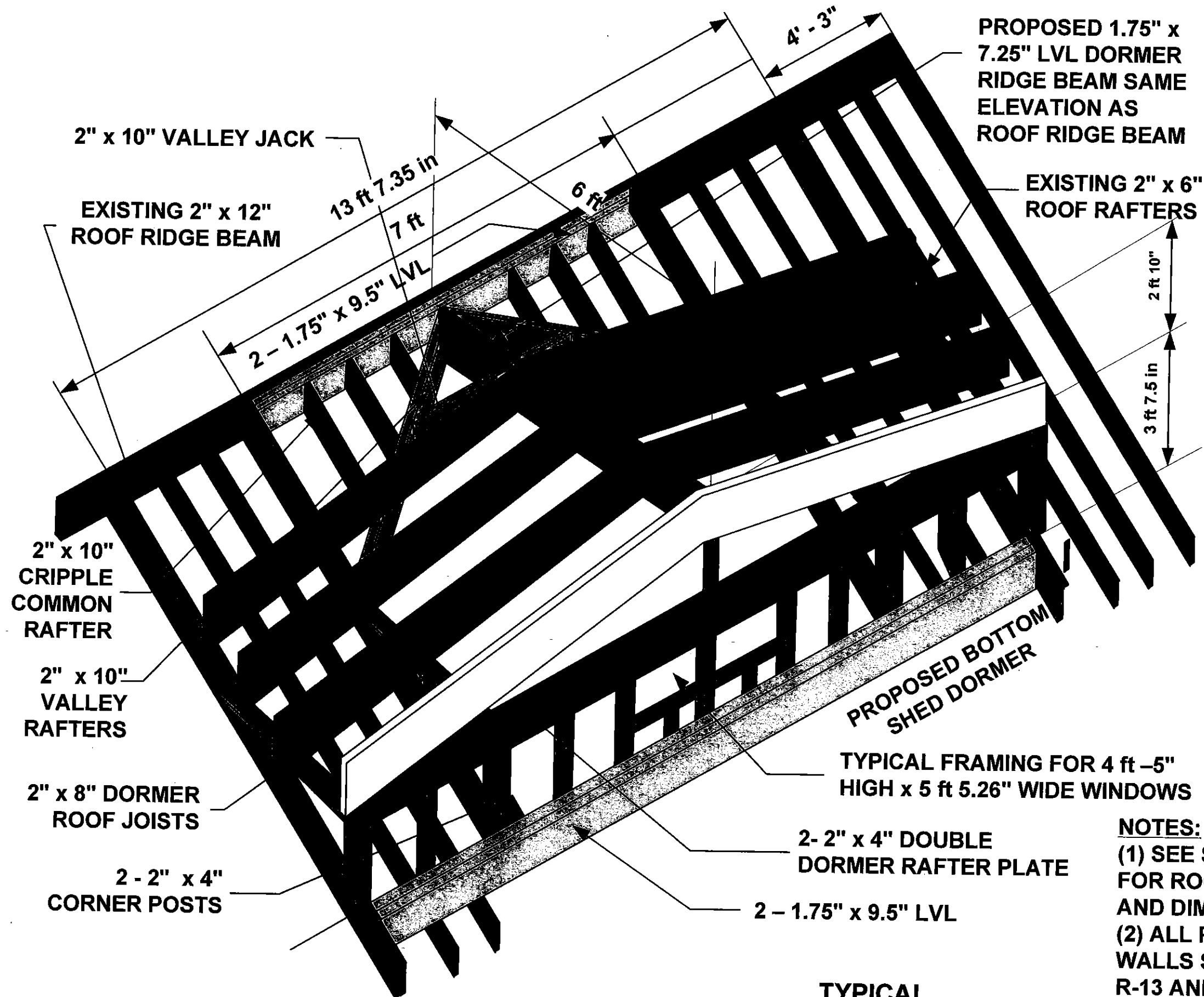
SCALE: 0 1 2 3 4

EXISTING ROOF  
RAFTERS 2" x 6" x  
18' - 0.75" Long  
(SLOPE: 12 H:10.67 V)

APPROVED  
WEST  
BOTTOM SHED  
DORMER

NOTES:  
(1) SEE EAST  
TYPICAL  
ROOF  
FRAMING  
PLANS FOR  
BOTH EAST  
& WEST  
SHED  
DORMERS

	<b>PROPOSED SECTION A-A</b> 26 BABCOCK STREET, BROOKLINE MA.	Issued For: Regulatory Review
	TRINITY TECH ENGINEERING, LLC 40 Warren Street, Charlestown MA.	Issued Date: 7/31/2017
	Scale:	Engineer: JAC



PROPOSED 1.75" x 7.25" LVL DORMER RIDGE BEAM SAME ELEVATION AS ROOF RIDGE BEAM

EXISTING 2" x 6" ROOF RAFTERS

2" x 10" VALLEY JACK

EXISTING 2" x 12" ROOF RIDGE BEAM

2 - 1.75" x 9.5" LVL

2" x 10" CRIPPLE COMMON RAFTER

2" x 10" VALLEY RAFTERS

2" x 8" DORMER ROOF JOISTS

2 - 2" x 4" CORNER POSTS

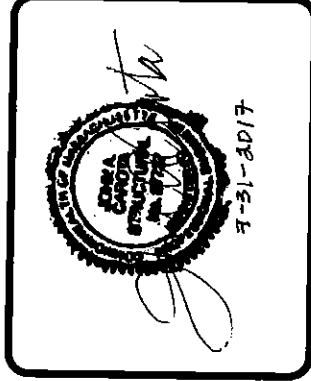
PROPOSED BOTTOM SHED DORMER

TYPICAL FRAMING FOR 4 ft - 5" HIGH x 5 ft 5.26" WIDE WINDOWS

2 - 2" x 4" DOUBLE DORMER RAFTER PLATE

2 - 1.75" x 9.5" LVL

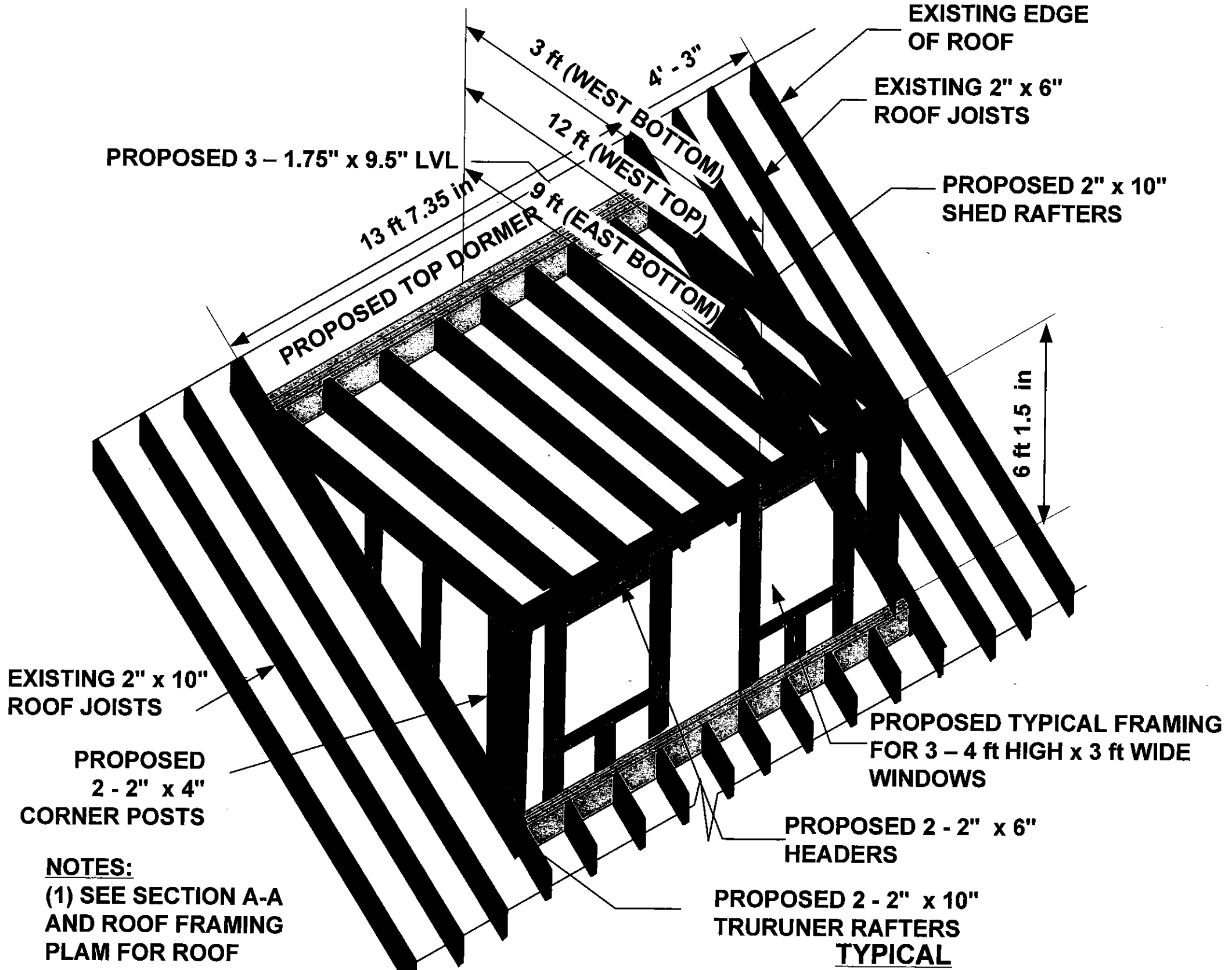
Issued For: Regulatory Review	Issued Date: 7/31/2017	Engineer: JAC
<b>PROPOSED EAST TOP DORMER</b>		
26 BABCOCK STREET, BROOKLINE MA.		
TRINITY TECH ENGINEERING, LLC		
40 Warren Street, Charlestown MA.		
Scale:		



**NOTES:**  
 (1) SEE SECTION A-A FOR ROOF SLOPES AND DIMENSIONS  
 (2) ALL PROPOSED WALLS SHALL MEET R-13 AND ROOFS R-30

**TYPICAL PROPOSED EAST TOP DORMER FRAMING DETAIL (SEE PROPOSED EAST BOTTOM SHED DORMER FRAMING PLAN)**

SCALE: NTS



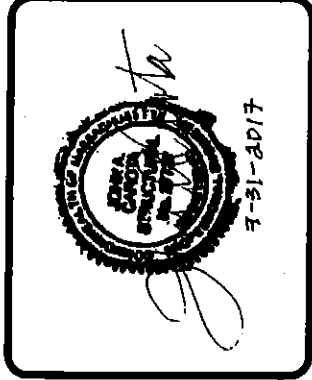
EXISTING 2" x 10"  
ROOF JOISTS

PROPOSED  
2 - 2" x 4"  
CORNER POSTS

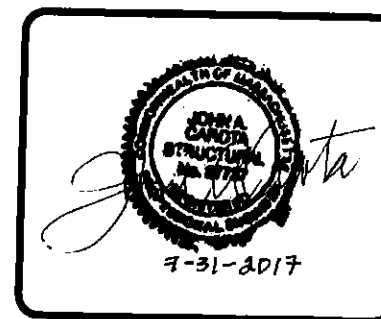
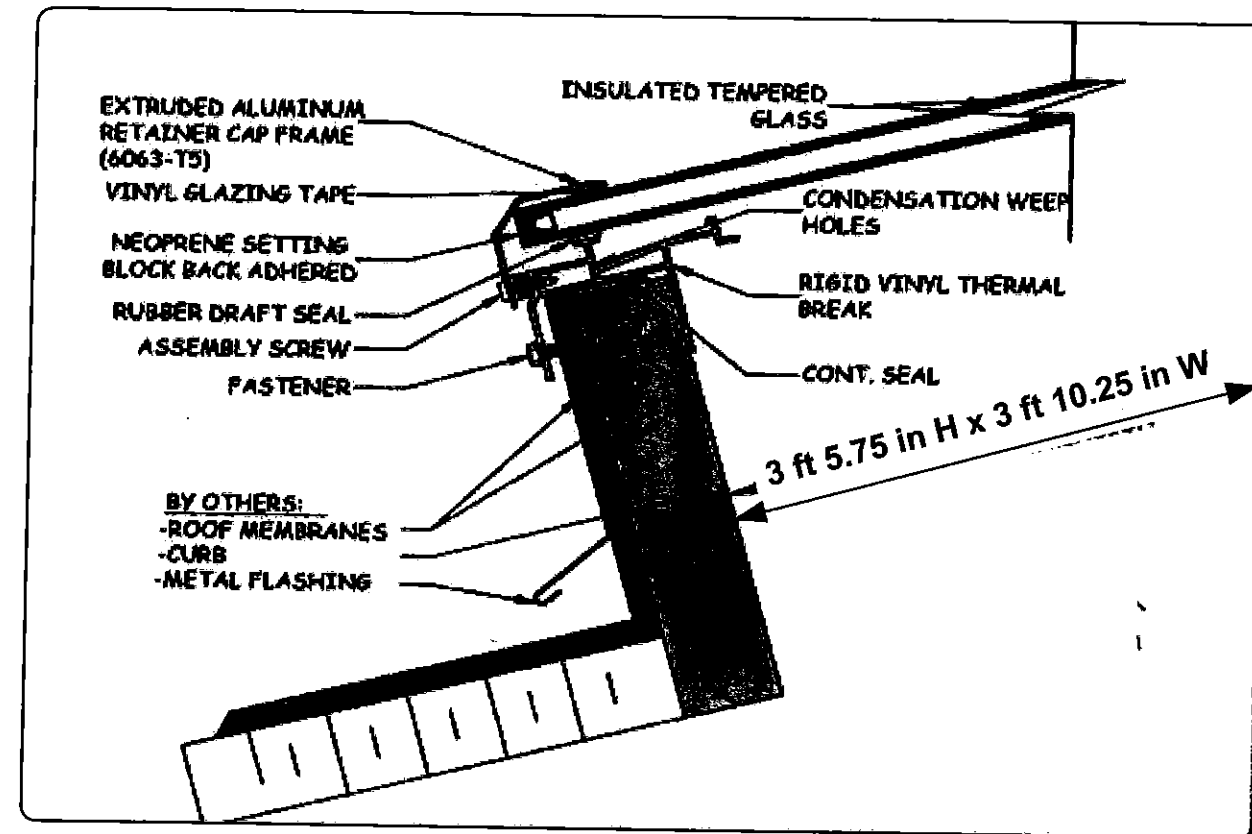
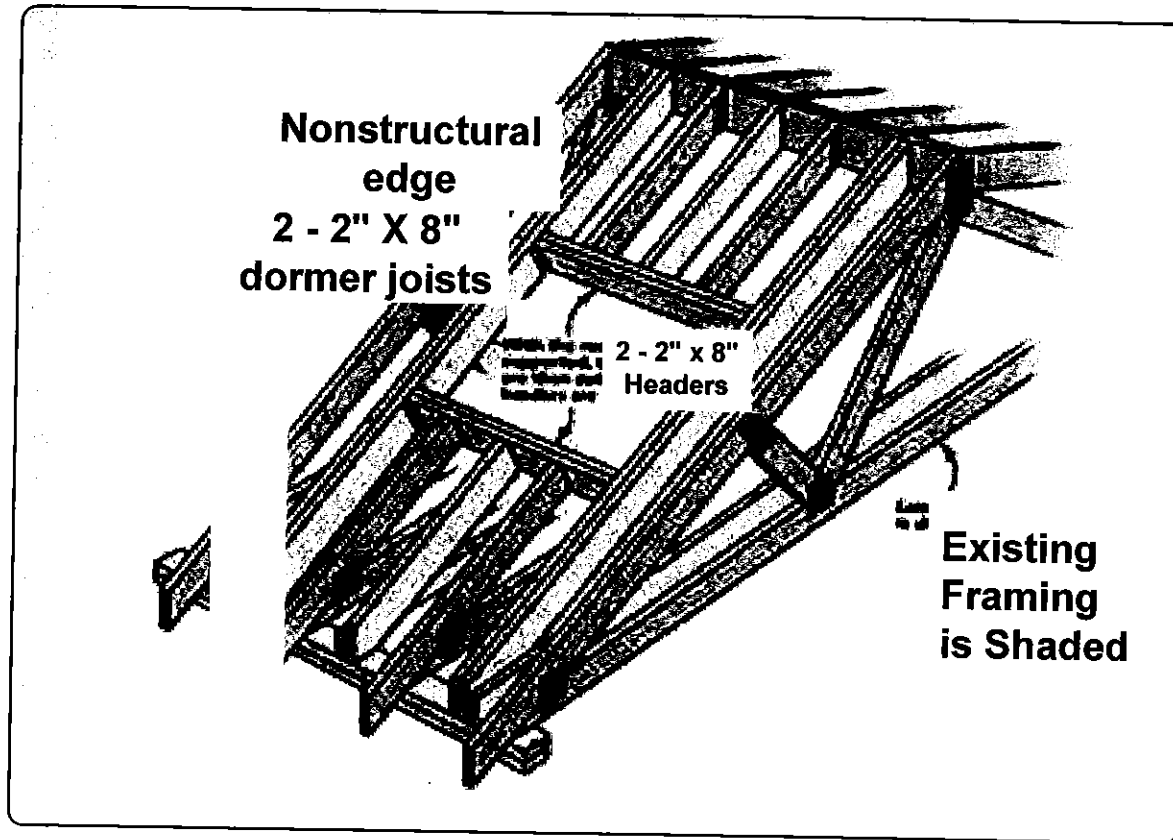
**NOTES:**  
(1) SEE SECTION A-A  
AND ROOF FRAMING  
PLAN FOR ROOF  
SLOPES AND  
DIMENSIONS

**PROPOSED EAST BOTTOM SHED DORMER FRAMING DETAIL  
PROPOSED WEST TOP & BOTTOM DORMER FRAMING  
DETAIL**

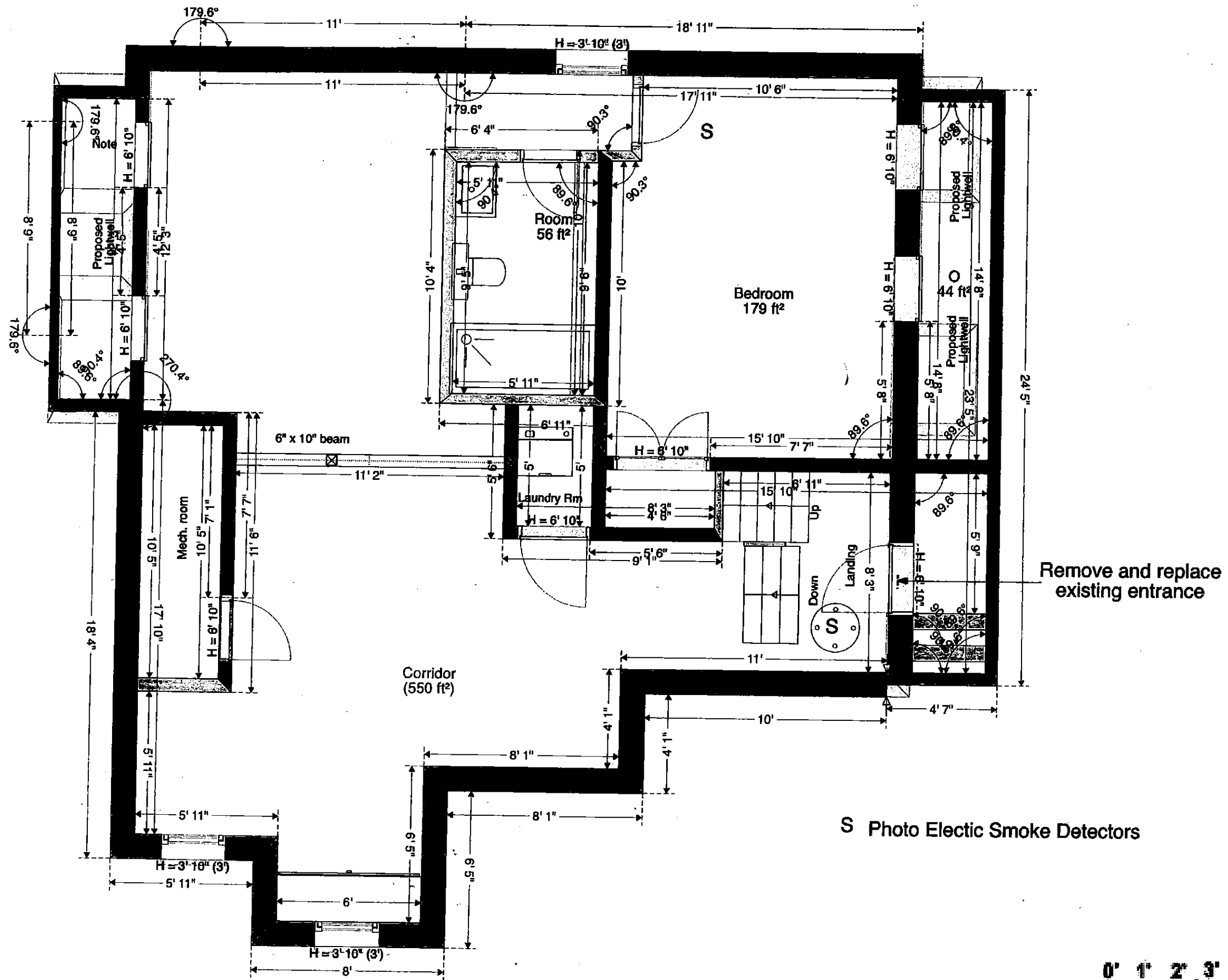
SCALE: NTS



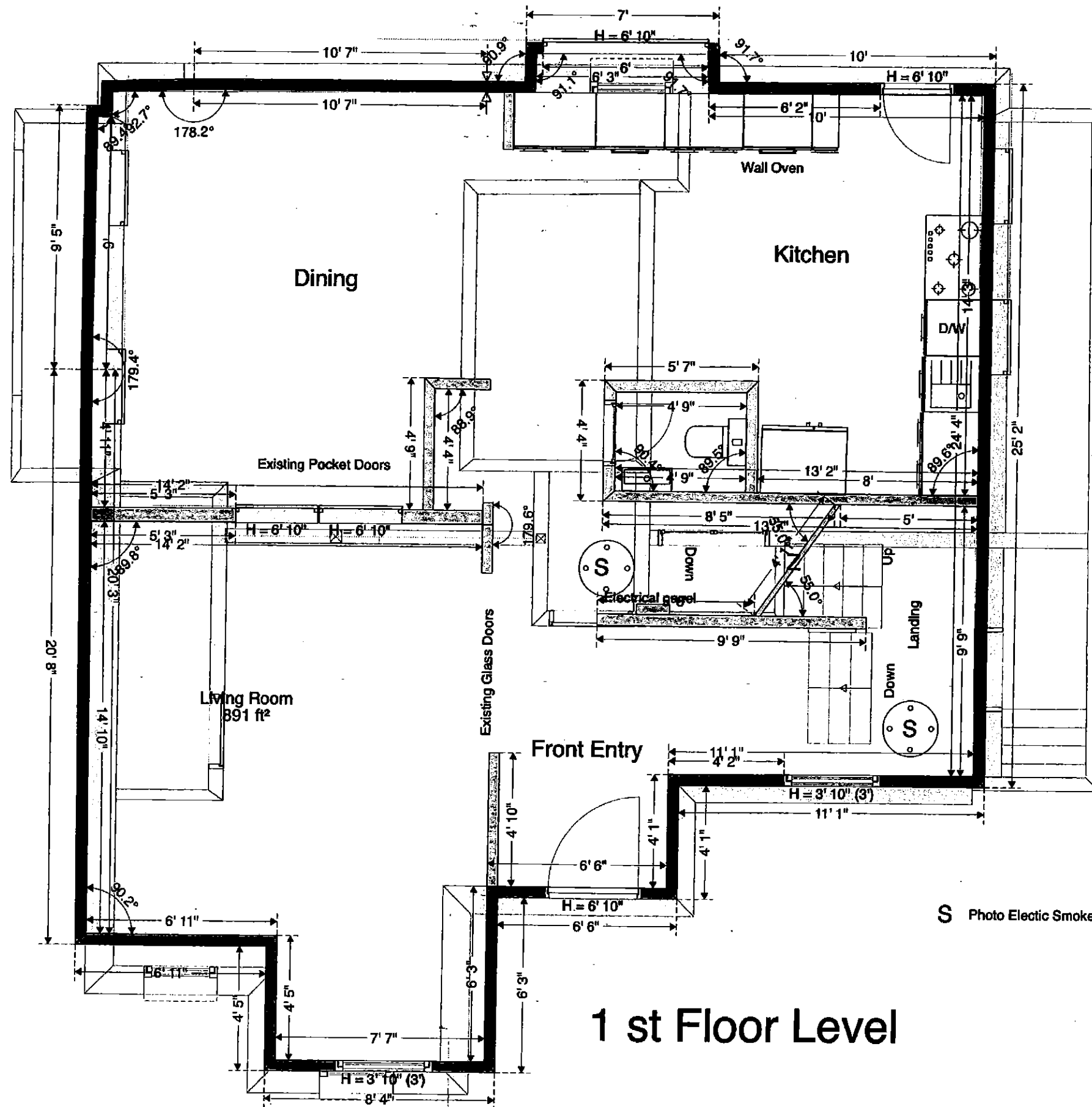
<b>PROPOSED BOTTOM EAST SHED DORMER</b> 26 BABCOCK STREET, BROOKLINE MA. <b>TRINITY TECH ENGINEERING, LLC</b> 40 Warren Street, Charlestown MA.	Issued For: Regulatory Review	Issued Date: 7/31/2017	Engineer: JAC
	Scale:		



<b>PROPOSED DETAILS FOR OPTIONAL SKYLIGHT</b> 26 BABCOCK STREET, BROOKLINE MA.	Issued For: Regulatory Review
	Issued Date: 7/31/2017
TRINITY TECH ENGINEERING, LLC 40 Warren Street, Charlestown MA.	Engineer: JAC
Scale:	



SCALE: 0' 1' 2' 3' 4'

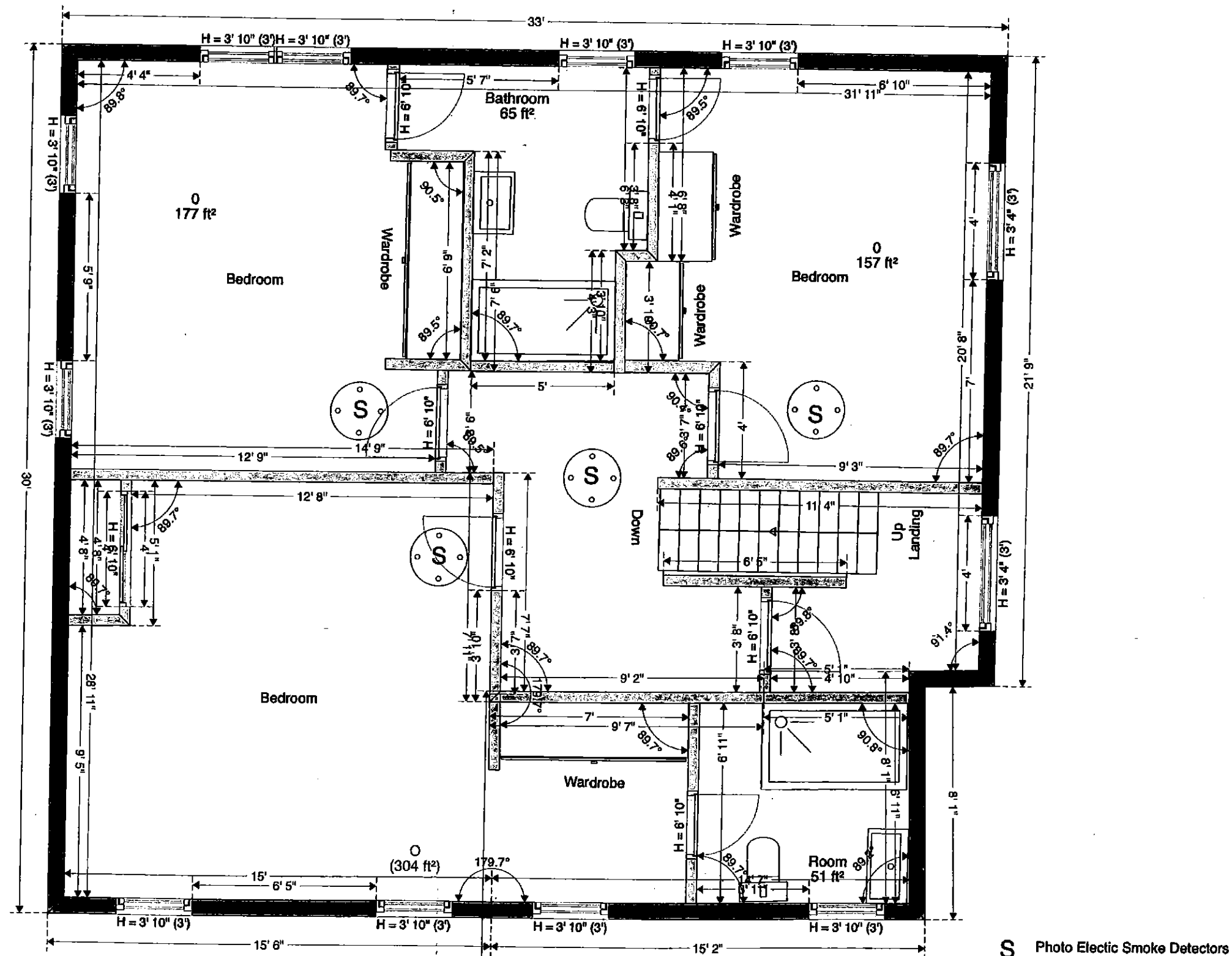


# 1 st Floor Level

S Photo Electric Smoke Detectors

SCALE: 0' 1' 2' 3' 4'

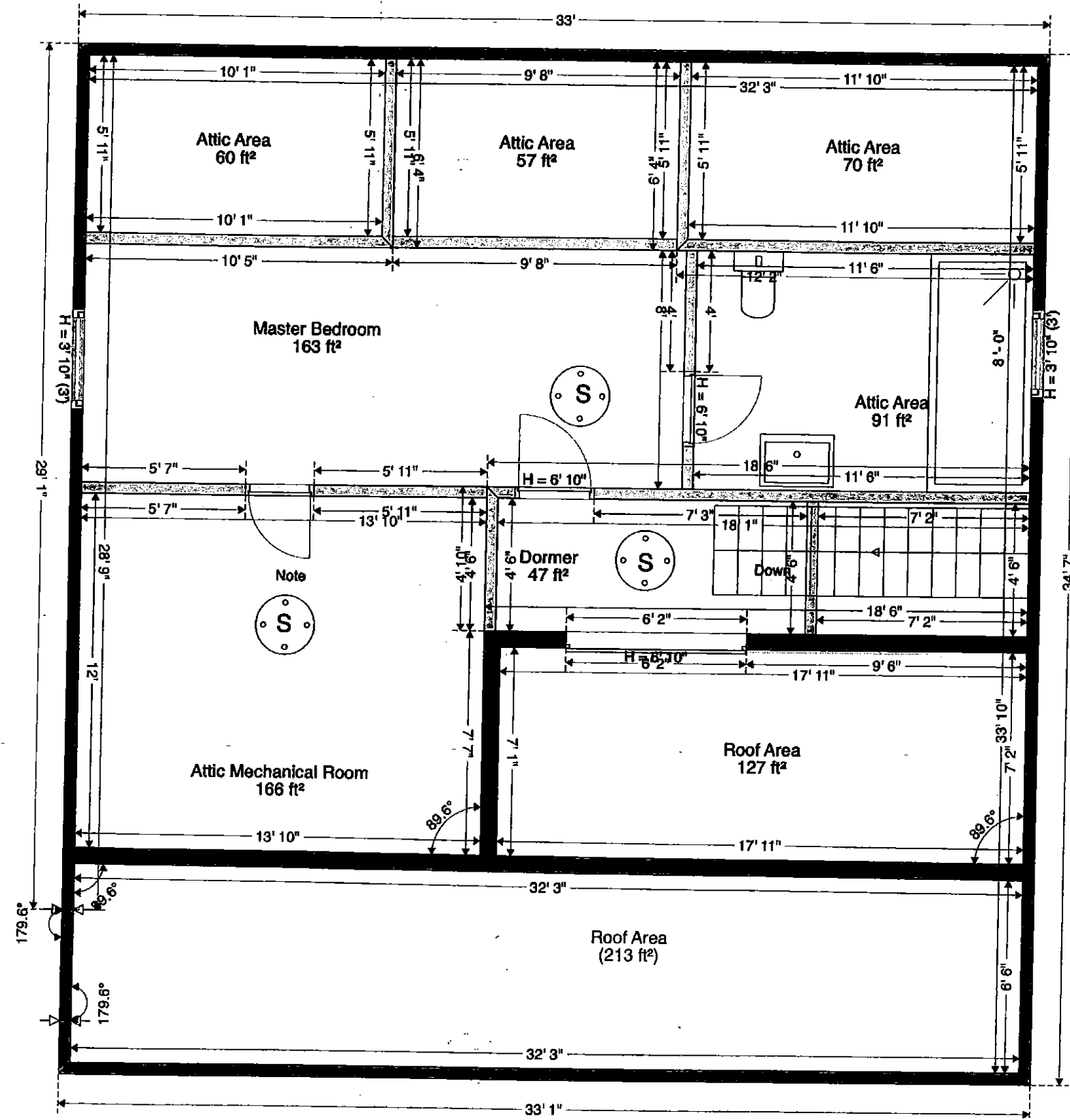




S Photo Electric Smoke Detectors

## 2nd Floor Level

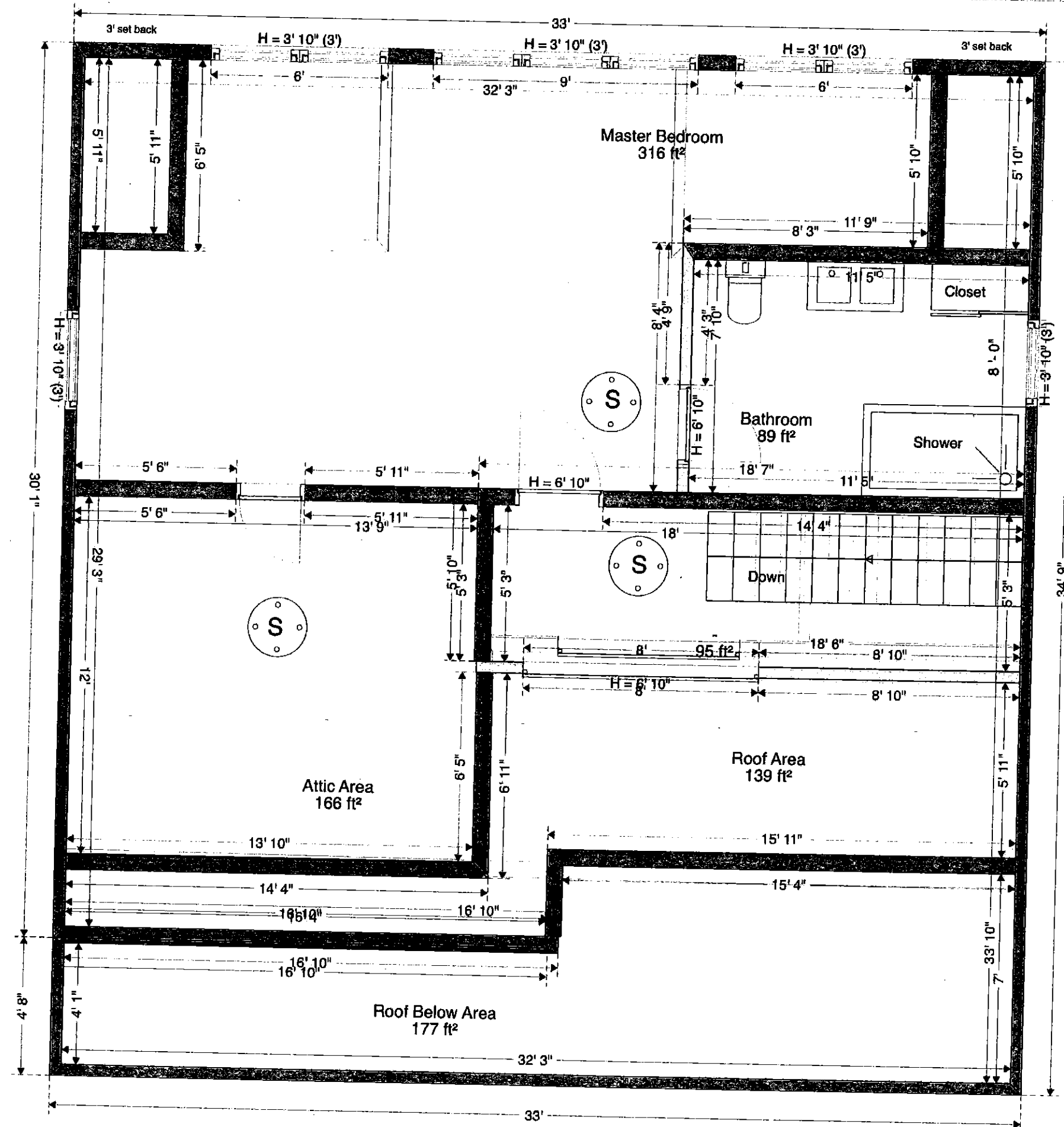
SCALE: 0' 1' 2' 3' 4'



S Photo electric, smoke detector

3 rd Floor Attic Area

SCALE: 0' 1' 2' 3' 4'



S Photo electric, smoke detector

3 rd Floor Attic Area with Proposed Full Rear Dormer

		Door Schedule		26 Babcock Street, Brookline ,Ma			
		Location	Room	Height	Door width	Left	Right
1							
2							
3	Exterior	Basement Side		6'-8"	2'- 8"	LH	
4	Exterior	Kitchen Rear		6'-8"	2'- 8"	LH	
5							
6	Interior	Basement	Bathroom	6'-8"	2'-4"	LH	
7	Interior	Basement	Utility Room	6'-8"	3'-0"		
8	Interior	Basement	Left side bedroom ( living room )	6'-8"	2'-6"		RH
9	Interior	Basement	Right side bedroom	6'-8"	2'-6"	LH	
10	Interior	Basement	RIGHT Side Bedroom Closet	6'-8"	4'-0"	Double	LH /RH
11	Interior	Basement	Laundry Room	6'-8"	3'-0"	LH	
12							
13	Interior	1ST FLOOR	1st Floor Stairway ( next to Electric panel)	6'-8"			RH
14	Interior	1ST FLOOR	1ST FLOOR LIVING ROOM	6'-8"			
15	Interior	1ST FLOOR	1ST FLOOR Half Bathroom	6'-8"	2'-4"	LH	
16							
17	Interior	2ND FLOOR FRONT	2ND FLOOR FRONT BEDROOM	6'-8"	2'-8"		RH
18	Interior	2ND FLOOR FRONT	2ND FLOOR FRONT BATHROOM	6'-8"	2'-6"	LH	
19	Interior	2ND FL Right REAR Bedroom	2ND FLOOR REAR RIGHT BEDROOM	6'-8"	2'-8"		RH
20	Interior	2ND FLOOR Right REAR	2ND FL REAR RIGHT BEDROOM Closet	6'-8"		Double	LH /RH
21	Interior	2ND FLOOR Right REAR	2ND FL REAR RIGHT Bathroom	6'-8"	2'-6"	LH	
22							
23	Interior	2ND FL Left REAR Bedroom	2ND FL REAR LEFT BEDROOM	6'-8"	2'-8"	LH	
24	Interior	2ND FLOOR Left REAR	2ND FL REAR LEFT BEDROOM Closet	6'-8"		Double	LH /RH
25	Interior	2ND FLOOR BATHROOM	2ND FL REAR LEFT Bathroom	6'-8"	2'-6"	LH	
26	Interior	2nd floor hallway	Hallway Laundry room ( under roof eve)	6'-8"			RH
27							
28		Attic Area					
29	Interior	Attic Bedroom	Attic Bedroom	6'-8"	2'-8"	LH	
30	Interior	Attic Bedroom	Attic Bathroom	6'-8"	2'-6"	LH	
31	Interior	Attic Mechanical Room	Attic Mechanical Room	6'-8"	2'-4"	LH	
32							
33							
		Window Schedule					
35	Kitchen	Kitchen window	R.O. 82 1/2" x 50 "				
36							