



Town of Brookline

Massachusetts

PLANNING BOARD

Town Hall, 3rd Floor
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Brookline, MA 02445-6899
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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: January 11, 2018
Subject: Construct a second story on a single family home
Location: **524 Clinton Road**

Atlas Sheet: 60
Block: 265
Lot: 32

Case #: 2017-0037
Zoning: S-10
Lot Area (s.f.): 10,973

Board of Appeals Hearing: **January 25, 2018 at 7:00 pm**

BACKGROUND

January 2017 – The applicant submitted an application for partial demolition. The Preservation Commission found this structure to be non-significant and did not place a stay of demolition on the property.

SITE AND NEIGHBORHOOD

524 Clinton Road is a mid-century ranch style house built in 1958. It has a front-facing two car garage underneath the main structure. It is located near the end of a cul-de-sac that is close to the Boston line and the Chestnut Hill Reservoir. This portion of Clinton Road contains similar homes of the same style and size. Most are still one story but some have second story additions.

APPLICANT'S PROPOSAL

The applicant, Tao Cai, proposes to add a second story on top of the existing first floor in order to expand the living space as part of a total gut renovation of the structure. The first floor will be reconfigured to include an office, larger kitchen, family room, living/dining room and three-season porch. On the 2nd floor, there will be four bedrooms, four baths and a laundry room. On

the exterior, the applicant will update the materials and extend the existing clapboard and brick onto the new second story. The new height of the structure will be 33.4 feet.

Sections 5.09.2.j and n – 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-l)*. 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 trees. The addition will be added only atop the existing footprint of the house and does not extend into any landscaped areas.
- b. **Relation of Buildings to Environment** – The new second story may have some shadow impacts on the closest abutters but they are expected to be minimal due to the size of the lots.
- 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. There are other two story homes on this street and the addition the design will fit in with other surrounding homes. The setbacks will all be maintained.

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

Floor Area	Allowed	Existing	Proposed	Finding
Floor Area Ratio (% of allowed)	.30 (100%)	.23 (77%)	.36 (120%)	Special Permit*/ Variance
Floor Area (s.f.)	3,292	2,496	3,946	

**Under Section 5.22.3.b.1.b, the Board of Appeals may grant a special permit for an increase in FAR of up to 120% of the allowable FAR.*

Section 5.34 – Exception to Yard and Setback Regulation

Section 5.50 – Front Yard Requirements

Dimensional Requirements	Required	Existing	Proposed	Relief Required
Front Yard Setback	20'	13.1' to 32'	13.1' to 32'	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.*

Section 8.02.2 – Alteration or Extension

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

PLANNING BOARD COMMENTS

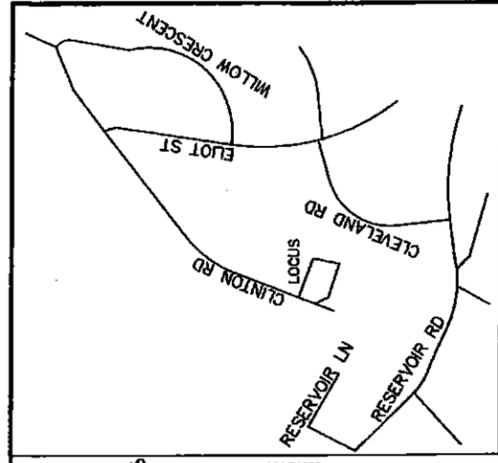
The Planning Board is supportive of this attractive second-story addition. The addition will not expand the footprint of the home and has been designed sensitively. Other nearby homes have added second stories so the addition will not be out of character with the neighborhood. The Board would like to see additional screening installed between the home and the closest abutter to the left in order to increase privacy.

Therefore, the Planning Board recommends approval of the site plan by Jon L. Fagerstrom, dated 3/16/2017, and the floor plans and elevations by Design by Sami LLC, dated 3/25/2017, subject to the following conditions:

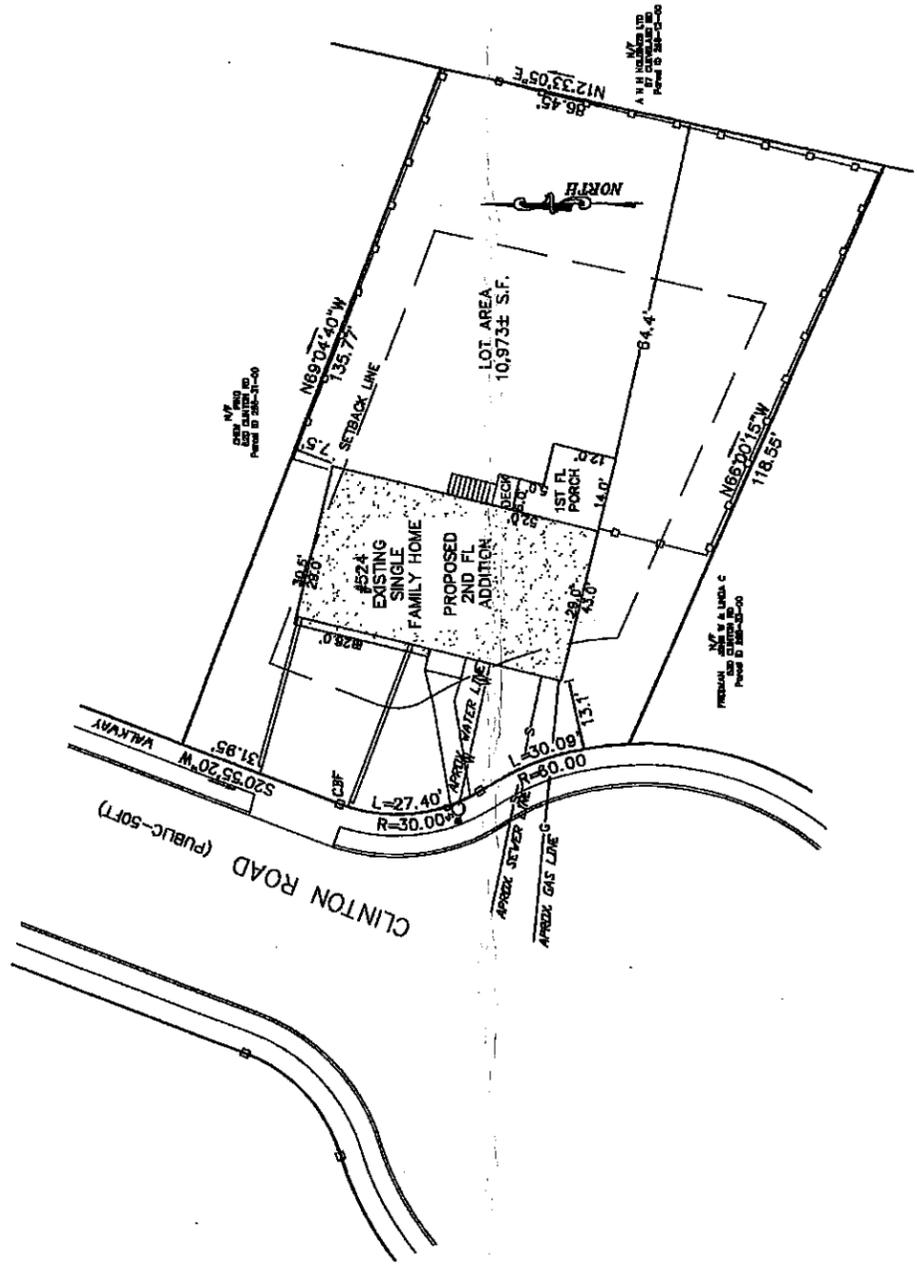
1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, floor plans and elevations subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan showing screening on both sides of the 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 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.

knm





LOCUS PLAN
N.T.S.



CERTIFY THAT THE PROPOSED ADDITION LOCATION DOES NOT CONFORM TO THE DIMENSIONAL SETBACK REQUIREMENTS OF THE ZONING BYLAW OF THE CITY OF BROOKLINE, MA.



DATE: 02-16-17
 P.L.S. #49205
 JON L. FAGERSTROM

LOCUS REFERENCES:

ID: 265--32--00
 DEED BK. 34524, PG. 517
 PLAN 606, OF 1954 BOOK 187
 LOT 13

RECORDED @ NORFOLK REGISTRY
 OF DEEDS

ZONING:	S-10	REQ.	PROP./EXIST
LOT AREA (SF):	10,000	10,973	10,973
FRONT SETBACK:	20'	13.1'	13.1' (EXIST & PROP)
SIDE SETBACK:	10'	7.5'	7.5' (EXIST & PROP)
REAR SETBACK:	30'	64.4'	64.4' (EXIST)
LANDSCAPE:	10%	76%	76% (PROP.)
OPEN SPACE:	40%	63%	63% (PROP.)
FAR	0.3	0.28	0.28 (EXIST)
		0.32	0.32 (PROP.)



DESIGNED BY: R.M. DRAWN BY: R.M. DATE: 02/16/2017



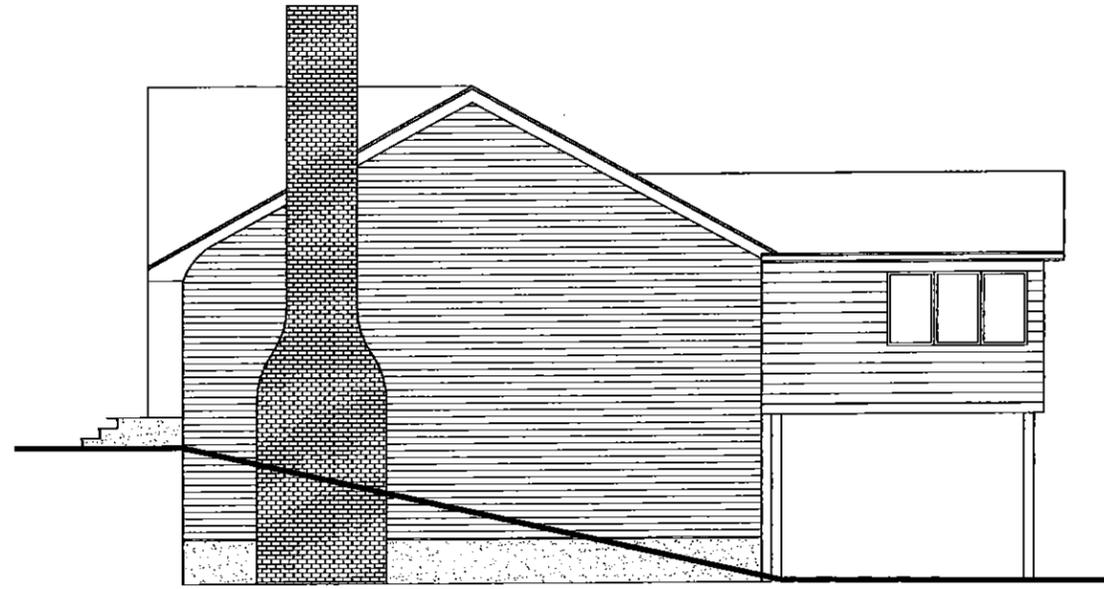
ALPHA OMEGA
 ENGINEERING INC.
 CIVIL ENGINEERS, LAND SURVEYORS
 ENVIRONMENTAL CONSULTANTS
 25 HIGHLAND VIEW DR
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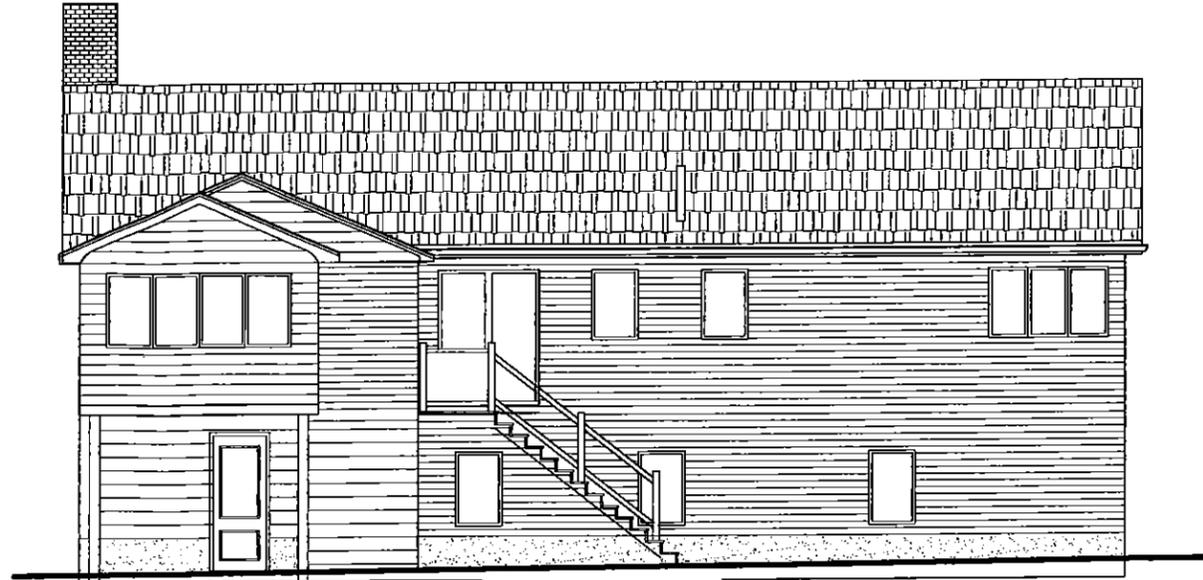
LEGEND

- SETBACK LINE
- o- FENCE
- W- WATER LINE
- S- SEWER LINE
- ⊕ UTILITY POLE
- ⊙ SEWER MANHOLE
- ⊙ DRAIN MANHOLE

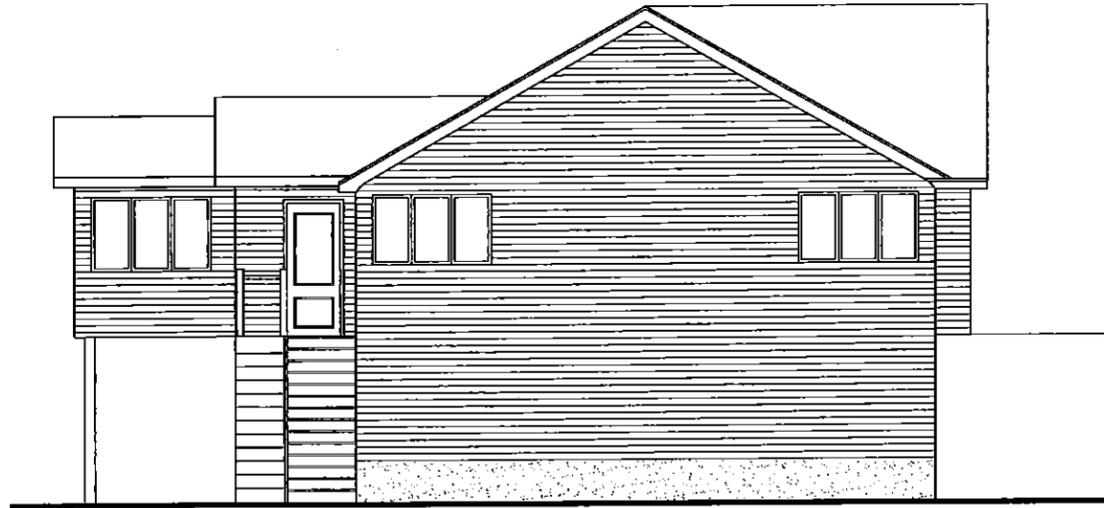
PROPOSED ADDITION PLOT PLAN
 LOCATED AT
 524 CLINTON ROAD
 BROOKLINE, MA
 OWNED BY
 TAO CAI



EXISTING SIDE RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



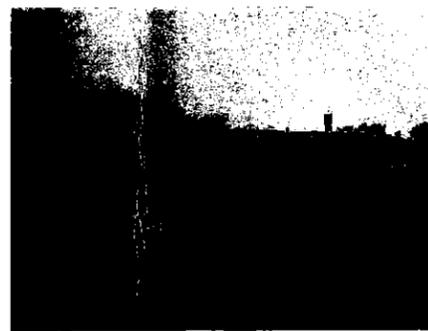
EXISTING BACK ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



DRAWN BY: SK
CHECKED: SK
MARCH 25, 2017

CONTRACTOR

PROJECT TYPE
SECOND FLOOR ADDITION
RESIDENTIAL

PROJECT LOCATION
534 CLINTON STREET
BROOKLINE, MA

ISSUED FOR ZONING
REVIEW

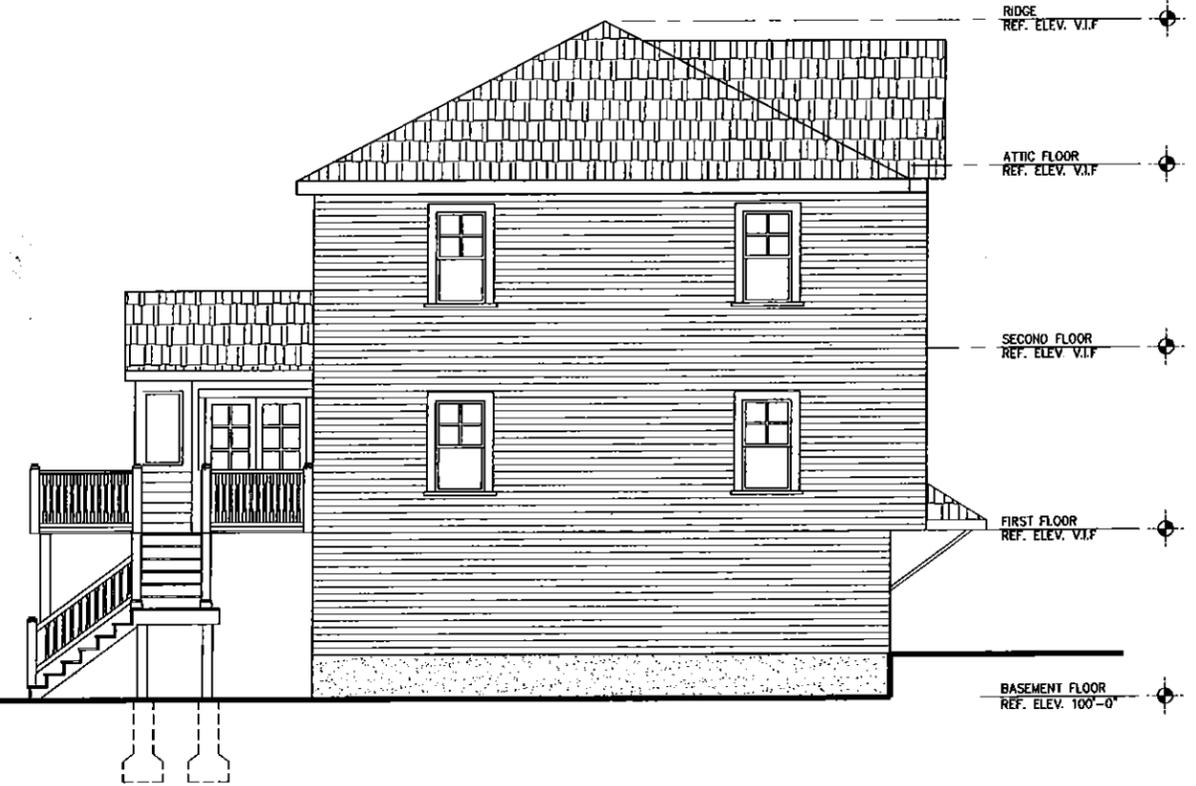
Sam E. Smith, R.L.
Structural Engineer
Design License No. 10000
New York State
Address:
28 Oak Lawn Road
Weymouth, MA 01981
www.samsmith.com
617-460-5101 Office
508-460-5100 Fax
www.samsmith.com



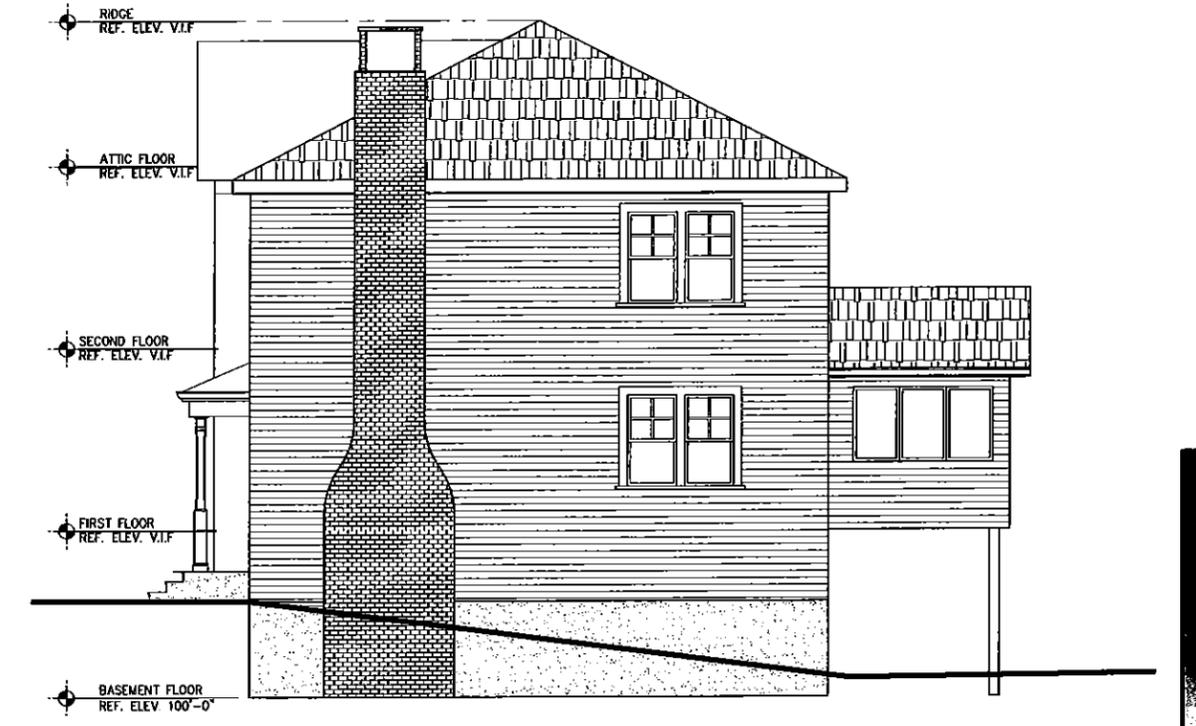
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



BACK ELEVATION



RIGHT SIDE ELEVATION



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

DRAWN BY: SK
CHECKED: SK
MARCH 25, 2017

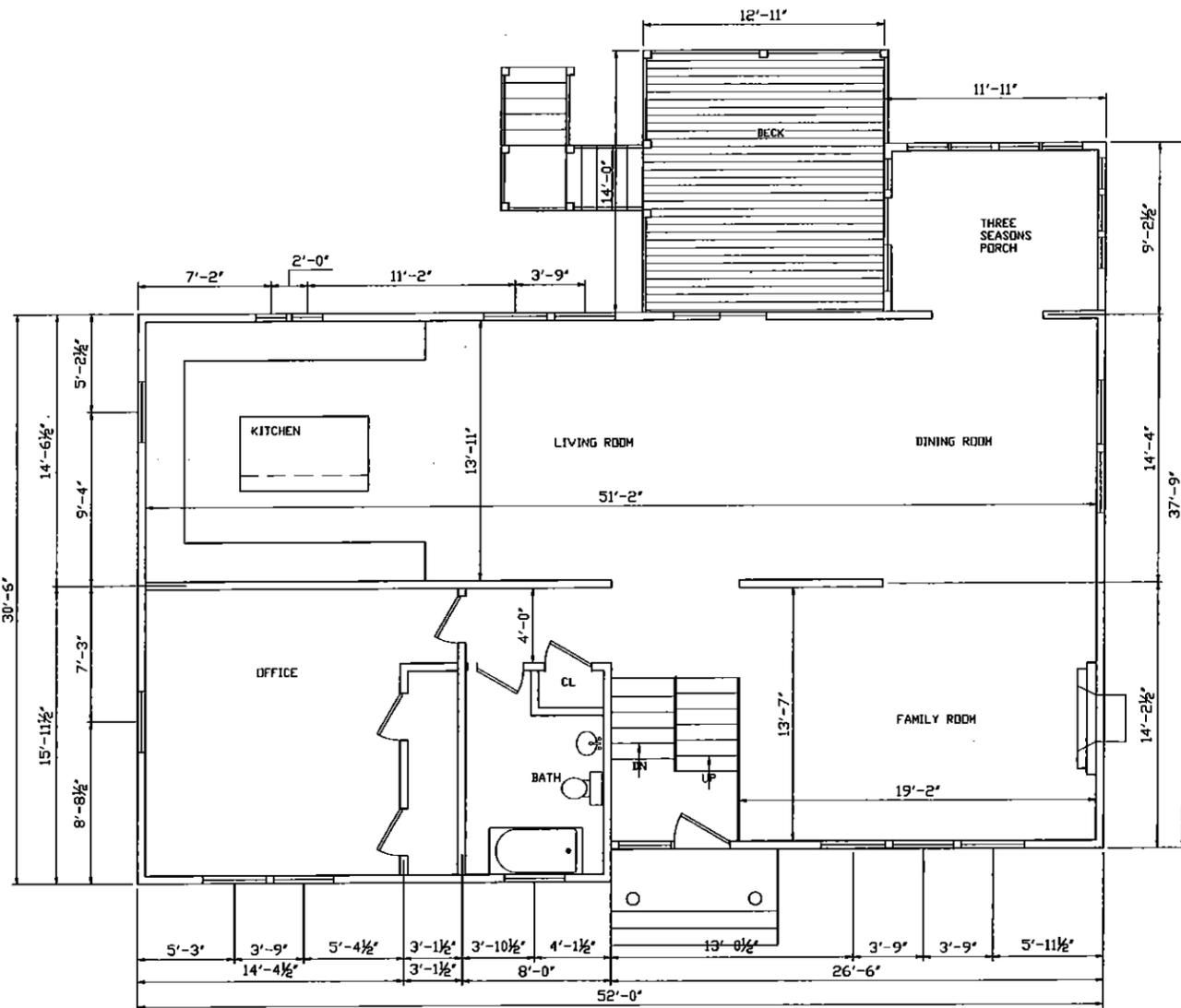
CONTRACTOR

PROJECT TYPE
SECOND FLOOR ADDITION
RESIDENTIAL

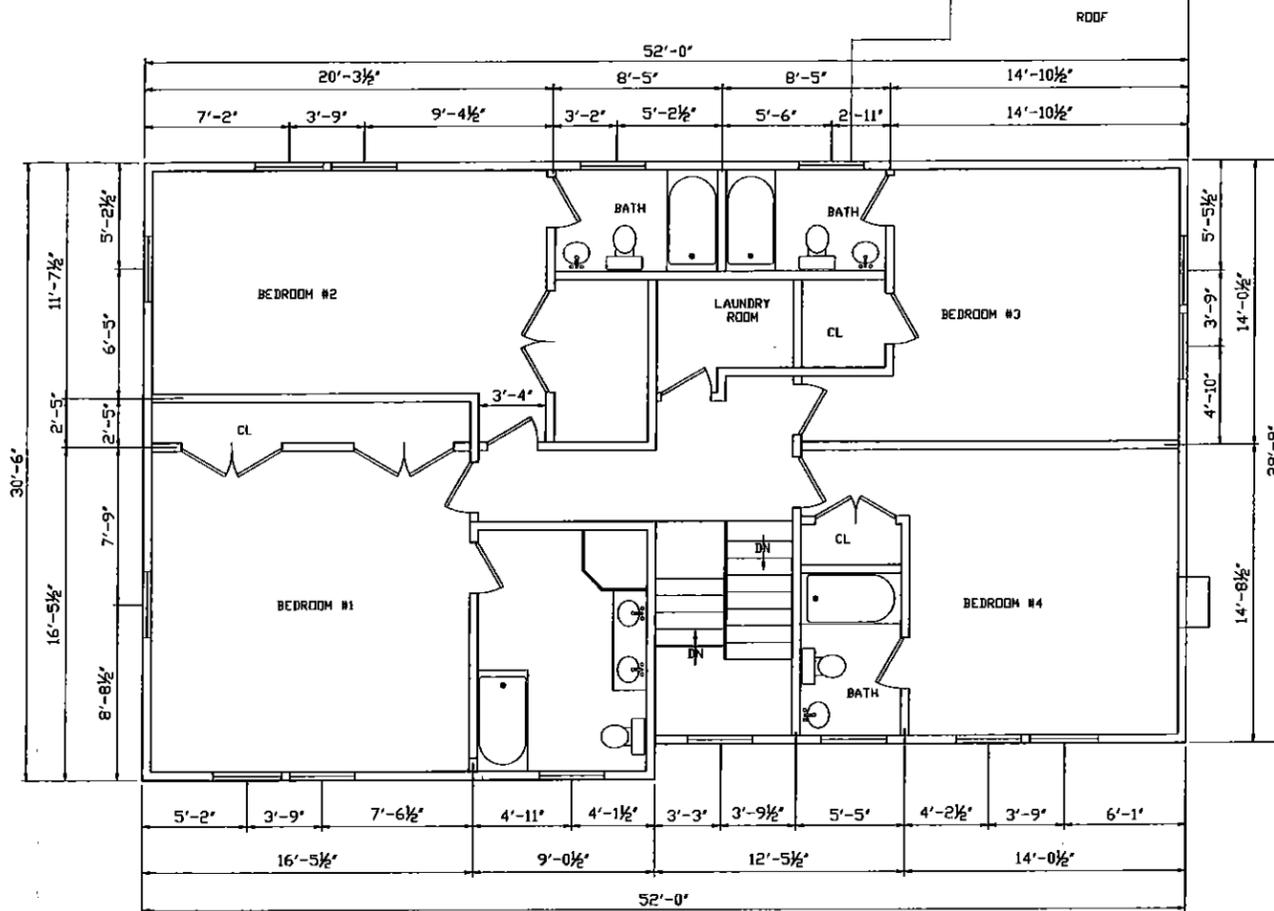
PROJECT LOCATION
524 CLINTON STREET
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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

GROSS FLOOR AREA	
FIRST FLOOR	1647 SF
SECOND FLOOR	1539 SF
ATTIC	0 SF
BASEMENT	760 SF
TOTAL	3946 SF
GARAGES	625 SF

DRAWN BY: SK
CHECKED: SK
MARCH 25, 2017

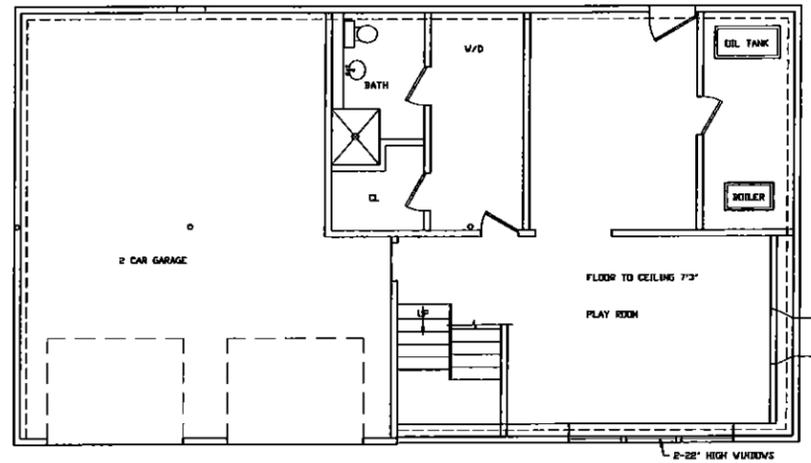
CONTRACTOR

PROJECT TYPE
SECOND FLOOR ADDITION
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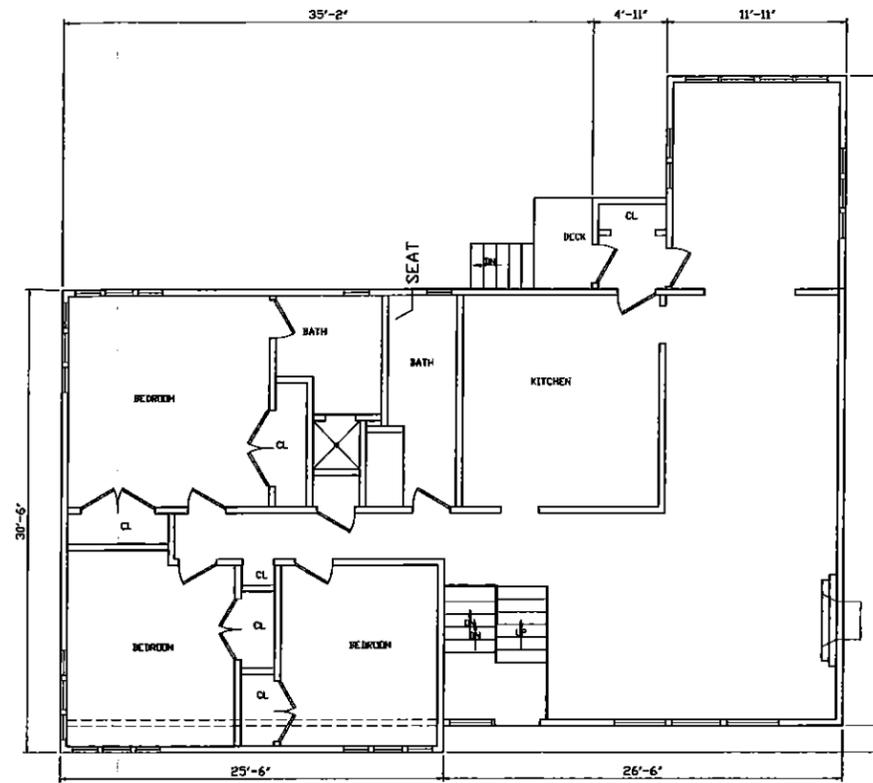
PROJECT LOCATION
524 CLIFTON STREET
BROCKING, MA

ISSUED FOR ZONING
REVIEW





EXISTING AND PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"



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

EXISTING GROSS FLOOR AREA	
FIRST FLOOR	1736 SF
ATTIC	0 SF
BASEMENT	760 SF
TOTAL	2496 SF
GARAGES	625 SF

DRAWN BY: SK
CHECKED: SK
MARCH 25, 2017

CONTRACTOR

PROJECT TYPE
SECOND FLOOR ADDITION
RESIDENTIAL

PROJECT LOCATION
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BROOKLINE, MA

ISSUED FOR ZONING
REVIEW

