



# 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

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

To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: January 11, 2018  
Subject: Finish basement of existing single-family dwelling  
Location: **50 Lyman Road**

Atlas Sheet: 127  
Block: 437  
Lot: 37

Case #: 2017-0040  
Zoning: S-25  
Lot Area (s.f.): 33,712

Board of Appeals Hearing: **February 1, 2018 at 7:10 pm**

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### SITE AND NEIGHBORHOOD

50 Lyman Road is a single-family home constructed in 2015. It is two and a half stories and has a three car garage with a circular driveway. Lyman Road is a cul-de-sac located off of Heath Street. The neighborhood consists of large, newly-constructed homes on large lots.

### PROPOSAL

The applicants, John and Gina Dineen, propose to finish the basement of their existing home. The finished basement will add 2,538 square feet of finished space to the gross floor area. Two mechanical areas and a storage area will remain unfinished. The new total gross floor area of the home will be 9,261 square feet.

## FINDINGS

### Section 5.20 – Floor Area Ratio

Floor Area	Allowed	Existing (w/o basement)	Existing (with basement)	Proposed	Finding
Floor Area Ratio (% of allowed)	.20 (100%)	.199 (99.5%)	.27 (135%)	.27 (135%)	Variance
Floor Area (s.f.)	6,742	6,723	9,261	9,261	

### Section 8.02.2 – Alteration and Extension

A special permit is required to alter a pre-existing non-conforming structure.

### PLANNING BOARD COMMENTS

The Planning Board is supportive of this proposal to finish the basement of this home. From a design perspective, the finishing of the basement has no exterior impact on the home or the streetscape. Although the home already has ample square footage, the applicant would like to use the finished basement space as play space for their children, and the Board does not see any reason why the applicant should not be allowed to finish the space. They have received many letters of support from their neighbors.

**Therefore, should the Zoning Board of Appeals find that the statutory requirements for a variance are met, the Planning Board recommends approval of the site plan dated 10/11/2013 by Verne Porter and the floor plans dated 11/14/2017 by Duckham Architecture, subject to the following conditions:**

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan and floor plans, 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 building elevations; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

*knm*



# Finished Basement at 50 Lyman Road Brookline, Massachusetts 02467

## PERMIT SET - November 14, 2017



### ENERGY COMPLIANCE

ALL CONSTRUCTION WILL BE IN COMPLIANCE WITH THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE. ALL INSULATION WILL MATCH ENERGY COMPLIANCE CERTIFICATE SUPPLIED BY ARCHITECT. ALL WALLS TO BE R-20 SPRAY FOAM. ALL CEILING, ROOF & FLOOR TO BE R-38 SPRAY FOAM. HOUSEWRAP WILL BE INSTALLED PER MANUFACTURER'S INSTRUCTION. ALL OPENINGS WILL BE SEALED IN COMPLIANCE WITH THE 2009 I.E.C.C.

### ZONING COMPUTATIONS:

BUILDING ZONE	S-25, SINGLE FAMILY
LOT SIZE	33,712 SQ. FT.
MAX. ALLOWABLE F.A.B.	6.2 or 4,742 SQ. FT.
<b>GROSS SQUARE FOOTAGE:</b>	
FLOOR	MAXIMUM ALLOWED: 6742 SQ.FT.
FINISHED BASEMENT	1077 SQ.FT.
FIRST FLOOR OVERALL TOTAL	1260 SQ.FT.
SECOND FLOOR OVERALL TOTAL	3480 SQ.FT.
FLOOR AREA > 12'-0"	293 SQ.FT.
GARAGE (780 SF ALLOWED)	779 SQ.FT.
<b>GROSS SQUARE FOOTAGE CALCULATIONS:</b>	
FLOOR	
FIRST FLOOR	3280 - 253 = 3027 SQ.FT.
SECOND FLOOR	3480 - 253 = 3227 SQ.FT.
GROSS FLOOR AREA > 12'-0"	(117'-4" CEILING HEIGHT / 12) x 11 SQ. FT. = 11 SQ.FT.
GROSS FLOOR AREA > 12'-0"	(105'-5" CEILING HEIGHT / 12) x 233 SQ. FT. = 395 SQ.FT.
GARAGE	779 - 780 = -1 SQ. FT.
TOTAL	6742 SQ.FT.
<b>PROPOSED FINISHED BASEMENT NET SQUARE FOOTAGE CALCULATIONS:</b>	
FLOOR	
EXISTING CONDITIONS	6723 SQ.FT.
PROPOSED FINISHED BASEMENT	2975 - 437 = 2538 SQ. FT.
TOTAL	9261 SQ.FT.

NOTE: SUM OF THE GROSS FLOOR AREA NOTED ABOVE HAS BEEN CALCULATED FROM WITHIN THE OUTER PERIMETER OF THE OUTSIDE (EXTERIOR) WALLS WITHOUT DEDUCTION OF HALLWAYS, STAIRS, CLOSETS, THICKNESS OF WALLS & COLUMNS OR OTHER FEATURES. GARAGE SQUARE FOOTAGE AND AREAS WITH A FINISHED CEILING HEIGHT GREATER THAN 12'-0" HAVE BEEN CALCULATED IN COMPLIANCE WITH THE ZONING BY-LAW FOR THE TOWN OF BROOKLINE, MA, ARTICLE 8, §2.07

### PROJECT DIRECTORY

**OWNER:** Gina Dineen  
50 Lyman Road  
Brookline, MA 02467

**ARCHITECT:** Duckham Architecture  
51 Central Avenue  
Needham, MA 02494  
T: (617) 422-0952  
F: (617) 422-0962  
Contact: Kent Duckham

**GENERAL CONTRACTOR:** The Legend Group  
423 Washington Street  
Brighton, MA 02135  
T: (617) 429-9920  
Contact: Babak Veyssi

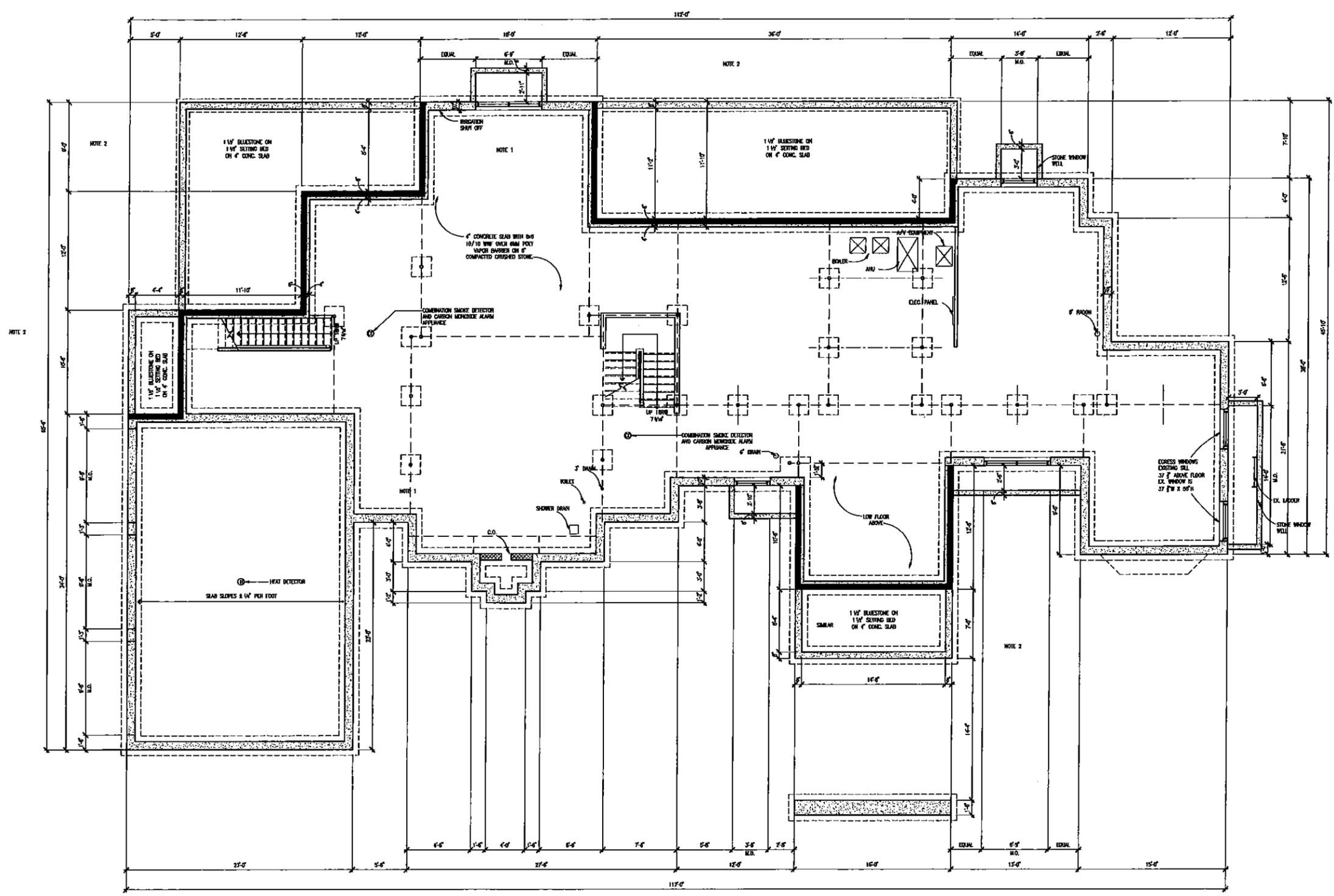
### DRAWING INDEX

EX100 EXISTING CONDITIONS BASEMENT PLAN  
A100 PROPOSED FINISHED BASEMENT PLAN  
A101 PROPOSED FINISHED BASEMENT GROSS SQUARE FOOTAGE DIAGRAM

### GENERAL NOTES

- ALL WORK PERFORMED, INCLUDING MATERIALS FINISHED, WORKMANSHIP, AND AREAS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE AND THE LATEST REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE AND THE APPLICABLE CITY OR TOWNSHIP, ALL LOCAL AND STATE MUNICIPAL AND FEDERAL REQUIREMENTS, AND GENERAL CONDITIONS FOR AIA DOCUMENT #203 AND OWNER/CONTRACTOR AGREEMENT DOCUMENT #A105.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE OWNER AND THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY THE GOVERNING AGENCIES.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THAT ALL EXISTING CONDITIONS AGREE WITH THE INFORMATION SHOWN ON THE DRAWINGS. ANY CONFLICTS, OMISSIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF ANY WORK. NO ALLOWANCES WILL SUBSTITUTELY BE MADE ON BEHALF OF THE ARCHITECT FOR ANY ADDITIONAL EXPENSES WHICH ARE INCURRED DUE TO NEGLIGENCE OR WHICH COULD HAVE BEEN REASONABLY FORESEEN BY PRIOR INSPECTION OF EXISTING CONDITIONS.
- PRIOR TO COMMENCING WORK, ORDERING OF MATERIALS AND SHOP FABRICATION OF ANY MATERIALS, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS INDICATED ON THE DRAWINGS AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION.
- DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE AND TYPICAL DETAIL FOR CONSTRUCTION. JAMB DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS, FOR CONDITIONS NOT ILLUSTRATED, NOTIFY ARCHITECT FOR CLARIFICATION AND/OR SHOWN DETAIL.
- THE SCOPE OF WORK INCLUDES ALTERATION TO EXISTING FACILITIES. WORK WHICH IS OTHERWISE REQUIRED TO BE PERFORMED OR PROVIDED A COMPLETE AND FINISHED PRODUCT WITHIN THE SCOPE OF WORK, BUT WHICH IS NOT SPECIFICALLY INCLUDED ON THE CONTRACT DOCUMENTS, SHALL BE PERFORMED BY THE CONTRACTOR AND BE INCLUDED IN THE BID. CONTRACTOR TO INSPECT AT TIME OF DELIVERY ALL FIXTURES PROVIDED BY OWNER TO INSURE PROPER QUANTITY, THAT FITS AND IS CORRECT TYPE, AND MATCH FINISHES. CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION, WHICH MAY INCLUDE BLOCKING, SHIMMING, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL ITEMS SUPPLIED BY OWNERS VEHICLES AND TO VERIFY THAT ALL MATERIALS RECEIVED ARE IN ACCORDANCE WITH THE SPECIFICATIONS, HEREIN. ANY DAMAGED ITEMS OR DISCREPANCIES BETWEEN MATERIALS SPECIFIED AND MATERIALS SHIPPED, SHALL BE REPORTED TO THE ARCHITECT PROMPTLY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL INSTALLATIONS, EXISTING MATERIALS AND FINISHES WITH THE PROPOSED CONSTRUCTION AREA AND ALL ADJOINING PROPERTY AFFECTED BY CONTRACTOR'S OPERATIONS. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHIELDING AND BRACING FOR STRUCTURAL OR NEIGHBORLY RISKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURY CAUSED BY OR DURING THE EXECUTION OF THE WORK. ANY EXISTING MATERIALS AND FINISHES WHICH ARE DAMAGED, SHALL BE REPLACED AS NECESSARY WITH NEW MATCHING MATERIALS AT THE CONTRACTOR'S OWN COST AND EXPENSE.
- THE CONTRACTOR SHALL DO ALL CUTTING, CHASING, CORE DRILLING, PATCHING AND REPAIRING AS REQUIRED TO PERFORM ALL THE WORK THAT MAY BE INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB. PATENTED SHALL MATCH ADJACENT SYSTEMS, MATERIALS AND FINISHES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL EMPLOY ADEQUATE NUMBER OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK. ALL WORK SHALL BE PERFORMED BY FULLY LICENSED PROFESSIONALS AND AS REQUIRED BY STATE AND LOCAL GOVERNMENTS FOR EACH APPLICABLE TRADE, PLUMBING, ELECTRICAL, ETC.), WHO SHALL ARRANGE FOR AND OBTAIN REQUIRED INSPECTIONS AND SIGN-OFFS.
- THESE DRAWINGS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE ONLY. CONTRACTOR, SUBCONTRACTORS, VENDORS AND MATERIAL SUPPLIERS SHALL REFER TO ALL RELEVANT SECTIONS IN REVIEWING AND PERFORMING THEIR WORK AND SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THEIR WORK REGARDLESS OF WHERE THE INFORMATION OCCURS ON THE DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WORK OF ALL TRADES AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH THE WORK OF OTHERS, AND SHALL VERIFY THAT ANY WORK RELATING TO THEM WHICH HAD TO BE PROVIDED BY OTHERS, HAS BEEN COMPLETED AND IS ADEQUATE PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL PROVIDE STRUCTURAL BACKING/BLOCKING FOR ALL WALL MOUNTED FIXTURES, FINISHES AND EQUIPMENT, AND FOR ALL HANGING FIXTURES, MIRRORS, ETC.
- CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND FOR RECOMMENDATIONS.
- CONTRACTOR SHALL AT ALL TIMES DURING THE COURSE OF THE CONTRACT KEEP ADJOINING PREMISES, INCLUDING STREETS AND OTHER AREAS ADJACENT TO OR USED BY THE CONTRACTOR, FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND DEBRIS CAUSED BY CONTRACTOR'S EMPLOYEES, SUBCONTRACTOR OR THEIR WORK.
- CONTRACTOR SHALL ASSURE DELIVERY AND STORAGE OF OWNER SUPPLIED ITEMS, AND DISPOSE OF ANY RESULTING TRASH.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL TRADES PRIOR TO INSTALLATION, AND SAMPLES OF ALL MATERIAL AND COLOR/FINISHES FOR ARCHITECT'S APPROVAL ON ANY DEVIATION/SUBSTITUTION FROM CONTRACT DOCUMENTS.
- CONTRACTOR TO VERIFY ALL FIXTURE COUNTS, AS APPLICABLE TO THEIR CONTRACT, WITH OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLOSURE, PRIOR TO FINAL PAYMENT, INCORPORATING ALL STANDARD WARRANTIES AND ORIGINALS OF ALL APPLICABLE CERTIFICATES OF TESTING, INSPECTION, TEMPORARY FINAL CERTIFICATE OF OCCUPANCY, COORDINATE WITH OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR A THOROUGH, PROFESSIONAL CLEANING OF THE ENTIRE FACILITY PRIOR TO OWNER TAKEOVER DATE. ALL EXPOSED HORIZONTAL AND VERTICAL SURFACES INCLUDING, BUT NOT LIMITED TO THE FOLLOWING MUST BE WIPED CLEAN AND FREE OF DIRT, WALLS, EXPOSED STRUCTURAL MEMBERS, STAIRS AND RAILINGS, CARPETRY. ALL FLOORS MUST BE MOPPED CLEAN.
- CONTRACTOR TO PROVIDE 3 COPIES OF AS BUILT INFORMATION, OPERATION AND MAINTENANCE MANUALS, INCLUDING ALL PRODUCT WARRANTIES AND WARRANTIES.
- CONTRACTOR TO KEEP A SET OF THE MOST CURRENT DRAWINGS ON SITE AT ALL TIMES.

**PERMIT SET**  
11.14.17



ISSUES

Number	Date	Description
1	11.14.17	PERMIT SET

Revisions

Number	Date	Description
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Checked by:  
Drawn by:

50 Lyman Road  
Brookline, MA

EXISTING CONDITIONS  
BASEMENT PLAN

Drawing Scale:  
1/4"=1'-0"

Project Number:  
2015916

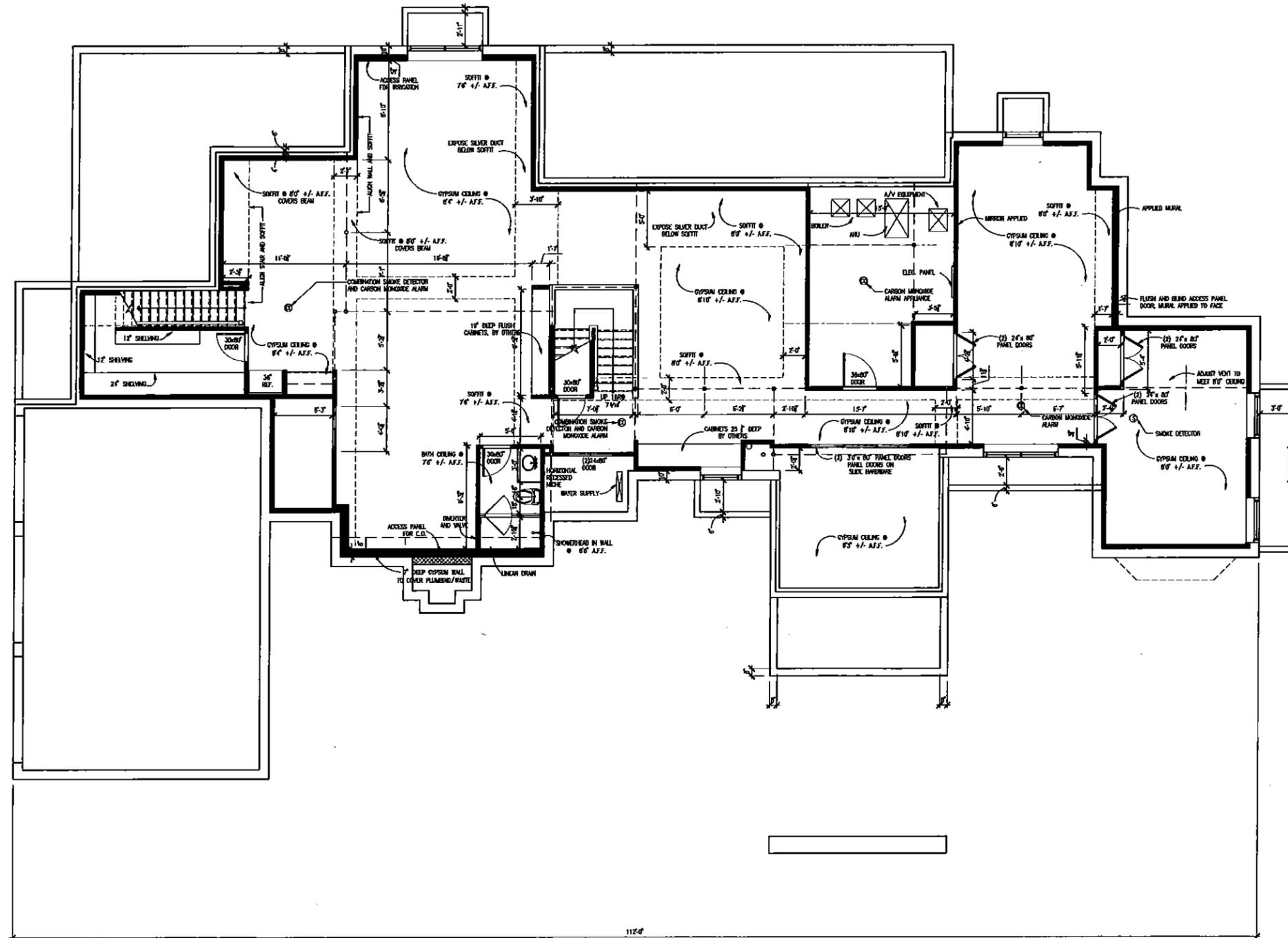
Date Issued:  
11.14.2017

**WALL HATCH LEGEND:**

	CLP. CONC. WALL
	CLP. CONC. MUDSLT
	CONCRETE MASONRY UNITS
	CLP. CONC. FOOTING BELOW
	BEAM AND (EXIST)
	CENTERLINE

**EX100**

**PERMIT SET**  
 11.14.17



**1** PROPOSED FINISHED BASEMENT PLAN  
 SCALE: 1/4" = 1'-0"

Issue Number	Date	Description
1	11.14.17	PERMIT SET

Revision Number	Date	Description
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Checked by:  
 Drawn by:

50 Lyman Road  
 Brookline, MA

PROPOSED FINISHED  
 BASEMENT PLAN

Drawing Scale: 1/4" = 1'-0"  
 Project Number: 20209.00  
 Date Issued: 11.14.17

**A100**



