



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

To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: February 22, 2018  
Subject: Modify front dormer and add rear dormer and raise ridge of attic  
Location: **287 Mason Terrace**

Atlas Sheet: 18  
Block: 85  
Lot: 90

Case #: 2017-0050  
Zoning: S-7  
Lot Area (s.f.): 10,274

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

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### **BACKGROUND**

June 2017: The Preservation Commission received an application for partial demolition and determined this structure to be architecturally significant. A 12-month stay of demolition was placed on the property. The applicant went through a subcommittee process to refine the design and presented the design to the full Commission. In November, the Commission voted to lift the stay based on the revised plans.

### **SITE AND NEIGHBORHOOD**

287 Mason Terrace is a two-story, single-family brick house built in 1920 with four bedrooms and a finished basement. The house has a one-story two-car garage at the rear with a roof deck atop the garage. The neighborhood consists of single-family homes, many of which are similar brick styles, on uniform-sized lots.

### **APPLICANT'S PROPOSAL**

The applicant proposes to finish the existing attic by raising the ridge of the roof, raising the front dormer and adding a rear dormer. The proposal will add 720 square feet of living space. The existing ridge will be raised from 28.5 feet to 30.5 feet. The new attic space will include an

office, lounge and sitting areas. A new shed dormer is proposed at the rear with new windows on both the left and right sides. The existing dormer at the front of the roof will be raised to match the new roof height. The dormers and addition will be sided in clapboard.

## **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-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 change the footprint of the existing building and will not have any significant impact on trees or landscaping.
- b. **Relation of Buildings to Environment** – The change in roof height of two feet is not expected to create shadows on neighboring homes.
- 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. Although most homes on the street are two stories, some homes have finished attics. Due to the topography of Mason Terrace, the homes across the street are at a significantly higher elevation which lessens the impact of the added height.

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

| <b>Floor Area</b>                          | <b>Allowed</b> | <b>Existing</b> | <b>Proposed</b> | <b>Finding</b>         |
|--|----------------|-----------------|-----------------|------------------------|
| <b>Floor Area Ratio<br/>(% of allowed)</b> | .35<br>(100%)  | .34<br>(99%)    | .42<br>(120%)   | <b>Special Permit*</b> |
| <b>Floor Area (s.f.)</b>                   | 3,595          | 3,552           | 4,272           |                        |

\* Under *Section 5.22.3.b.1.b*, the Board of Appeals may allow a maximum gross floor area greater than 120% of the permitted gross floor area in S or SC districts.

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

#### **Section 5.50 – Front Yard Requirements**

| <b>Dimensional Requirements</b>        | <b>Required/Allowed</b> | <b>Existing</b> | <b>Proposed</b> | <b>Relief</b>                |
|--|-------------------------|-----------------|-----------------|------------------------------|
| <b>Front Yard Setback<br/>(Dormer)</b> | 20 feet                 | 9.9 feet        | 9.9 feet        | Special Permit*/<br>Variance |

\**Sec. 5.43* - The dwelling has a pre-existing non-conforming front setback that is not being altered with this proposal. Setback relief is required due to the work that is being performed on the existing non-conforming dwelling.

**Section 8.02.2 – Alteration or Extension**

A special permit is required for alterations to a non-conforming structure.

**STAFF ANALYSIS**

The Planning Department staff believes that this proposal, although changing the shape of the roof, will not negatively affect the appearance of this single-family house. The front dormer and ridge will be raised minimally to accommodate the head height needed in the attic. The new dormer at the rear will not be obtrusive because of the distance of this home to the rear abutter and the existing trees between the homes. Although there do not appear to be a large number of homes on Mason Terrace with finished third stories, roof heights do vary in the neighborhood. The homes on the opposite side of the street sit much higher than those on the side with 287 Mason Terrace, and this will mitigate any added height on this home. The staff recommends that the applicant provide a landscaping plan that adds greenery and screening to the rear of the yard.

**PLANNING BOARD RECOMMENDATION**

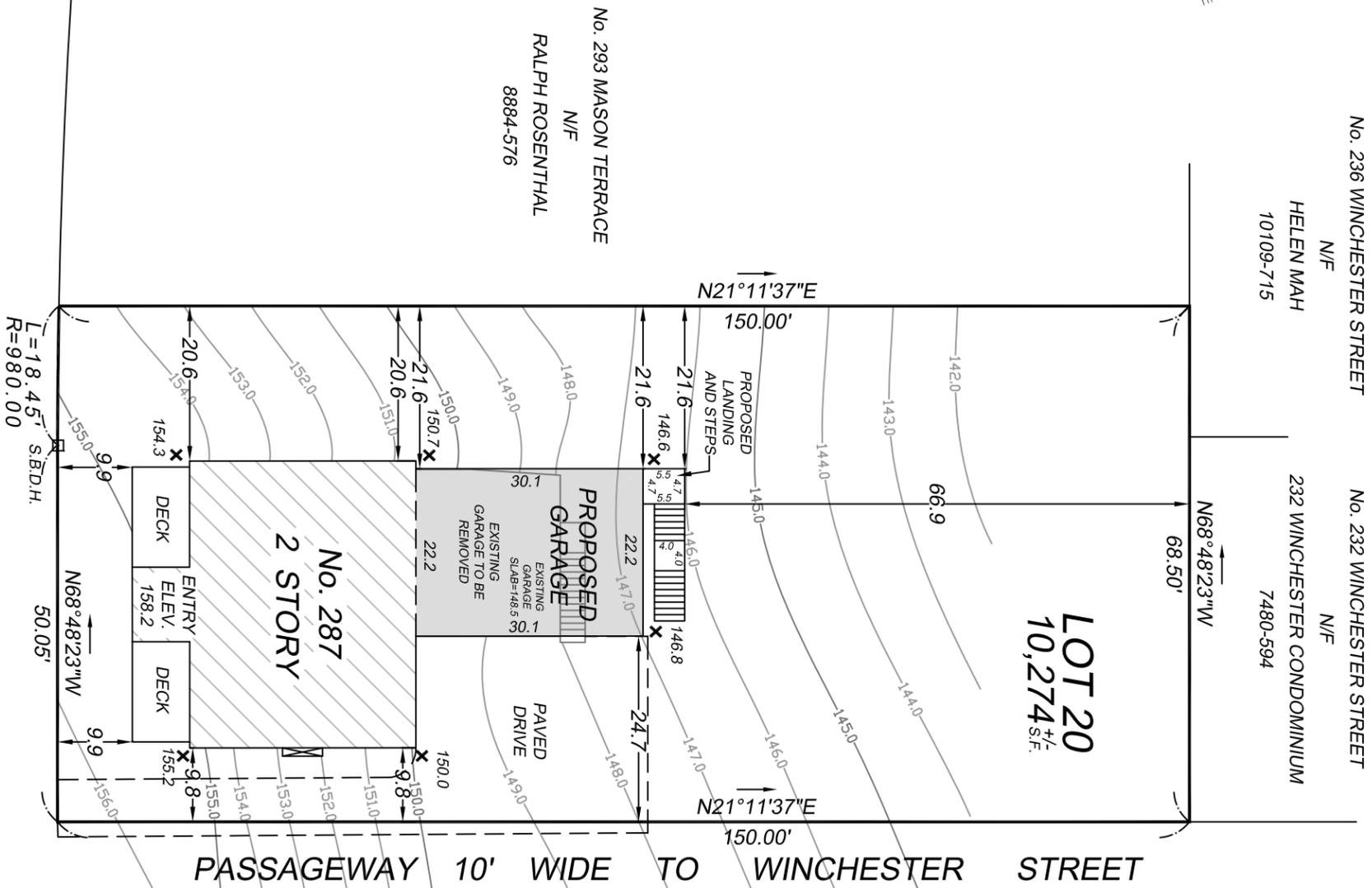
The Planning Board concurred with the staff's analysis and did not have any additional concerns about the proposed plans.

**The Planning Board recommends approval of the plot plan, dated 9/13/2009, and the floor plans and elevations by Concise Design, dated 11/21/2017, 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 indicating all counterbalancing amenities, subject to review and approval by the Assistant Director for 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 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*





No. 236 WINCHESTER STREET  
N/F  
HELEN MAH  
10109-715

No. 232 WINCHESTER STREET  
N/F  
232 WINCHESTER CONDOMINIUM  
7480-594

No. 293 MASON TERRACE  
N/F  
RALPH ROSENTHAL  
8884-576

No. 281 MASON TERRACE  
N/F  
M. DANIEL SIMKOVITZ  
10072-662

**MASON**

(PUBLIC - 40' WIDE)

**TERRACE**

BENCHMARK  
SEWER MANHOLE  
INVERT=146.95  
RIM=157.85



**NOTES**  
AVERAGE GRADE =  $\frac{154.3+155.2+150.0+146.8+146.6+150.7}{6} = 150.6$   
PROPOSED LOT COVERAGE = 20.6 %  
PROPOSED OPEN SPACE = 68.0 %

**REFERENCES**

DEED: BOOK 26950, PAGE 488  
PLAN: BOOK 28, PAGE 1263      BOOK 1575, PAGE 408  
BOOK 1873, PAGE 513      BOOK 1589, PAGE 383  
BOOK 1552, PAGE 362      BOOK 1566, PAGE 418

| FIELD BOOK | PAGE | INSP. BY | DRAFT. BY | CHECKED BY |
|------------|------|----------|-----------|------------|
| C19        | 48   | D/S      | CCC       | GCC        |

**CERTIFICATION**

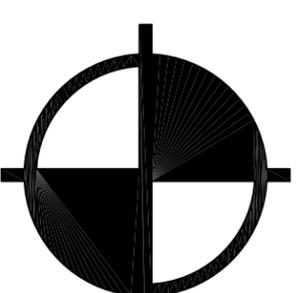
I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF AUGUST 10 AND 13, 2009 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

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 "C" (NOT IN FLOOD).

**CERTIFIED PLOT PLAN**  
LOCATED AT  
**287 MASON TERRACE**  
**BROOKLINE, MA**

SCALE: 1 INCH = 20 FEET      DATE: AUGUST 13, 2009

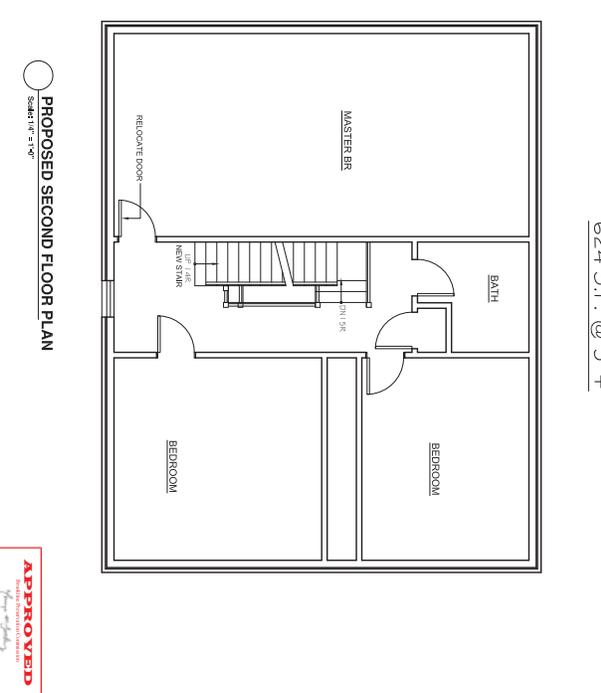
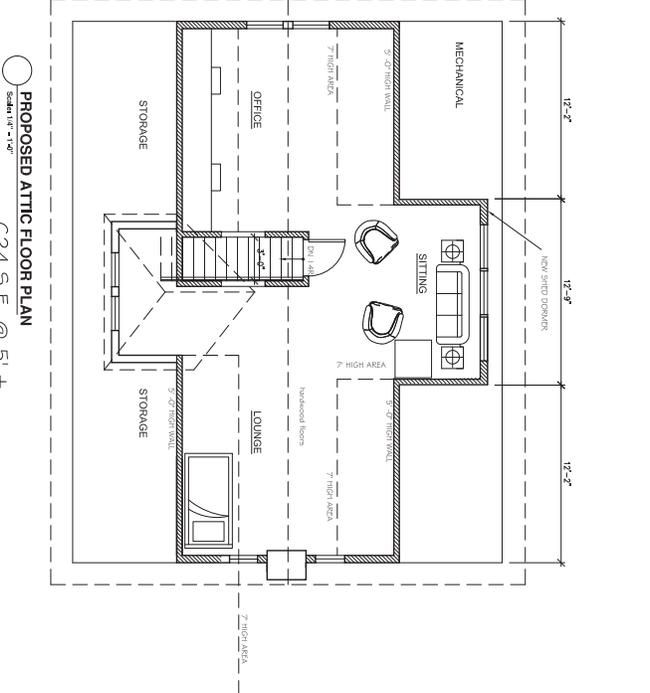
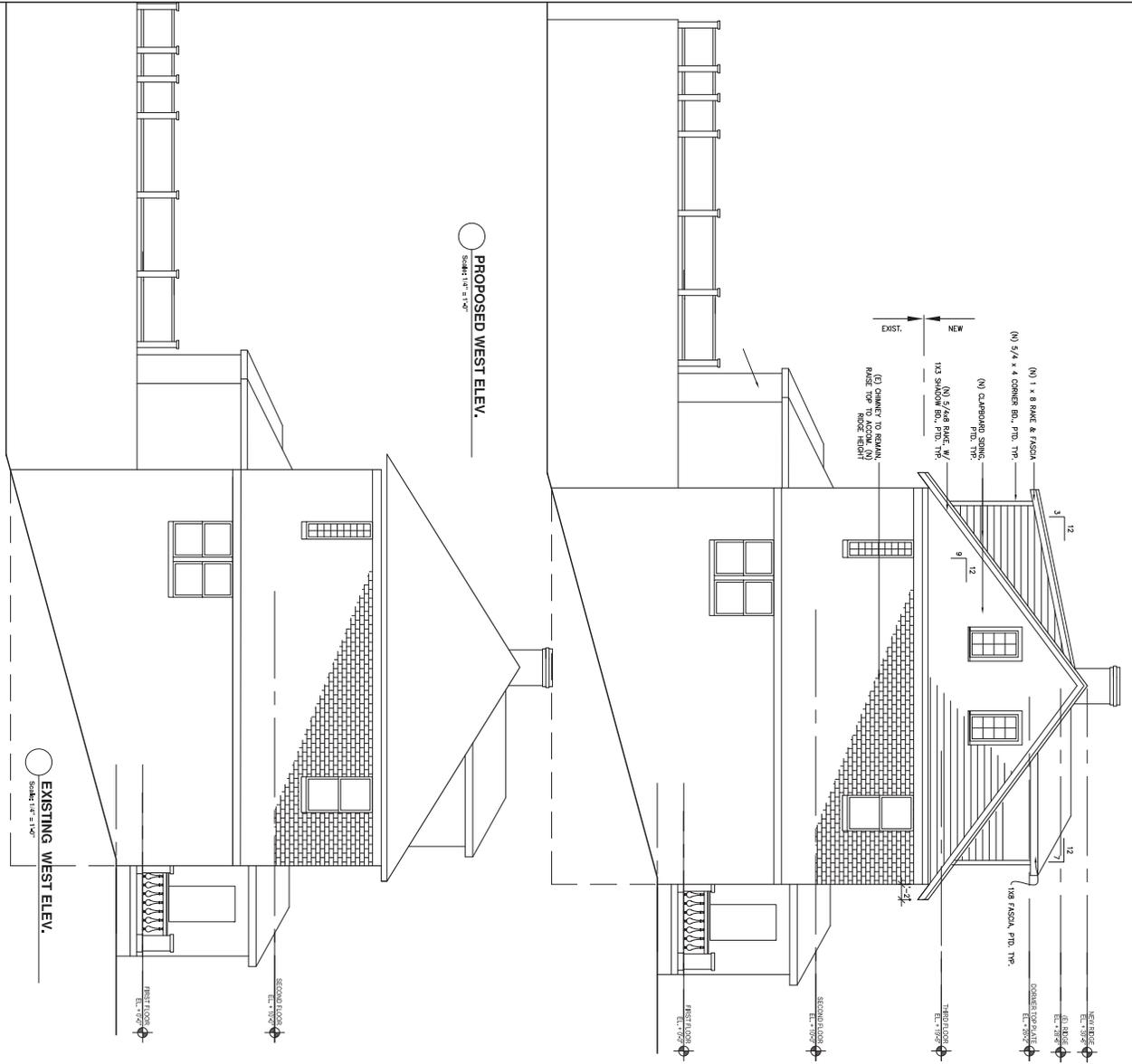
PREPARED FOR: BENJAMIN HADAR  
287 MASON TERRACE  
BROOKLINE, MA



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

JOB #: 09-00441

FILE#: 09-00441 - 08/13/09



|         |          |
|---------|----------|
| JOB NO. | 0000     |
| SCALE   | AS NOTED |
| DATE    | 04.05.17 |
| REVISED | 07.12.17 |
| REVISED | 09.30.17 |
| REVISED | 11.21.17 |

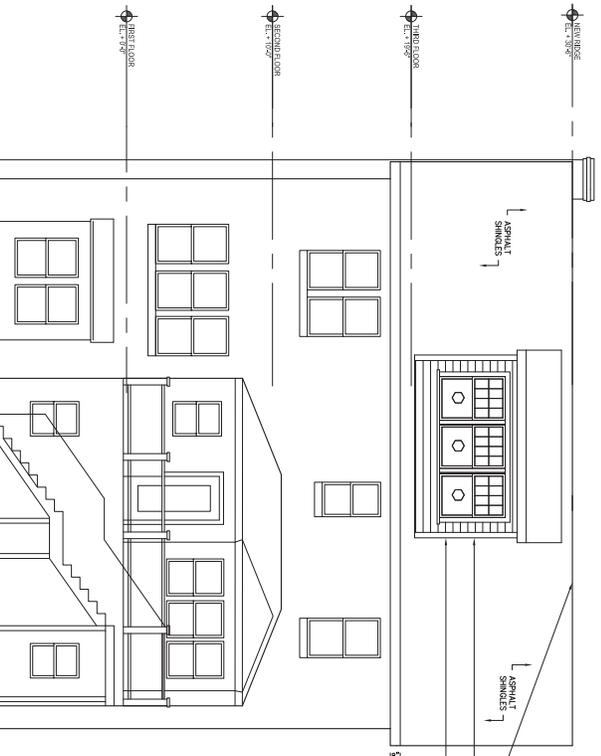
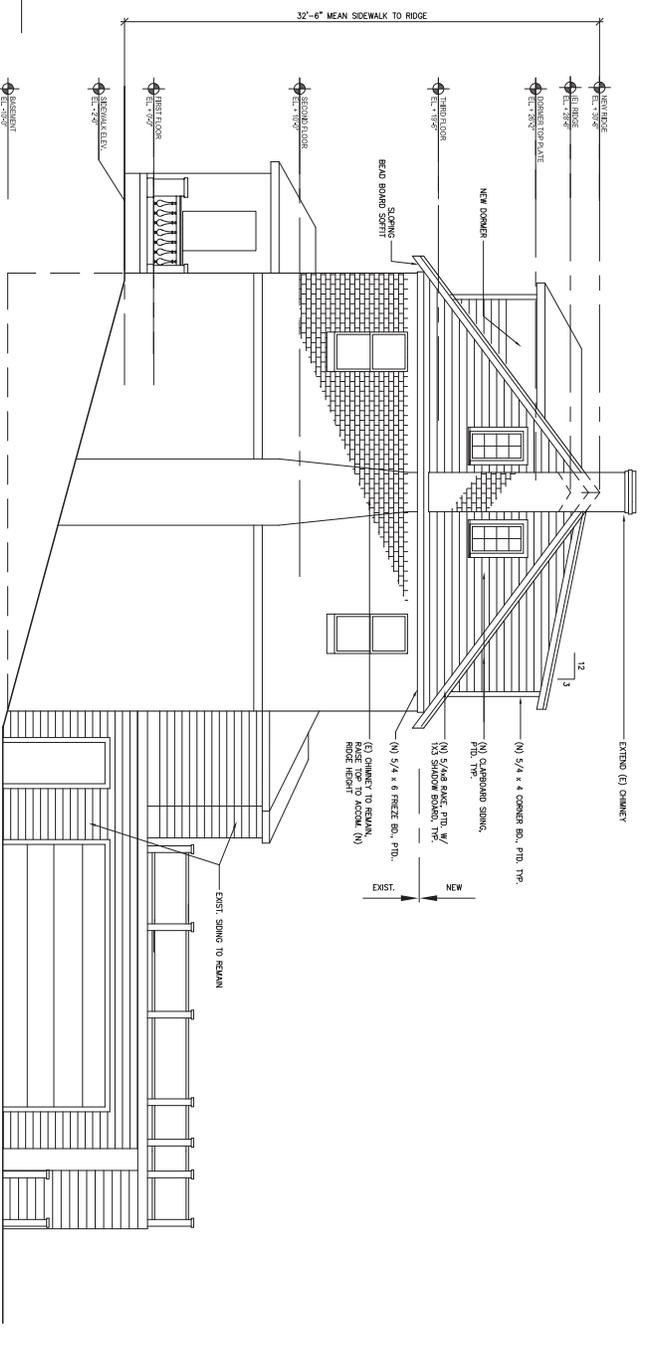
**CONCISE DESIGN GROUP**  
 7 KENT STREET #4  
 BROOKLINE, MASS. 02118  
 TELEPHONE: 617-285-4872

287 MASON TER.  
 BROKLINE, MA

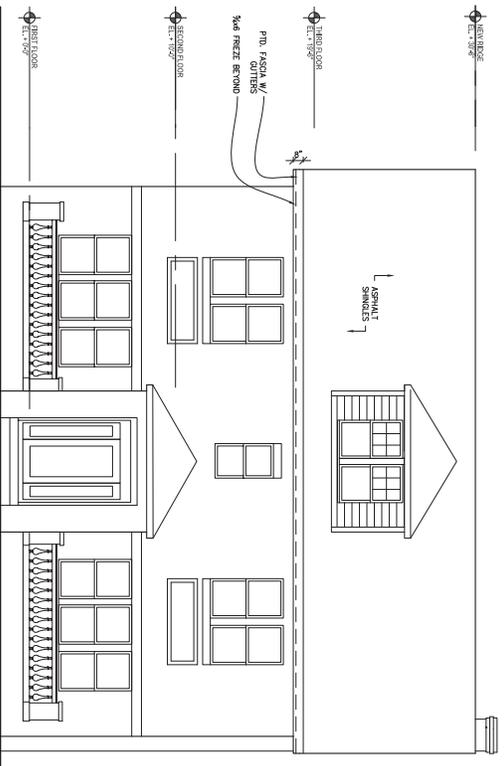
FLOORPLANS & ELEVS



**PROPOSED EAST ELEV.**  
SCALE: 1/8" = 1'-0"

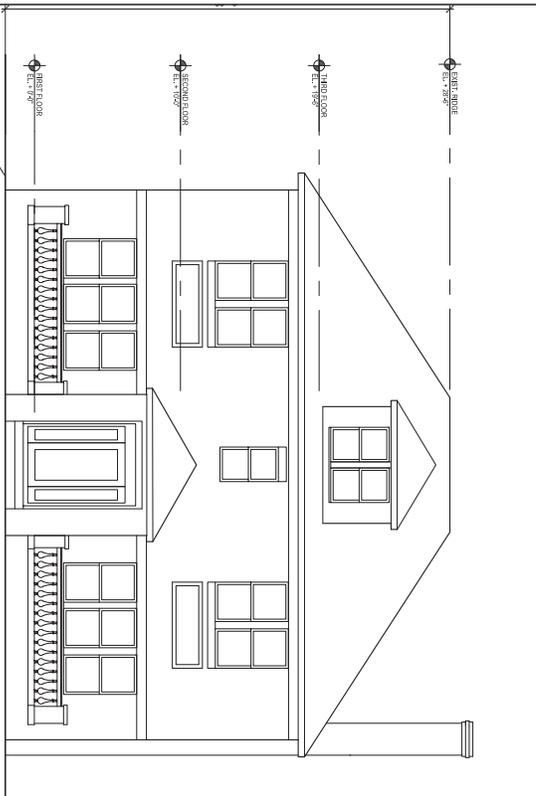


**PROPOSED NORTH ELEV.**  
SCALE: 1/8" = 1'-0"

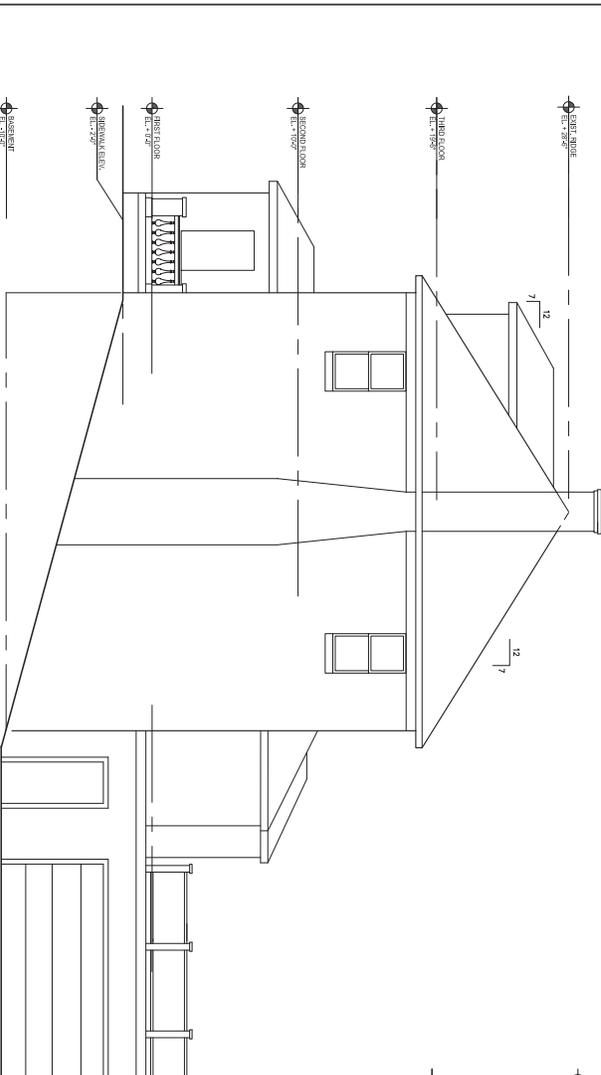


**PROPOSED SOUTH ELEV.**  
SCALE: 1/8" = 1'-0"

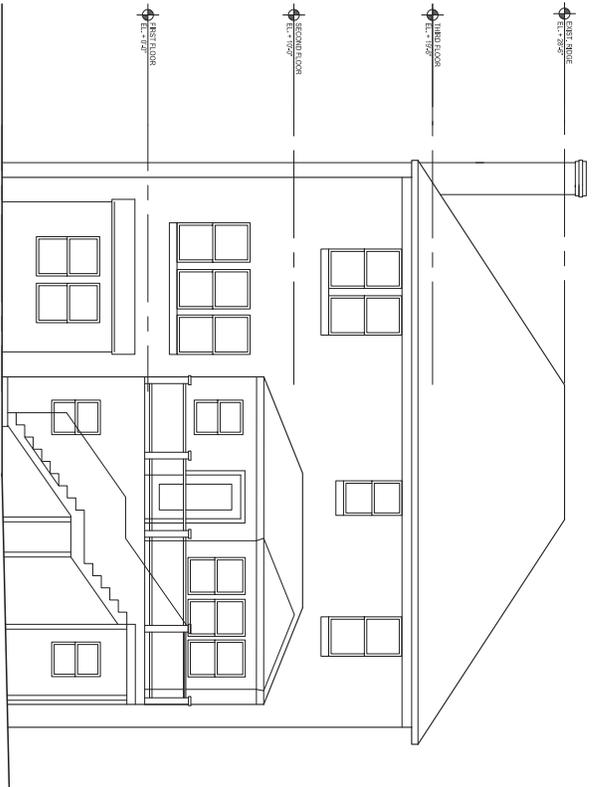
**APPROVED**  
DATE: 11/28/2017



EXIST. SOUTH ELEV.  
SCALE: 1/8" = 1'-0"



EXIST. EAST ELEV.  
SCALE: 1/8" = 1'-0"



EXIST. NORTH ELEV.  
SCALE: 1/8" = 1'-0"

**APPROVED**  
 [Signature]  
 DATE: 11/28/2017

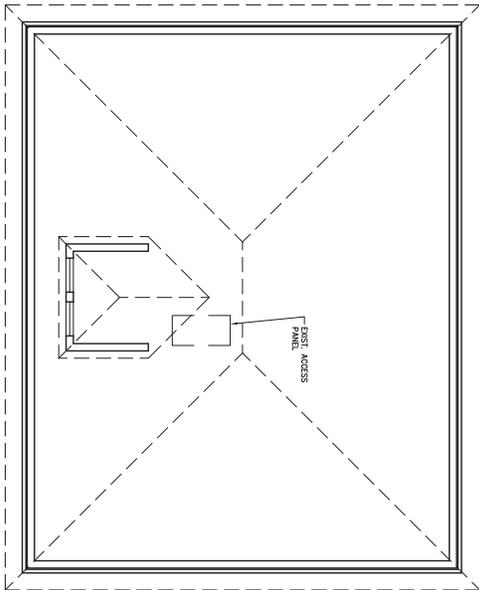
AB1.0

AS-BUILT ELEV'S

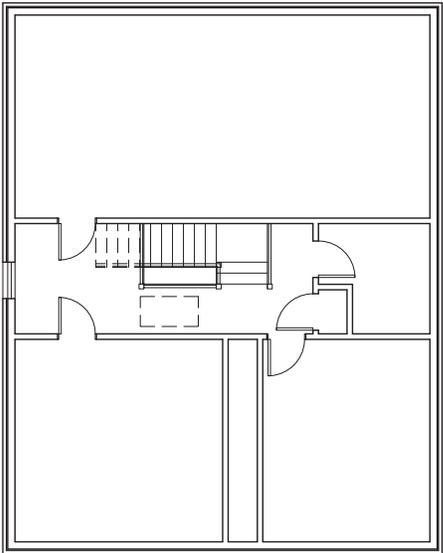
287 MASON TER.  
 BROOKLINE, MA

|           |          |
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| JOB NO.:  | 0000     |
| SCALE:    | AS NOTED |
| DATE:     | 04.05.17 |
| REVISION: | 07.12.17 |
| REVISION: | 09.30.17 |
| REVISION: | 11.21.17 |

**C**  
**D**  
 CONCISE DESIGN GROUP  
 7 KENT STREET #4  
 BROOKLINE, MASS. 02118  
 TELEPHONE: 617-285-0872



EXIST. ATTIC FLOOR PLAN  
SCALE: 1/8" = 1'-0"



EXIST. SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**APPROVED**  
*[Signature]*  
 DATE: 11/24/2017

AB1.1

AS-BUILT PLANS

287 MASON TER.  
 BROKLINE, MA

|           |          |
|-----------|----------|
| JOB NO:   | 0000     |
| SCALE:    | AS NOTED |
| DATE:     | 04.05.17 |
| DESIGNER: | 07.12.17 |
| REVISOR:  | 09.30.17 |
| DATE:     | 11.21.17 |



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