



# *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: March 22, 2018  
Subject: Construct a two-story addition and enclose a front landing  
Location: **94 Walnut Place**

Atlas Sheet: 72  
Block: 308  
Lot: 19

Case #: 2018-0009  
Zoning: S-10  
Lot Area (s.f.): 14,765

Board of Appeals Hearing: **April 12, 2018 at 7:00 pm**

---

### **BACKGROUND**

In February, 2018, the applicant appeared before the Preservation Commission to review their proposed work for an addition to this home, which is located in the Pill Hill Local Historic District. The Preservation Commission was generally supportive and recommended that the project move to a subcommittee for further refinements of details. The Preservation Commission will have final review of all exterior façade changes.

### **SITE AND NEIGHBORHOOD**

94 Walnut Place is a two and a half story, single-family home built in 1851 located at the end of Walnut Place, a cul-de-sac that is a private way. Walnut Place is located between Walnut Street and High Street and the property abuts lots on both Hall Road and Oakland Road Extension at the rear. The neighborhood consists of both single-family homes on large lots as well as two- and three-family homes on smaller lots. The site is located close to the Margaret Robinson Playground, as well as shops on Cypress Street.

### **APPLICANT'S PROPOSAL**

The applicants, Alexander Jaques and Jessica Shattuck, propose to construct a two-story addition on the side of the home and enclose a front landing. The total added square footage will be

1,318 square feet. The addition will be connected to the right side of the existing home and extend into the rear yard. There will be a small glass connector between the main house and the side addition. With the addition, the home is still below the allowable FAR of .30. The addition will consist of a family room on the first floor and a guest room and bath on the second floor with its own staircase connecting both floors. Additionally, the applicant proposes change a landing at the front entrance to an enclosed porch. The addition will be clad with vertical wood siding.

## **FINDINGS**

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

### **Section 5.70 – Rear Yard Requirements**

<b>Dimensional Requirements</b>	<b>Required/Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Relief</b>
<b>Rear Yard Setback</b>	30 feet	30.6 feet	17 feet	Special Permit*/ Variance

*\*Sec. 5.43 – If counterbalancing amenities are provided, the Board of Appeals may waive the required setback by special permit.*

### **Section 8.02.2 – Alteration or Extension**

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

## **STAFF ANALYSIS**

The Planning Staff is supportive of this proposal for a two-story addition. Since the house is at the end of a private cul-de-sac and the location of the addition is at the far side of the house, it will be well-shielded from Walnut Place abutters. The added floor area for the addition is within the allowable FAR for the lot. The Preservation Commission generally felt positive about the design of the addition, and the Planning Staff especially liked the applicant's use of modern materials. Additional landscaping should be added at the side and rear property line to screen the addition from abutters whose lots back up to the property, and this will also serve as a counterbalancing amenity for the rear yard setback deficiency.

## **PLANNING BOARD RECOMMENDATION**

The Planning Board was very supportive of this proposal. The Board was enthusiastic about this modern design for the addition to this historic house. One recommendation the Board gave is to raise the height of the connector piece to match up with the panel between the first and second floors of the main house because it feels too squat. The Board also asked for improved graphics.

**Therefore, the Planning Board recommends approval of the site plan by Joseph Small, dated 12/15/2017, the floor plans and elevations by Noury-Ello Architects, Inc., dated 2/2/2018, subject to the following conditions:**

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, final floor plans and elevations subject to the review and approval of the Assistant Director of Regulatory Planning and the Preservation Commission.
2. Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan, subject to review and approval by 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 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*



1.1 front / partial north elevation



1.2 front / partial south elevation

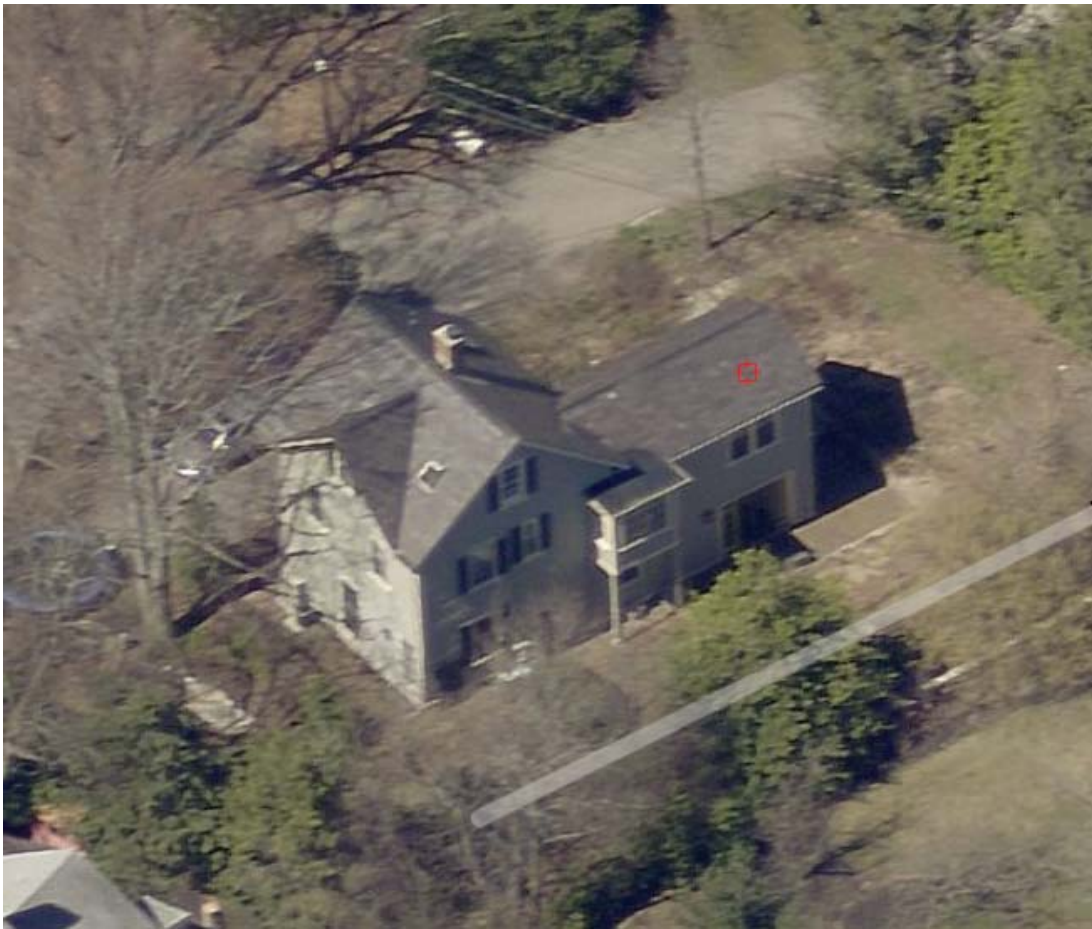


1.3 rear / partial north elevation



1.2 rear / partial south elevation

Photographs of existing conditions at 94 Walnut Place.







**Noury-Ello Architects**  
46 Waltham St, Ste 4A  
Boston MA 02118

18 December 2017

Re. FAR analysis / 9 Walnut Place

To Whom It May Concern:

Please see the following FAR Analysis for the Shattuck/Jaques Residence at 9 Walnut Place, Brookline, MA 02445.

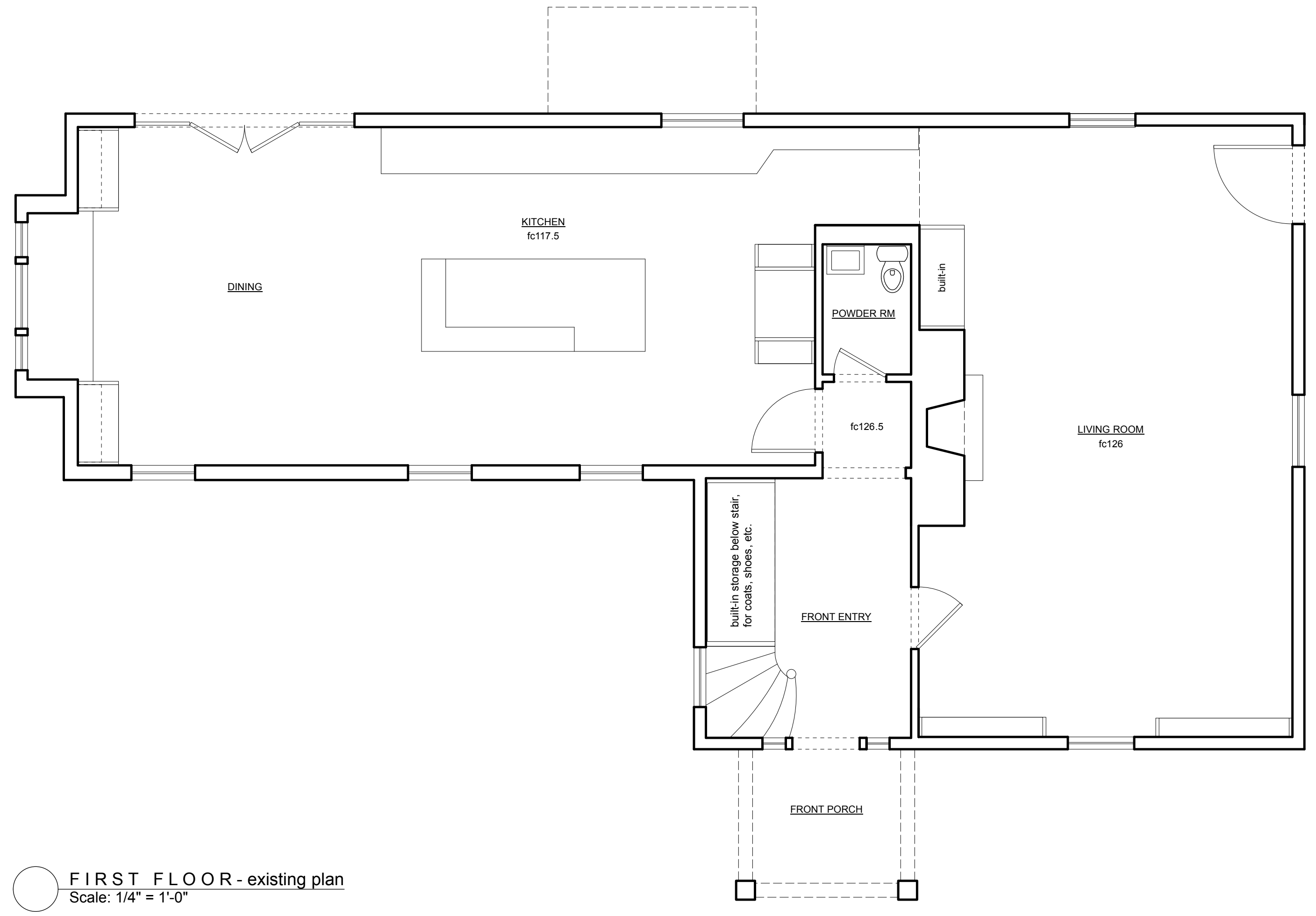
Sincerely,



Claudia Noury-Ello

**FAR Analysis**

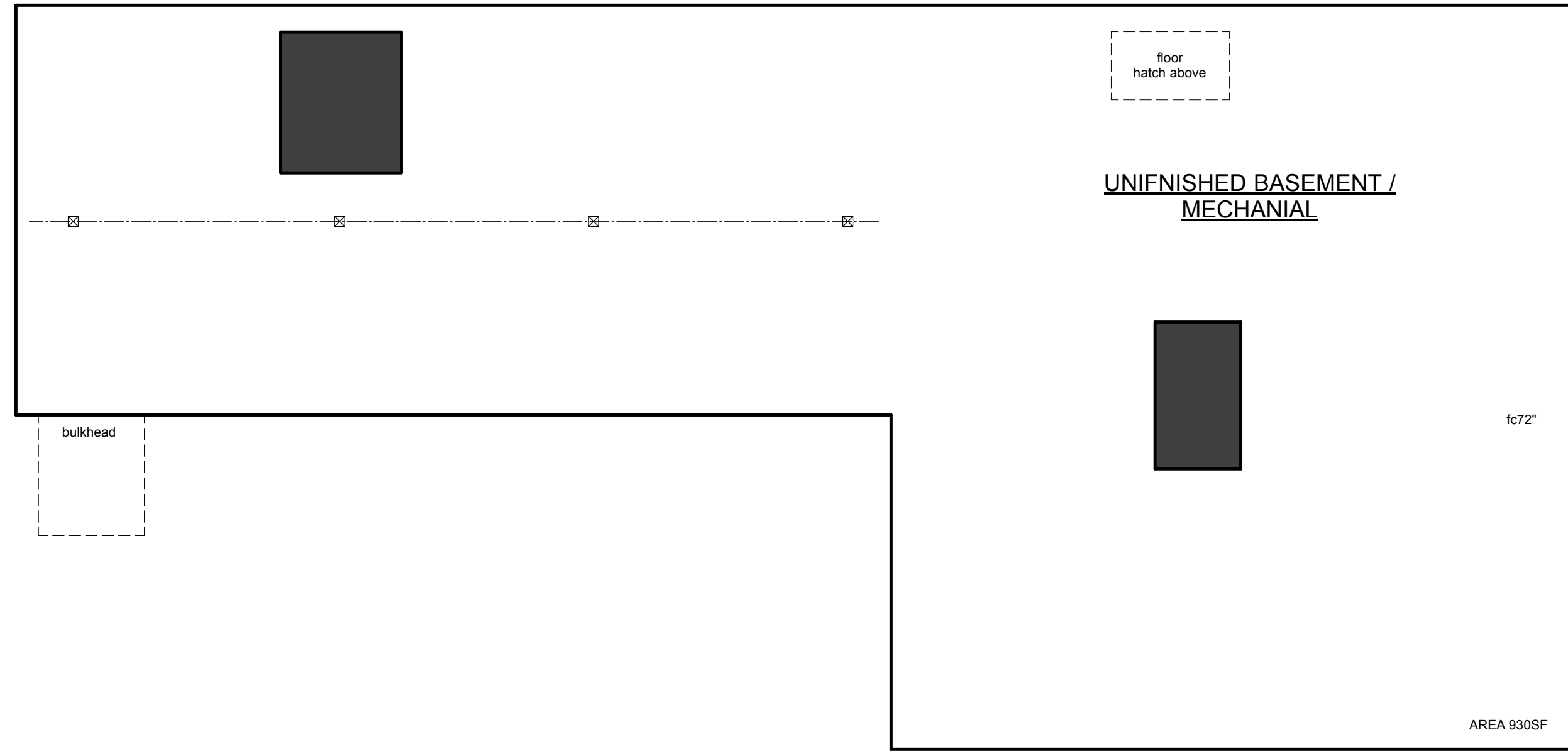
	<b>EXISTING (SF)</b>	<b>PROPOSED ADDITION (SF)</b>	<b>PROPOSED TOTAL (SF)</b>
<b>LOT AREA</b>	14765		14765
<b>BASEMENT LEVEL</b>	(930)	463	463
<b>FIRST FLOOR</b>	1131	595	1726
<b>SECOND FLOOR</b>	1166	412	1578
<b>THIRD FLOOR</b>	444	0	444
<b>FLOOR AREA</b>	<b>2741</b>	<b>1470</b>	<b>4211</b>
<b>FAR</b>	<b>0.186</b>		<b>0.285</b>



○ FIRST FLOOR - existing plan  
 Scale: 1/4" = 1'-0"

**THE SHATTUCK / JAQUES RESIDENCE**

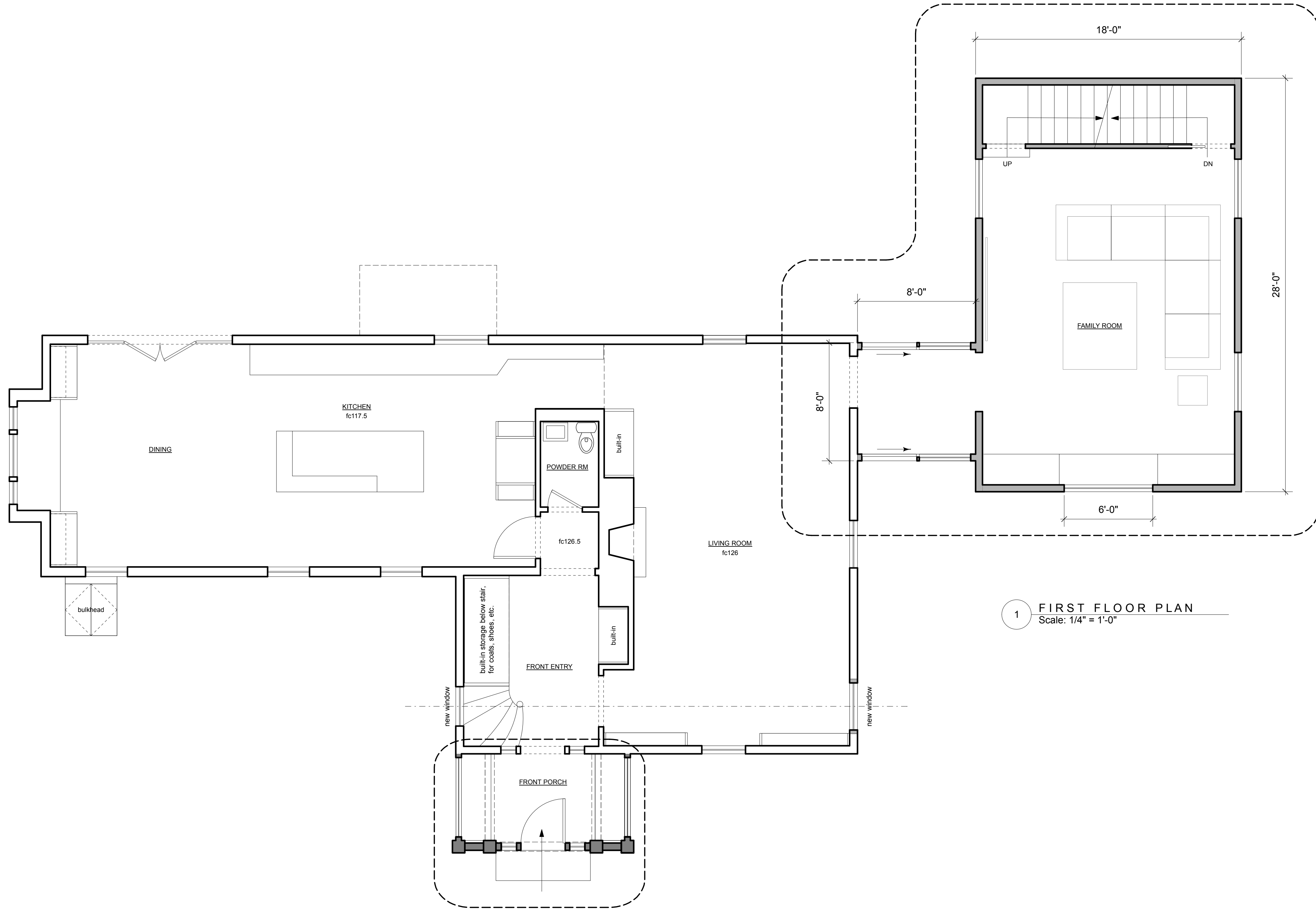
DATE:	ISSUED FOR:
12.11.2017	EXISTING CONDITIONS



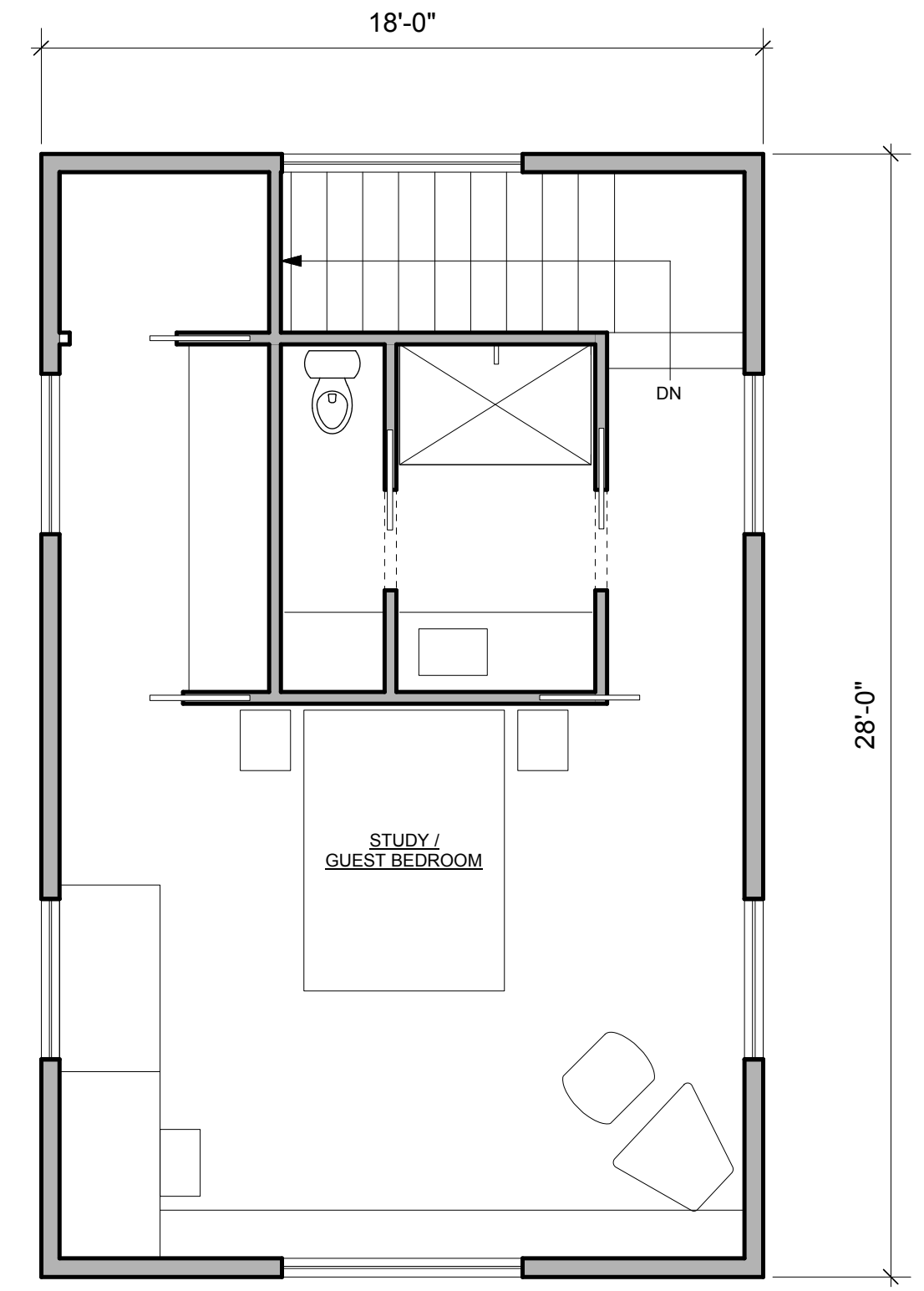
○ BASEMENT - existing plan  
Scale: 1/4" = 1'-0"

DATE:	ISSUED FOR:
12.11.2017	PROGRESS SET

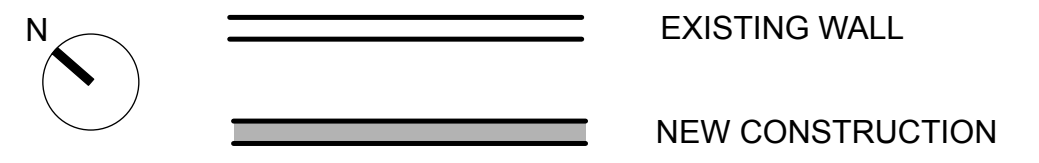


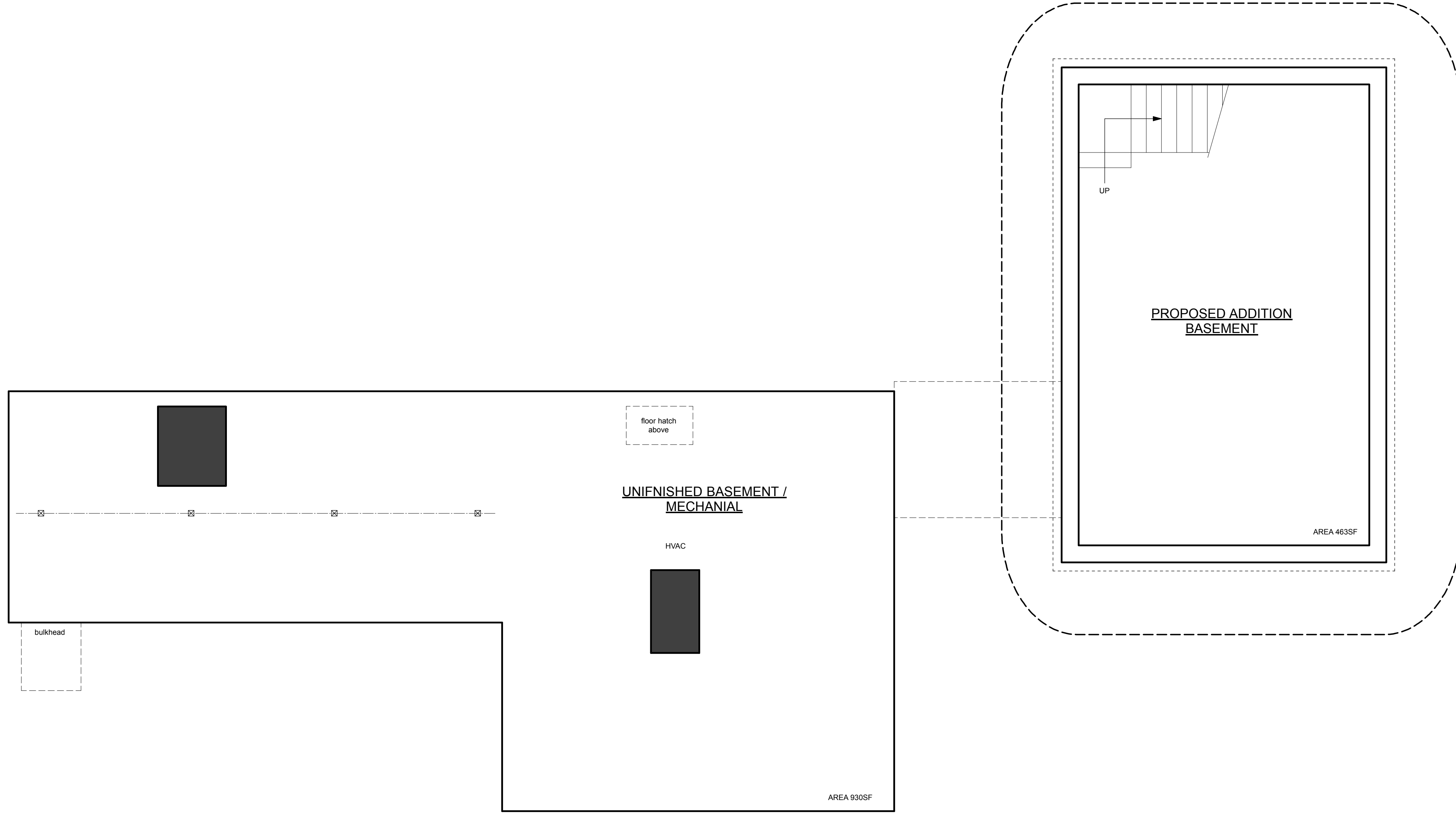


1 FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"



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

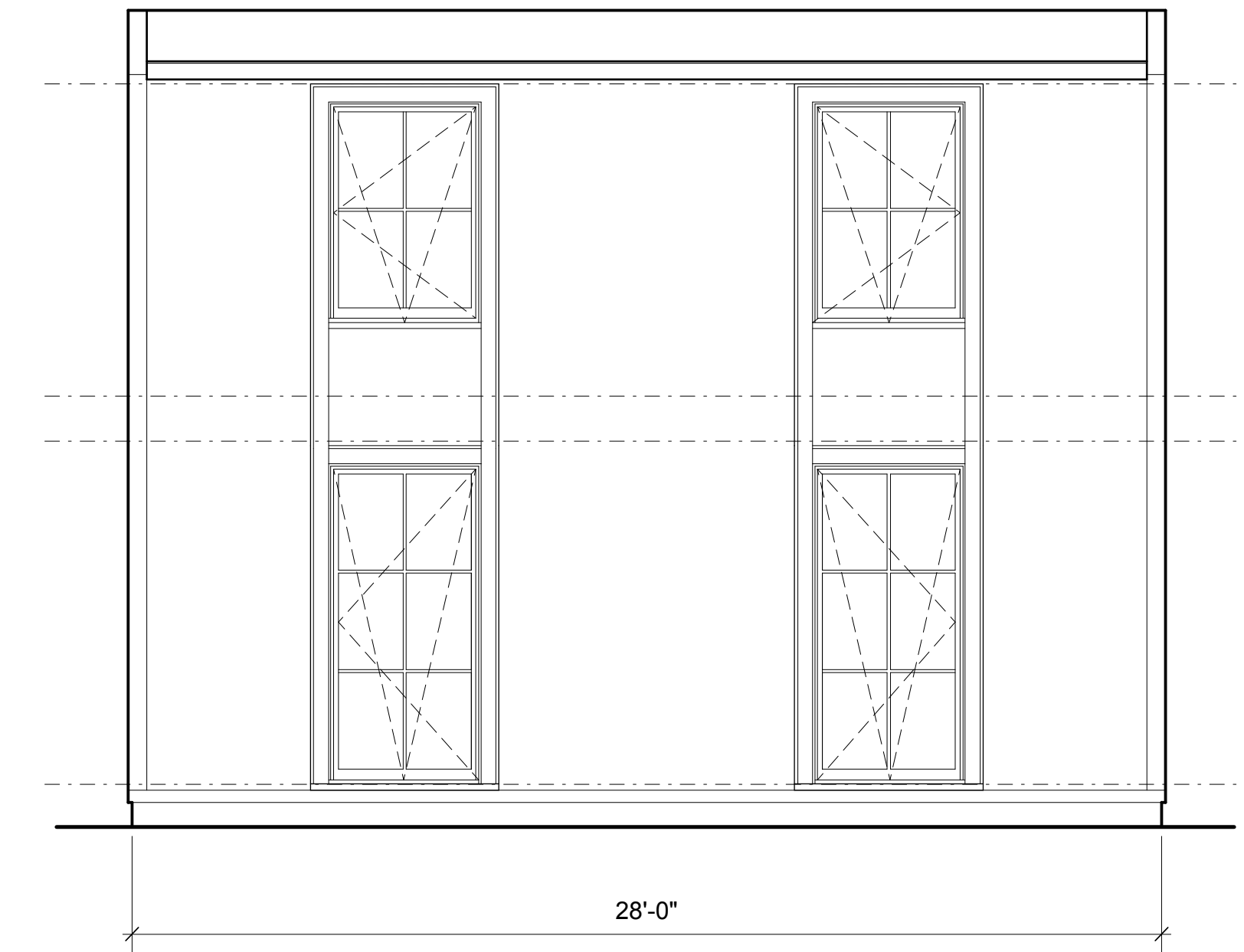




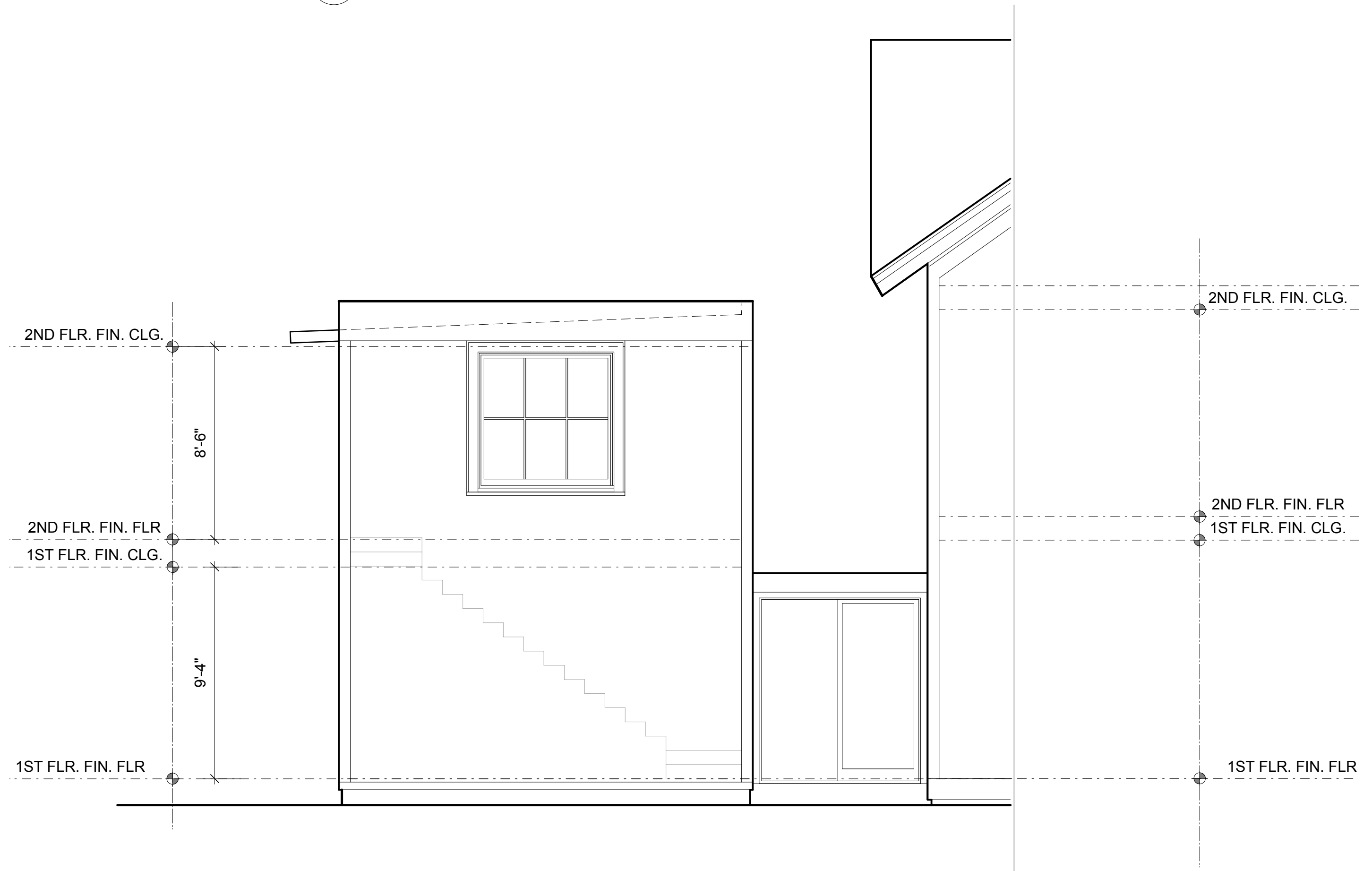
○ BASEMENT - proposed plan  
 Scale: 1/4" = 1'-0"



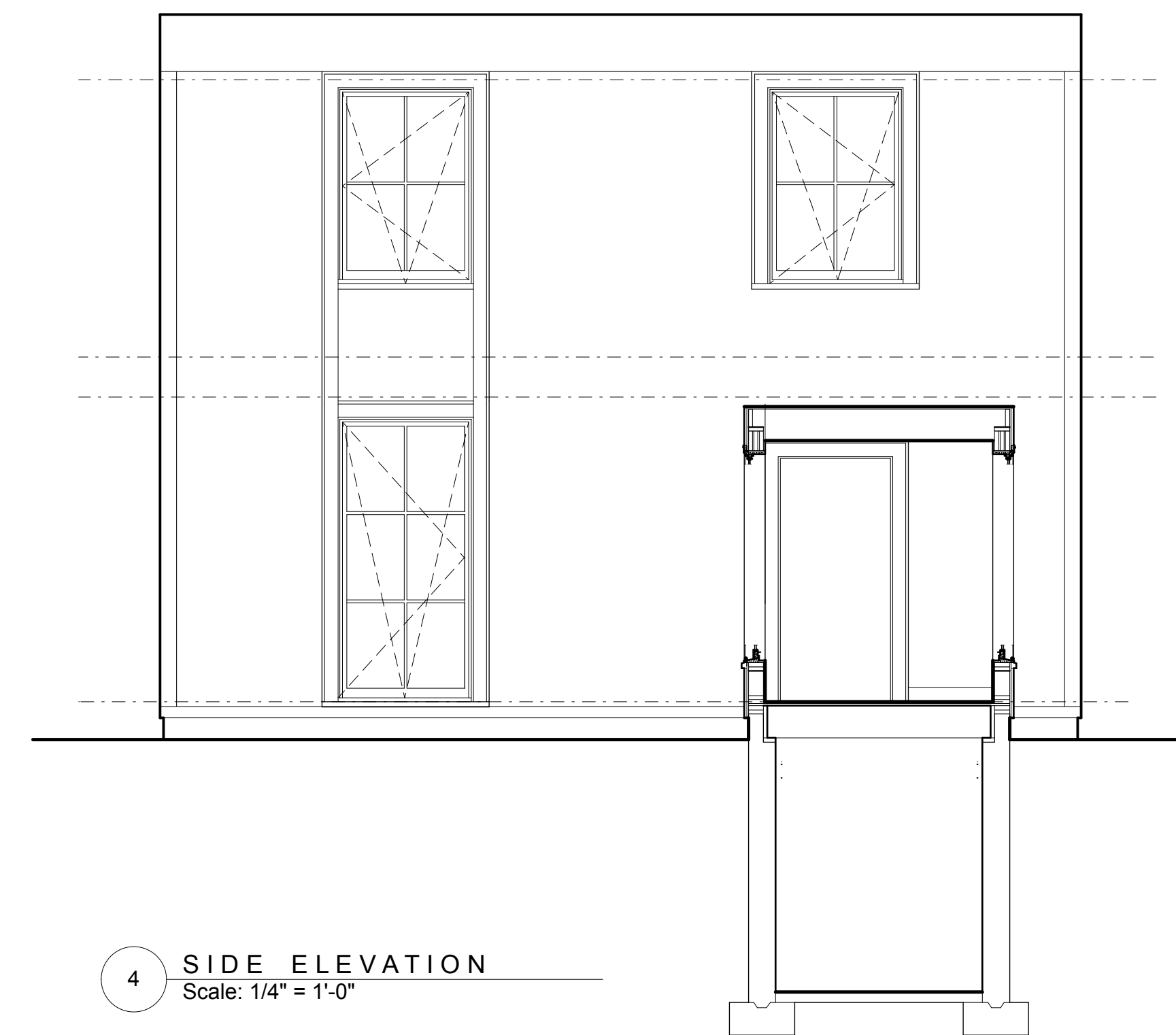
1 FRONT ELEVATION  
Scale: 1/4" = 1'-0"



2 SIDE ELEVATION  
Scale: 1/4" = 1'-0"



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



4 SIDE ELEVATION  
Scale: 1/4" = 1'-0"