



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: July 12, 2018
Subject: Finish attic and add dormers
Location: **166 Walnut Hill Road**

Atlas Sheet: 111
Block: 397
Lot: 11

Case #: 2018-0042
Zoning: S-10
Lot Area (s.f.): ± 10,765

Board of Appeals Hearing: **August 2, 2018 at 7:30 p.m.**

BACKGROUND

2012 – The ZBA approved the applicants' proposal to construct two small additions, one to the front entry of the dwelling, and another to the kitchen near the garage totaling 70 square feet.

SITE AND NEIGHBORHOOD

166 Walnut Hill Road is a single-family home located near the intersection of Walnut Hill Road and Shaw Road, not far from the Putterham Golf Course. The two-and-a-half story gable-roofed home has an attached two-car garage on one side, and a sunroom on the other. The surrounding neighborhood consists primarily of other single-family homes of a similar type and size.

APPLICANT'S PROPOSAL

The applicants, Robert and Chrysaline Schmults, propose to finish their attic and add three 6.8 foot wide dormers to the front-facing roof. The finished attic space will add 732 square feet to the overall gross floor area and will contain two new bedrooms and one bath. The existing slate roof will remain and the dormers will be clad in wood siding to match the rest of the home.

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)*. The most relevant sections of the design review standards are described below:

a) Preservation of Trees and Landscape: Because this dormer addition does not change the footprint of the home, there will be no alteration to the trees or landscape.

c) Relation of Buildings to the Form of the Streetscape and Neighborhood: The proposed additions are modest and would not detract from the existing streetscape or neighborhood. The street has a wide variety of homes in many architectural styles with varied massing, heights and rooflines.

Section 5.20 – Floor Area Ratio

Floor Area	Allowed	Existing	Proposed	Finding
Floor Area Ratio (% of allowed)	.30 (100%)	.38 (128%)	.45 (150%)	Special Permit*
Floor Area (s.f.)	3,229.5	4,076	4,808	

* Under *Deadrick*, the Board of Appeals may allow an extension of an existing non-conformity if it finds there is no substantial detriment to the neighborhood.

Section 5.22.2.a – Exceptions to Floor Area Ratio

Any exterior modifications that are made to the structure to accommodate a conversion shall be subject to the procedures, limitations and conditions specified in 5.09, 9.03 to 9.05 and this section.

Section 8.02.2 – Alteration or Extension

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

STAFF ANALYSIS

Staff has no objections to this proposal for a finished attic and three dormers. The change to the exterior of the home will be modest and in keeping with the character of the existing structure. There is no proposed change in the footprint. The homes on Walnut Hill Road are of a wide variety of styles, and this proposal will not have a negative impact on the streetscape or on any abutters. The staff would like the Planning Board to give feedback on the proportions and size of the proposed dormers to ensure the optimal design.

PLANNING BOARD COMMENTS

The Planning Board fully supported this proposal for new dormers and felt that the design would be an enhancement to the home. The Board asked that the applicant provide letters of support from their neighbors prior to the ZBA hearing and that the architect add side elevations to the drawing set.

Therefore, the Planning Board recommends approval of the floor plans and elevations by Concise Design Group dated 4/18/2018, subject to the following conditions:

- 1) Prior to the issuance of a building permit, a final site plan, floor plans and elevations including side elevations shall be submitted 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: a) a final site plan stamped and signed by a registered engineer or land surveyor; b) final building elevations stamped and signed by a registered architect; and c) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

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PROJECT INFORMATION

PROJECT ADDRESS: 166 WALNUT HILL RD
BROOKLINE, MASS 02647

PROJECT DESCRIPTION

CONVERSION OF UNFINISHED ATTIC TO 2 BEDROOMS AND 1 BATH. CONVERSION INCLUDES ADDITION OF 3 DORMERS AND A SKYLIGHT. DEMOLISH EXISTING MASONRY CHIMNEY FROM ROOF TO FLOOR OF ATTIC

PROJECT DIRECTORY

OWNER: ROBERT SCHMULTS
166 WALNUT HILL RD
BROOKLINE, MA 02647

DESIGNER: CONCISE DESIGN GROUP, LLC
7 KENT STREET #4
BROOKLINE, MA 02445
T: 617.285.0872

CONTACT PERSON:
ANDREW FALKENSTEIN
andrew@concisedes.com

SHEET INDEX

- A0.0 COVER SHEET / SITE PLAN / NOTES
- A0.1 F.A.R. CALCULATIONS
- A0.2 SCHEDULES / ASSEMBLIES
- A2.0 GROUND FLOOR PLAN / SECOND FLOOR PLAN
- A2.1 ATTIC FLOOR PLAN / ATTIC REFLECTED CEILING PLAN / ROOFPLAN
- A3.0 BUILDING ELEVATION
- A3.1 BUILDING SECTION
- A5.0 INTERIOR ELEVATIONS
- S2.0 STRUCTURAL FRAMING PLANS
- MEZ.0 POWER AND LIGHTING PLAN & MECHANICAL PLAN

CODE INFORMATION

ALL WORK SHALL COMPLY WITH 780 CMR 9TH EDITION

ZONING INFORMATION

S-10 SINGLE-FAMILY DISTRICT

SETBACK SUMMARY

FRONT YARD:	20 FT.
SIDE YARD:	10 FT.
REAR YARD:	30 FT.

HEIGHT NOTES

HEIGHT LIMIT 35 FT

FLOOR AREA RATIO

(REFER TO F.A.R. DIAGRAMS SHEET A0.1)

VICINITY MAP

NOT TO SCALE



N
1 SITE PLAN
3/16"=1'-0"

PROJECT
SCHMULTS RESIDENCE
166 WALNUT HILL RD
BROOKLINE, MASS 02467

DRAWING TITLE
SITEPLAN / COVER SHEET

DATE
PRELIMINARY PRICING 4/18/18
DRAWINGS

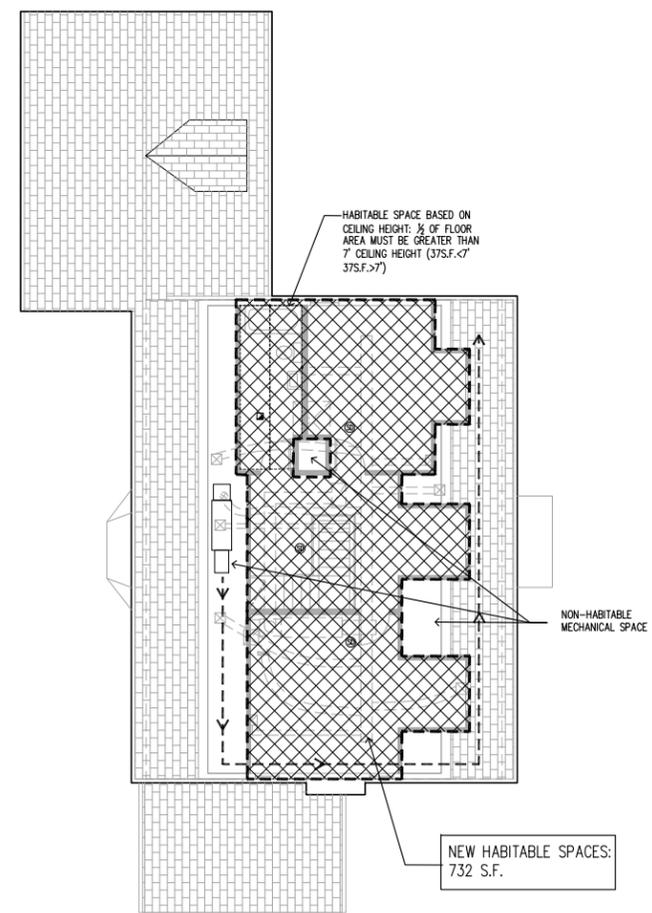
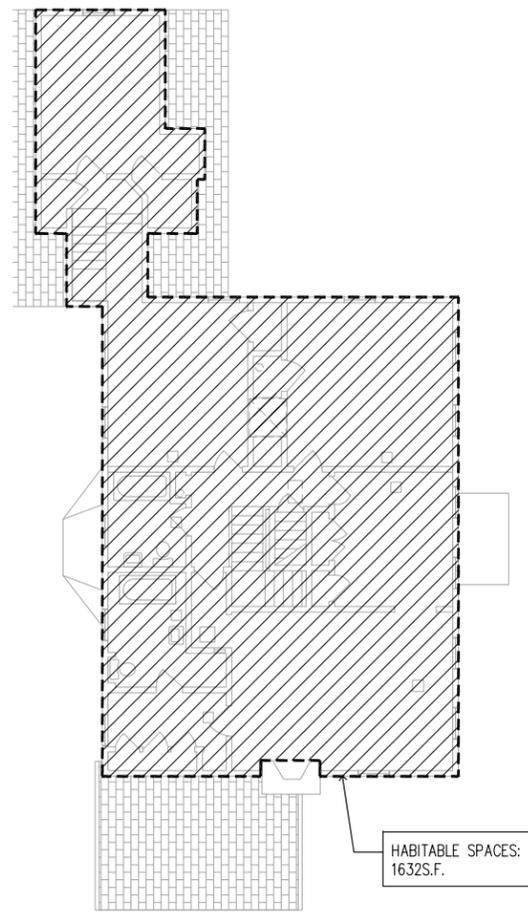
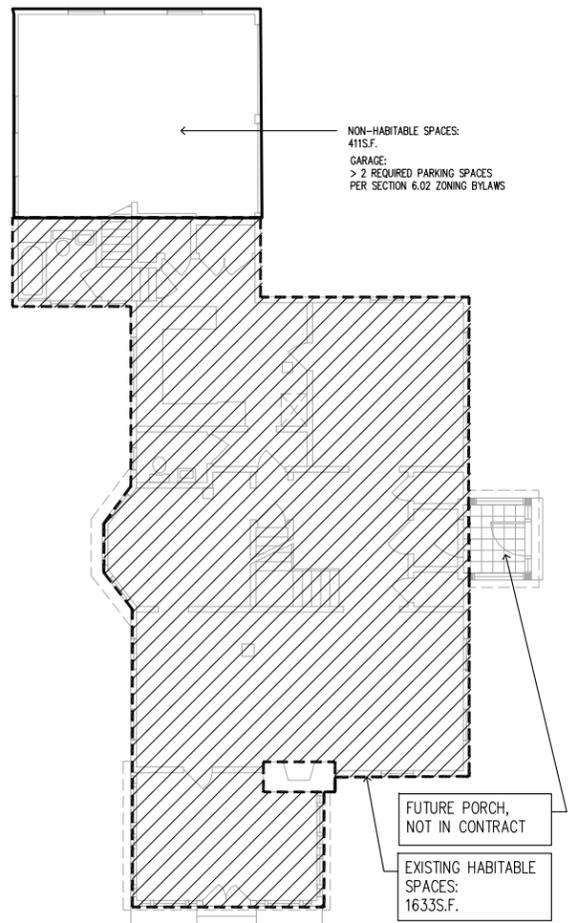
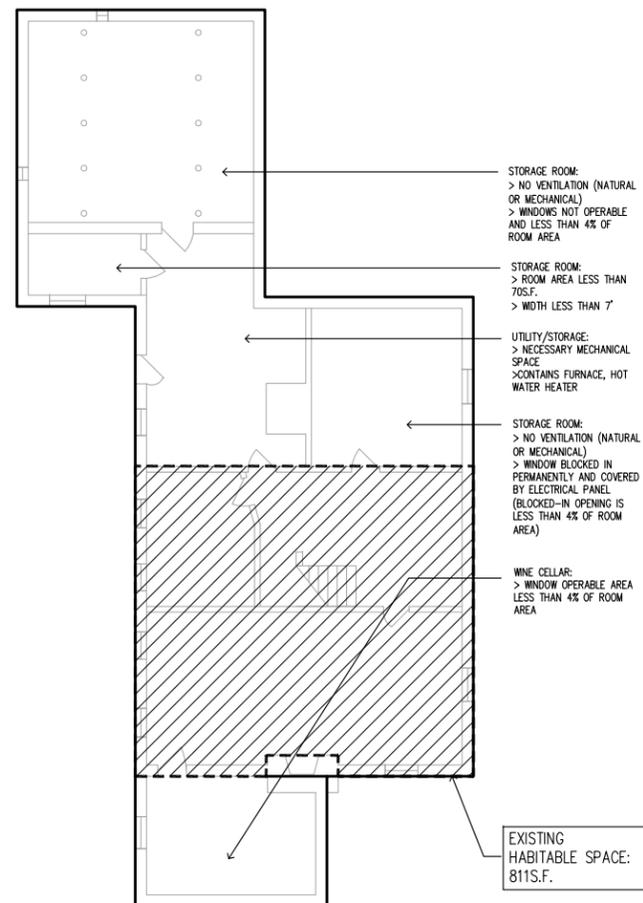
SHEET NO.

A0.0

ALLOWABLE GFA CALCS	
Lot Area	10783 s.f.
Allowable FAR for S-1D district	35%
Allowable Gross Floor area	3767 s.f.
Allowable total GFA for attic conversions with allowable 130% special permit bonus	130% 4899 s.f.

EXISTING GFA CALCS	
Basement	811 s.f.
First Floor	1633 s.f.
Second Floor	1622 s.f.
Attic	0 s.f.
4078 s.f. total	

Total Existing	4078 s.f.
Proposed Attic Area	732 s.f.
Total Proposed	4808 s.f.



PROJECT
SCHMULTS RESIDENCE
 166 WALNUT HILL RD
 BROOKLINE, MASS 02467

DRAWING TITLE
F.A.R. CALCULATIONS

ISSUE PRELIMINARY PRICING DRAWINGS
 DATE 4/18/18

SHEET NO.

A0.1

1 BASEMENT - EXISTING HABITABLE AREA DIAGRAM 2 FLOOR1 - EXISTING & NEW HABITABLE AREA DIAGRAM 3 FLOOR 2 - EXISTING HABITABLE AREA DIAGRAM 4 ATTIC - PROPOSED HABITABLE AREA DIAGRAM

NOTES:

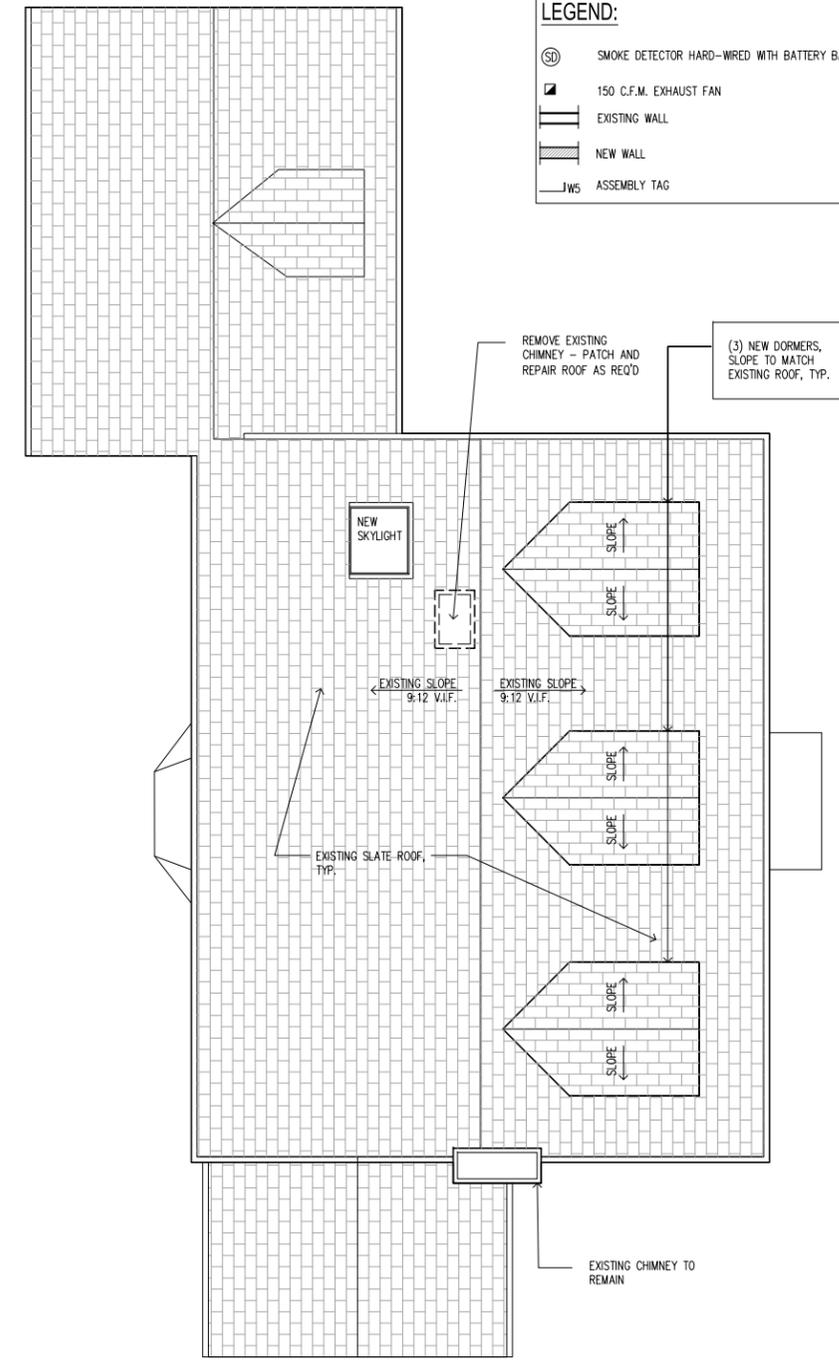
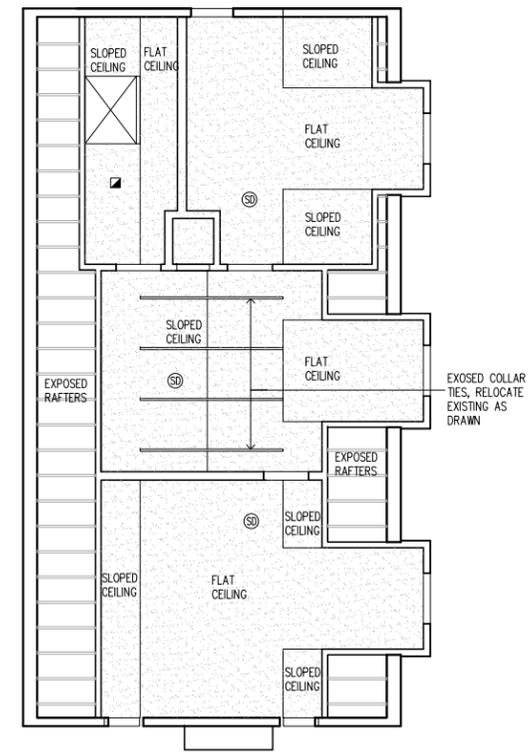
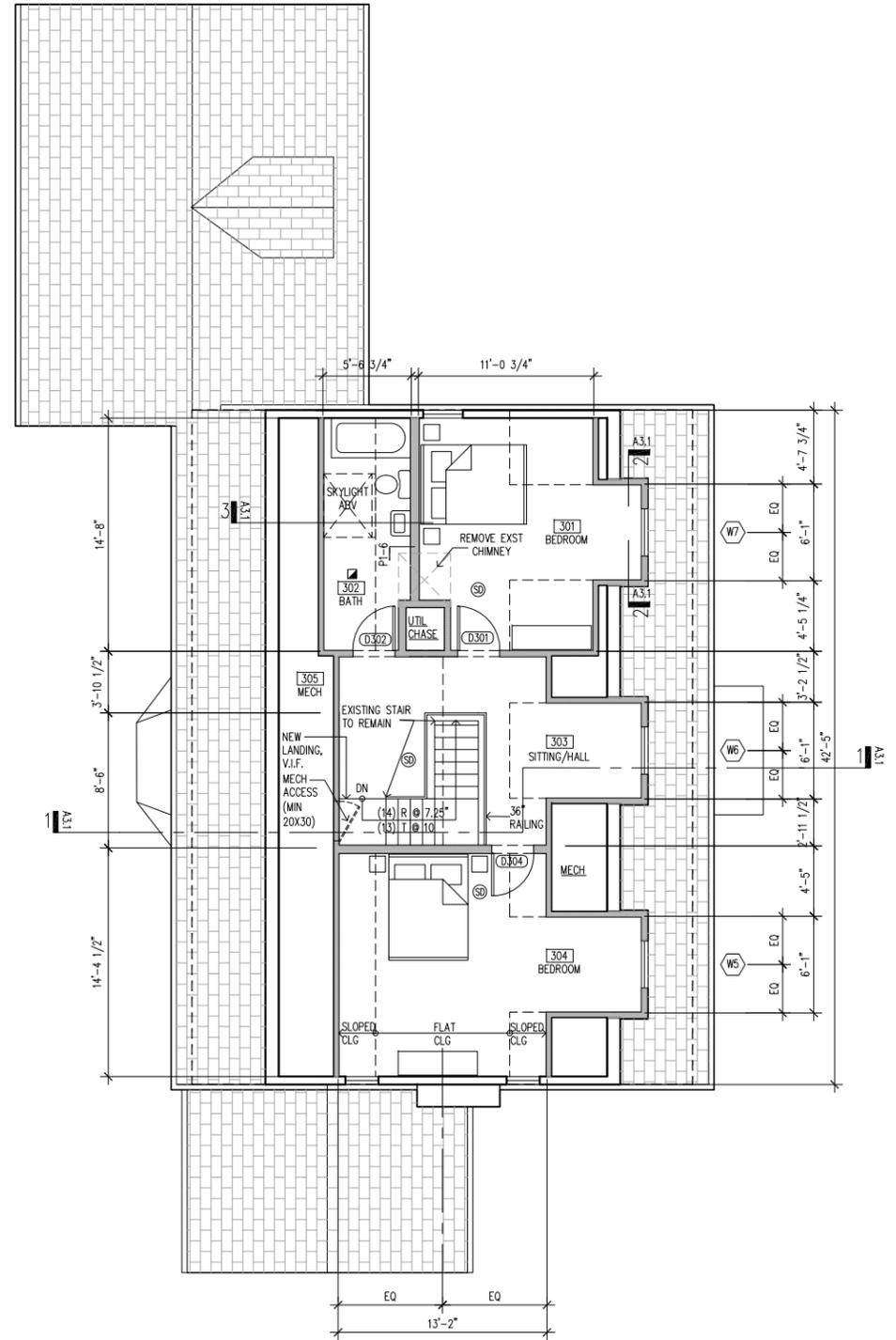
1. ALL DIMS ARE TO FACE OF FRAMING U.N.O.
2. ALL INDICATED ALIGNMENTS ARE TO F.O. FINISH
3. ALL WINDOWS AND DOORS ARE DIMENSIONED TO CENTER OF ROUGH OPENING, U.N.O. - REFER TO SCHEDULES FOR FRAME SIZES
4. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INFO ON BUILT-IN CASEWORK, EXTENTS OF WALL FINISHES, ETC.
5. PROVIDE CEMENTITIOUS BACKER BOARD (ASSEMBLY P2) AS BASE FOR WALL TILES IN ALL TUB/SHOWER AREAS

ASSEMBLIES

1. REFER TO SHEET A0.2
2. ALL EXTERIOR WALLS ARE ASSEMBLY W1 U.N.O.
3. ALL INTERIOR PARTITIONS ARE ASSEMBLY P1, U.N.O. SEE NOTE 5 ABOVE

LEGEND:

-  SMOKE DETECTOR HARD-WIRED WITH BATTERY BACKUP
-  150 C.F.M. EXHAUST FAN
-  EXISTING WALL
-  NEW WALL
-  ASSEMBLY TAG



1 ATTIC FLOOR PLAN
3/16"=1'-0"



2 ATTIC REFLECTED CEILING PLAN
3/16"=1'-0"

3 ROOFPLAN
3/16"=1'-0"

PROJECT
 SCHMULTS RESIDENCE
 166 WALNUT HILL RD
 BROOKLINE, MASS 02467

DRAWING TITLE
 ATTIC FLOOR PLAN & R.C.P.
 ROOFPLAN

ISSUE PRELIMINARY PRICING DRAWINGS DATE 4/18/18

SHEET NO.



1 EXIST. FRONT ELEVATION
 1/4"=1'-0"



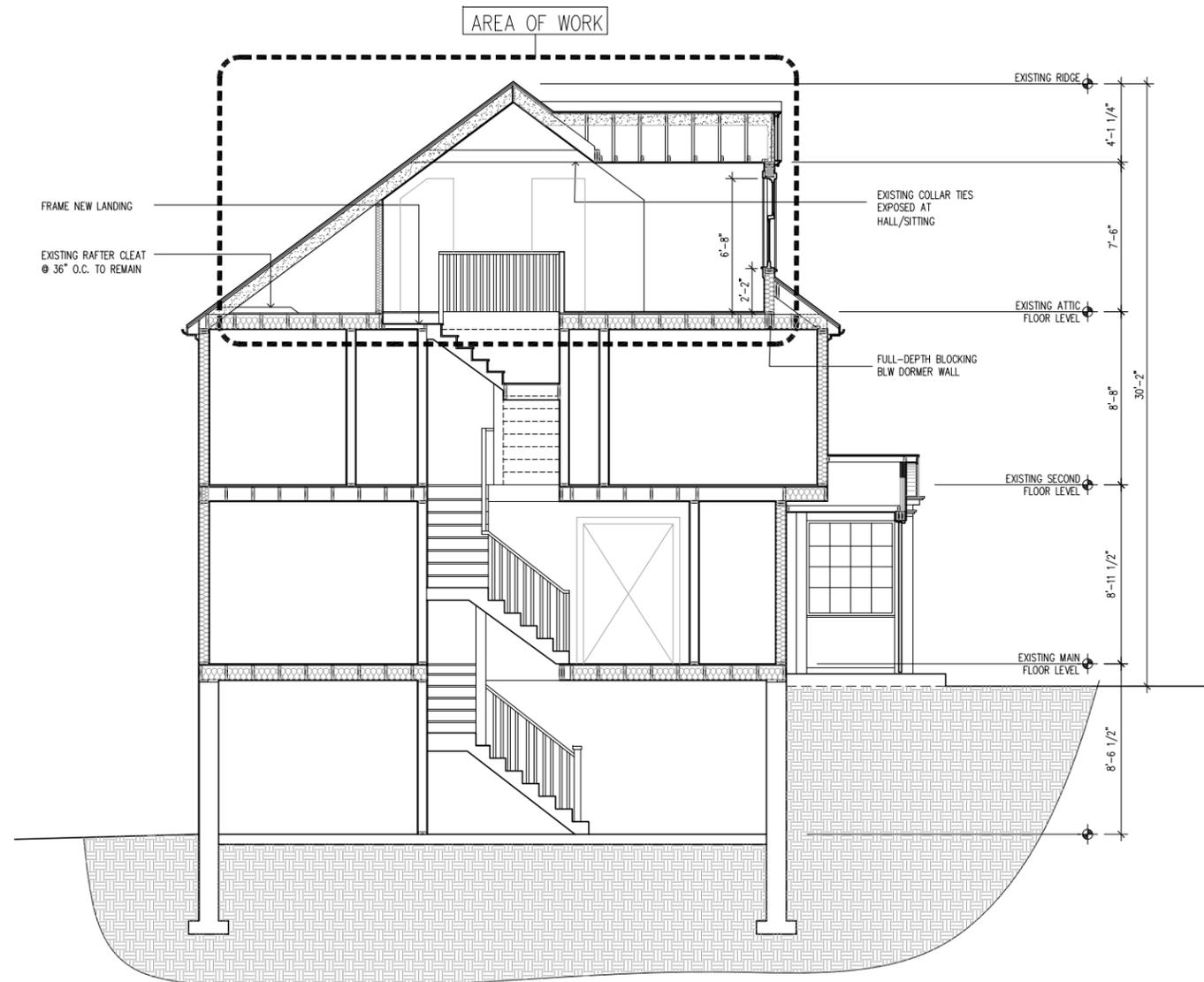
1 PROPOSED FRONT ELEVATION
 1/4"=1'-0"

PROJECT
 SCHMULTS RESIDENCE
 166 WALNUT HILL RD
 BROOKLINE, MASS 02467

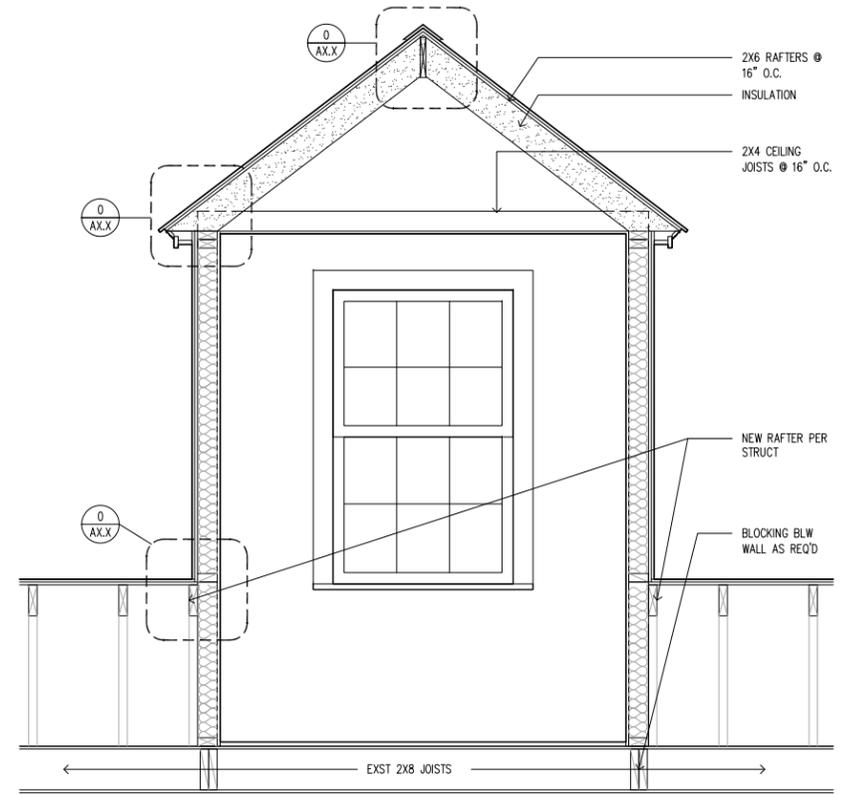
DRAWING TITLE
 ELEVATION

ISSUE PRELIMINARY PRICING DRAWINGS DATE 4/18/18

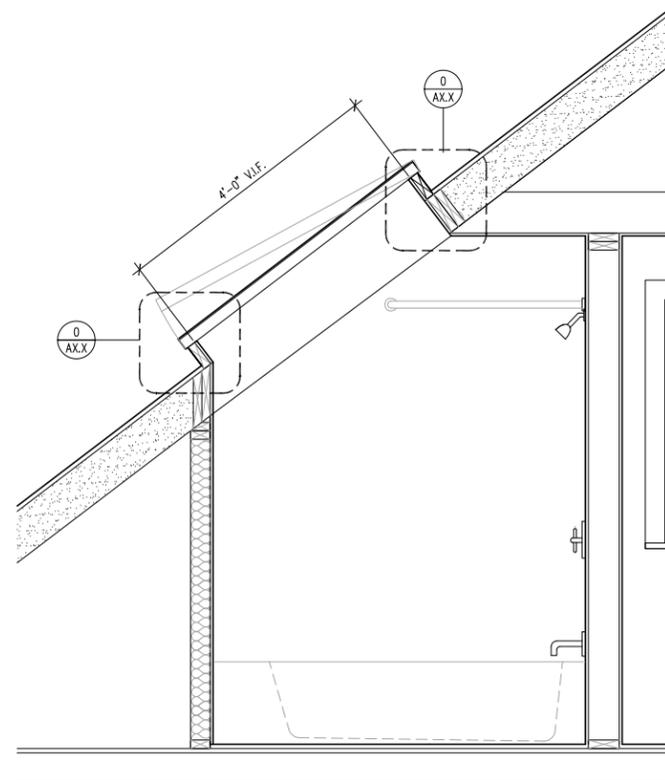
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1 TYPICAL SECTION THROUGH NEW DORMER
 1/4"=1'-0"



2 TYPICAL DORMER SECTION DETAIL
 3/4"=1'-0"



3 PARTIAL SECTION AT BATHROOM SKYLIGHT
 3/4"=1'-0"

PROJECT
 SCHMULTS RESIDENCE
 166 WALNUT HILL RD
 BROOKLINE, MASS 02467

DRAWING TITLE
 SECTIONS

ISSUE PRELIMINARY PRICING DRAWINGS DATE 4/18/18

SHEET NO.