



Town of Brookline

Massachusetts

P

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Linda Hamlin, Chairman
Steven Heikin, Clerk
Robert Cook
Mark J. Zarrillo
Blair Hines
Matthew Oudens

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: November 8th, 2018
Subject: Construct rear entry overhang on previously approved addition
Location: **153 University Road**

Atlas Sheet: 41	Case #: 2018-0079
Block: 210	Zoning: T-6
Lot: 18	Lot Area (sf): 3,931

Board of Appeals Hearing: **November 29, 2018 at 7:00 pm**

BACKGROUND

ZBA Case #2017-0011 – the ZBA granted setback relief to the applicant to add a rear addition with basement space and two stories to their existing home. The proposed addition added 952 square feet and provided a family room on the first floor and an enlarged master bedroom and bathroom on the second floor. The proposed setback to the rear property line was five feet.

ZBA Case #2016-0040 at 29-33 Winthrop Road granted relief to that Petitioner that allowed him to sell a polygon-shaped piece of land equaling 128 square feet of land to his abutter, the owner of 153 University Road. As a result of this sale and the addition of the 128 square feet of land to his existing lot (the land transfer has been executed), the owner of 153 University Road was able to propose the above addition at the rear of his existing home.

SITE AND NEIGHBORHOOD

153 University Road is a two-story single family home on a triangular lot. The lot abuts University Path to the west and the newly-created lot at 33 Winthrop Road to the rear.

APPLICANT'S PROPOSAL

The applicants, Thomas Vitolo and Jennifer Taranto, propose to construct a rear entry overhang, which is a revision to the previously approved 2017 design. This overhang now requires setback relief. The overhang will measure about 5' 3" by 4' .

FINDINGS

Section 5.70 - Rear Yard Requirements

Dimensional Requirements	Required	Existing	Proposed	Relief Required
Rear Yard Setback	30 feet	~5 feet	~1 foot	Special Permit*

** Under §5.43, the Board of Appeals may waive yard and/or setback requirements if counterbalancing amenity is provided; in this case the Applicant is proposing a tree at the rear property line.*

Section 8.02.2 – Alteration of Extension

A special permit is required to alter or extend a nonconforming structure.

STAFF ANALYSIS

The staff has no issue with this small addition. The larger proposal was already previously approved and this overhang/entranceway has been designed to fit in architecturally with the addition. The overhang is not visible from the street or from neighbors due to its location and the planting of dense shrubbery.

PLANNING BOARD COMMENTS

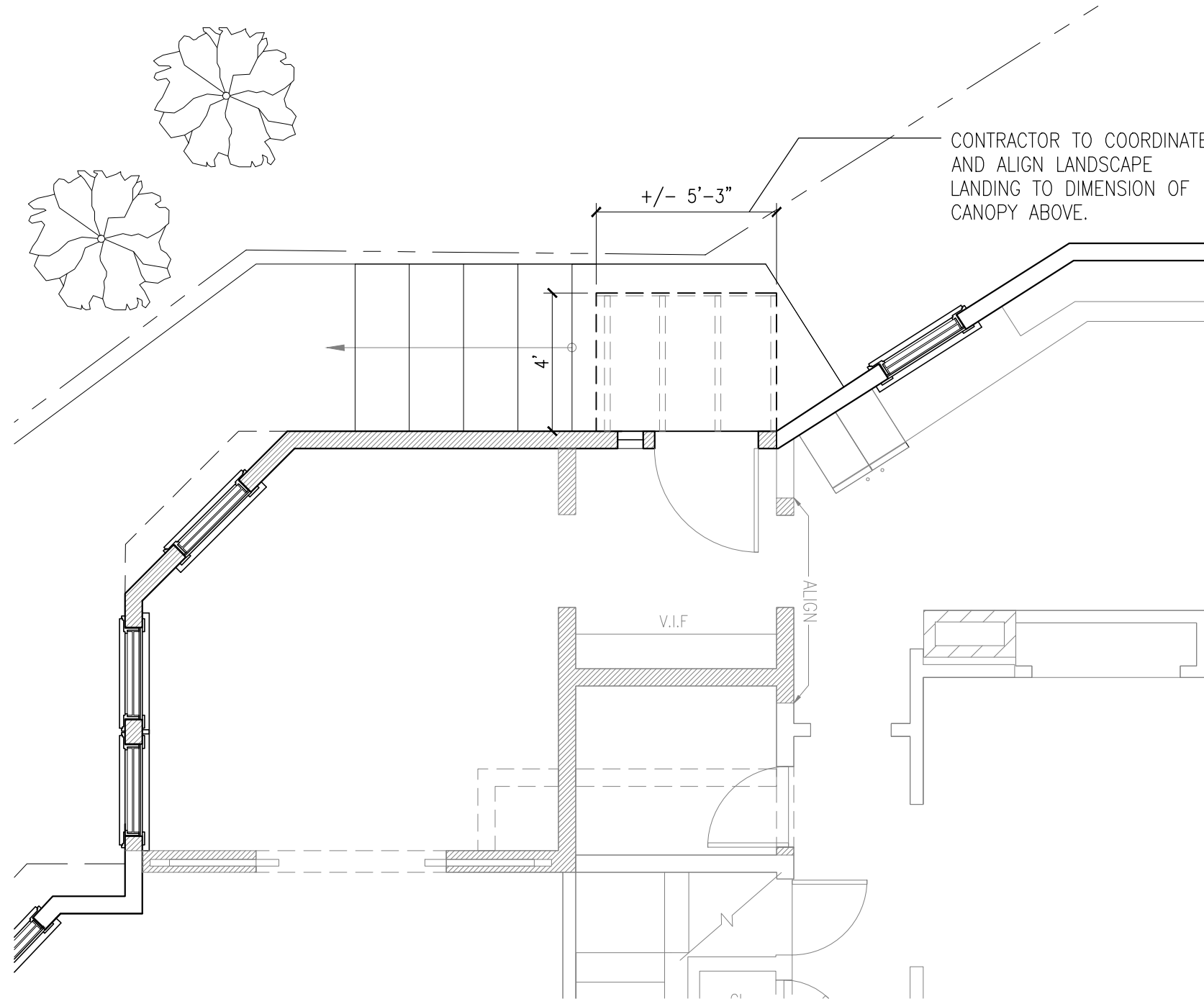
The Planning Board is not opposed to this request to build an overhang over a rear entry to the house. No neighbors spoke in opposition to the proposal at the meeting. The Board recommended that the applicant submit support letters from neighbors at the Board of Appeals hearing.

Therefore, the Planning Board recommends approval the site plan by George C. Collins, dated 3/9/2017, and elevations and floors plans by Next Phase Studios, dated 6/18/2018, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final certified site plan and elevations, subject to review and approval by the Assistant Director for 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 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/Pss





NEXT PHASE STUDIOS
 344 BOYLSTON STREET
 BOSTON, MA 02116
 T 617-375-9300
 F 617-522-9812
 WWW.NPS-ARCHITECTS.COM

153 UNIVERSITY ROAD
 TARANTO/VITOLO RESIDENCE
 153 UNIVERSITY ROAD,
 BROOKLINE, MA 02445

DATE: 06.22.18
 SCALE: 1/4" = 1'-0"
 DRAWN BY: CM
 CHECKED BY: RA
 PROJECT #: 16014

REVISIONS	

PROPOSED
 REAR ENTRY
 PLAN

SK-02



AREA OF
NEW WORK

Roof

33' - 8"

Attic Floor

28' - 6"

2nd Floor

19' - 6"

1st Floor

10' - 0"

Basement

1' - 10"

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REVISIONS

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AREA OF NEW WORK



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153 UNIVERSITY ROAD
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REVISIONS

PROPOSED ELEVATIONS

SK-02