



# *Town of Brookline*

## *Massachusetts*

### **PLANNING BOARD**

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To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: February 7, 2019 (continued/revised proposal)  
Subject: Construct rear addition  
Location: **34 Jamaica Road**

Atlas Sheet: 70  
Block: 301  
Lot: 16

Case #: 2018-0067  
Zoning: M-1.0  
Lot Area (s.f.): 6,432

Board of Appeals Hearing: **March 7, 2019 at 7:00 pm**

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### **BACKGROUND**

**April 2018** – The applicant submitted an application to the Preservation Commission for partial demolition. The Preservation Commission voted to uphold the initial determination of significance and a demolition stay of 12 months was placed on the property. The stay will expire in April 2019.

**March 2018** – The applicant submitted a special permit application and went to the Planning Board with plans to create a new driveway and parking area at the rear of the property. After hearing concerns from the Planning Board related to an existing street tree, the applicant withdrew their special permit application before proceeding to the ZBA.

### **SITE AND NEIGHBORHOOD**

34 Jamaica Road is a three-family, triple decker home with two rental units and one owner-occupied unit. It was built in 1900. It is located on a narrow, deep lot that currently has no garage or parking area. Currently, the residents' cars are parked on the street. The property

abuts a private alley to the north, which leads to the Brookline Housing Authority property, and is across the street from the Harry Downs Field. At the rear, there is significant open space between the property and land owned by the Brookline Housing Authority. The neighborhood consists of multi-family homes in similar styles.

**APPLICANT’S PROPOSAL**

The applicant, Bee Ken Yeo, proposes to construct a rear three-story addition.

This project has been before the Planning Board numerous times in the past year with a series of proposals seeking to add parking onto the site. Currently, the applicant is setting aside any plans for parking and has re-submitted this proposal which only includes a rear addition for more living space and no new parking.

The proposed rear addition will be three-stories and will add living space to each of the three floor-through units. The footprint of the addition is 320 square feet on each floor for a total of 960 square feet. A spiral staircase will also be added that allows for egress from each of the three units at the rear of the building. Lastly, a roof deck will be added to the rear portion of the flat roof.

**FINDINGS**

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

**Section 5.50 – Front Yard Requirements**

**Section 5.60 – Side Yard Requirements**

Dimensional Requirements	Required/Allowed	Existing	Proposed	Relief
<b>Side Yard Setback (Left)</b>	10 + L/10 = 18.6 feet	10.6 feet	10 feet	Special Permit*/ Variance

*\* Under **Section 5.43**, the Board of Appeals may waive by special permit yard and/or setback requirements, if a counterbalancing amenity is provided.*

**STAFF ANALYSIS**

The staff is supportive of this revised and scaled-back proposal. Proposing only the rear addition, and no parking, is a reasonable ask and has minimal impact on the lot. The addition is within the allowable FAR, far from the rear lot line and in line with the pre-existing non-conforming side lot line. The staff would like to Board to weigh in on whether the plans provide enough architectural details and on the design of the proposed spiral egress stair.

**PLANNING BOARD COMMENTS**

The Planning Board was supportive of this simplified proposal to add a rear addition. The Board did not feel that the proposed spiral staircase would meet building code for a second means of egress and asked staff to confirm with the Building Commissioner. The Board would like to see

the plans revised with a compliant staircase prior to the Zoning Board of Appeals hearing.

**Therefore, the Planning staff recommends denial of the site plan by Stephen Desroche dated 1/21/2019 and the floor plans and elevations by Chongzi Chen Architect dated 12/23/18 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 review and approval by the Assistant Director of Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan, indicating counter balancing amenities, subject to review and approval of 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) final floor plans and elevations stamped and signed by a registered architect; 2) a final site plan, stamped and signed by a registered engineer or land surveyor; and 3) evidence that the final decision has been recorded at the Registry of Deeds.

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