



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: February 21, 2019
Subject: Construct an addition and an attached garage
Location: **45 Leicester Street**

Atlas Sheet: 56
Block: 254
Lot: 12

Case #: 2019-0008
Zoning: S-15
Lot Area (s.f.): 34,883

Board of Appeals Hearing: **March 21st, 2019 at 7:00 pm**

BACKGROUND

December 2018 – This property is located within the Fisher Hill National Register District. The proposed work was determined to trigger partial demolition and the Preservation Commission imposed an 18-month stay of demolition on the property. The applicant is working with a subcommittee to revise the design and have the stay lifted early.

SITE AND NEIGHBORHOOD

45 Leicester Street is a two and a half story, single-family stucco dwelling built in 1922. The home has a detached garage located to the right of the main house. The property is located near the intersections of Hayden Road and Fisher Avenue. The neighborhood consists mostly of single-family homes on large lots but also has condominium complexes such as Longyear Estates and Olmsted Hill. The property is close to the Fisher Hill Reservoir Park and Route 9.

APPLICANT'S PROPOSAL

The applicant, 45 Leicester Street LLC, proposes to construct an addition and an attached garage. The existing detached garage will be demolished. The new addition will be two stories

and will connect to a new attached three-car garage to the left side of the house. The addition and garage will have a synthetic slate roof.

The new addition will be constructed to the side and rear of the existing home – partially filling in a bump-out and an area that is currently gravel between the house and detached garage. The new garage will be further from the front and side lot lines than the existing detached garage. The new addition will be about 3,000 square feet. It will include new kitchen and family room space on the first floor and a new master suite on the second floor. There will be a second-story deck at the rear.

Sections 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:

SEE ATTACHED STATEMENT PROVIDED BY APPLICANT.

Section 5.22.3.B.1.B – Floor Area Ratio

Floor Area	Allowed	Existing	Proposed	Finding
Floor Area Ratio (% of allowed)	.25 (100%)	.21 (84%)	.30 (120%)	Special Permit*/ Variance
Floor Area (s.f.)	8,720	7,427	10,426	

**Under Section 5.22.3.b.1.b, the Board of Appeals may grant a special permit for an increase in FAR of up to 120% of the allowable FAR.*

Section 5.34 – Exception to Yard and Setback Regulation

Section 5.50 – Front Yard Requirements

Dimensional Requirements	Required	Existing	Proposed	Relief Required
Front Yard Setback	25 feet	19.4 feet	19.4 feet	Special Permit *

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

Section 8.02.2 – Alteration or Extension

A special permit is required to alter this non-conforming structure.

PLANNING STAFF ANALYSIS

The Planning staff is supportive of this proposal. The applicant has already made numerous revisions based on feedback from the Preservation Commission that have reduced the impact of the addition. The FAR is within the allowable 120% bonus which staff finds to be reasonable for a home that was already under the allowable FAR. The only setback relief required is a pre-existing non-conforming front setback. The rear and the sides will all comply on this large lot.

PLANNING BOARD COMMENTS

The Planning Board was very supportive of this proposal and found it to be a well-designed addition. The Board felt that although it does not usually support front-facing garages, this project was an exception and the design fit it well with the rest of the home.

Therefore, the Planning Board recommends approval of the site plan by Bruce Bradford dated 1/21/2019 and the floor plans and elevations by Christopher Russ Architects dated 12/18/2018, 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 subject to the 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) a final site plan stamped and signed by a registered engineer or land surveyor; 2) final floor plans and elevations stamped and signed by a registered architect or engineer; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

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