



Town of Brookline

Massachusetts

PLANNING BOARD

Town Hall, 3rd 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
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Mark J. Zarrillo

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: February 21, 2019
Subject: Finish attic, add dormers and extend rear deck
Location: **39 Verndale Street**

Atlas Sheet: 14
Block: 071
Lot: 08

Case #: 2019-0002
Zoning: T-5
Lot Area (s.f.): 6,680

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

SITE AND NEIGHBORHOOD

39-41 Verndale Street is a two-story, two-family house built in 1900. The dwelling has a rear detached garage on the left side of the property. At the rear, the lot abuts homes on Brainerd Road, which is on the Boston city line. The neighborhood consists of two-family homes in similar styles and is also close to businesses on Harvard Street such as T.J. Maxx.

APPLICANT'S PROPOSAL

The applicant, John Degan, is proposing a renovation of this two-family dwelling. The proposed renovations involve reconfiguring the units to create one in the basement/first floor and a second in the second floor/attic. Each unit will have five bedrooms and four bathrooms. The applicant also plans to enlarge the existing front porch and the existing rear porch.

In order to finish the attic space, the applicant will add two shed dormers on the right and left

sides to extend the habitable space to the edge of the roof. The living space will be expanded towards the rear in order to provide access to the proposed rear deck. The footprint of the structure will not change. A three-story rear deck will be constructed that measures 12 feet wide by 21 feet long.

FINDINGS

Section 5.43 – Exceptions to Yard and Setback Requirements

Section 5.60 – Side Yard Setback

Section 5.70 – Rear Yard Setback

Dimensional Requirements	Required/Allowed	Existing	Proposed	Relief
Rear Yard Setback (roof)	30 feet	23 feet	23 feet	Special Permit*/Variance
Rear Yard Setback (deck)	20 feet	15 feet	10.8 feet	Special Permit*/Variance
Side Yard Setback (roof)	10 feet	7.7 feet	7.7 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.*

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 not opposed to this renovation and the required setback relief. It appears that the expansion of the units and the improvements to the home will be a benefit to the street and will maintain most the structure’s original character. The footprint of the house is not changing and the dormers as well as the proposed deck appear to be minimally intrusive.

PLANNING BOARD COMMENTS

The Board supported this proposal but asked that the applicant revise the third-story deck to be more minimal and not supported by columns. They would prefer a small Juliet-type balcony that is either tied or cantilevered from the building.

The Planning Board recommends approval of the site plan by James Richard Keenan, dated 1/14/2019, and the floor plans and elevations by RDK Architects dated 1/14/2019, 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 revised elevations showing a reduction of the 3rd floor deck with no column support 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 indicating all counterbalancing amenities, 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: a) a final site plan stamped and signed by a registered engineer or land surveyor; b) final floor plans 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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