



# *Town of Brookline*

## *Massachusetts*

### **PLANNING BOARD**

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To: Brookline Planning Board  
From: Brookline Planning staff  
Date: March 21, 2019  
Subject: Convert single-family dwelling to two-family dwelling  
Location: **91 Coolidge Street**

Atlas Sheet: 72	Case #: 2019-0006
Block: 17	Zoning: T-5
Lot: 56	Lot Area (s.f.): 5,075

Board of Appeals Hearing: **March 28, 2019 at 7:00 pm**

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### **SITE AND NEIGHBORHOOD**

91 Coolidge Street is a single-family house located off Harvard Street and is north of Coolidge Corner in the JFK Crossing neighborhood. The property is near the intersection of Coolidge Street and Clarence Street. Neighboring properties are primarily single-family, two-family, and three-family homes that vary in size and design.

### **APPLICANT'S PROPOSAL**

The applicants, Gary Altman and Judith Ferber, propose to convert this single-family dwelling into a two-family dwelling by adding a second kitchen and interior partitions. They also plan to add an entry mudroom for Unit #1 within the existing front porch and add a new mudroom for Unit #2 at the existing second floor rear covered porch.

The footprint of the home is not changing. Parking for both units will be provided for in the garage and driveway.

**FINDINGS**

**Section 5.05 – Conversion**

In the case of a conversion of a single-family detached dwelling to a two-family dwelling in an SC, the structure shall conform to all dimensional requirements in Section 5.01; however, the Board of Appeals by special permit may waive any of said dimensional requirements except minimum lot size, provided that no previously existing non-conformity to such requirements is increased and provided that all other requirements of this by-law for such conversions are met.

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

**Section 5.50 – Front Yard Requirements**

**Section 5.60 – Side Yard Requirements**

**Section 5.70 – Rear Yard Requirements**

**Section 6.04.5.c.2 – Design of All Off-Street Parking Facilities**

	Required	Existing	Proposed	Relief Required
Front Yard Setback	15 feet	12.2 feet	12.2 feet	Special Permit*/Variance
Side Yard Setback (north)	10 feet	3.9 feet	3.9 feet	Special Permit*/Variance
Rear Yard Setback	30 feet	29.8 feet	29.8 feet	Special Permit*/Variance
Driveway setback	5 feet	None	None	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 staff has no concerns with this proposal. The conversion to a two-family is being done entirely within the existing footprint and the minor changes of the porches to mudroom entrances are subtle and well-designed. The setback relief is all for pre-existing non-conforming setbacks. Although the setback on the left is particularly small, this is not an unusual circumstance for this dense neighborhood. There may be up to four cars parked on the site using the garage and driveway but there appears to be sufficient room. Many other homes on the street are already two-family dwellings so this conversion seems warranted.

**Therefore, the Planning Board recommends approval of the site plan dated 12/28/2018 by Scott Cerrato and the floor plans and elevations dated 1/1/2019 by Hamlin & Co. Inc, , subject to the following conditions:**

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

*knm*



# Town of Brookline



Property ID      066 1700  
Address         91 COOLIDGE ST  
Owner            ALTMAN, GARY D



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This application is intended for reference only. For certified parcel information please contact the Town of Brookline Assessors Office.

