



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
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Mark J. Zarrillo

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: April 25, 2019
Subject: Finish basement of existing single-family dwelling
Location: **19 Colchester Street**

Atlas Sheet: 24	Case #: 2019-0013
Block: 115	Zoning: S-10
Lot: 04	Lot Area (s.f.): 26,060

Board of Appeals Hearing: **May 9, 2019 at 7:00 pm**

SITE AND NEIGHBORHOOD

19 Colchester Street is a single-family house built in 1865. The property is located between Hawes Street and Carlton Street close to the MBTA D Green Line tracks and Longwood Medical Area. The neighborhood consists of historic, large older homes as well as smaller rowhomes and institutional buildings belonging to Boston University.

PROPOSAL

The applicant, RDK Corporation, proposes to finish the basement, part of which has been newly created as a result of additions to the home. The applicant is able to finish the majority of the existing basement at this time with a special permit to go up to 130% of the allowable FAR. This basement portion will include a workroom, gym, office and two baths. The newly-created portion of the basement cannot be finished at this time but could be finished in the future.

FINDINGS

Section 5.20 – Floor Area Ratio

Floor Area	Allowed	Existing	Proposed (with finished basement)	Proposed (with unfinished basement)	Finding
Floor Area Ratio (% of allowed)	.30 (100%)	.29 (97%)	.37 (123%)	.39 (130%)	Special Permit*
Floor Area (s.f.)	7,818	7,700	9,757	10,285	

* Under **Section 5.22.2.b**, an increase in gross floor area through basement conversion is limited to 130% of the permitted gross floor area.

PLANNING STAFF ANALYSIS

The staff has no issues with this basement that will be finished within the allowable 130% bonus. The applicant is proposing a portion of the basement be left unfinished that could be finished in 10 years by special permit which will also be within the 130% allowable FAR. While there is other work being done to the structure as-of-right, this portion of the project does not impact the footprint and the only exterior modification is the creation of one new stair.

PLANNING BOARD COMMENTS

The Planning Board had no concerns with the plan to finish this basement space.

Therefore, the Planning Board recommends approval of the floor plans dated 5/16/2018 by SB Architects subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit floor plans 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 to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: a) final floor plans stamped and signed by a registered architect or engineer; and b) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

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