



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals

From: Brookline Planning Board

Date: May 16, 2019

Subject: Construct rear addition

Location: **385 Clinton Road**

Atlas Sheet: 59

Block: 264

Lot: 03

Case #: 2019-0028

Zoning: S-10

Lot Area (s.f.): 11,495

Board of Appeals Hearing: **June 13, 2019 at 7:00 pm**

BACKGROUND

October 2015 – The applicant received zoning relief to construct a second floor addition over the one story sunroom and create an additional 190 square feet of floor area for a master bathroom.

SITE AND NEIGHBORHOOD

385 Clinton Road is located off of Chestnut Hill Avenue, south of Beacon Street, and the area consists primarily of single-family homes. The dwelling is a two and a half story gambrel with a slate roof, eyelid dormer, two integrated shed dormers, and an arched, columned front entrance. It was built in 1916 and designed by Edward B. Stratton.

APPLICANT'S PROPOSAL

The applicants, Celine and Rony Sellam, are proposing to construct a rear addition to expand their kitchen. An existing breakfast nook will be removed and replaced with a larger kitchen addition measuring about 28 feet deep by 19.5 feet wide. A new deck will also be added off of the addition that will be 8 feet deep. The addition will total 700 square feet.

FINDINGS

Section 5.20 – Floor Area Ratio

Floor Area	Allowed	Existing	Proposed	Finding
Floor Area Ratio (% of allowed)	.30 (100%)	.35 (117%)	.41 (137%)	Special Permit*/ Variance
Floor Area (s.f.)	3,448	4,042	4,742	

* Under **Deadrick**, the Board of Appeals may allow an extension of an existing non-conformity if it finds there is no substantial detriment to the neighborhood.

Section 8.02.2 – Alteration or Extension

A special permit is required to alter a pre-existing non-conforming structure.

PLANNING STAFF ANALYSIS

The staff has no objections to the proposal. The proposed addition is located in the rear yard which is very deep and will remain within the allowable rear setback. The impact on abutters appears to be minimal and the homeowners have letters of support from two neighbors. The increase in FAR is relatively modest. The staff would like the Board to weigh in on the architectural details of the addition, as the applicants have chosen to use an engineer rather than an architect to design the addition.

PLANNING BOARD COMMENTS

The Planning Board had no major concerns with this proposal. They felt that its location at the rear was minimally visible, it is within all setbacks and the applicant had the support of numerous neighbors.

Therefore, the Planning Board recommends approval of the site plan by Michael Paul Antonino dated 2/15/19 and the floor plans and elevations by Richard Volkin dated 1/10/19, subject to the following conditions:

1. Prior to the issuance of a building permit, final floor plans, elevations, and a site plan shall be submitted 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: 1) final floor plans and building elevations stamped and signed by a registered architect; and 2) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

Knm

