



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 basement and second floor additions
Location: **119 Payson Road**

Atlas Sheet: 103
Block: 365
Lot: 35

Case #: 2019-0021
Zoning: S-7
Lot Area (s.f.): 7,245

Board of Appeals Hearing: **May 30, 2019 at 7:00 pm**

SITE AND NEIGHBORHOOD

119 Payson Road is a brick, single-family home constructed in 1949. The house has one attached garage and a partially finished basement. The neighborhood consists of small homes on small lots and is located close to Walnut Hills Cemetery and Putterham Circle.

APPLICANT'S PROPOSAL

The applicants, Mary Kenda and Joseph Allen, propose to construct an 854 square foot rear addition. The new addition includes a second story and basement added above and below an existing single story portion of the home. The basement space will be used as finished living space. The new second story space will become a master bedroom. The footprint of the structure will not change as the addition is being added on top of the existing roof and infilling the walk-out basement condition underneath the first floor. The existing deck will remain. The entire rear and sides of the structure will be clad in siding.

FINDINGS**Section 5.20 – Floor Area Ratio**

| Floor Area | Allowed | Existing | Proposed | Finding |
|--|----------------|-----------------|-----------------|---------------------------------|
| Floor Area Ratio (% of allowed) | .35 (100%) | .36 (103%) | .47 (134%) | Special Permit*/ Variance |
| Floor Area (s.f.) | 2,535 | 2,572 | 3,426 | |

* 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 this non-conforming structure.

STAFF ANALYSIS

The staff supports this rear addition. The addition was designed to not increase the footprint of the home by utilizing space above and below the rear one-story portion. The structure is within all existing setbacks. The increase in FAR is relatively modest and the impact on abutters appears to be minimal due to the location of the addition.

PLANNING BOARD COMMENTS

The Planning Board supports this proposal for this rear addition. It felt that the design was well-designed to fill in existing empty space under the house's existing footprint. The Board asked that dimensions be added to the floor plans and that the Building Commissioner verify these dimensions because the Board felt the existing FAR numbers are only very slightly over the allowable FAR to qualify for Deadrick.

Therefore, the Planning Board recommends approval of the site plan by Thomas P. Bernardi dated 9/19/2013 the floor plans and elevations by SOUSA design Architects dated 1/28/2019 subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, dimensioned floor plans and elevations subject to the review and approval of the Assistant Director of Regulatory Planning and to be verified by the Building Commissioner.
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) a final site plan stamped and signed by a registered engineer or land surveyor; b) final floor plans and elevations stamped and signed by a registered architect or engineer; and c) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

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