



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, Chair
Robert Cook, Clerk
James Carr
Linda K. Hamlin
Blair Hines
Mathew Oudens
Mark J. Zarrillo

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: May 16, 2019
Subject: Construct addition
Location: **27 Wolcott Road**

Atlas Sheet:
Block: 402
Lot: 25

Case #: 2019-0025
Zoning: S-10
Lot Area (s.f.): 13,770

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

SITE AND NEIGHBORHOOD

27 Wolcott Road is 2.5 story single-family house built in 1940. The house has a basement level two car garage and driveway on the right hand side and a one-story sunroom on the left side. The neighborhood consists of single-family homes on mid-sized lots.

APPLICANT'S PROPOSAL

The applicant, Lisa Sousa, proposes to construct an addition totaling 899 square feet at the rear of the home. An existing wood deck will be removed. In that location, a basement-level addition will be added with a family room and additional third garage bay. Above the basement level, a covered porch with a metal seam roof will be added. The addition totals about 16 feet deep by 42 feet wide. At the attic level, a portion of the existing rear dormer will be extended out over an existing deck in order to expand the third floor den. The materials will match the existing home. The driveway will be slightly extended to access the new garage bay. There will be no changes to the front façade.

FINDINGS**Section 5.20 – Floor Area Ratio**

Floor Area	Allowed	Existing	Proposed	Finding
Floor Area Ratio (% of allowed)	.30 (100%)	.41 (136%)	.48 (160%)	Special Permit*/ Variance
Floor Area (s.f.)	4,131	5,651	6,550	

* 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 is supportive of this proposal. The work will all take place at the rear of the house. The property has a large rear yard and it does not appear that the addition will have an impact on any abutters. A large portion of the addition is in the basement level and will not increase the massing of the structure. The design appears to blend in well with the existing portion of the house. The FAR for this structure is already above what is allowed but staff finds that the proposed increase is relatively modest overall.

PLANNING BOARD COMMENTS

The Planning Board had no concerns with this proposal. They felt that the increase in FAR was reasonable and that the additions had minimal visibility or impact on neighbors due to its location at the rear.

Therefore, the Planning Board recommends approval of the site plan by Stephen Desroche dated 9/5/2018 and the floor plans and elevations by SOUSA design Architects dated 5/30/2017 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 elevations 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) 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.

knm

