



Town of Brookline

Massachusetts

Planning Board

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To: Zoning Board of Appeals
From: Brookline Planning Board
Date: July 11, 2019
Subject: Construct a third-story dormer
Location: **10 Rice Street**

Atlas Sheet: 71C
Block: 307
Lot: 39

Case #: BOA2019-0035
Zoning: M - 1.0
Lot Area (s.f.): ± 2,610

Board of Appeals Hearing: August 29, 2019 at 7:00 p.m. or after

Site and Neighborhood

10 Rice Street is a two and a half story wood frame Italianate house built in 1893. This single-family dwelling is located about half way between Cypress and Franklin Streets in The Point neighborhood of Brookline. The surrounding neighborhood consists of working class housing built in the late nineteenth and early twentieth century.

Applicant's Proposal

The applicant, Omar Mabrouk, is proposing a 20 foot dormer at the third-floor level on the left side (west) of the house to increase the ceiling height in the attic and create headroom for an existing attic stair. The current use of the attic as a recreational room will remain unchanged. The Preservation Commission staff has determined that the dwelling is not historically significant and therefore the proposed dormer does not trigger demolition review even though the dormer is not one foot above the wall plane of the house.

Findings

Section 5.01 and 5.60 - Table of Dimensional Requirements (Sideyard Setback)

Section 5.13 - Minimum Lot Width

Section 8.02.2 - Alteration or Extension

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

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Finding</u>
Lot Width	40'	30'	30'	<u>Special Permit*</u>
Side Setback	7.5'	2.2'	2.2'	<u>Special Permit**</u>

* Under **Section 8.02**, the Board of Appeals may grant a special permit to alter a pre-existing non-conforming structure.

** Under **Section 5.43**, the Board of Appeals may waive by special permit the required yard setbacks if counterbalancing amenities are provided. The applicant has not yet indicated the counterbalancing amenity, and landscaping would be appropriate.

Planning Department Analysis

The Planning Department believes that this is a reasonable proposal, especially given that it is a single-family home in a multi-family district. The third floor dormer should have minimal impact on the surrounding neighborhood. New landscaping should serve as the counterbalancing amenity.

Planning Board Comments

The Planning Board was supportive of the proposal but expressed frustration with the inaccuracy of the plans. The applicant agreed to submit revised plans prior to the ZBA meeting that more accurately reflected the existing and proposed structure. Some members of the Board stated that they would prefer to see the dormer pushed back from the wall plane of the house, but nonetheless approved the application.

Therefore, the Planning Board recommends approval of this application per the site plan by EMB, dated March 26, 2019, and elevations and floor plans by Kneeland Construction Corp, dated March 14, 2019 and revised July 22, 2019, 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 a final landscaping plan subject to the review and approval of 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) 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.

Subject Dwelling



Aerial Photograph - Neighborhood Context

