



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Planning Board

From: Brookline Planning Department

Date: July 11, 2019

Subject: Expand first floor towards the rear and side and add second-story master suite in rear

Location: 53 Risley Road

Atlas Sheet:	101	Case #:	2019-0038
Block:	363	Zoning:	S-7
Lot:	19	Lot Area (s.f.):	6,519

Board of Appeals Hearing: August 1, 2019 at 7:00 pm

SITE AND NEIGHBORHOOD

53 Risley Road is a two-story colonial single-family home that was constructed in 1938. It is located in Chestnut Hill close to Allandale Farm and Walnut Hills Cemetery. The neighborhood consists mostly of 1.5 and 2 story colonials of a similar character.

APPLICANT'S PROPOSAL

The applicant, Tom Timko, is proposing an addition to the existing house. On the first floor, the addition would entail the expansion of the kitchen and family room, resulting in an increase in the footprint towards the rear and towards the right property line. On the second floor, the applicant proposes to expand the structure such that the resulting second floor area encompasses the entirety of the proposed building footprint. The proposed work will increase the square footage of the dwelling from 1,622 SF to 2,397 SF.

FINDINGS

Section 5.13: Lot Width

The subject lot does not meet the minimum lot width from Table 5.01 and therefore requires a Special Permit.

Lot Width	Required	Existing	Proposed	Relief
1-family Detached Dwelling	65 ft.	45 ft.	45 ft.	Special Permit*

Section 5.20: Floor Area Ratio

Section 5.22.3.b.1.b: Exceptions to Floor Area Ratio (FAR) for Residential Units

Section 5.09.2.j: Design Review

The existing structure complies with the FAR requirements of the S-7 district laid out in Table 5.01 but the altered structure will exceed the requirement and therefore require a Special Permit.

Floor Area	Allowed	Existing	Proposed	Finding
Floor Area Ratio (% of allowed)	.35 (100%)	.25 (71%)	.37 (105%)	Special Permit*
Floor Area (s.f.)	2,282	1,622	2,398	

Because the proposed work is subject to the provisions of §5.22, Design Review is required, as per §5.09. Below are the relevant Community and Environmental Impact and Design Standards from §5.09.4:

- Preservation of Trees and Landscape
- Relation of Buildings to Environment
- Relation of Buildings to the Form of the Streetscape and Neighborhood
- Open Space
- Stormwater Drainage
- Utility Service
- Heritage

The proposed addition generally maintains the existing footprint of the building (if existing deck is included) so no significant changes to the landscape are proposed. The addition and resulting house are consistent with the scale and style of the neighborhood and are unlikely to have significant impact on abutters. Utilities are underground, existing drainage patterns are unlikely to be affected, and no significant heritage-related concerns are present. Please also see the applicant's Impact Statement. Staff is of the opinion that the design standards of §5.09.4 are satisfied.

Section 5.60: Side Yard Requirements**Section 5.43: Exceptions to Yard and Setback Regulations**

The existing structure does not comply with the setback requirements of Table 5.01, and therefore requires a Special Permit. A Special Permit may be granted per Section 5.43 if a counterbalancing amenity is provided.

Side Yard Setback	Required	Existing	Proposed	Relief
1-family Detached Dwelling	7.5 ft.	7.3 ft.	7.3 ft.	Special Permit*

As required by §5.43, a counterbalancing amenity must be provided. None have been explicitly offered by the applicant, and staff recommends that landscaping be considered, particularly along the left side property line, where it will be most effective in screening the proposed addition and where sufficient space is available.

Section 8.02: Alteration or Extension

The existing structure is nonconforming and therefore may be altered as allowed by §8.02.2, provided that no nonconforming condition is increased. The proposal complies with this section.

PLANNING DEPARTMENT COMMENTS

The Planning Department is supportive of this proposal. The proposed alteration is a reasonable extension of the existing dwelling that maintains the character of the home as viewed from the public way. The addition will only visually impact the abutters on either side, and landscaping can be provided to mitigate those impacts. The proposal generally satisfies all of the criteria and standards for Design Review.

Therefore, the Planning Department recommends approval of the site plan by G & C Survey Company, dated 11/7/18 and architectural plans by Copper Beach Design, dated 4/15/19, 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.
1. Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan indicating all counterbalancing amenities 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) a final site plan stamped and signed by a registered engineer or land surveyor; and 2) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

Subject Dwelling



Aerial Photograph - Neighborhood Context

