



# *Town of Brookline*

## *Massachusetts*

### **PLANNING BOARD**

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To: Brookline Planning Board  
From: Brookline Planning Department  
Date: August 8, 2019  
Subject: Second floor rear addition over existing first floor addition  
Location: **25 White Place**

Atlas Sheet: 37B  
Block: 183  
Lot: 26

Case #: 2019-0045  
Zoning: T-5  
Lot Area (s.f.): 2,141

Board of Appeals Hearing: **August 22, 2019 at 7:00 pm**

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### **DEMOLITION/PRESERVATION**

The structure is within the White Place National Historic District. On July 10, 2019, Applicant filed a demolition application with Preservation staff to approve demolition of the rear addition's roof, which is required for this project. Staff has initially found the structure to be significant and the case is scheduled to be heard at the August 13<sup>th</sup> Preservation Commission meeting. If the Commission finds the structure to be significant, a demolition delay of up to 18 months may be imposed.

### **SITE AND NEIGHBORHOOD**

25 White Place is a two story, single-family home constructed in 1856. At the rear of the property is an existing one story addition and a small shed. It is located in Brookline Village near the intersection of Washington and Boylston Streets. The surrounding buildings are mostly two and three story residential structures, as well as some larger commercial or mixed-use structures.

### **APPLICANT'S PROPOSAL**

The applicant and owner, Alan Rawizza, proposes adding a second story above the existing one story rear addition to accommodate a master bathroom. This will require that some windows on

the rear façade be shifted slightly. The addition will have a rubber hip roof and will be connected to the roof of the main structure with a gable section of galvalume. The proposal also includes a replacement in kind of the cladding and trim on the existing portion of the structure. The addition will add 145 SF of living area, increasing the FAR from 0.52 to 0.59 but continuing to comply with the 1.0 FAR requirement in this district.

**FINDINGS**

**Section 5.10: Minimum Lot Size**

**Section 5.13: Lot Width**

	Required	Existing	Proposed	Finding
<b>Minimum Lot Size</b>	4,000 sf	2,141 sf	2,141 sf	Special Permit*
<b>Lot Width</b>	40 feet	34 feet	34 feet	Special Permit*

\* Under §8.02.2, the Board of Appeals may grant a special permit to alter a pre-existing non-conforming structure.

**Section 5.60: Side Yard Requirements**

**Section 5.70: Rear Yard Requirements**

**Section 5.43: Exceptions to Yard and Setback Regulations**

	Required	Existing	Proposed	Finding
<b>Right Side Yard</b>	7.5 feet	0.9 feet	0.9 feet	Special Permit*
<b>Rear Yard</b>	30 feet	11.1 feet	11.1 feet	Special Permit*

\* Under §5.43, the Board of Appeals may waive by special permit yard and/or setback requirements if a counterbalancing amenity is provided.

**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 proposed addition does not expand the footprint of the existing building and 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.

The applicant has not explicitly offered specific counterbalancing amenities, but providing new landscaping would be appropriate. The addition/renovation will have a minimal impact on the public way and while it will be noticeable to abutters, it should not be substantially more detrimental than the existing conditions.

**Therefore, the Planning Board recommends approval of the site plan by Boston Survey, Inc. dated 5/29/19 and the architectural plans by Thomas Rose Architect dated 6/19/19 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.

*cl*

**Subject Dwelling**



**Aerial Photograph - Neighborhood Context**

