



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brook line Zoning Board of Appeals
From: Brookline Planning Board
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**

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 13th 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
Minimum Lot Size	4,000 sf	2,141 sf	2,141 sf	Special Permit*
Lot Width	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
Right Side Yard	7.5 feet	0.9 feet	0.9 feet	Special Permit*
Rear Yard	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.

PLANNING BOARD COMMENTS

The Planning Board is supportive of this proposal and believes that, due to the topography of the site and the density of the neighborhood, the addition is not substantially more detrimental to abutters than existing conditions. However, the Board believes that the rear façade of the addition should be made visually more interesting. The Applicant agreed to discuss changes to the rear elevation with abutters.

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.**

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Subject Dwelling



Aerial Photograph - Neighborhood Context

