



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Zoning Board of Appeals
From: Brookline Planning Board
Date: July 11, 2019
Subject: Addition to extend front facade of garage and build new dormer on front facade
Location: **83 Payson Road**

Atlas Sheet: 101
Block: 363
Lot: 04

Case #: 2019-0039
Zoning: S-7
Lot Area (s.f.): 5,003

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

DEMOLITION / PRESERVATION

On February 14, 2019, Preservation staff made a determination that the existing structure is non-significant, a determination which will be valid for 2 years.

SITE AND NEIGHBORHOOD

83 Payson Road is a 1.5 story, single-family home constructed in 1940. The house has a single-bay attached garage and a small dormer on the front façade. 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, Ivan Efremov, proposes an addition/renovation that would involve extending the front façade of the garage towards the front property line to align with the rest of the front façade and replace the existing dormers with a new and larger dormer. The proposed work involves reconstructing the garage wing of the building by demolishing the exterior walls of the building and rebuilding them in the same location, except for the front wall which is to be pushed forward by approximately 7 feet. Proposed work on the first floor also involves the

expansion of the front-entry portico. It amounts to an additional 79 SF of living area. On the second floor, proposed work involves the expansion of the second story above the garage and replacement of existing dormer with a new dormer to accommodate the additional square footage. It amounts to an additional 153 SF of living area.

FINDINGS

Section 5.10: Minimum Lot Size

Section 5.15: Exceptions to Minimum Lot Size & Lot Width Requirements

Section 5.43: Exceptions to Yard and Setback Regulations

The S-7 District has minimum lot size requirement of 7,000 SF. The subject lot has an area of 5,003 SF. A Special Permit is required and may be granted if counterbalancing amenities are provided. The applicant has not explicitly offered specific counterbalancing amenities, but staff suggests that additional landscaping may be feasible along the left-side property line.

Section 5.20: Floor Area Ratio

Section 5.22: Exceptions to Floor Area Ratio (FAR) for Residential Units

Section 5.09.2.j: Design Review

The existing structure does not comply with the FAR requirements of the S-7 district laid out in Table 5.01 and the altered structure will intensify this condition, therefore requiring a Special Permit.

Floor Area	Allowed	Existing	Proposed	Finding
Floor Area Ratio (% of allowed)	.35 (100%)	.39 (111%)	.43 (123%)	Special Permit*
Floor Area (s.f.)	1751	1927	2159	

** 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.*

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 only slightly increases the footprint of the building 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. Staff is of the opinion that the design standards of §5.09.4 are satisfied.

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/renovation will have a very minimal visual impact on the public way and abutters, especially if landscaping is provided along the left side property line. The proposal generally satisfies all of the criteria and standards for Design Review.

PLANNING BOARD COMMENTS

The Planning Board has no objection to this proposal. The proposal is not expected to have any significant impacts on abutters.

Therefore, the Planning Board recommends approval of the site plan by Delaney Group, dated 12/20/19 and the architectural plans by YM Design. Inc. dated 12/19/2018 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.

vp

Subject Dwelling



Aerial Photograph - Neighborhood Context

