



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: August 29, 2013
Subject: Convert the attic to living space requiring floor area ratio relief
Location: **5 Irving Street**

Atlas Sheet:	72	Case #:	2013-0070
Block:	312	Zoning:	T-5
Lot:	36	Lot Area (s.f.):	2,750

Board of Appeals Hearing: September 19, 2013 at 7:30 pm

SITE AND NEIGHBORHOOD

5 Irving Street is a three-family dwelling that was built in 1912. From the exterior the dwelling appears to be a single-family dwelling with one front entrance. The neighborhood is comprised of a mix of dwelling types, ranging from single-family to multi-family dwellings. 5 Irving Street is located in **The Pill Hill Local Historic District**.

APPLICANT'S PROPOSAL

The applicants, Ginger Melton and Djems Domerson, are proposing to convert the attic to additional living space for Unit #3. The attic conversion will allow for the addition of a den, a fourth bedroom, a bathroom, and additional storage area. There will be three new windows on the rear façade and nine new skylights on the roof.

FINDINGS

Section 5.10 – Minimum Lot Size

Section 5.20 – Floor Area Ratio

Floor Area	Allowed	Existing	Proposed	Finding
Floor Area Ratio (% of allowed)	1.0 100%	1.67 167%	2.06 206%	Variance
Floor Area (s.f.)	2,750	4,593	5,680	

Section 8.02.2 – Alteration or Extension

A special permit is required to alter a pre-existing non-conforming structure or use.

PLANNING BOARD COMMENTS

The Planning Board supports the requested relief to allow the applicant to convert the attic space for additional living space for the family. There will be minimal exterior changes to the dwelling in the form of windows and skylights. The Planning Board feels that the lot's small size, significantly smaller than most in the area, should be taken into consideration. Since the property is located in a Local Historic District, the Preservation Commission must approve all changes visible from a street and therefore will approve those final plans.

Therefore, should the Board of Appeals find the proposal meets the statutory requirements for a variance, the Planning Board recommends approval of the plans by Philip Kramer, AIA, and Frank P. Janusz Architecture, dated 6/24/13, and site plan by Dennis O'Brien, dated 7/17/13, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final plans and elevations subject to the review and approval of the Preservation Commission and 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; 2) final building elevations; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

Tcr/pss



5 Irving Street Front Façade



Location of proposed condenser



Rear Yard of 5 Irving Street