



# *Town of Brookline*

## *Massachusetts*

### **PLANNING BOARD**

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To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: March 21, 2013  
Subject: **Construct a 392 square foot addition requiring FAR relief**  
Location: 195 Rangeley Road

Atlas Sheet:	115	Case #:	2013-0017
Block:	404	Zoning:	S-15
Lot:	05	Lot Area (s.f.):	±10,245

Board of Appeals Hearing: April 4, 2013 at 7:00 p.m.

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### **SITE AND NEIGHBORHOOD**

Rangeley Road is located in south Brookline and is made up entirely of single-family dwellings that are similar in overall size. 195 Rangeley Road is a single-family Garrison style dwelling built in 1932 with an attached garage and covered porch.

### **APPLICANT'S PROPOSAL**

The applicants, Ken Kurnos and Michelle Rosner are proposing to construct a one-story addition in the rear of the dwelling. The addition will increase the floor area by 392 square feet. As a part of the proposal the applicant is removing one window in the front of the dwelling and three in the rear where the addition will be located.

### **FINDINGS**

#### **Section 5.09.2.e – Design Review**

Comments on the most relevant of the Community and Environmental Impact and Design Standards are as follows:

*Relation of Buildings to Environment:* The proposed addition will be constructed with similar materials to match the existing dwelling. The windows on the proposed addition will be an eight-over-eight style of window, which is not consistent with the rest of the dwelling. The Planning Board would prefer the windows to match the windows on the second floor; however, the addition will not be highly visible from the affected rear yard property, so if the applicant prefers the proposed windows, the Board does not object.

### **Section 5.20 – Floor Area Ratio**

	Required	Existing	Proposed	Finding
<b>Floor Area Ratio</b>	.25	.32	.36	SP/Variance*
<b>Total Floor Area</b>	2,561 s.f.	3,309 s.f.	3,701 s.f.	Variance

\*Under Section 5.22.3.c, the Board of Appeals by special permit may allow an addition of 350 square feet, subject to Design Review under Section 5.09. This proposal exceeds the allowed 350 square feet by 42 square feet. However, it may be possible to allow a special permit under *Gale v Zoning Board of Appeals of Gloucester* (80 Mass. App. Ct 331 (2011)).

**Section 8.02.2 – Alteration or Extension:** A special permit is required to alter and/or extend this non-conforming structure.

### **PLANNING BOARD COMMENTS**

The Planning Board is not opposed to the proposal to construct an addition to the rear of the dwelling. The proposed addition is shielded by a wooded area in the rear. The most affected properties would be those on each side of the property and they have submitted support letters. Four other support letters were submitted as well. The proposed addition in its current state could potentially be granted by a variance from the Board of Appeals, provided they meet the requirements for a variance. If the applicant reduces the size of the addition by 42 square feet or if *Gale v Zoning Board of Appeals of Gloucester* (80 Mass. App. Ct 331 (2011)) is found applicable, the Board of Appeals could grant permission by special permit. If the Board of Appeals finds that the proposal meets the requirement for a special permit, the Planning Board recommends that the applicant install additional landscaping to serve as a counterbalancing amenity.

**Therefore, should the Board of Appeals approve the relief per the plans and site plan by Miller Design, revised and dated 2/5/2013, the Planning Board recommends the following conditions:**

1. Prior to the issuance of a building permit, the applicant shall submit a site plan with plans and elevations of the addition, indicating all dimensions and materials 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 final landscape plans indicating all counterbalancing amenities subject to the review and approval of the Assistant Director of Regulatory Planning.
3. 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 floor plans and building elevations stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

*tcr*



195 Rangeley Road Front Façade



View of left side from Rangeley Road



View of right side from Rangeley Road