



# Town of Brookline

## Massachusetts

### PLANNING BOARD

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To: Brookline Board of Appeals

From: Brookline Planning Board

Date: January 23, 2014

Subject: **Construct a rear addition (70 s.f)**

Location: 39/45 Welch Road

Atlas Sheet:	77	Case #:	2013-0097
Block:	328	Zoning:	S-25
Lot:	05	Lot Area (s.f.):	32,538

Board of Appeals Hearing: January 30, 2014 at 7:15 p.m.

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### **SITE AND NEIGHBORHOOD**

45 Welch Road (subsequently changed to 39 Welch Road) is a two and a half story single family home on Welch Road, a private cul-de-sac off Warren Street.

### **APPLICANT'S PROPOSAL**

The applicants, John and Stephanie Fan, are proposing to add a 70.25 s.f. addition (11.71' by 6') to the rear of their house. This would extend the breakfast nook by six feet to allow for more seating. The addition would align with the exterior wall of the adjacent porch.

### **FINDINGS**

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

An exterior addition under Sec. 5.22 requires a **special permit** for design review. The addition is framed on three sides with glass panel sliding doors and blends well with the main house.

**Section 5.22.3.c – Exceptions to Floor Area Ratio (FAR) for Residential Units**

	<b>Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Finding</b>
<b>FAR</b>	.20 (6,507.6 sf)	.199 (6,505 sf)	.202 (6,575.26 sf)	Special Permit*

\* Under **Section 5.22.3**, the Board of Appeals may grant a **special permit** up to 120% of the allowed FAR or up to 7,809 sf, and this addition is only very slightly over the allowed by-right maximum and well within that allowed by special permit.

**PLANNING BOARD COMMENTS**

The Planning Board supports the relief for this small rear addition, which is only 68 s.f. over the allowed by-right FAR. The addition is attractively designed and complements the main house. The rear yard setback is met and there should be no negative impacts on neighbors.

**Therefore, the Planning Board recommends approval of the proposal and elevations by John Cunning dated 10/16/13, subject to the following conditions:**

1. Prior to the issuance of a building permit, elevations and site plan shall be submitted for review and approval of the Assistant Director of Regulatory Planning.
2. Prior to obtaining 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) 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.

*pss*