



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals

From: Brookline Planning Board

Date: February 20, 2014

Subject: Convert from a single to a two-family dwelling and construct an additional 3,654 square feet of floor area to the rear

Location: **88 Mason Terrace**

Atlas Sheet:	19	Case #:	2014-0002
Block:	088	Zoning:	SC-7
Lot:	04	Lot Area (s.f.):	15,708

Board of Appeals Hearing: February 27, 2014 at 7:30 pm

SITE AND NEIGHBORHOOD

88 Mason Terrace is a single-family dwelling that was built in 1905 and was designed by Richard Coit, a prominent architect in the late 1800s to early 1900s. The dwelling has a complex roofline and multiple shed dormers that add an interesting architectural element. The original owner was Mrs. Marcia Peabody, and the property is currently owned by the Winter family, who have owned the property since the 1960s. The neighborhood is comprised of a mix of housing types, ranging from single to multi-family dwellings.

APPLICANT'S PROPOSAL

The applicant, Robert Winter, is proposing to convert the existing single-family dwelling to a two-family dwelling. The proposal includes the construction of an additional 3,654 square feet of floor area to accommodate the second unit. The applicant has satisfied the definition of a detached dwelling, as there is not a vertical wall separation for the two units, but instead they are separated by floors and vertical walls. The rear addition will be constructed with cedar shingles and a slate roof to match the siding and roof of the existing dwelling. The addition will have shed dormers to match the existing structure.

FINDINGS**Section 4.07 – Table of Use Regulations, Use #3**

A detached dwelling converted for two-family occupancy is allowed by special permit in the SC-7 District. The applicant has slightly overlapped the first and second floors for the two units. Therefore, they are not considered two attached single-family dwellings.

PLANNING BOARD COMMENTS

The Planning Board is supportive of the proposal to convert the dwelling from a single to a two-family dwelling. A conversion to a two-family dwelling allows for a higher FAR from .35 to .50 in this zoning district. The proposed FAR will be .49 for the converted dwelling. The parking requirement of 5 spaces is met with four garage spaces and one parking spot located next to the existing kitchen. The yard setback requirements are all met for the proposed addition.

Therefore, the Planning Board recommends approval of the plans by Architex Team, Inc., dated 1/20/14, and the site plan by Terra Nova Survey Consultants, dated 12/2/13, subject to the following conditions:

1. Prior to the issuance of a building permit, a final site plan and final existing and proposed floor plans and elevations shall be submitted 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; 2) final 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



88 Mason Terrace Front Façade



Location for proposed addition showing existing garage



Proposed addition location

