



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals

From: Brookline Planning Board

Date: March 6, 2014

Subject: Construct a second story addition and create an additional 293 square feet of floor area, requiring FAR, Design Review, and setback relief

Location: **54 Shaw Road**

Atlas Sheet:	111	Case #:	2014-0008
Block:	396	Zoning:	S-10
Lot:	22	Lot Area (s.f.):	±8,056

Board of Appeals Hearing: March 13, 2014 at 7:00 p.m.

SITE AND NEIGHBORHOOD

54 Shaw Road is a single family Tudor home built in 1935 that is similar in style and overall bulk to other properties in the immediate vicinity. Shaw Road is located in South Brookline, and is in an area that consists of single-family dwellings.

APPLICANT'S PROPOSAL

The applicant, Aaron Dunn, is proposing to enclose the porch and construct a second story addition in the rear above the newly enclosed porch and existing first floor area to create additional floor area. The addition will allow for a new guest bedroom on the first floor and a new master bathroom on the second floor. The total living area will be increased by a total of 293 square feet. The exterior of the addition will match the existing brick, and the applicant plans to reuse the existing bricks to the greatest extent possible and match the slate roof. There will be two new windows installed on the second floor portion of the addition.

FINDINGS

Section 5.09.2.j – Design Review: Any exterior addition for which a special permit is requested pursuant to *Section 5.22 (Exceptions to Maximum Floor Area Ratio Regulations)* requires a

special permit subject to the design review standards listed under *Section 5.09.4(a-l)*. The applicant has provided a Community and Environmental Impact Statement. The most relevant sections of the design review standards are described below:

- a. Preservation of Trees and Landscape:* This proposal will not disturb any of the existing trees or landscaping.
- b. Relation of Buildings to Environment:* The proposed addition is planned for the rear of the dwelling and the massing fits the residential scale of the neighborhood and the existing dwelling.
- c. Relation of Buildings to the Form of Streetscape and the Neighborhood:* The proposed addition will not affect the streetscape as it will not be very visible from the street.

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

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.70 – Rear Yard Requirements

Section 5.71 – Projections into the Rear Yard

Floor Area	Required	Existing	Proposed	Finding
Floor Area Ratio	0.30	.408	.444	Special Permit*
(% of allowed)	100%	136%	148%	
Floor Area (s.f.)	2,416	3,287	3,580	
Rear Yard Setback	30'	28.2'	28.2'	Special Permit**

* Under **Section 5.22.3.c** the Board of Appeals may grant by special permit to increase floor area up to 350 s.f. if the resulting gross floor area of the building is less than 150% of the permitted gross floor area.

** Under **Section 5.43**, the Board of Appeals by special permit may waive yard and setback requirements if appropriate counterbalancing amenities are provided.

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 is supportive of this proposal to increase the total floor area in the existing single-family dwelling by 293 square feet. The addition is attractively designed and will create useable space within the dwelling. The applicant appears to meet the standards for an increase of floor area of up to 350 square feet. The footprint of the dwelling will not be increased, but requires a special permit for setback relief due to the second floor addition. The Planning Board recommends that the applicant install additional landscaping as a counterbalancing amenity.

Therefore, the Planning Board recommends approval of the plans by SilverDog LTD., dated 12/12/13, and the site plan by Peter Nolan & Associates LLC, dated 12/12/13, subject to the following conditions:

1. Prior to the issuance of a building permit, final floor plans and elevations shall be submitted to the Assistant Director of Regulatory Planning for review and approval.
2. Prior to the issuance of a building permit, a final landscape plan indicating all

counterbalancing amenities shall be submitted to the Assistant Director of Regulatory Planning for review and approval.

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 building elevations and floor plans 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



54 Shaw Road front façade



Area of proposed second story addition



Unenclosed porch and area for second story addition