



# Town of Brookline

## Massachusetts

### PLANNING BOARD

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To: Brookline Board of Appeals

From: Brookline Planning Board

Date: March 20, 2014

Subject: Construct a 110 square foot, two-story addition between the garage and the house and on part of the rear of the house

Location: **220 South Street**

Atlas Sheet:	106	Case #:	2014-0001
Block:	375C	Zoning:	S-7
Lot:	15	Lot Area (s.f.):	7,000

Board of Appeals Hearing: ~~February 27, 2014 at 7:00 p.m.~~ Postponed to March 27, 2014 at 7:15 p.m.

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### **BACKGROUND**

At its February 20, 2014 meeting, the Planning Board continued this case and asked the applicant to provide better plans because the current plans had inaccuracies and were therefore inadequate. The Board requested floor and roof plans, and dimensions on the addition. Conceptually, the Board had no objection to the addition.

### **SITE AND NEIGHBORHOOD**

220 South Street is a two-story single-family dwelling in a residential neighborhood on the corner of South Street and Ogden Road to the south of Putterham Circle. The dwelling is a Garrison style structure that was built in 1935. There is currently an attached garage on the property located close to the dwelling.

### **APPLICANT'S PROPOSAL**

The applicant, Richard Brodie, is proposing to remove a one and a half story connector between his house and garage and replace it with a two-story connector of 110 square foot. The new floor space will not only connect the garage to the house but will also provide more floor area on

the rear of the house at the first and second floor level.

**FINDINGS**

**Section 5.09.2.j – Design Review:** All proposals for exterior additions that require FAR relief under *Section 5.22*, also require a special permit for design review. The applicant has submitted a statement reviewing the applicable Community and Environmental Impact and Design standards listed in *Section 5.09.4.a-n*. The applicable standards are as follows:

*Preservation of Trees and Landscape:* The rear yard is primarily landscaped with grass, with large trees on the perimeter. The addition will not require the removal of trees or a change in grade.

*Relation of Buildings to Environment:* The addition is consistent with the rest of the building’s massing, and is not expected to cause any shadows on neighboring properties.

*Relation of Buildings to the Form of the Streetscape and Neighborhood:* The addition will be between the garage and the dwelling. The addition will not cause a significant change to the streetscape.

*Open Space:* The property will continue to have a large landscaped rear yard after the addition is complete.

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

**Section 5.43 – Exceptions to Yard and Setback Regulations**

**Section 5.60 – Side Yard Requirements**

**Section 5.70 – Rear Yard Requirements**

<b>Dimensional Requirements</b>	<b>Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Relief</b>
<b>Floor Area Ratio</b>	.35	.405	.421	Special Permit*
<b>FAR Percentage</b>	100%	115%	120%	
<b>Floor Area</b>	2,450 s.f.	2,840 s.f.	2,950 s.f.	
<b>Side Yard Setback</b>	7.5’	7’	7’	Pre-existing non-conforming
<b>Rear Yard Setback</b>	30’	22.5’	22.5’	Pre-existing non-conforming

\*Under Section 5.22.3.c, the Board of Appeals may by special permit allow an increase in floor area for an exterior addition that is less than or equal to 350 square feet, provided that the addition is not more than 150% of the allowed floor area.

\*\* Under Section 5.43, the Board of Appeals may waive by special permit yard and setback requirements if a counterbalancing amenity is 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 the proposal to increase the floor area of the dwelling by 110 square feet. The addition is modest and is not anticipated to negatively impact the neighborhood. The design will fit in with the existing dwelling and is expected to be attractive. Relief for the side yard setback was initially thought to be needed because it could not be

determined from the plans that the garage was already attached to the house. The Planning Board recommends that the applicant install additional landscaping as a counterbalancing amenity.

**Therefore, the Planning Board recommends approval of the proposal and the plans by the applicant, dated 3/11/14 , and the site plan by Frank Iebba, dated 10/30 /13 , subject to the following conditions:**

1. Prior to issuance of a building permit, final floor plans and elevations including materials shall be submitted to the Assistant Director for Regulatory Planning for review and approval.
2. Prior to issuance of a building permit, a final site plan, indicating any revisions or modifications, shall be submitted to the Assistant Director for Regulatory Planning for review and approval.
3. Prior to issuance of a building permit, the applicant shall submit to the Building Commissioner to ensure conformance to the Board of Appeals decision: 1) a final site plan, stamped and signed by registered engineer or land surveyor; 2) final floor plans and elevations, stamped and signed by a registered architect or engineer; and 3) evidence the Board of Appeals decision has been recorded at the Registry of Deeds.

*pss*





Front façade of 220 South Street



View of existing dwelling and detached garage



Addition Area