



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: August 21, 2014
Subject: Convert single-family single-story dwelling to a two-story residential structure
Location: **37 Franklin Street**

Atlas Sheet:	71C	Case #:	2014-0032
Block:	306	Zoning:	M-1.0
Lot:	12	Lot Area (s.f.):	±3,110

Board of Appeals Hearing: September 4, 2014 at 7:30 p.m.

BACKGROUND

March 5, 2009, BOA case#2009-0004 – The Board of appeals granted approval for the applicant to construct a second story on the structure and to convert the garage into a single-family dwelling. The applicant never acted on the approval and did not construct the addition.

April 19, 2012, BOA case #2012-0021 – The Board of Appeals granted approval for the applicant to convert the garage into a one-story single-family dwelling. The Board granted the applicant relief for minimum lot size, minimum lot width, setback relief, and parking setback relief.

SITE AND NEIGHBORHOOD

37 Franklin Street is located between Rice and Roberts Streets, and is developed with a single-story dwelling. The surrounding lots are all residential, ranging from single to multi-family dwellings. A large apartment building is located to the rear of the garage. The dwelling at 37 Franklin Street is smaller and lower than any other structure in the neighborhood.

APPLICANT'S PROPOSAL

The applicant, Anton Garcia-Abril, is proposing to construct a second-story on the existing one-story single-family dwelling. The proposed addition will be constructed completely over the

existing footprint of the dwelling. The second story addition will be accessed internally, and the applicant is also proposing to construct an exterior access stair at the rear of the dwelling. The current height of the structure is 15.41', and the proposed height will be 32.25', which is an increase of 16.84'.

FINDINGS

Section 5.10 – Minimum Lot Size: The Board of Appeals granted relief for minimum lot size through case #2012-0021. The Planning Board does not feel that the applicant requires relief from this section for this proposal.

Section 5.15.2 – Exception to Minimum Lot Size and Lot Width Requirements: The Board of Appeals granted relief for minimum lot size through case #2012-0021. The Planning Board does not feel that the applicant requires relief from this section for this proposal.

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.60 – Side Yard Requirements

Section 5.70 – Rear Yard Requirements

	Required	Existing	Proposed	Finding
Side Yard Setback	7.5 feet	5.9 feet	5.5 feet	Special Permit*
Rear Yard Setback	30 feet	3.2 feet	2.8 feet	Special Permit*

*Under Section 5.43, the Board of Appeals may allow by special permit alternate dimensions for setback and yard requirements if counterbalancing amenities are provided.

Modification, as necessary, of BOA decision #2012-0021, April 19, 2012

PLANNING BOARD COMMENTS

The Planning Board is supportive of this proposal to grant setback relief for the applicant to construct an addition above the existing one-story dwelling. The Board has reservations with the design of the second-story addition and would like the applicant to return before the Planning Board with a revised design and more detail with regard to the sections of the proposed addition, showing ceiling height.

Therefore, the Planning Board recommends approval of the site plan (Page A0) by Osborn+ Studio and dated 8/15/14, subject to the following conditions:

1. Prior to issuance of a building permit, final plans and revised elevations with window details and a section, shall be submitted to the Planning Board for review and approval.
2. Prior to issuance of a building permit, a final landscaping plan shall be submitted to the Planning Board for review and approval.
3. Prior to 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 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/lkch



37 Franklin Street