



# Town of Brookline

## Massachusetts

### PLANNING BOARD

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To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: September 18, 2014  
Subject: Convert the dwelling from a single to a two-family and construct a two-story rear addition

Location: **227 Tappan Street**

Atlas Sheet:	47	Case #:	2014-0037
Block:	222	Zoning:	SC-10
Lot:	25	Lot Area (s.f.):	±10,853

Board of Appeals Hearing: September 23, 2014 at 7:30 p.m.

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### **BACKGROUND**

August 21, 2014 – The Planning Board reviewed the revised plans presented by the architect. The neighborhood was firmly against the proposal and requested that the Planning Board recommend denial of the project. The Board agreed to continue the case and allow the applicant to work with the neighborhood to reduce the size of the addition to half of what was proposed and return to the Planning Board on September 18, 2014.

June 26, 2014 – The Planning Board reviewed plans to convert the single-family dwelling to a two-family. The floor area reduction was de minimus. The Board requested that the applicant revise their plans again to reduce the size of the addition and address the parking plan.

### **SITE AND NEIGHBORHOOD**

227 Tappan Street is a single-family dwelling on the north side of Tappan Street and across from the intersection of Beaconsfield Road. The neighborhood consists of a mix of single and two-family dwellings that are similar in size. The style of the dwelling at 227 Tappan Street is an Arlington Pillbox with Colonial design, and was constructed in 1938.

### **APPLICANT'S PROPOSAL**

The applicant, Mahmood Firouzbakht, is proposing to convert the existing single-family dwelling to a two-family dwelling. The applicant is also proposing to construct a 2,201 square foot addition in the rear. The applicant has revised their original proposal to reduce the addition by 800 square feet. The exterior of the dwelling is constructed with brick, and the rear addition will be constructed using clapboard siding. The applicant originally proposed to construct a second driveway on the left side of the property with a garage to accommodate the required parking of three additional spaces for the proposed conversion to a two-family. The applicant has revised their proposal to have two spaces in the existing driveway, and convert the basement to a sub-level garage with three spaces.

### **FINDINGS**

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

In the Table of Use Regulations, Use #3, in the SC-10 District a detached single-family dwelling is allowed to be converted to a two-family by Special Permit, and can have an FAR of .50 with conversion. The house is required to have no external evidence that the dwelling is a two-family use. The applicant revised their plans so there is not external evidence that the dwelling will be a two-family. The current dwelling has an FAR of .186 and the proposed addition will create an FAR of .425.

#### **Section 6.04.5.c.1 – Design of All Off-Street Parking Facilities**

The applicant has revised their original proposal so there will be no parking in the front yard; therefore this section is not applicable.

### **PLANNING BOARD COMMENTS**

The Planning Board is not supportive of this proposal to convert the dwelling to a two-family and construct a large rear addition, which takes up most of the usable backyard. The Board concurs with the neighborhood that the scale of the addition is too large and negatively impacts the character of the neighborhood.

**Therefore, the Planning Board recommends denial of this proposal.**

**If the Board should approve the plans by Duckham Architecture & Interior, the Planning Board recommends the following conditions.**

1. Prior to issuance of a building permit, final elevations, indicating all proposed materials for the addition, shall be submitted to the Preservation Commission for review and approval, in consultation with the Assistant Director of Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit a final site plan and a final landscaping plan, indicating all counterbalancing amenities, subject to the review and approval of the Assistant Director of Regulatory Planning.
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 floor plans and 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.

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227 Tappan Street front façade