Town of Brookline
Massachusetts

PLANNING BOARD

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To:	Brookline Board of Appeals
From:	Brookline Planning Board
Date:	June 12, 2014
Subject:	Construct two-story addition and elevator at the rear requiring rear yard setback relief
Location:	**104 Coolidge Street**

Atlas Sheet:	12	Case #:	2014-0026
Block:	068	Zoning:	T-5
Lot:	11	Lot Area (s.f.):	±5,175

Board of Appeals Hearing: June 26, 2014 at 7:00 p.m.

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BACKGROUND
On August 5, 2010, the Board of Appeals approved the applicant's proposal to construct a one-story addition at the rear requiring side and rear yard setback relief. The addition allowed the applicant to construct a conservatory.

SITE AND NEIGHBORHOOD
104 Coolidge Street is a 2.5-story two-family home located north of the JFK Crossing commercial district. Built in 1895, this structure is distinguished by its hipped roof with gabled roof dormers, an off-centered flat-roofed front porch, and its unique detailing on the front center dormer. The property includes a driveway along the south side of the house. The surrounding neighborhood consists of mostly residential uses including single-family, row and two-family houses, as well as multi-family structures.

APPLICANT'S PROPOSAL
The applicant and owner, Jagdish Dhingra, is proposing to construct a two-story addition at the rear of the dwelling. The addition will allow the applicant to construct an elevator to make each

level of the dwelling ADA accessible. In addition to the elevator, the addition will also add a laundry room in the basement, a walk-in closet and foyer on the first floor, and a foyer/study on the second floor. The exterior will be constructed with materials to match the rest of the dwelling.

FINDINGS

Section 5.43 – Exceptions to Yard and Setback Regulations
Section 5.70 – Rear Yard Requirements

Dimensional Requirements	Required/Allowed	Existing	Proposed	Relief
Rear Yard Setback	30'	16.8'	16.8' - 25'	Special Permit*

*Under *Section 5.43*, the Board of Appeals may substitute by special permit other dimensional requirements for yards and setbacks if counterbalancing amenities are provided.

Section 8.02.2 – Alteration or Extension: A special permit is required to alter a pre-existing non-conforming structure.

PLANNING BOARD COMMENTS

The Planning Board is supportive of this proposal to construct a two-story addition in the rear. The Board does not feel that the neighborhood will be negatively impacted by the addition and feels that the addition is attractively designed and will serve to make the dwelling ADA accessible. The Planning Board recommends the applicant install additional landscaping as a counterbalancing amenity.

Therefore, the Planning Board recommends approval of the plans by RAV & Associates, Inc., dated 2/25/14, and the site plan by Everett M. Brooks Co. Surveyors & Engineers, dated 3/13/14, subject to the following conditions:

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

2. Prior to the issuance of a building permit, a final landscaping 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.

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104 Coolidge Street front facade
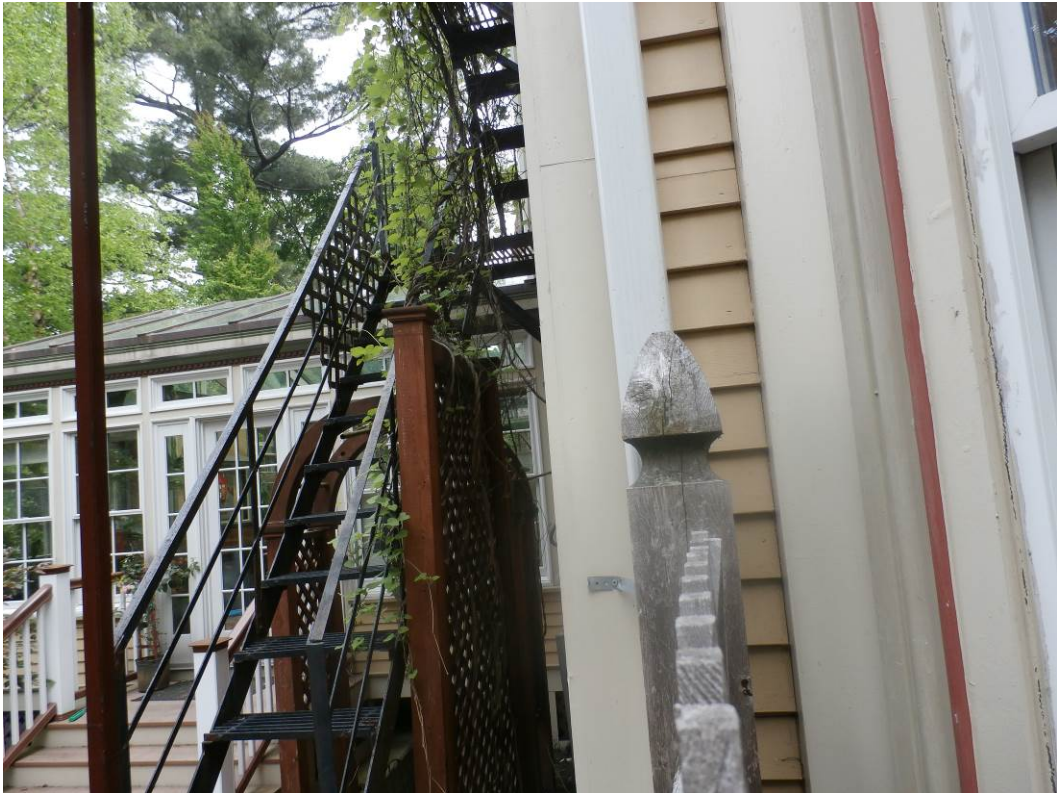
Location of proposed addition

View of rear yard from 110 Coolidge Street