



Town of Brookline

Massachusetts

PLANNING BOARD

Town Hall, 3rd Floor
333 Washington Street
Brookline, MA 02445-6899
(617) 730-2130 Fax (617) 730-2442

Mark J. Zarrillo, Chairman
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Jonathan Simpson

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: July 24, 2014
Subject: Construct a 322 square foot addition in the rear
Location: **85 Fairway Road**

Atlas Sheet:	64	Case #:	2014-0040
Block:	278A	Zoning:	S-15
Lot:	04	Lot Area (s.f.):	±12,446

Board of Appeals Hearing: July 31, 2014 at 7:15 pm

SITE AND NEIGHBORHOOD

85 Fairway Road is a two-and-a-half-story single-family dwelling and an attached garage on the corner of Fairway and Hilltop Roads. The property is located close to the Heath School, off Boylston Street. Surrounding properties are all single-family dwellings of similar size and style.

APPLICANT'S PROPOSAL

The applicants, Steven and Susan Ritter, are proposing to construct a two-story addition at the rear of the dwelling between an existing family room and the garage. The addition would be 17'6" wide by 12' deep at the first floor and provide an additional 210 s.f. for an expanded kitchen; on the second level, the addition would be smaller, 16' by 7', adding 112 s.f. to enlarge a bedroom. The second-level addition would have a gable slate roof to match the existing slate roof. The existing wood decks at the back of the dwelling would be removed and replaced with a smaller wood deck and a relocated bulkhead. The addition would be unfinished at the basement level.

Other improvements at the rear of the dwelling include a new shed addition to the rear of the garage, and reframing the roof of the family room from a shed to a gable and incorporating it

with the new roof of the addition. Neither of these improvements need zoning relief as they are not adding additional finished floor area to the dwelling and are located within the required setbacks.

FINDINGS

Section 5.09.2.j – Design Review

Any exterior addition for which a special permit is requested under *Section 5.22*, a special permit subject to the community and environmental impact and design review standards of *Section 5.09* is also required. The following standards are applicable to this proposal:

- *Preservation of Trees and Landscape:* The proposal would not involve the removal of any trees or significant landscaping. The addition would be sited in the same location as an existing deck.
- *Relation of Buildings to Environment:* Since the addition would be located at the rear of the dwelling between a family room projection and existing attached garage, it would not create shadows on abutting properties nor involve modifying the existing terrain.
- *Relation of Buildings to the Form of the Streetscape and Neighborhood:* Since the addition is sited and designed to be between two existing projections at the rear of the dwelling, the proposal is not likely to be very visible from the street. The applicants have included an attractive landscaping and fencing plan.
- *Open Space:* The property would continue to have significant areas of open space, particularly in the front yard along the street as well as in the rear.

Section 5.22.3.c – Exceptions to Floor Area Ratio for Residential Units

Floor Area	Allowed	Existing	Proposed	Finding
Floor Area Ratio (% of allowed)	.25 (100%)	.29 (118%)	.32 (128%)	Special Permit*
Floor Area (s.f.)	3,112	3,660	3,982	

*Under *Section 5.22.3.c*, the Board of Appeals by special permit may allow an increase in floor area up to 350 s.f. if the total gross floor area of the building is not more than 150% of allowed.

Section 8.02.2 – Alteration or Extension: A special permit is required to alter and/or extend this non-conforming structure. The structure is non-conforming with respect to existing gross floor area.

PLANNING BOARD COMMENTS

The Planning Board is supportive of the proposal to construct a 322 square foot addition at the rear of the dwelling. The design is attractive, incorporates well with the existing dwelling and the other planned improvements, and would be largely hidden from the street.

Therefore the Planning Board recommends approval of the proposal and plans by Paul Worthington, Design & Restoration Inc., dated 7/24/14, and the site plan prepared by Bruce Bradford, dated 7/3/2014, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final floor plans and elevations, subject to the review and approval of the Assistant Director of Regulatory

Planning.

2. 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 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

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Aerial views of 85 Fairway Road from the front (above) and side (below).

