



# *Town of Brookline*

## *Massachusetts*

### **PLANNING BOARD**

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To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: June 16, 2016  
Subject: Construct a single-story addition within required front yard  
Location: **24 Holland Road**

Atlas Sheet:	54	Case #:	2016-0038
Block:	251	Zoning:	S-15
Lot:	06	Lot Area (s.f.):	±19,310

Board of Appeals Hearing: July 7, 2016 at 7:00 p.m.

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### **BACKGROUND**

The proposal to construct a single-story addition at 24 Holland Road was not initially cited for demolition review. Upon receipt of more detailed building elevations, Planning, Building, and Preservation staff determined that the proposal should be reviewed by the Preservation Commission, particularly as it pertains to the potential loss of character defining features. The applicant has initiated the demolition review process with the Preservation Commission but the proposal has not yet been heard.

### **SITE AND NEIGHBORHOOD**

24 Holland Road is a split-level ranch constructed of concrete and hardboard siding around 1964. The modern style single-family dwelling is situated on an oversized lot that fronts on to Holland Road to the north and Beecher Road to the south. The subject property is bisected by Beecher Road, which is a 16-foot wide private way providing access to 50 Holland Road, 24 Holland Road and 9 Beecher Road. This bisection creates two lots for the purposes of zoning interpretation. The northern lot (principle structure) is 16,206 square feet and the southern lot (B-1 on submitted site plan, dated 3/15/16) is 3,179 square feet. A two-car concrete block garage that is owned by the applicant is located on the portion of the lot that is to the south of Beecher Road.

The surrounding single-family district consists of similarly sized residential dwellings with a few comparable modern structures located at 50 Holland Road, 5 and 105 Seaver Street, and 95 Clinton Road. The immediate neighborhood also abuts the Longyear condominium complex to the south.

**APPLICANT’S PROPOSAL**

The applicants, Mahasti and Ardeshir Dadyar, are proposing to construct a single-story addition at the southern end of the existing principle structure. The 30.5’ x 26.3’ addition would provide a master bedroom suite, a guest bedroom, and closet storage. This addition would be constructed of a concrete foundation with horizontal wood siding and final roofing materials to be determined by the project engineer. The roof ridge of the addition would include a maximum height of 17 feet above grade level and includes a 3 to 12 pitch that slopes down away from the existing portion of the single-story structure. This roof design would also incorporate a 30” overhang above the existing structure. This 803.37 square foot exterior addition would increase the gross floor area of the structure from 2,438 square feet to 3,241 square feet. The applicants are not proposing to finish new basement space created by the proposed exterior addition.

The applicants are also proposing to expand an existing uncovered deck to extend along a portion of the northern façade (approx. 35’).

**FINDINGS**

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

**Section 5.50 – Front Yard Requirements**

**Section 5.43 – Side Yard Requirements**

<b>Dimensional Requirements</b>	<b>Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Relief</b>
<b>Front-Yard Setback</b> (Beecher Rd. Private Way)	25 feet	28.5 feet	8.5 feet	Special Permit*
<b>Side-Yard Setback</b>	15 feet	26 feet	15.25 feet	Complies
<b>Floor Area Ratio</b>	4,051.4 s.f. .25	2,438 s.f. .15	3,241.37 s.f. .2	Complies

\* Under **Section 5.43**, the Board of Appeals may waive setback requirements if a counterbalancing amenity is provided.

**PLANNING BOARD COMMENTS**

The Planning Board has no objection to the relief as requested. The proposed exterior addition is designed in a manner that complements the 1960’s modern architectural style of the existing structure by incorporating an angled roof with a modest pitch. The expanded floor area is intended to improve the interior functionality of the dwelling in a manner that also minimizes the loss of usable open space. Additionally, the unique nature of the bisected lot triggers the noncompliant front yard setback because the setback distance must be measured from the private way itself rather than the southern lot line. The Planning Board asked the applicant to provide to

the Board of Appeals the basement floor plans with a notation on the square footage of habitable space, if any.

**Therefore, the Planning Board recommends approval of the site plan submitted by Paul J Tyrell, dated 3/15/2016, and floor plans and elevations submitted by Bob Wheeler, dated 4/18/2016, subject to the following conditions:**

- 1. Prior to the issuance of a building permit, the Applicant shall submit a final site plan, floor plans including the basement, and elevations including final building materials, subject to review and approval by the Assistant Director for Regulatory Planning.**
- 2. Prior to the issuance of a Building Permit, the applicant shall submit a final landscape plan showing screening of the addition from the rear abutter, subject to review and approval by the Assistant Director for 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.**

*Pss/jr*



