



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Zoning Board of Appeals
From: Brookline Planning Board
Date: July 26, 2019
Subject: Remove deck off second-floor room and replace with finished space
Location: **65 Chatham Street**

Atlas Sheet:	25	Case #:	2019-0044
Block:	118	Zoning:	S-10
Lot:	09	Lot Area (s.f.):	9,350

Board of Appeals Hearing: **August 8, 2019 at 7:00 pm**

SITE AND NEIGHBORHOOD

65 Chatham Street is a two-story colonial single-family home that was constructed in 1937. It is located between Chatham Circle and Kent Street. The Longwood Mall is directly across Chatham Street. The neighborhood is located very close to Beacon Street and within a short walk of Coolidge Corner.

APPLICANT'S PROPOSAL

The applicants, Julie Park and Sameer Upadhyay, are proposing an addition to the existing house. The addition involves the elimination of an existing second-story deck on the rear of the dwelling and replacement with 93 SF of habitable space (master bathroom). The scope of work also includes minor renovations to certain portions of the interior and the exterior walls of the first-floor sunroom located below the proposed master bathroom.

FINDINGS

Section 5.10: Minimum Lot Size

The subject lot does not meet the minimum lot size from Table 5.01 and therefore requires a Special Permit.

Lot Size	Required	Existing	Proposed	Relief
1-family Detached Dwelling	10,000 SF	9,350 SF	9,350 SF	Special Permit

Section 5.20: Floor Area Ratio

Section 5.22: Exceptions to Floor Area Ratio (FAR) for Residential Units

Section 5.09.2.j: Design Review

The existing structure does not comply with the FAR requirements of the S-10 district laid out in Table 5.01 and the altered structure will intensify this condition, therefore requiring a Special Permit.

Floor Area	Allowed	Existing	Proposed	Finding
Floor Area Ratio (% of allowed)	.35 (100%)	.51 (146%)	.52 (149%)	Special Permit*
Floor Area (s.f.)	3,273	4,769	4,862	

Because the proposed work is subject to the provisions of §5.22, Design Review is required, as per §5.09. Below are the relevant Community and Environmental Impact and Design Standards from §5.09.4:

- Preservation of Trees and Landscape
- Relation of Buildings to Environment
- Relation of Buildings to the Form of the Streetscape and Neighborhood
- Open Space
- Stormwater Drainage
- Utility Service
- Heritage

The proposed addition maintains the existing footprint of the building so no significant changes to the landscape are proposed. The addition and resulting house are consistent with the scale and style of the neighborhood and are unlikely to have significant impact on abutters. Utilities are unchanged, existing drainage patterns are unlikely to be affected, and no significant heritage-related concerns are present. Staff is of the opinion that the design standards of §5.09.4 are satisfied.

Section 5.60: Side Yard Requirements**Section 5.43: Exceptions to Yard and Setback Regulations**

The existing structure does not comply with the setback requirements of Table 5.01, and therefore requires a Special Permit. A Special Permit may be granted per Section 5.43 if a counterbalancing amenity is provided.

Side Yard Setback	Required	Existing	Proposed	Relief
1-family Detached Dwelling	10 ft.	7.4 ft.	7.4 ft.	Special Permit

As required by §5.43, a counterbalancing amenity must be provided. None have been explicitly offered by the applicant, and staff recommends that landscaping be considered, particularly along the right side property line, where it will be most effective in screening the proposed addition and where sufficient space is available.

Section 8.02: Alteration or Extension

The existing structure is nonconforming and therefore may be altered as allowed by §8.02.2, provided that no nonconforming condition is increased. The proposal complies with this section.

PLANNING DEPARTMENT COMMENTS

The Planning Department is supportive of this proposal. The proposed alteration is a reasonable extension of the existing dwelling that maintains the character of the home as viewed from the public way. The addition will hardly impact the abutters on either side, and landscaping can be provided to mitigate those impacts. The proposal generally satisfies all of the criteria and standards for Design Review.

PLANNING BOARD RECOMMENDATION

The Planning Board reviewed this application at their meeting on July 25, 2019. The Board found the proposed addition to be reasonable and relatively unobtrusive and was therefore supportive of the proposal.

The Planning Board recommends approval of the site plan by Charette Land Surveying, dated 6/3/19 and architectural plans by EvB Design, dated 5/30/19, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, 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 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; and 2) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

Subject Dwelling



Aerial Photograph - Neighborhood Context

