



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Planning Board
From: Brookline Planning Department
Date: August 14, 2019
Subject: Construct new two-family dwelling
Location: **761 Washington Street**

Atlas Sheet: 21
Block: 92
Lot: 15

Case #: 2018-0093
Zoning: T-5
Lot Area (s.f.): 7,824

Board of Appeals Hearing: **TBD**

BACKGROUND

August 2018 – The Preservation Commission upheld the initial determination of significance on this house and placed a 12-month stay of demolition on this property. The 12-month stay will expire on August 21, 2019.

SITE AND NEIGHBORHOOD

761 Washington Street is a two and a half story, two-family house located near the intersection of Bartlett Street. The property abuts a private way – Bartlett Crescent – and Driscoll School at the rear. A detached garage is accessed from this private way. The neighborhood consists mostly of two-family homes and small multi-unit buildings and is close to Washington Square and the Boston city line.

APPLICANT'S PROPOSAL

The applicants, Robert and Lee Shin, propose to demolish the existing two-family dwelling and two-car garage and construct a new two-family dwelling. The new structure will contain 7,813 square feet of finished area. Each unit will have three levels of finished space and an unfinished

basement.

FINDINGS

Section 4.07 – Table of Use Regulations Use #5

A special permit is required for an attached dwelling provided that no row of such units shall consist of more than two units.

Sections 5.09.2.a and n – Design Review: Any exterior addition for which a special permit is requested pursuant to *Section 5.09.2.n* as well as any property on Washington Street requires a special permit subject to the design review standards listed under *Section 5.09.4(a-l)*.

SEE ATTACHED RESPONSE FROM APPLICANT

Section 5.09.2.n

n. any construction of newly created space, whether or not habitable, finished or built out, where such space substantially satisfies the requirements for habitability under the State Building Code or could with the addition of windows or doors and without other significant alterations to the exterior of the building be modified to substantially meet such habitability requirements, and which space if finished or built out or converted to habitable space would result in the total Gross Floor Area of the structure being greater than the permitted Gross Floor Area in Table 5.01. In granting any such special permit, the Board of Appeals, in addition to the requirements of §5.09 and §§9.03 to 9.05, shall be required to find that the massing, scale, footprint, and height of the building are not substantially greater than, and that the setbacks of the building are not substantially less than, those of abutting structures and of other structures conforming to the zoning by-law on similarly sized lots in the neighborhood. **In granting a special permit for construction of such non-habitable space, the Board of Appeals shall set forth as a condition of the special permit the extent to which such space may or may not be converted to habitable space in the future pursuant to Section 5.22 or otherwise, with the allowed future conversion to habitable space no greater than the applicant’s representation of the intended amount of future conversion.**

Floor Area	Allowed	Proposed	Finding
Floor Area Ratio (% of allowed)	1.0	<i>Without unfinished space: .98 (98%) With unfinished space: 1.25 (125%)</i>	Special Permit
Floor Area (s.f.)	7,824	<i>Without unfinished space: 7,675 With unfinished space: 9,810</i>	

Section 5.34 – Exception to Yard and Setback Regulation

Section 5.50 – Front Yard Requirements

Section 5.60 – Side Yard Requirements

Dimensional Requirements	Required	Existing	Proposed	Relief Required
Front Yard Setback (Bartlett Crescent)	15 feet	n/a	15 feet	Complies
Front Yard Setback (Washington Street)	~30 feet (based on existing alignment)	n/a	22 feet	Special Permit*
Side Yard Setback	10 feet	n/a	10 feet	Complies

** Under **Section 5.43**, the Board of Appeals may waive by special permit yard and/or setback requirements, if a counterbalancing amenity is provided.*

Table of Dimensional Requirements, Footnote 1

Section 6.04.14.b – Design of All Off-Street Parking Facilities

	Required	Proposed	Finding
Garage Width	<40% total façade	90%	Special Permit*
Garage Entrance Setback	20 feet	15 feet	Special Permit*

** Under **Section 5.43**, the Board of Appeals may waive by special permit yard and/or setback requirements, if a counterbalancing amenity is provided.*

PLANNING STAFF ANALYSIS – 8/14/19

At their meeting on May 9, 2019, the Planning Board expressed concerns with zoning issues related to the layout of the units (potentially creating 3 units) and with some of the design aspects. Board members recommended that the applicant consider a mix of materials for the exterior facades. Some members also had concerns with the bulk and design being too “boxy”. The applicant has made some revisions to the plans to address the Planning Board’s concerns. The Planning staff would still prefer to see the original house maintained and this project envisioned as a renovation and addition. The neighborhood has an established architectural style and other houses are set back from the street much further than the proposed structure. Nonetheless, the area is in close proximity to a commercial area and a school and could reasonably accommodate additional density. The staff would like the Board to weigh in on the aesthetic changes to the roof pitch and the porches, decks and materials.

Should the Board move to recommend approval of the site plan and architectural plans prepared by Merge Architects, dated August 9, 2019 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. The extent to which any non-habitable space may be converted to habitable space in the future, in addition to other relevant By-law sections regulating FAR, must comply with §5.22 of the Zoning By-law.
3. Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan subject to the review and approval of the Assistant Director of Regulatory Planning.
4. 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 elevations stamped and signed by a registered architect or engineer; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

