



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Zoning Board of Appeals
From: Brookline Planning Board
Date: August 27, 2019
Subject: Construct two minor dormers (right and left side) to existing house.
Location: 15 Toxteth Road

Atlas Sheet:	31B	Case #:	2019-0048
Block:	146	Zoning:	T-5
Lot:	8	Lot Area:	2,824 SF

Board of Appeals Hearing: September 5, 2019 at 7:00 pm

DEMOLITION/PRESERVATION

On May 14, 2019, the Preservation Commission voted to uphold the Preservation staff's initial determination that the structure at 15 Toxteth Street is significant and imposed a 12-month stay on partial demolition. The applicants applied to lift the stay based on the submitted plans and the Preservation Commission voted to grant the request at their meeting on July 9, 2019.

SITE AND NEIGHBORHOOD

15 Toxteth Road was constructed in 1928, and is a representative example of vernacular architecture, with hints of Craftsman and Colonial Revival elements. According to Preservation Planners, the building has not had any footprint changes since its construction, and retains its original front and rear porches. The property is located in the residential neighborhood east of Brookline Village and north of Route 9. This dense neighborhood consists of a mix of attached/detached single-family dwellings and two-family dwellings.

APPLICANT'S PROPOSAL

The owners, Walter and Velvizhi Heine, are proposing to construct two dormers, one on each side of the pitched roof. The larger dormer, located on the left side of the structure (which faces

Bowker Street) is 24 feet long and the dormer on the right side (facing an abutter) would be about 4 feet long. Both dormers are being added to provide enough room for the owners to convert existing unfinished attic space into living area. The total added square footage from the conversion/addition is 168 square feet, from 2,984 SF to 3,152 SF.

FINDINGS

Section 5.10: Minimum Lot Size

Section 5.20: Floor Area Ratio

Section 5.60: Side Yard Requirements

Section 5.43: Exceptions to Yard and Setback Regulations

Section 8.02.2: Alteration and Extension

	Required	Existing	Proposed	Relief
Lot Size	5,000sf	2,824sf	2,824sf	Special Permit
Floor Area Ratio	1.0 (2,824sf)	1.06 (2,984sf)	1.12 (3,152sf)	Special Permit
Side Yard Setback	10 ft.	4.5 ft.	4.5 ft.	Special Permit

All three dimensional requirements are pre-existing nonconformities and may be extended or intensified under a Special Permit if the Zoning Board of Appeals finds that the altered structure is not substantially more detrimental to the neighborhood than the existing structure. As required by Section 5.43, a counterbalancing amenity must be provided for setback relief.

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 structure. The added dormers will have a very minimal impact on the public way and abutters and will therefore not be substantially more detrimental to the neighborhood than the existing structure.

PLANNING BOARD RECOMMENDATION

The Planning Board is supportive of the proposal, noting that the proposed changes to the building constitute a small-scale addition. The Board briefly explored options to match the roof pitch of both dormers, but understood based on the applicant's statements that this would be infeasible. The Board felt that the additions would have little impact on the surroundings.

The Planning Board recommends approval of the site plan by Boston Survey, Inc., dated March 21, 2019 and architectural plans by Paul Worthington, Design and Restoration, Inc., dated March 28, 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. Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan showing proposed 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 Site



Aerial Photograph - Neighborhood Context

