



# *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 small additions on front and left sides  
Location: **210 Bonad Road**

Atlas Sheet:	110	Case #:	ZB2019-0049
Block:	390	Zoning:	S-7
Lot:	12	Lot Area (s.f.):	± 5,000

**Board of Appeals Hearing: September 5, 2019 at 7:00 p.m.**

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### **DEMOLITION/PRESERVATION**

This project triggered demolition review. The Preservation Commission determined that the house was not historically or architecturally significant and issued a certificate of non-significance on July 22, 2019.

### **Site and Neighborhood**

210 Bonad Road is a two and a half story house built in 1937. This single-family dwelling is located approximately halfway between Independence Drive and VWF Parkway in the Westbrook Village neighborhood of Brookline. The surrounding neighborhood consists of primarily 2 and 2.5 story single-family homes.

### **Applicant's Proposal**

The applicants, Lauren Mistretta and Andrew Dean, are proposing two small additions on the front and left sides of the house. The 2-story addition in front will allow for a mudroom and a bathroom on the second floor. The addition on the left side of the house will allow for another bathroom on the second floor, and will not impact the first floor. Together the additions will add 79 sf to the first floor and 163 sf to the second floor; the FAR will increase from 0.37 to 0.41. The new additions will be clad in fiber cement siding to match the existing siding. The chimney will be rebuilt to accommodate the new roofline caused by the left side addition.

**Findings**

**Section 5.10– Minimum Lot Size**

**Section 5.13 – Minimum Lot Width**

**Section 5.15 – Exception to Minimum Lot Size & Lot Width Requirements**

	<b><u>Required</u></b>	<b><u>Existing</u></b>	<b><u>Proposed</u></b>	<b><u>Finding</u></b>
Lot Size	7,000 sf	5,000 sf	5,000 sf	<u>Special Permit*</u>
Lot Width	65’	50’	50’	<u>Special Permit*</u>

\* Under **Section 8.02**, the Board of Appeals may grant a special permit to alter a pre-existing non-conforming structure.

**Section 5.60 – Side Yard Requirements**

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

	<b><u>Required</u></b>	<b><u>Existing</u></b>	<b><u>Proposed</u></b>	<b><u>Finding</u></b>
Right Side Yard	7.5’	7.2’	7.2’	<u>Special Permit**</u>
Front Yard	20’	27.4’	21.3’	<u>Complies</u>

\*\* Under **Section 5.43**, the Board of Appeals may waive by special permit the required yard setbacks if counterbalancing amenities are provided. The applicant has not yet indicated the counterbalancing amenity, and landscaping would be appropriate.

The roof overhangs the front door and enters into the front yard setback, but complies with the exemptions laid out in Section 5.51 for projections into the front yard.

**Section 5.22 – Exception to Floor Area Ratio Regulations for Residential Units**

Under Section 5.22.3.b.1.b, the Board of Appeals may grant a Special Permit to allow exterior modifications that increase the FAR up to 120% of what is permitted by-right. In this case, 120% of what is permitted by-right is 2,100 sf.

S-7	<b><u>Allowed</u></b>	<b><u>Existing</u></b>	<b><u>Proposed</u></b>	<b><u>Finding</u></b>
Floor Area Ratio	0.35	0.3714	0.4198	<b>Special Permit</b>
	100%	107%	120%	
	1,750 sf	1,857 sf	2,099 sf	

**Sections 5.09.2.j – Design Review**

The project consists of an exterior modification for which a special permit is requested pursuant to §5.22, and therefore Design Review is required. Relevant sections of the design review standards are described below. See also the applicant’s Impact Statement.

- Preservation of Trees and Landscape
- Relation of Buildings to Environment

- Relation of Buildings to the Form of the Streetscape and Neighborhood
- Open Space
- Utility Service
- Heritage

The addition will not significantly expand the structure and the altered structure will remain consistent with the scale of other homes in the neighborhood. The additions are visible from the public way but improve the existing structure by making it more architecturally consistent with the neighborhood. Landscaping is hardly affected and no trees are being removed; any landscaping that is affected by construction will be replaced. Existing electrical lines connect to the roofline above the front entrance and will be relocated to the new façade. All other aspects of the project would remain unaffected and satisfy the criteria of design review.

#### **Section 8.02.2 – Alteration or Extension**

A special permit is required to alter this pre-existing non-conforming structure.

#### **Planning Department Analysis**

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 two additions make the structure visually more appealing than existing conditions and will have a minimal impact on the public way and abutters. The proposal will not be substantially more detrimental to the neighborhood than the existing structure.

#### **Planning Board Recommendation**

The Planning Board is supportive of this proposal, finding the addition to be relatively minor, well-designed, and unobtrusive. The Planning Board entertained a discussion about the size of the bathroom windows and their orientation towards the neighbor's house, but deemed the issue minor and resolvable between the applicant and the neighbors.

**Therefore, the Planning Board recommends approval of this application per the site plan by Land Mapping dated July 8, 2019 and architectural plans by Richard B. Levey Architects dated July 5, 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 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: a) a final site plan stamped and signed by a registered engineer or land surveyor; b) final floor plans and elevations stamped and signed by a registered architect or engineer; and c) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

**Subject Dwelling**



**Aerial Photograph – Neighborhood Context**

