



Town of Brookline

Massachusetts

PLANNING BOARD

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9/13/19

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To: Brookline Zoning Board of Appeals
From: Brookline Planning Board
Date: 9/19/19 Zoning Board of Appeals Meeting
Subject: Construct 2-story addition at rear of single-family house.
Location: **305 Clark Road**

Atlas Sheet: 47
Block: 229
Lot: 35

Case #: 2019-0052
Zoning: S-7
Lot Area (s.f.): ± 7,602

BACKGROUND

This project involves partially demolishing the structure; Preservation Staff determined this property to be not significant in August 2019.

SITE AND NEIGHBORHOOD

305 Clark Road is a two-story single family dwelling on a 7,602sf lot near the Aspinwall Hill neighborhood. It was built in 1955 and, according to the applicant, has since become dilapidated and requires substantial repair work. The rear of the property abuts the train tracks of the MBTA D line. The John D. Runkle School is nearby, as is the Jean B. Waldstein playground. The surrounding neighborhood is a mixture of one- and two-family houses.

APPLICANT'S PROPOSAL

The owners, Rupa and Jason Cornell, are proposing to add a two story addition to the rear of the house. The addition will allow for a new family room on the first floor and a master bedroom suite on the second floor for a total of 607 additional square feet. In addition, they are proposing to expand an existing covered porch 6' towards the right edge of the house.

FINDINGS

ZONING: S-7	Required/ Allowed	Existing	Proposed	Relief
Use		1-family	1-family	None
Lot Size	7,000sf	7,602sf	7,602sf	None
Floor Area Ratio	0.35 / 100% 2,660sf	0.37 / 106% 2,844sf	0.45 / 129% 3,451sf	Special Permit*
Lot Width	65'	66.68'	66.68'	None
Height	35'	27'	27'	None
Setbacks: F/S/R	20/7.5/30	20.1 /9.0 / 53.7	20.1/9.0/ 53.5	Special Permit, §5.43 ¹
OS: Landscaped/Usable	10%/30%	119% / 136%	97% / 111%	None

**Under Deadrick, the Board of Appeals may allow an extension of the existing non-conformity if it finds there is no substantial detriment to the neighborhood.*

¹Section 5.43 – Exceptions to Yard and Setback Requirements

No counterbalancing amenities have been indicated by the applicant. Staff suggests that landscaping would be an appropriate counterbalancing amenity for this proposal.

Other Zoning RequirementsSection 5.51 – Projections into Front Yards

This section allows porches to project into the front yard up to 3.5', which in this case allows porches to be within 16.5' of the front lot line. The existing covered front porch is 16.1' from the front lot line. The proposal to extend the non-conforming porch is allowed by Special Permit under *Deadrick* and under Section 8.02.

Section 8.02 – Alteration or Extension

A Special Permit is required to alter and/or extend this non-conforming structure.

Section 5.09.2.j – Design Review

The most relevant sections are listed and addressed below. Also see 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
- Heritage
- Energy Efficiency

No trees will be removed as part of this proposal, and the footprint of the building is not increasing as much as the change in Open Space would suggest. The house was found to be non-significant by Preservation Staff, and the only changes visible from the public way are relatively minor. The renovation will include wiring for the possible future installation of solar panels and an electric car charging station. Overall, this project satisfies the criteria of Design Review.

PLANNING DEPARTMENT COMMENTS

The Planning Department recommends approval of this project. The two-story addition complies with all setback requirements and abuts MBTA tracks rather than another home. From the perspective of the properties to the left and right sides, the rear addition is noticeable, but the resulting house is of a similar scale and massing to the neighboring houses. The only noticeable change from the street is the small extension of the covered porch, which slightly improves the look of the house by making the front façade look more balanced. Staff believes the proposal is not substantially more detrimental to the neighborhood than existing conditions.

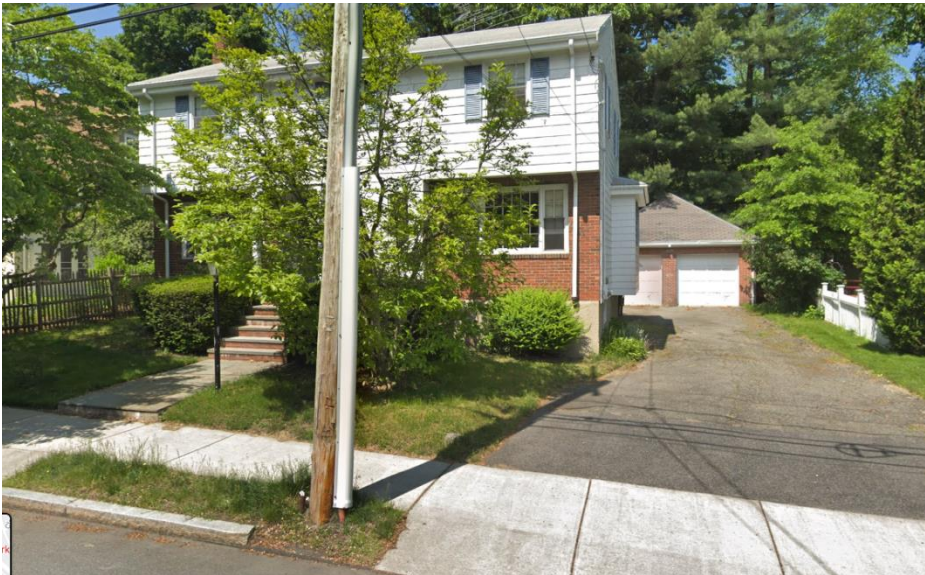
PLANNING BOARD RECOMMENDATION

The Planning Board is supportive of this proposal. The Board felt that the addition is reasonable and that the existing building will benefit from the added space. The Board recognized that the project is subject to a Section 6 finding of no substantial detriment to the neighborhood. While the Board has previously suggested that any project that exceeds 120% of FAR should be considered substantially more detrimental to the neighborhood, the Board decided that, in this case (and possibly others), that standard should be relaxed depending on the context of the property and the surroundings. All Board members agreed that the addition proposed in this case is not substantially more detrimental to the neighborhood than the existing structure. The applicant submitted new plans at the meeting with a slightly revised orientation of the master bedroom; the revised plans had no effect on the footprint or zoning relief.

The Planning Board recommends approval of the site plan by Michael P. Clancy, dated 3/25/19 and revised 7/26/19, and the floor plans and elevations by Pauli & Uribe Architects LLC, dated 9/12/19, 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 showing 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; 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.

Subject Dwelling



Aerial Photograph - Neighborhood Context

