



Town of Brookline

Massachusetts

PLANNING BOARD

Town Hall, 3rd Floor
333 Washington Street
Brookline, MA 02445-6899
(617) 730-2130 Fax (617) 730-2442

Linda K. Hamlin, Chairman
Steven Heikin, Clerk
Robert Cook
Sergio Modigliani
Jonathan Simpson
Mark J. Zarrillo

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: 12/4/2014
Subject: Renovate garage and construct a second story addition above
Location: **262 Clinton Road**

Atlas Sheet:	49	Case #:	2014-0067
Block:	232	Zoning:	S-7
Lot:	07	Lot Area (s.f.):	7,791

Board of Appeals Hearing: December 11, 2014 at 7:00 pm

BACKGROUND

November 13, 2014 – Planning Board considered the application and requested more detail on the plans; the applicant agreed to return at the Planning Board's next meeting.

June 28, 2001, BOA Case #3667 – Special permit granted under Section 5.20 - Floor Area and Section 8.1(b) - Alteration or Extension, for a 131 square foot addition to the existing structure.

SITE AND NEIGHBORHOOD

262 Clinton Road is located south of Boylston Street and is a corner lot at the intersection of Clinton Road and Druce Street. Built in 1898, the style of the house represents a transition from the Shingle style to Colonial Revival and is located in the Fisher Hill National Historic District. The house is in close proximity to the Waldstein Playground and the Beaconsfield MBTA stop. The neighborhood is characterized by single family homes, similar in age, style, and scale to this property.

APPLICANT'S PROPOSAL

The applicants, Andrew Bernstein and Jacqueline Shobeck, are proposing to create a wider garage to allow for a second parking space. The proposed garage will be expanded into current floor space at the front of the house in place of a staircase. Additionally, the applicant is proposing to replace the deck above the garage with a second story addition (341 s.f.), which will expand the family room. The addition will match the style of the dwelling and will have windows to match the existing windows.

[The revised plans show a garage lowered slightly into the ground, with a pitched roof and reconfigured windows.]

FINDINGS

Section 5.20 – Floor Area Ratio

Dimensional Requirements	Allowed	Existing	Proposed	Relief
Floor Area Ratio	.30	.66	.70	Variance
FAR Percentage	100%	220%	233%	
Floor Area	2,726 s.f.	5,162 s.f.	5,503 s.f.	

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.60 – Side Yard Setback

Dimensional Requirements	Required	Existing	Proposed	Relief
Side Yard Setback	7.5'	0.8'-2.7'	0.8'-2.7'	Special Permit*

* Under **Section 5.43**, the Board of Appeals may waive yard and setback requirements if a counterbalancing amenity is provided. The Planning Board suggests that the applicant install additional landscaping as a counterbalancing amenity.

Section 8.02.2 – Alteration or Extension

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

Modification, as needed, of BOA Case #3667, June 28, 2001

It appears that no modification is necessary to the conditions.

PLANNING BOARD COMMENTS

The Planning Board is pleased that the applicant has returned to the board with much improved plans. The pitched roof and relocation of the windows provide a more attractive addition to the main house. Although the current house is more than double the allowed FAR, the proposal is attractive and allows the applicant to have an expanded family room. The applicant is proposing to beautify the property by reconstructing the walkways and installing landscaping, which will satisfy the requirement for providing a counterbalancing amenity. The Board does not anticipate a negative impact to the surrounding properties.

Therefore, should the Board of Appeals find that the proposal meets the statutory requirements for a variance, the Planning Board recommends approval of the plans by Paul D. Burke, dated 11/21/14, and the site plan by James W. Bougioukas, dated 11/21/14, subject to the following conditions:

1. Prior to the issuance of a building permit, final plans and elevations, indicating all proposed setback dimensions, shall be submitted subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Prior to issuance of a building permit, the applicant shall submit a final landscaping plan indicating all counterbalancing amenities to the Assistant Director of Regulatory Planning for review and approval.
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 building elevations stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

Pss/tcr



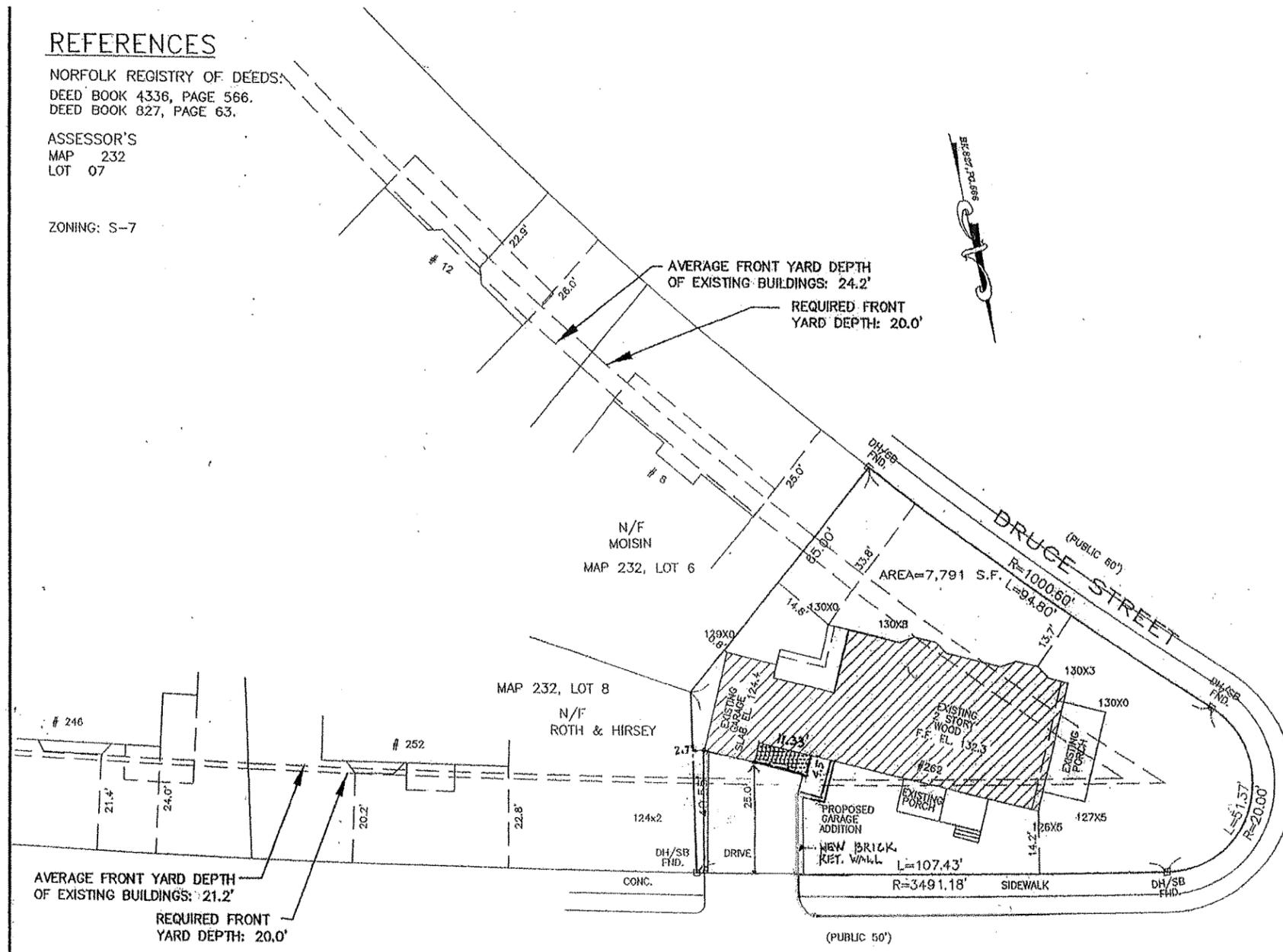


REFERENCES

NORFOLK REGISTRY OF DEEDS:
DEED BOOK 4336, PAGE 566.
DEED BOOK 827, PAGE 63.

ASSESSOR'S
MAP 232
LOT 07

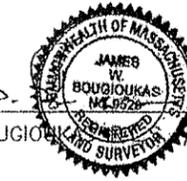
ZONING: S-7



TOTAL AREA = 7,791 S.F.	
EXISTING BLDG. AREA COVERAGE = 2,452 S.F.	31%
PROPOSED COVERAGE = 2,503 S.F.	32%
EXISTING OPEN SPACE = 5,339 S.F.	68%
PROPOSED OPEN SPACE = 5,288 S.F.	67%
PROPOSED BLDG. FINISHED AREA = 5,503 S.F.	



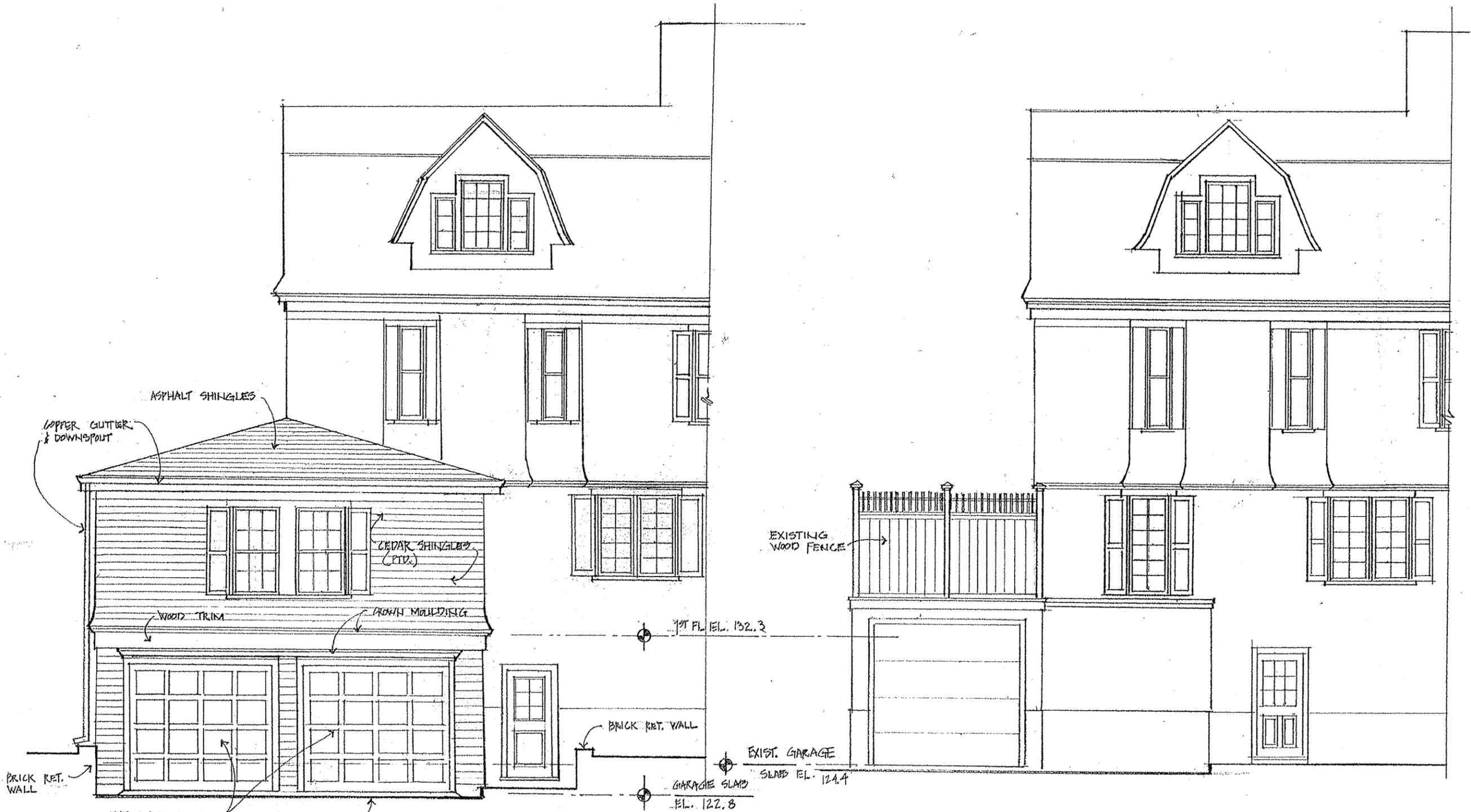
Paul D. Burke
11/21/2014



James W. Bougioukas
11-20-06
DATE

PLAN OF LAND IN BROOKLINE, MA. NO. 262 CLINTON ROAD				
OWNER/APPLICANT: ANDREW J. BERNSTEIN & JACQUELINE S. SHOBACK		ZONING: S-7		
FOR PERMIT				
DESIGNED: AHO	BRADFORD ENGINEERING CO. 3 WASHINGTON SQ. HAVERHILL MA. 01830		SHEET 1 OF 1	
DRAWN: A.H.O./WGC/RG			REVISIONS	BY
CHECKED: JWB			4/13/2001	AHO
APPROVED: JWB			4/18/2001	AHO
SCALE: 1" = 20'	PHONE: (978) 373-2396	FAX: (978) 373-8021		
DATE: NOVEMBER 14, 2006	FILE NAME: BROOKLINE\DWG\262CLINTONST.dwg	FILE NO: 119268	11/14/2006	WGC

11/10/2014 PDB
11/21/2014 PDB



PROPOSED NORTH ELEVATION

1/4" = 1'

EXISTING NORTH ELEVATION

1/4" = 1'

<p>PROJECT: Bernstein Residence Brookline, MA 11.21.14</p>	<p>PAUL D. BURKE, ARCHITECT A.I.A., N.C.A.R.B. 311 Vaucluse Ave. Millisboro, Rhode Island 401.648.4000</p>
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EXISTING SOUTH ELEVATION

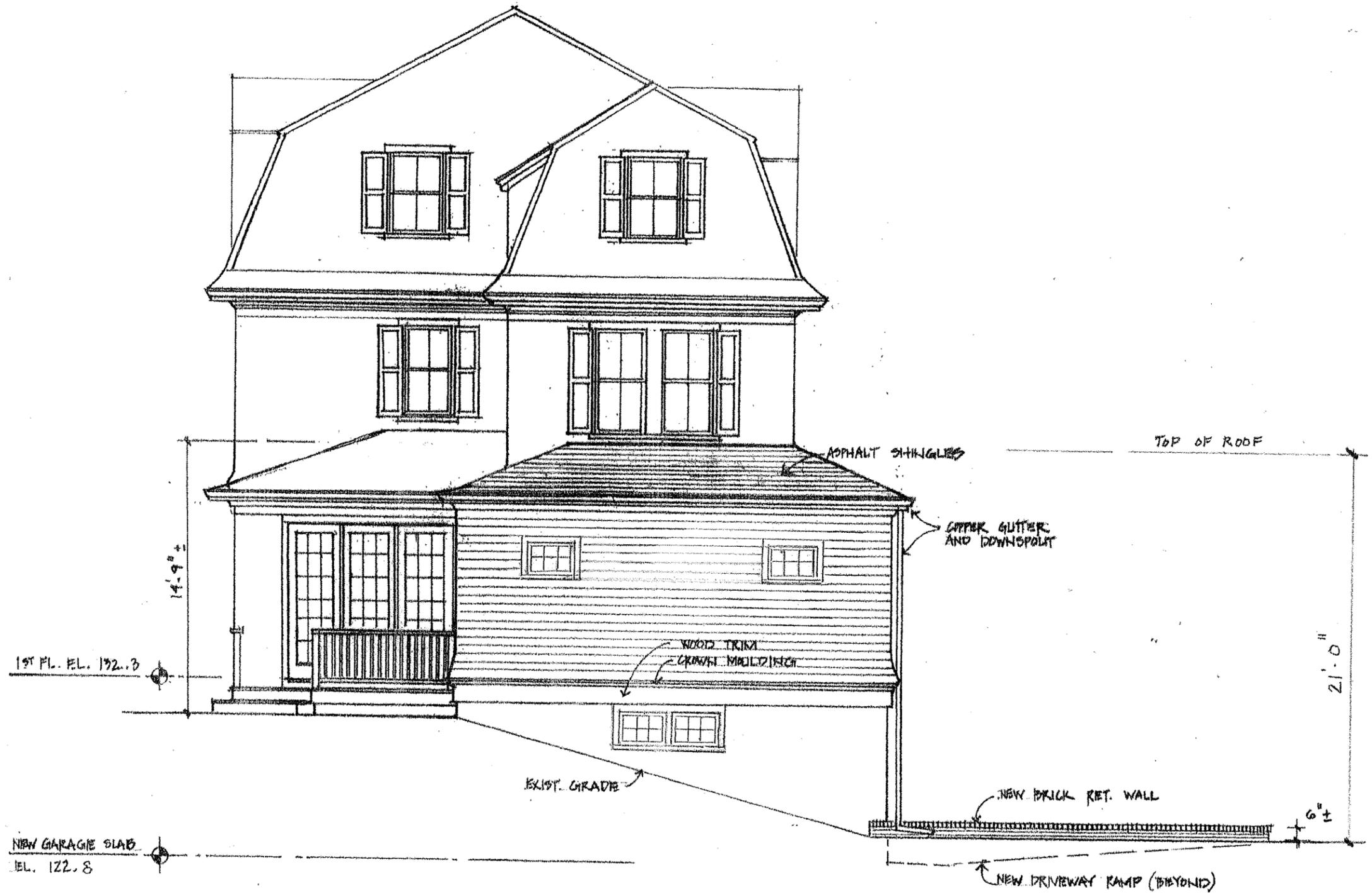
1/4" = 1'



PROPOSED SOUTH ELEVATION

1/4" = 1'

PROJECT: Bernstein Residence Brookline, MA 11.21.14	PAUL D. BURKE, ARCHITECT A.I.A., N.C.A.R.B. 311 Vaucluse Ave. Brookline, (Brookline) MA 021-646-4500
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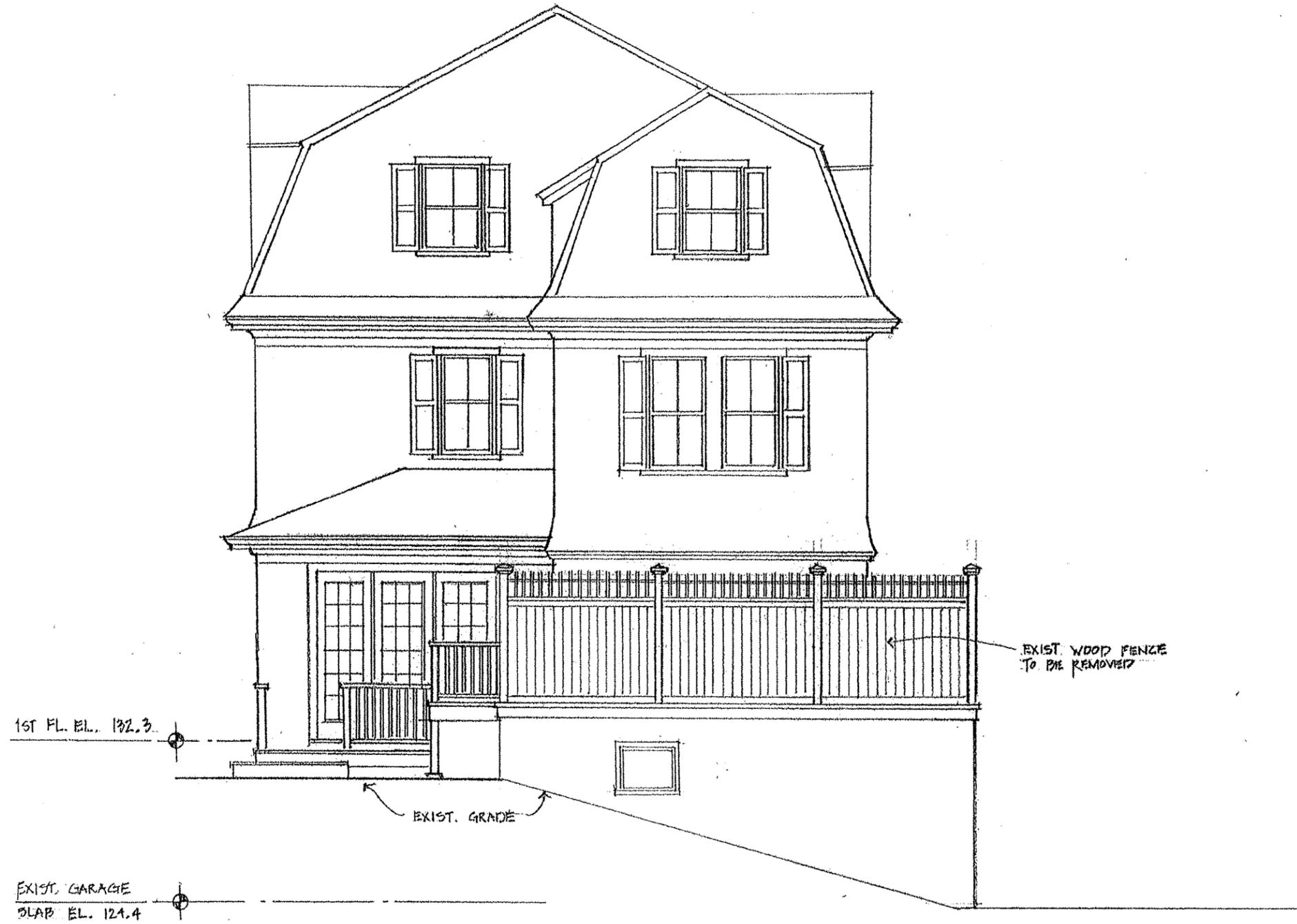


PROPOSED EAST ELEVATION

1/4" = 1'

PROJECT:
Bernstein Residence
 Brookline, MA
 11.21.14

PAUL D. BURKE, ARCHITECT
 A.I.A., N.C.A.R.B.
 311 Voseboro Ave
 Middletown, Rhode Island
 401-840-4000

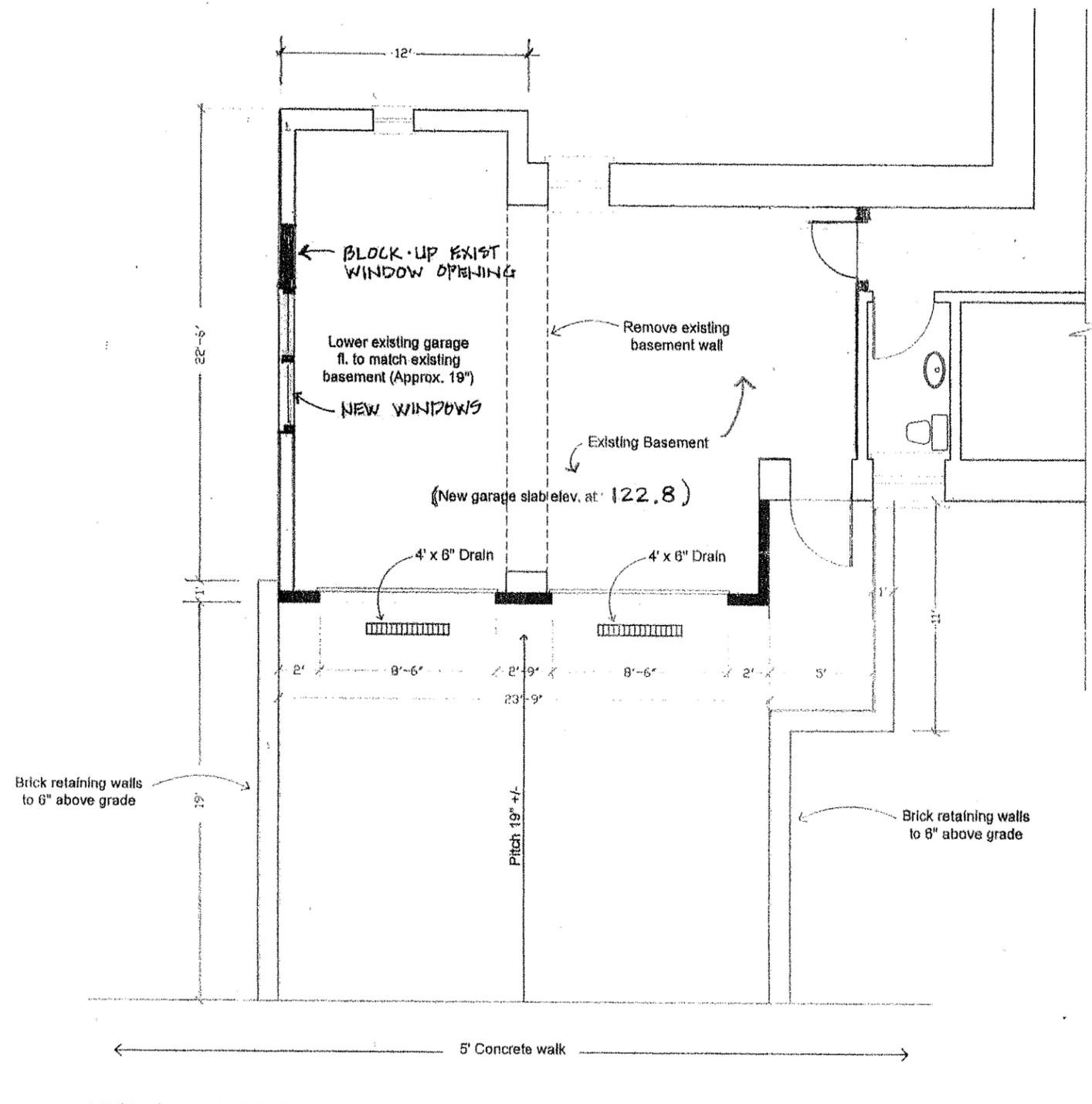


EXISTING EAST ELEVATION

1/4" = 1'

PROJECT:
Bernstein Residence
 Brookline, MA
 11.21.14

PAUL D. BURKE, ARCHITECT
 AIA, N.C.A.R.B.
 311 Yawkey Ave.
 Boston, MA 02118
 617-552-4800



1
A1

Basement Level Plan

1/4" = 1'

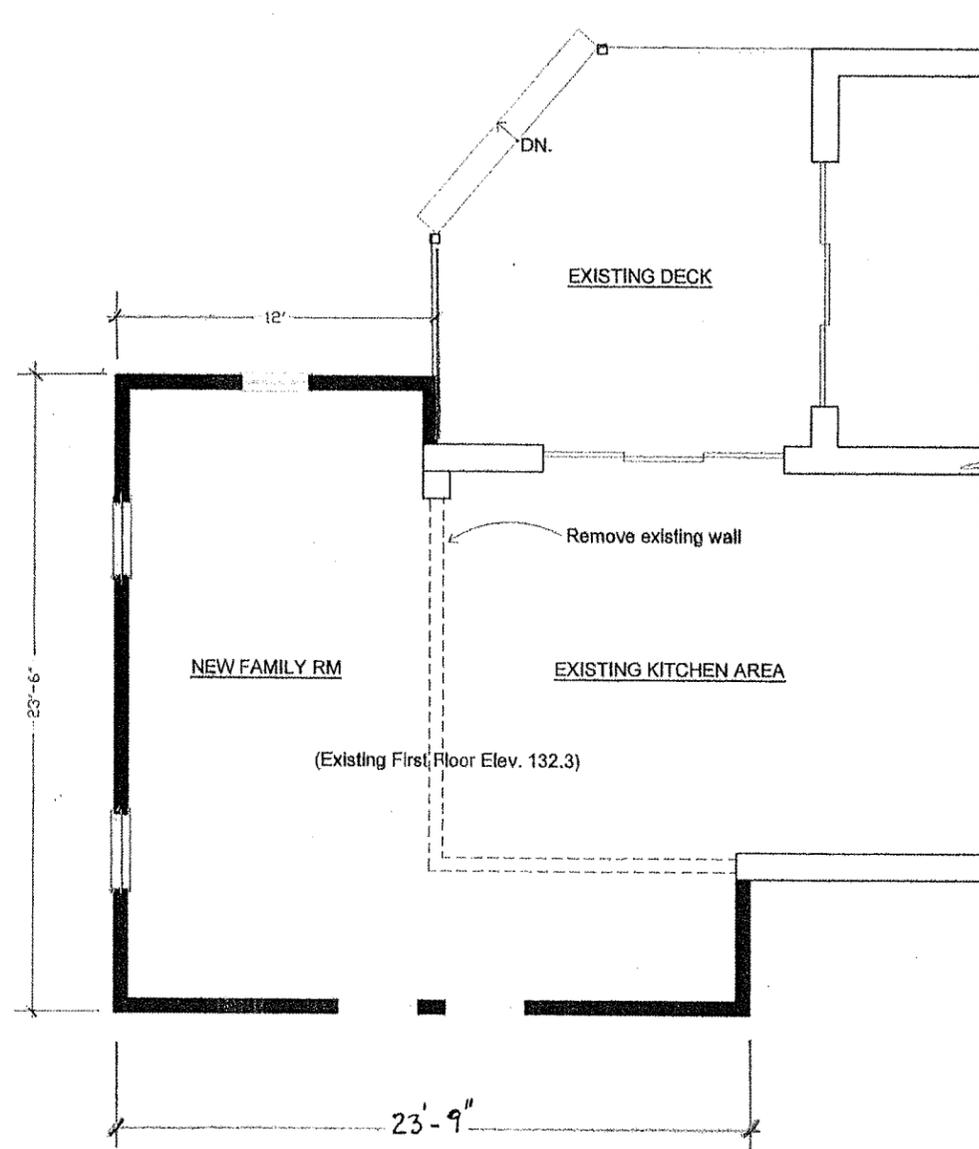
PAUL D. BURKE, ARCHITECT
A.I.A., N.C.A.R.B.
311 Vantage Ave.
Middletown, Rhode Island
401-588-8888

PROJECT:
Bernstein Residence
Brookline, RI

Nov-14

SCALE: 1/4" = 1'

A1



1
A2 ————— First Floor Plan
1/4" = 1'

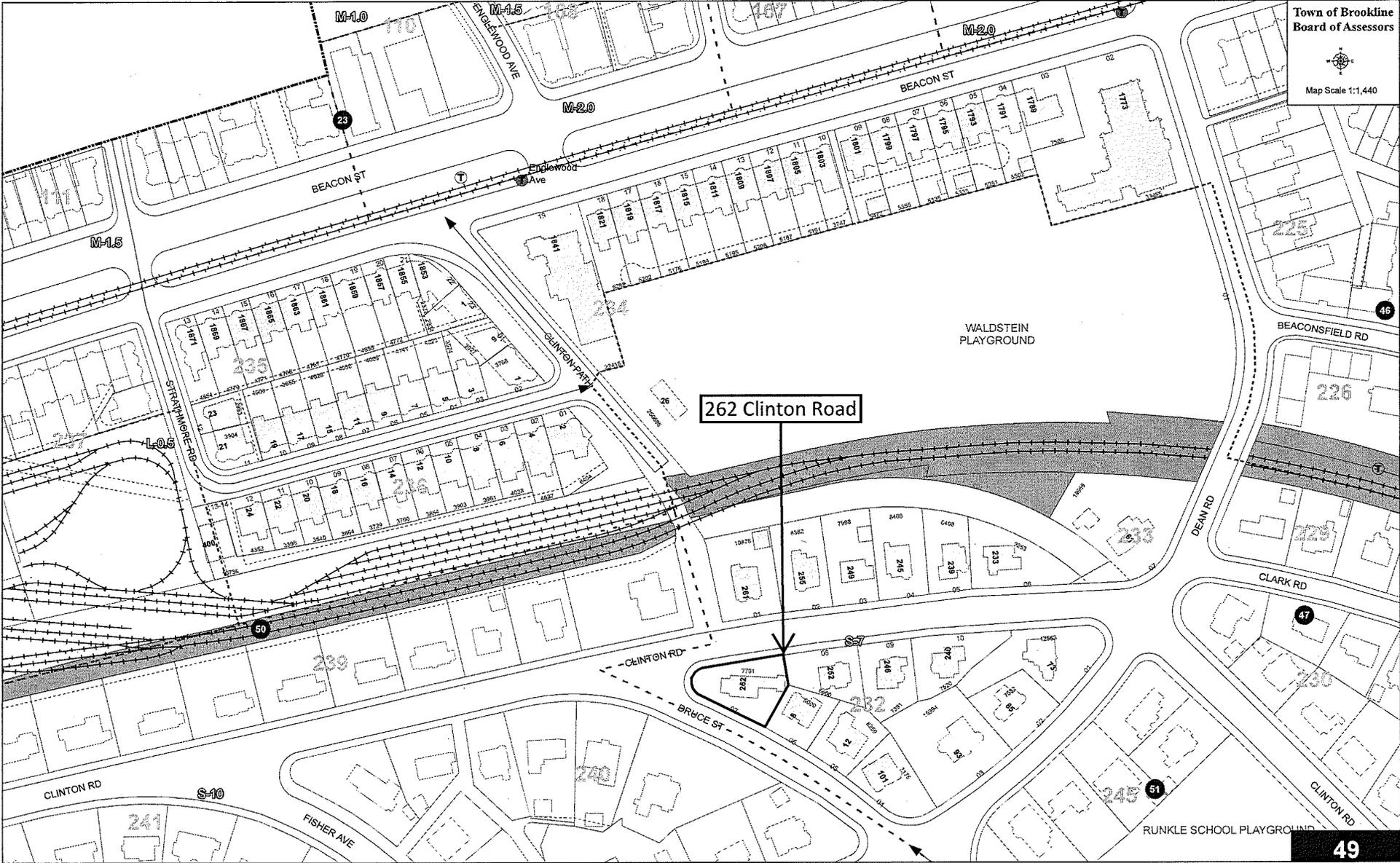
PAUL D. BURKE, ARCHITECT
A.I.A., N.C.A.R.I.B.
311 Vantage Ave.
Middleton, Rhode Island
401-549-6086

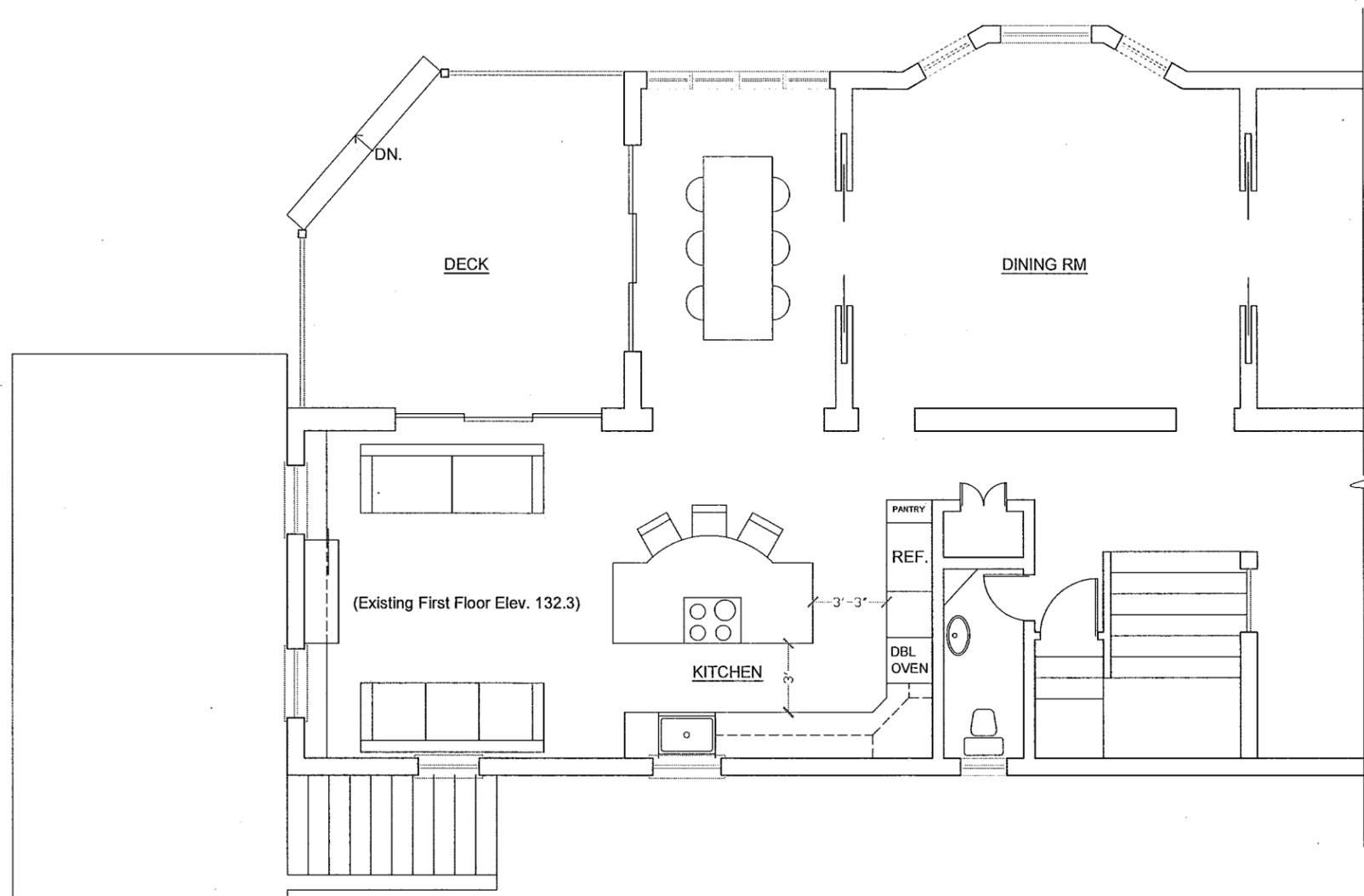
PROJECT:
Bernstein Residence
Brookline, MA

20-Nov-14

SCALE: 1/4" = 1'

A2





1 Existing First Floor Plan
 A2 1/4" = 1'

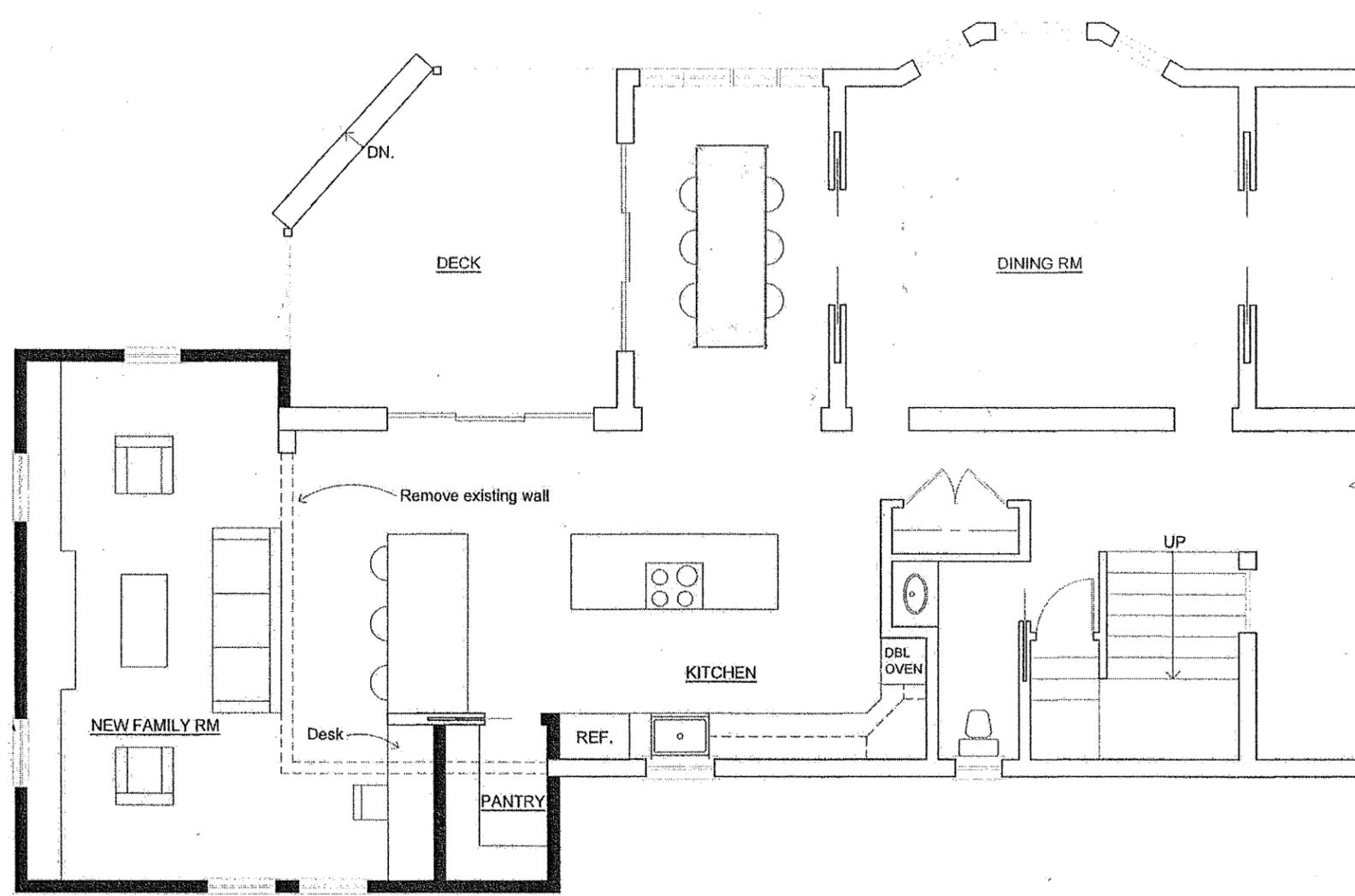
PAUL D. BURKE, ARCHITECT
 A.I.A., N.C.A.R.B.
 311 Vaucluse Ave.
 Middletown, Rhode Island
 401-843-4886

PROJECT:
Bernstein Residence
 Brookline, MA

26-Jan-15

SCALE: 1/4" = 1'

A2



1
A3 Proposed First Floor Plan
1/4" = 1'

PAUL D. BURKE, ARCHITECT
A.I.A., N.C.A.R.B.
311 Yauluse Ave.
Middlesex, Rhode Island
401-840-6505

PROJECT:
Bernstein Residence
Brookline, MA

23-Dec-14

SCALE: 1/4" = 1'

A3