



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: October 30, 2014
Subject: Construct a single-story addition within front yard setback of a corner lot
Location: **200 Fisher Avenue**

Atlas Sheet:	58	Case #:	2014-0059
Block:	257	Zoning:	S-25
Lot:	12	Lot Area (s.f.):	±22,741

Board of Appeals Hearing: November 13, 2014 at 7:30 p.m.

SITE AND NEIGHBORHOOD

200 Fisher Avenue is single-family colonial style brick structure that was built in 1949. There is also a pool house and a pool in the front yard along Buckminster Road. The property is located on the National Register of Historic Places for Fisher Hill, and is on the corner of Fisher Avenue and Buckminster Road, accessed by a driveway off of Buckminster. The neighborhood is comprised of primarily single-family dwellings that were constructed in the early-mid 1900s.

APPLICANT'S PROPOSAL

The applicant, David Sheena, is proposing to construct a single-story addition in the front of the dwelling, along Buckminster Road. The addition will cover the existing bay window and will create an additional 289 square feet of floor area on the first floor. The exterior of the addition will be constructed using clapboard siding with a bay window and a flat roof with a railing that will match the railing on the front of the dwelling along Fisher Avenue.

FINDINGS

Section 5.09.2.j – Design Review: Any exterior addition for which a special permit is requested pursuant to *Section 5.22 (Exceptions to Maximum Floor Area Ratio Regulations)* requires a special permit subject to the design review standards listed under *Section 5.09.4(a-1)*. All the

conditions have been met, and the most relevant sections of the design review standards are described below:

b. Relation of Buildings to Environment – The proposed addition is not expected to have significant shadow impacts on neighboring properties.

c. Relation of Buildings to the Form of the Streetscape and Neighborhood – The proposed addition has different materials used for siding than the dwelling. The dwelling has brick siding and the proposed addition will have clapboard siding, which is a common and complementary style.

Section 5.22.3.c – Exceptions to Floor Area Ratio for Residential Units

Floor Area	Allowed	Existing	Proposed	Finding
Floor Area Ratio (% of allowed)	0.20 100%	0.21 105%	0.22 111%	Special Permit*
Floor Area (s.f.)	4,548	4,732	5,021	

*Under **Section 5.22.3.c**, the Board of Appeals may allow by special permit increases in gross floor area of up to 350 square feet, provided that the resulting gross floor area is not more than 150% of the allowed gross floor area.

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.50 – Front Yard Requirements

	Required	Existing	Proposed	Finding
Front Yard Setback	30'	29.5'	12.5'	Special Permit*

*Under **Section 5.43**, the Board of Appeals may allow by special permit alternate dimensions for setback and yard requirements if counterbalancing amenities are provided.

Section 8.02.2 – Alteration or Extension

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

PLANNING BOARD COMMENTS

The Planning Board is supportive of this proposal to construct a single story addition in the front yard setback of the dwelling along Buckminster Road of this corner lot. The Board feels that the design of the addition, while different from the dwelling, will look attractive because the two styles are complementary to each other. In addition, the proposal will be partially screened from the streetscape by the existing vegetation in the front of the property. The Board would like the applicant to install additional landscaping as a counterbalancing amenity, required for a special permit.

Therefore, the Planning Board recommends approval of the plans by Barnett B. Berliner, dated 4/15/14, subject to the following conditions:

1. Prior to issuance of a building permit, final plans and elevations, subject to the review and approval of the Assistant Director of Regulatory Planning.

2. Prior to issuance of a building permit, a final landscaping plan shall be submitted, subject to the review and approval of the Assistant Director of Regulatory Planning.
3. Prior to 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; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

tcr



Front façade along Buckminster Road

**PROPOSED ADDITION TO
EXISTING DINING ROOM
ADDITION = 17 FT X 17FT**

**200 FISHER AVE
(CORNER
BUCKMINSTER RD.)**

BROOKLINE, MA

FOR:

**DR. DAVID AND
MARLENE SHEENA**

FAX--617-731-2700
617-277-6158

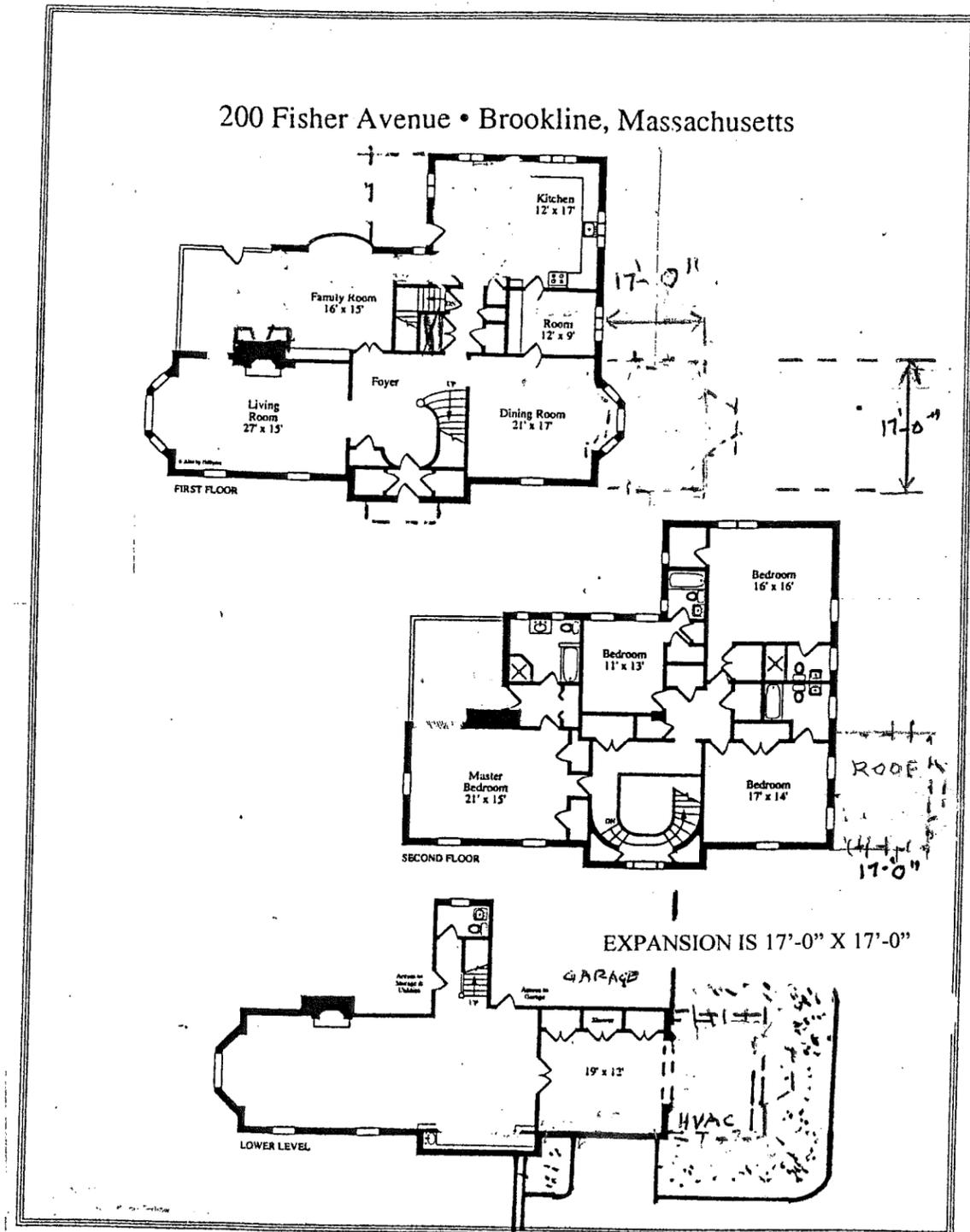


BARNETT B. BERLINER ASSOCIATES INC.

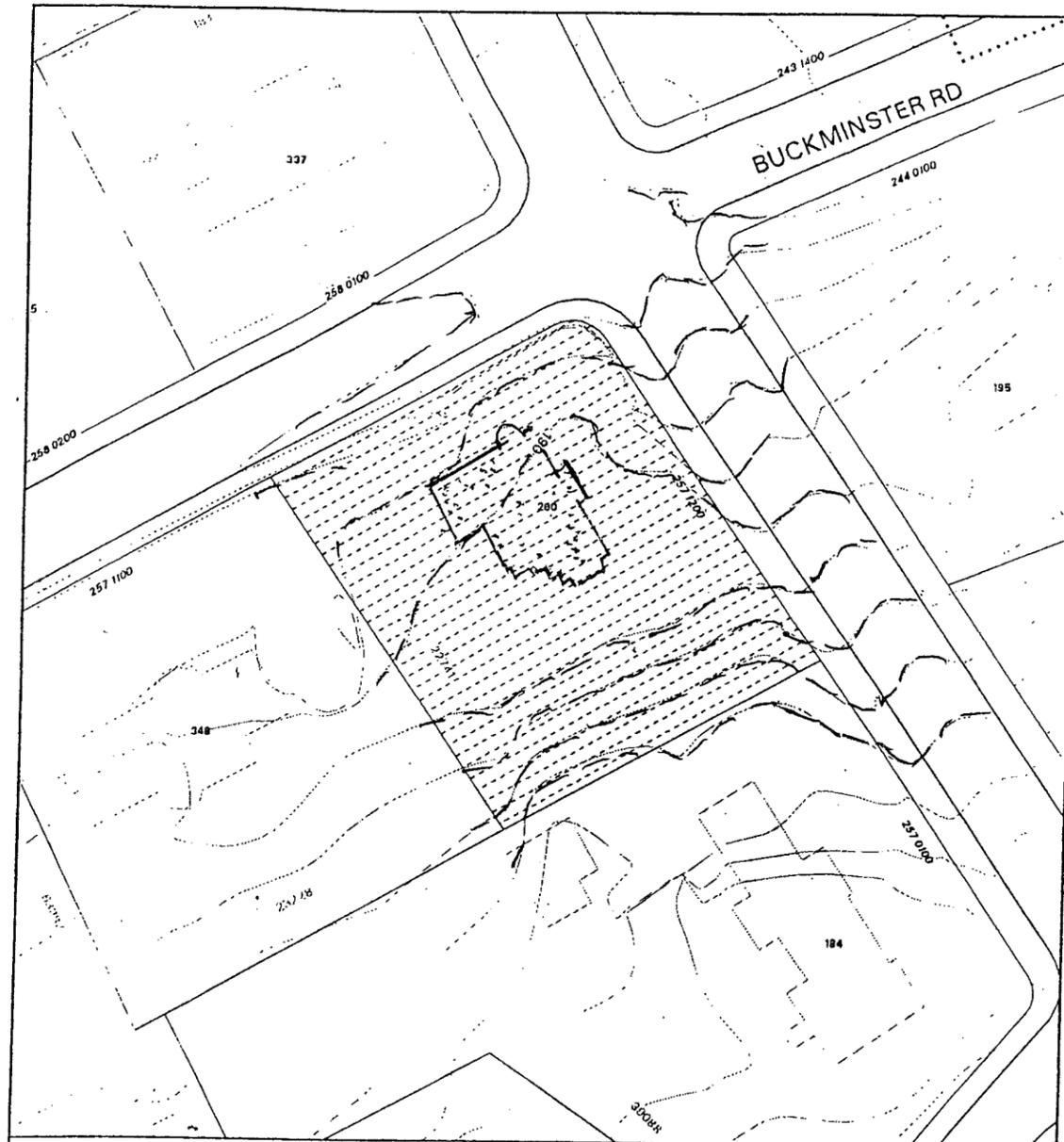
265 SAINT PAUL ST
BROOKLINE MA 02446-3404

ARCHITECTURE & PLANNING
E-mail: bbbberl@aol.com

A•I•A



Dated: November 6, 2014



<ul style="list-style-type: none"> Subject Parcel Parcel Easment Parcel Building Footprint Zoning District Street Edge Brookline Town Boundary 2-FT Contour Parcel Number Street Number Lot Size Zoning Type 	<p>Data Sources All the data layers used on this map are from Brookline GIS database.</p> <p>Map Disclaimer The information shown on this map is from the Brookline GIS database. The Town of Brookline makes no claims, no representation and no warranties, express or implied, concerning the validity, the reliability or the accuracy of the GIS data and GIS data products furnished by the Town.</p>	<p>Map Extent</p> <p>BROOKLINE GIS</p>	<p>Town of Brookline Massachusetts Parcel 257 1200</p> <p>Map Scale 1:600</p> <p>Map printed on 01/18/02, MapAm11UAMU/plotparc@8x11.amf</p>
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PLOT PLAN AND TOPO

BARNETT B. BERLINER ASSOC. INC. A.I.A.
ARCHITECTS AND PLANNERS
 265 ST. PAUL ST. BROOKLINE, MA 02446
 617-277-6158 FX 617-731-2700



AREA _____ FORM NO. 58/25712

Town _____
 Address 200 Fisher Avenue
 Historic Name _____

Use: Present 1 family
 Original _____
 DESCRIPTION Wanbaum

Date 1949
 Source permit
 Style Am. Colonial-Georgian
 Architect David Abrahams & Assoc.

Exterior Wall Fabric brick
 Outbuildings garage
 Major Alterations (with dates) _____

Condition _____
 Moved _____ Date _____

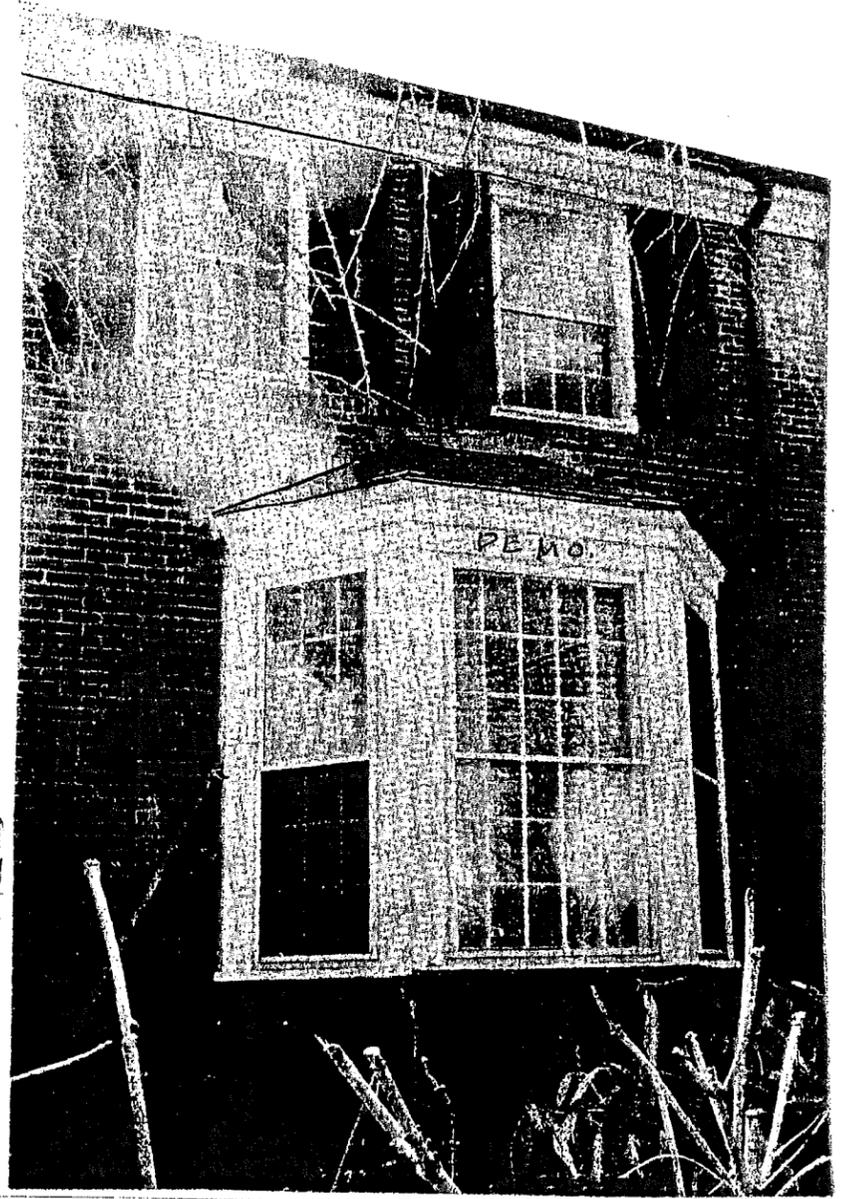
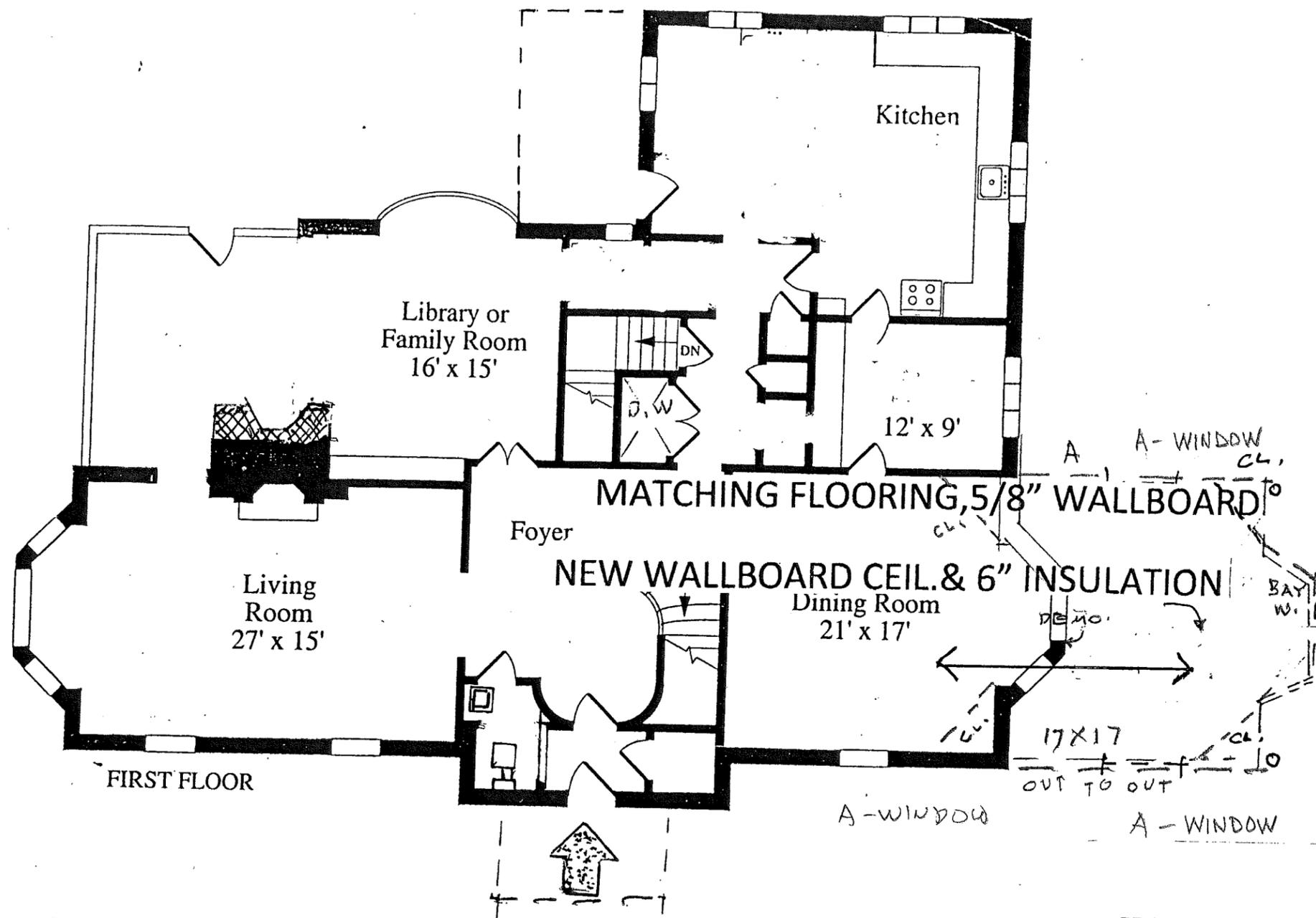
Acreage 22,741 sq. ft.
 Setting _____

TOWN HALL HISTORIC FILE

UTM REFERENCE _____
 USGS QUADRANGLE _____
 SCALE _____

Recorded by _____
 Organization _____
 Date _____

8" x 12" — RIGID FRAME BOLTED TO FOUNDATION AND TOP OF 1ST FLOOR

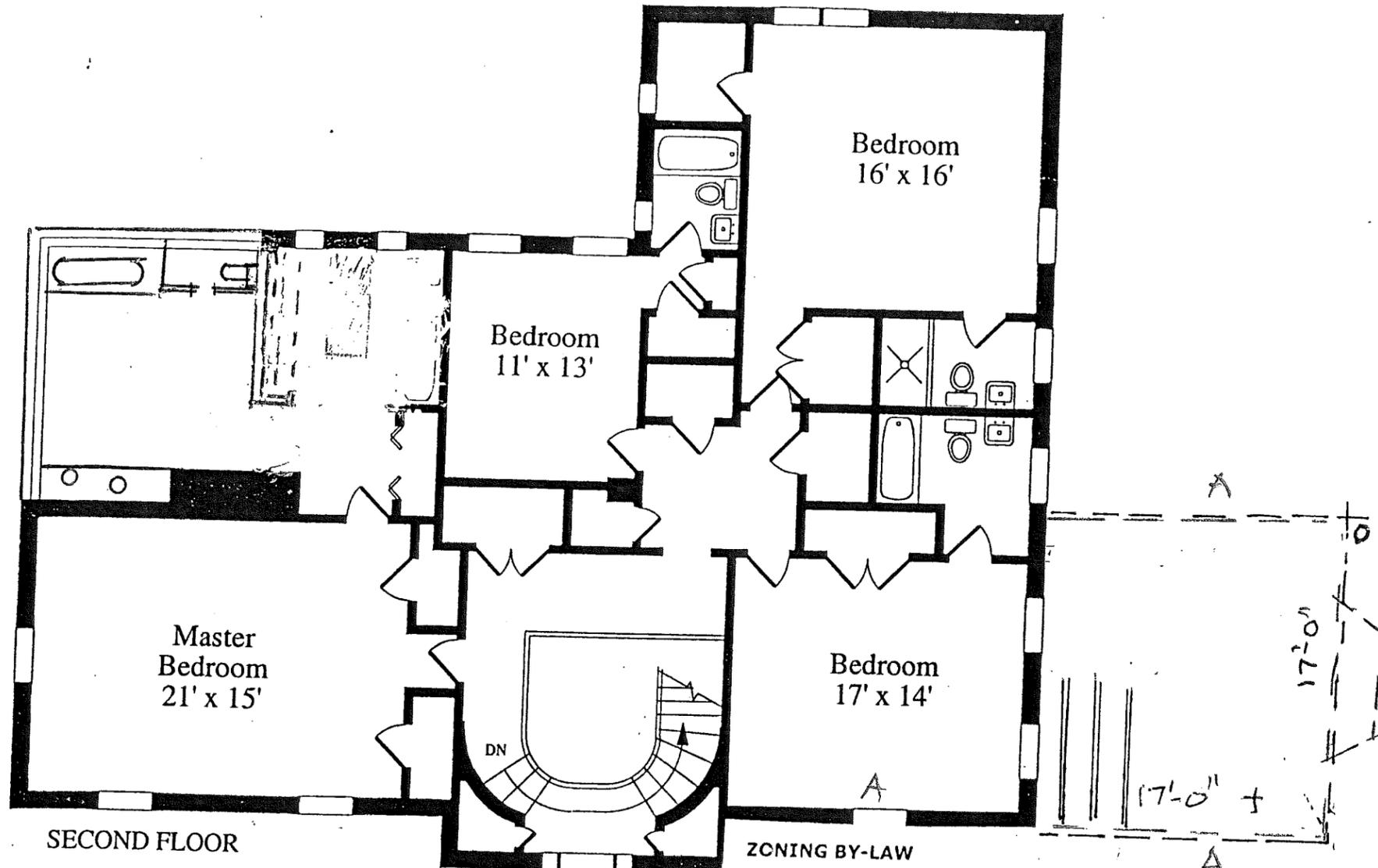


EXISTING FIRST FLOOR PLAN

PROPOSED DEMOLITION OF DINING ROOM WALL. BAY WINDOW TO BE REMOVED AND REATTACHED

A-THE HOUSE HAS BEEN COMLETELY UPGRADED BUT DINING ROOM IS TOO SMALL.
 NEW DINING ROOM EXPANSION, 17' X 17' ON NEW BASEMENT.
 RE-INSTALL BAY WINDOW; TWO NEW CORNER CLOSETS; TWO NEW 3'X5' ANDERSEN SIDE WINDOWS; CLAPBOARD EXTERIOR

BARNETT B. BERLINER ASSOC. INC.A.I.A.
ARCHITCTS AND PLANNERS
 265 ST. PAUL ST. BROKLINE,MA 02416
 617-277-6158 FX 617-731-2700



SECOND FLOOR

EXISTING SECOND FLOOR PLAN

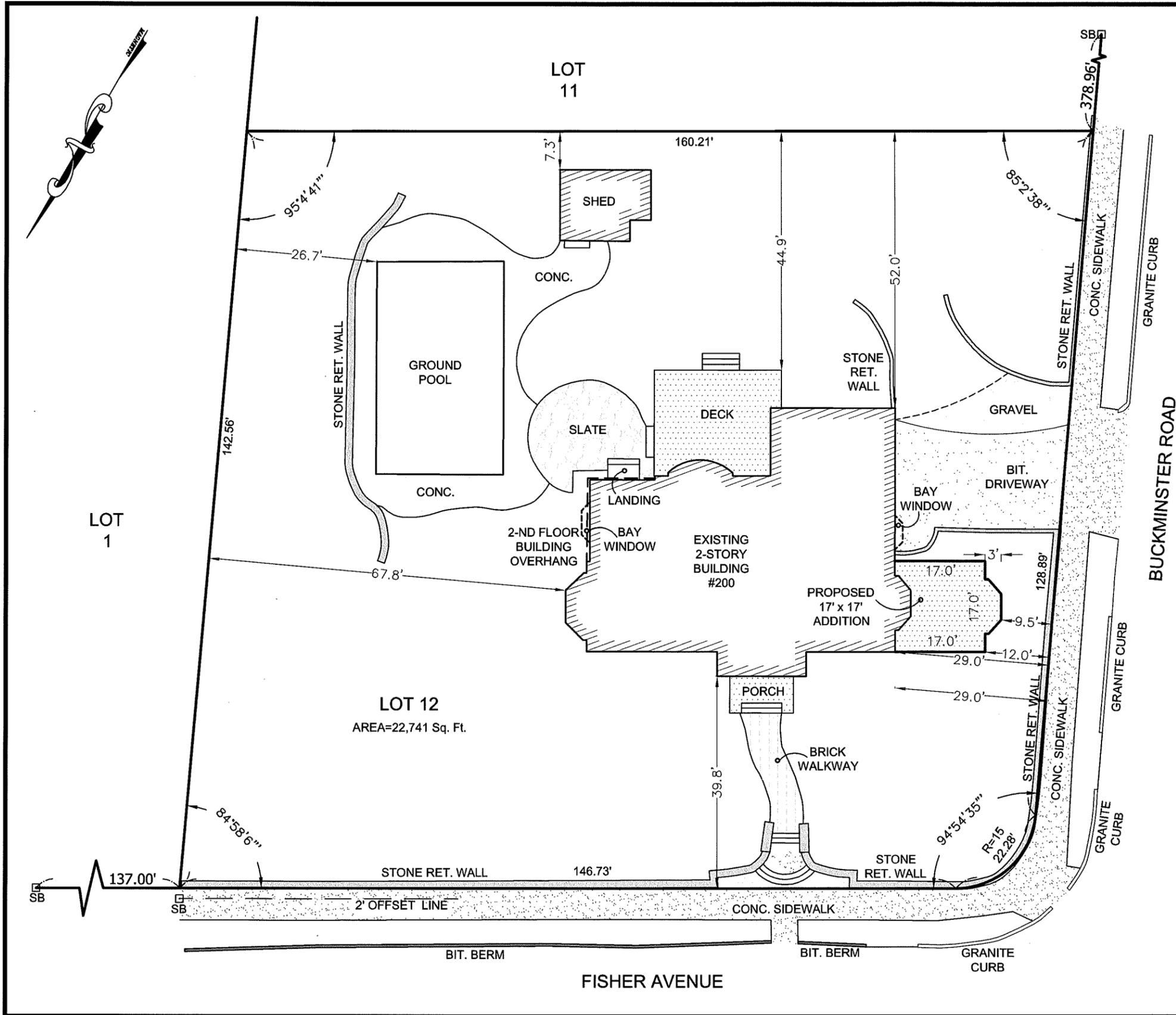
ZONING BY-LAW

COPPER DOWNSPOUTS & GUTTERS

TOWN OF BROOKLINE, MA

DISTRICT	USE	LOT SIZE MINIMUM (sq. ft.)	FLOOR AREA RATIO MAXIMUM	LOT WIDTH MINIMUM (feet)	HEIGHT ⁹ MAXIMUM (feet)	MINIMUM YARD ^{3, 10} (feet)			OPEN SPACE (% of gross floor area)	
						Front ^{1, 6}	Side ²	Rear	Landsc.	Usable
S-40	1-family detached dwelling subject to Section 5.11(a) Cluster	20,000	0.20	110	35	30	20	50	10%	80%
	1-family detached dwelling not subject to Section 5.11	40,000	0.15	150	35	30	20	50	10%	100%
	Any other structure or principal use ¹⁵	40,000	0.15	150	35	30	20	50	10%	100%
S-25	1-family detached dwelling subject to Section 5.11(a) Cluster	12,500	0.25	90	35	30	30	60	100%	none
	1-family detached dwelling not subject to Section 5.11	25,000	0.20	120	35	30	20	50	10%	60%
	Any other structure or principal use ^{14, 15}	25,000	0.20	120	35	30	20	50	10%	80%

BARNETT B. BERLINER ASSOC. INC.A.I.A.
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NOTES:

- * Scale 1 inch = 20 ft.
- * Assessors Ref.: 257-12-00
- * Cert.: 167648
- * Plan Ref.: LC Plan No. 19535-A
- Book 2721, Page 248
- Book 1568, Page 600
- * Zone: S-25

Patrick Roseingrave
Patrick J. Roseingrave
Professional Land Surveyor



Plot Plan
200 Fisher Avenue
Brookline, MA 02445



10 Andrew Square, Suite 201B
South Boston, MA 02127
Tel. 857-544-3061
www.land-mapping.com

Date: September 17, 2014



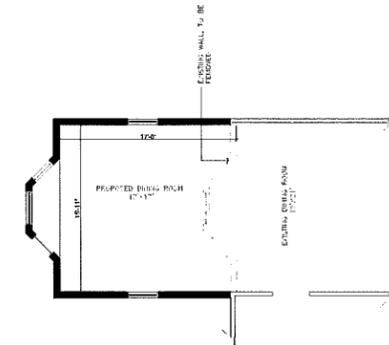
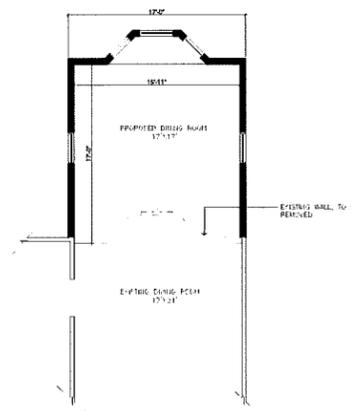
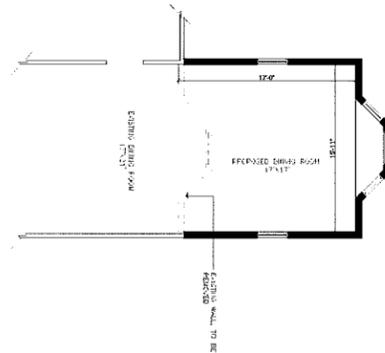
NORTH ELEVATION
FRONT OF THE HOUSE



WEST ELEVATION



SOUTH ELEVATION





NORTH-EAST ELEVATION
FISHER AVE



NORTH-WEST ELEVATION
BUCKMINSTER RD

NEW FLAT ROOF, WITH
RAILING TO MATCH THE
FRONT OF THE HOUSE

EW WOOD CLAPBOARDS

NEW 1X12 TRIM AND
DENTIL MOULDING TO
MATCH FRONT OF THE
HOUSE

1/4" PAINTED WOOD TRIM
BOARD TYP.

3'-0"

13'-4"

17'-0"



SOUTH-WEST ELEVATION