



# *Town of Brookline*

## *Massachusetts*

### **PLANNING BOARD**

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Linda Hamlin, Chairman  
Steven Heikin, Clerk  
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Mathew Oudens  
Mark J. Zarrillo

To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: May 12, 2016  
Subject: Expand the second story of an existing single-family dwelling  
Location: 201 Summit Avenue

Atlas Sheet:	18	Case #:	2016-0015
Block:	086B	Zoning:	S-7
Lot:	41	Lot Area (s.f.):	±10,840

Board of Appeals Hearing: May 19, 2016, at 7:15 p.m.

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### **BACKGROUND**

June 2014 – The Preservation Commission determined the single-family dwelling at 201 Summit Avenue to be significant and voted to uphold a demolition delay for a period of 1 year. The imposed demolition delay expired in June of 2015 so the existing roof may be demolished.

### **SITE AND NEIGHBORHOOD**

The house at 201 Summit Avenue is a brick veneer ranch that was constructed in 1949 along with “duplicate” ranches located on adjacent properties at 195 and 189 Summit Avenue. The single-story structure presents a prominent front facing garage along with a low roof and simple boxed eaves. The surrounding Corey Hill neighborhood includes various examples of mid-century housing in-fill around Summit Avenue, Jordan Road, and Lancaster Terrace, with residential floor area ratios (FAR) generally ranging from .28 to .46. The subject property does not currently comply with gross floor area requirements for the district (.35) with an FAR of .36.

The majority of single-family dwellings located in the surrounding Corey Hill neighborhood are two-story structures with multi-family residential structures located immediately to the west of the subject property at 227 Summit Ave. (The Grand) and 216 Summit Ave. (Summit Hill Condos).

### **APPLICANT'S PROPOSAL**

The Applicant, Lindsey Baden, is proposing to construct an exterior addition creating a second story that would provide 928 square feet of new living area. This addition would include the demolition of the existing hip roof and a maximum building height increase from 22.8' to 32.2'. Exterior portions of the second-story addition would be constructed of clapboard siding and asphalt shingle. The proposed addition does not extend beyond the existing footprint of the structure and the new roof would incorporate 30 degree slopes to match the prominent front-facing garage. Expanded floor area provided by this addition would be utilized for a master bedroom suite, office space, and closet space. The applicant is also proposing to construct an exterior deck and spiral staircase at the rear that would provide secondary access to this master bedroom suite.

### **FINDINGS**

#### **Section 5.20 – Floor Area Ratio**

<b>Dimensional Requirements</b>	<b>Permitted</b>	<b>Existing</b>	<b>Proposed</b>	<b>Relief Required</b>
<b>Gross Floor Area</b>	3,794 s.f.	3,971 s.f.	4,899 s.f.	<b>Variance*</b>
<b>FAR</b>	.35	.36	.45	
<b>% of Allowed Floor Area</b>	100%	104%	129%	

\* The proposed floor area increase of 928 square feet results in a gross floor area that is greater than 120% of the allowed for the S-7 district. Therefore no special permit relief is applicable for this exterior addition under By-Law Section 5.22.

*Note: The Building Department confirms that unheated basement space (game room and laundry room) detailed on floor plans (sheet A3) should be included in both existing and proposed gross floor area calculations.*

**Section 5.09 – Design Review:** Any exterior addition for which a special permit is required pursuant to §5.22 is subject to design review standards listed under Section 5.09.4 (a-m). The proposed exterior addition is not permitted by special permit; however, the Planning Board typically addresses design review standards when a proposed floor area increase requires zoning relief in the form of a variance. The most relevant design review sections are described below:

- a. **Preservation of Trees and Landscape** – No tree removal is required in order to construct the second-story addition. Existing mature hedges and plantings to the front and side of the structure would be maintained and the submitted site plan indicates preservation of four existing large caliper trees. No additional landscaping is currently proposed and existing open space will not be altered in any way.
- b. **Relation of Buildings to Environment** – The second story addition would not alter the existing footprint of the structure although the additional building height would increase the impact of shadows, particularly on the adjacent property at 195 Summit Avenue.

c. Relation of Buildings to the Form of the Streetscape and Neighborhood – The proposed addition is clearly visible from Summit Avenue and incorporates wood clapboard material as opposed to the existing brick veneer. Although 2+ story residential structures are prominent in the immediate neighborhood, the adjacent ranch structures at 195 and 189 Summit Avenue produce a consistent streetscape. These three ranch structures were clearly constructed in a manner that is harmonious and complementary. The proposed second-story addition deviates from the common style and building heights currently displayed by these three structures. The proposed second story addition does, however, incorporate 30 degree roof slopes to match existing portions of the structure (garage).

e. Circulation – The current driveway and garage will not be altered by this proposal resulting in identical vehicular circulation on the property.

### Section 8.02.2 – Alteration or Extension

A special permit is required to alter a pre-existing nonconforming structure or use.

### PLANNING BOARD COMMENTS

The Planning Board is not opposed to the 928 square foot second story addition. Although, the resulting maximum height of 32.2 feet is inconsistent with the adjacent ranch structures, this height is not uncommon within the wider Corey Hill neighborhood. The design of the addition itself maximizes natural light and views, particularly at the rear of the structure, and the increased floor area would improve the interior functionality of the home. The Board does have concern regarding the design deviation from “duplicate” ranches located at 195 and 189 Summit Avenue; however, they do not feel that the resulting FAR of .45 is significantly out of character with the surrounding S-7 district. Board Members did recommend that the Petitioner work with the Building Department to determine the most appropriate beam size and material to best support rear decks and patios detailed on the proposed north elevation (sheet A10).

Additionally, the proposed gross floor area increase represents an extension of the pre-existing nonconforming floor area that may be permitted following a M.G.L., c40A, Section 6 finding by the Board of Appeals. The Planning Board does not find the proposed exterior addition to be substantially more detrimental to the surrounding neighborhood and therefore supports a potential Section 6 finding.

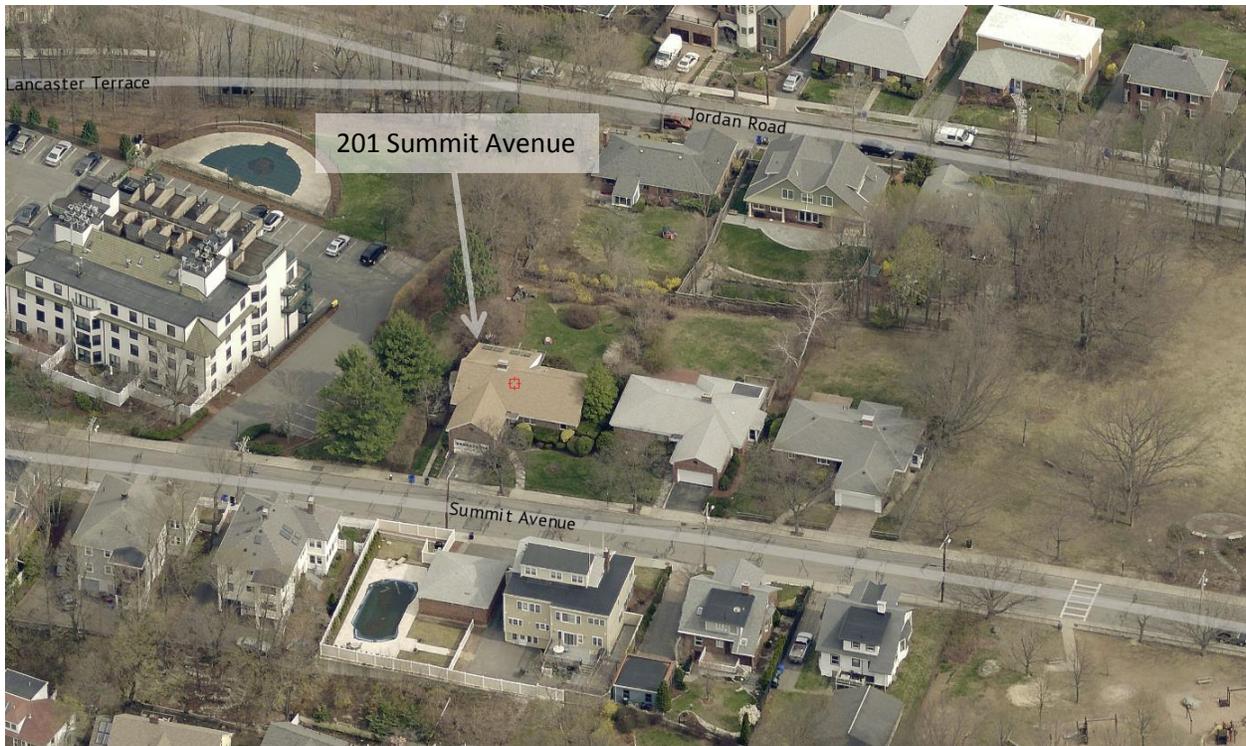
Should the Board of Appeals find that the statutory requirements for a Section 6 finding, or a variance, are satisfied, the Planning Board recommends approval of the site plan submitted by Brice Bradford, dated 5/12/14, and the architectural plans by Linda Hamlin, dated 1/27/2016, subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, floor plans including existing and proposed gross floor area calculations, and elevations, subject to the review and approval of the Assistant Director for Regulatory Planning.**

2. **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; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.**

*jr*





ESTABLISHED 1916



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### PLAN OF LAND IN BROOKLINE, MA

201 SUMMIT AVENUE  
PROPOSED ADDITION

SCALE: 1 IN. = 20 FT.

DATE: MAY 12, 2014

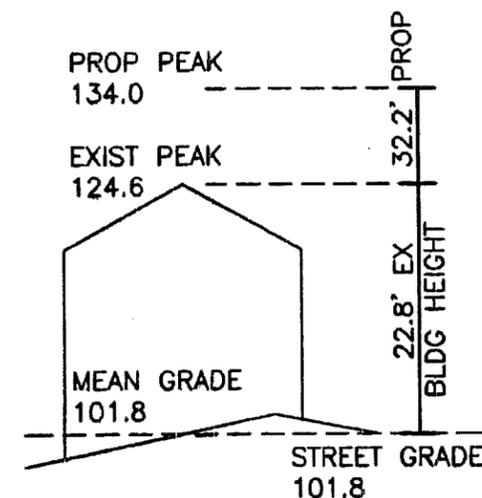
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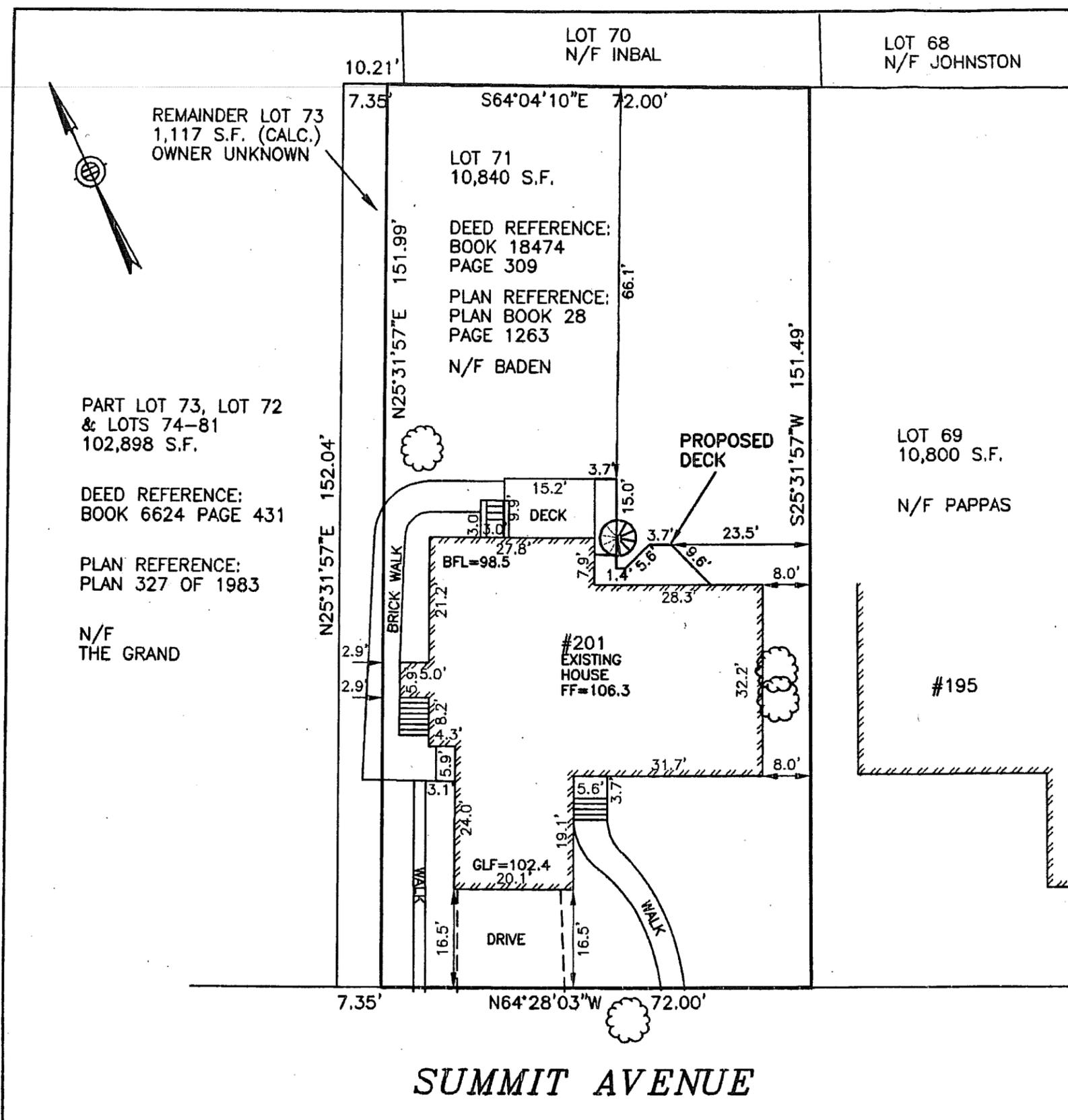
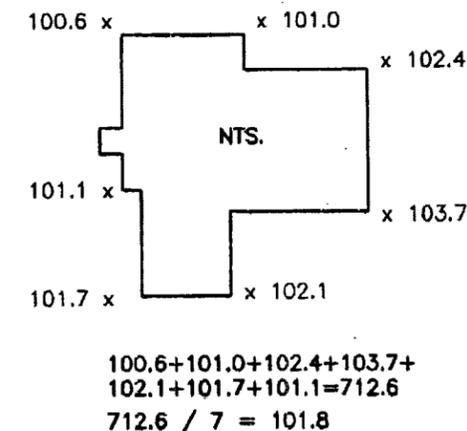
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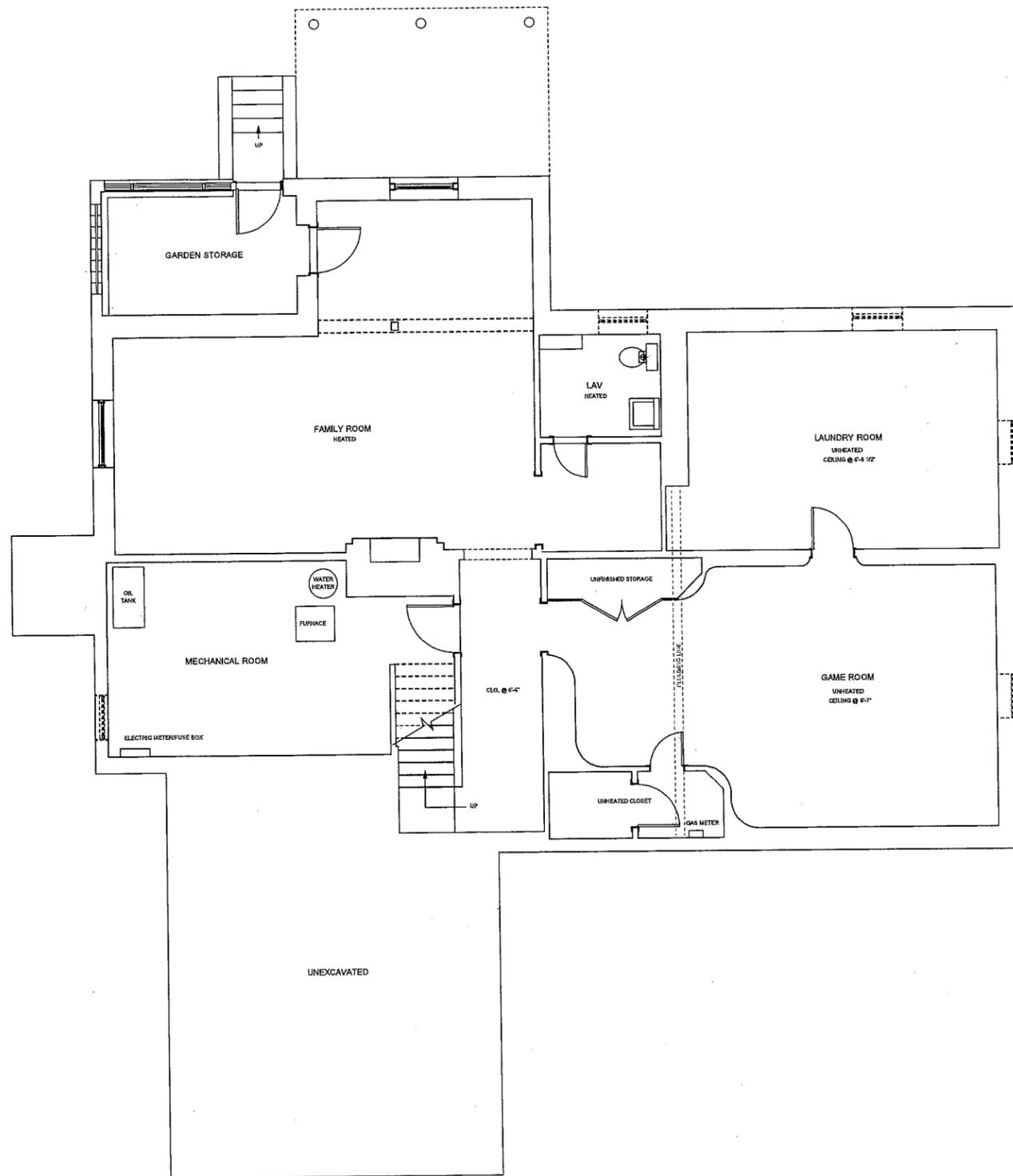

PROJECT NO. 23897

#### BUILDING HEIGHT CALCULATION:



#### MEAN GRADE CONTIGUOUS TO BUILDING CALCULATION:





1 EXISTING BASEMENT FLOOR PLAN 1106 SF  
 AB Scale: 1/4" = 1'-0"

EXISTING BASEMENT FLOOR PLAN

Baden-Fazio Residence  
 201 Summit Avenue, Brookline, Massachusetts

DATE OF ISSUE:  
 1/27/16 PERJ

SCALE: 1/4" = 1' - 0"



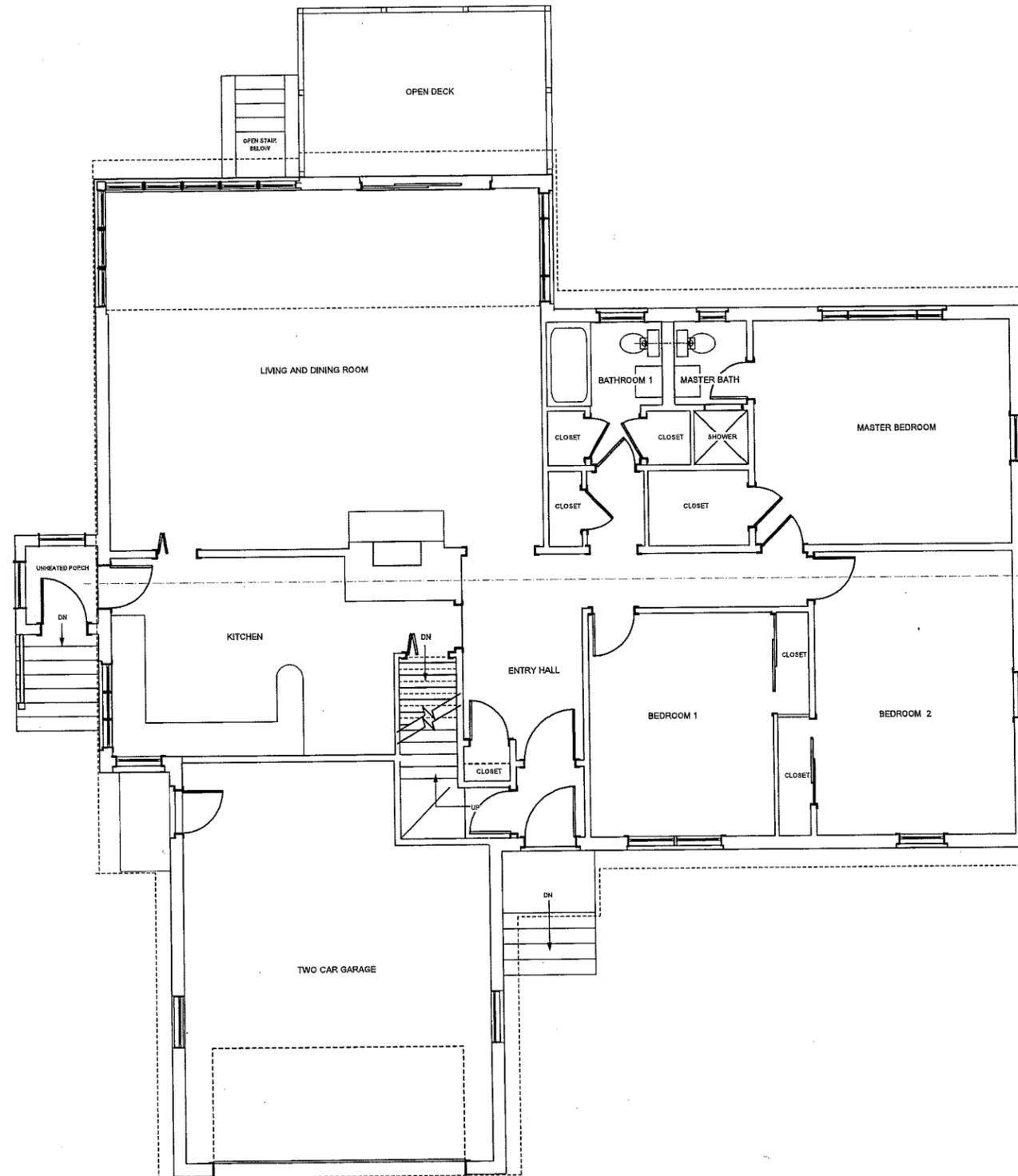
*Linda K. Hamlin*  
 REGISTERED ARCHITECT #6595

Hamlin & Co. Inc.

Linda K. Hamlin, Architect

6 Wellington Terrace Brookline, Massachusetts 02146  
 Tel. 617-566-2161 Fax 617-232-2291

AB



1 EXISTING FIRST FLOOR PLAN 1917 SQUARE FEET  
 A1 Scale: 1/4" = 1'-0"

EXISTING FIRST FLOOR PLAN  
 Baden-Fazio Residence  
 201 Summit Avenue, Brookline, Massachusetts

DATE OF ISSUE:  
 1/27/16 PERMIT

SCALE:  
 1/4" = 1' - 0"

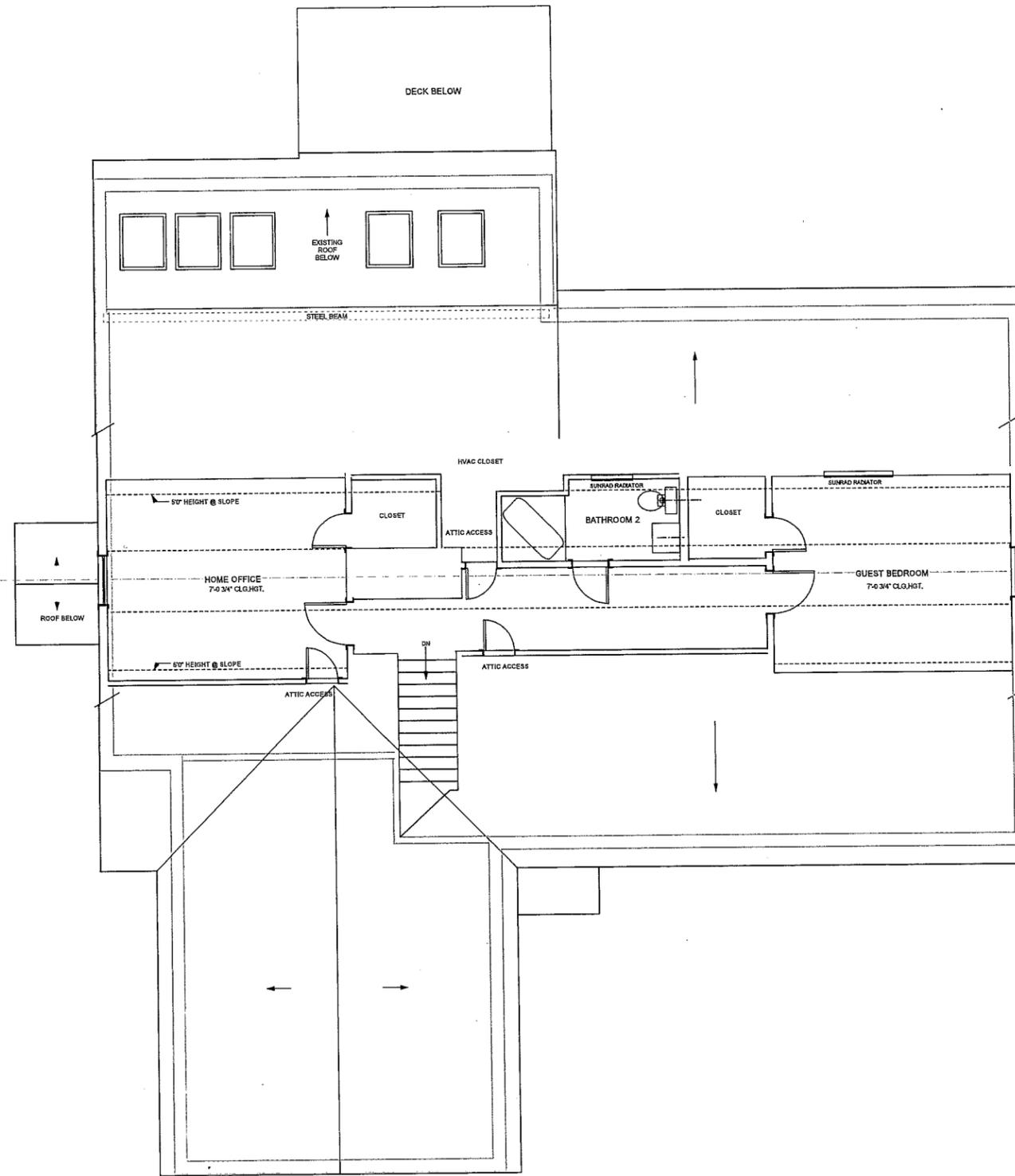


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A1



1 EXISTING SECOND FLOOR PLAN  
 A2 Scale: 1/4" = 1'-0"

EXISTING SECOND FLOOR PLAN

Baden-Fazio Residence  
 201 Summit Avenue, Brookline, Massachusetts

DATE OF ISSUE:  
 1/27/16 PERMIT

SCALE: 1/4" = 1' - 0"



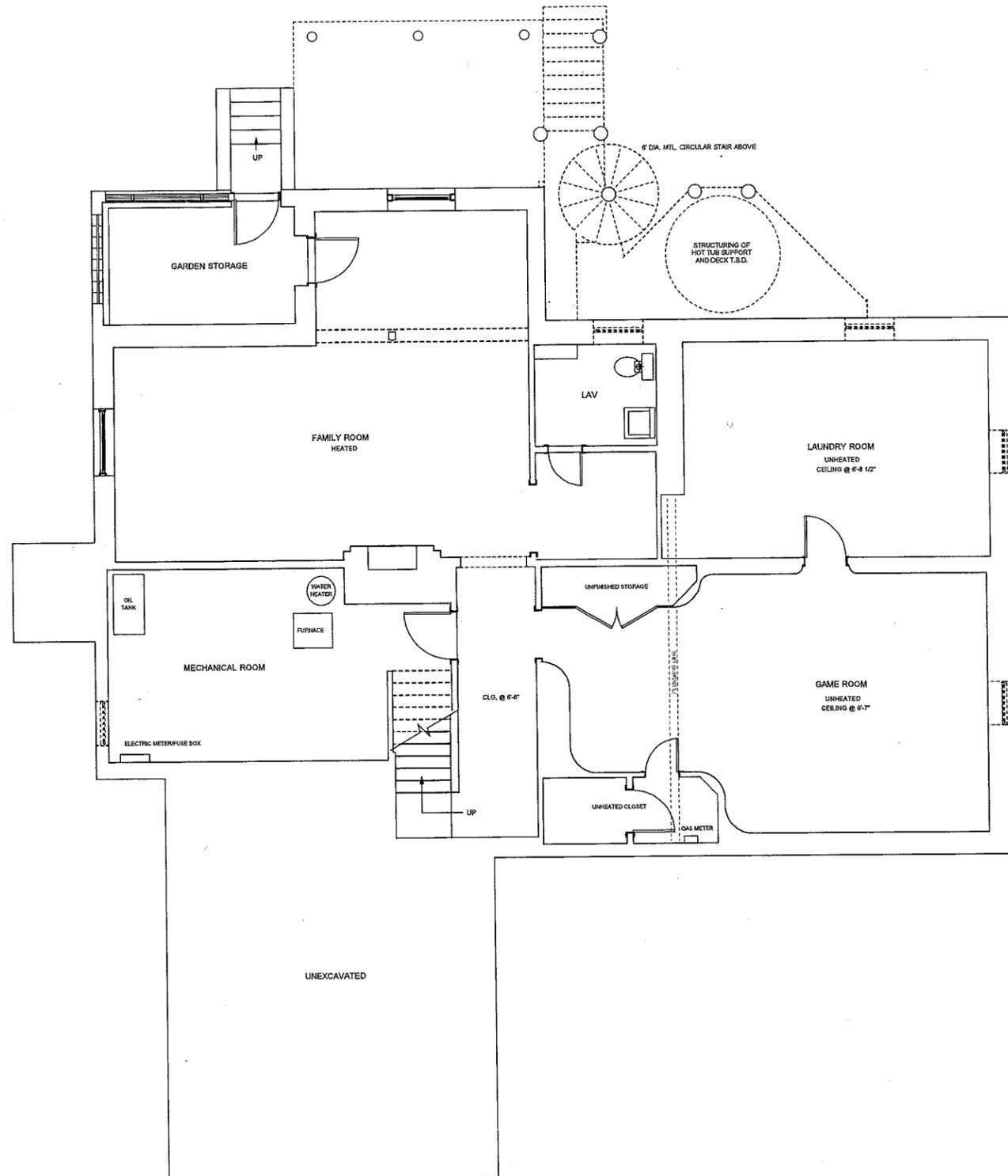
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A2



1 NEW BASEMENT FLOOR PLAN 1106 SF  
 A3 Scale: 1/4" = 1'-0"

**NEW BASEMENT FLOOR PLAN**  
 Baden-Fazio Residence  
 201 Summit Avenue, Brookline, Massachusetts

DATE OF ISSUE:  
 1/27/16 PERMIT

SCALE: 1/4" = 1' - 0"

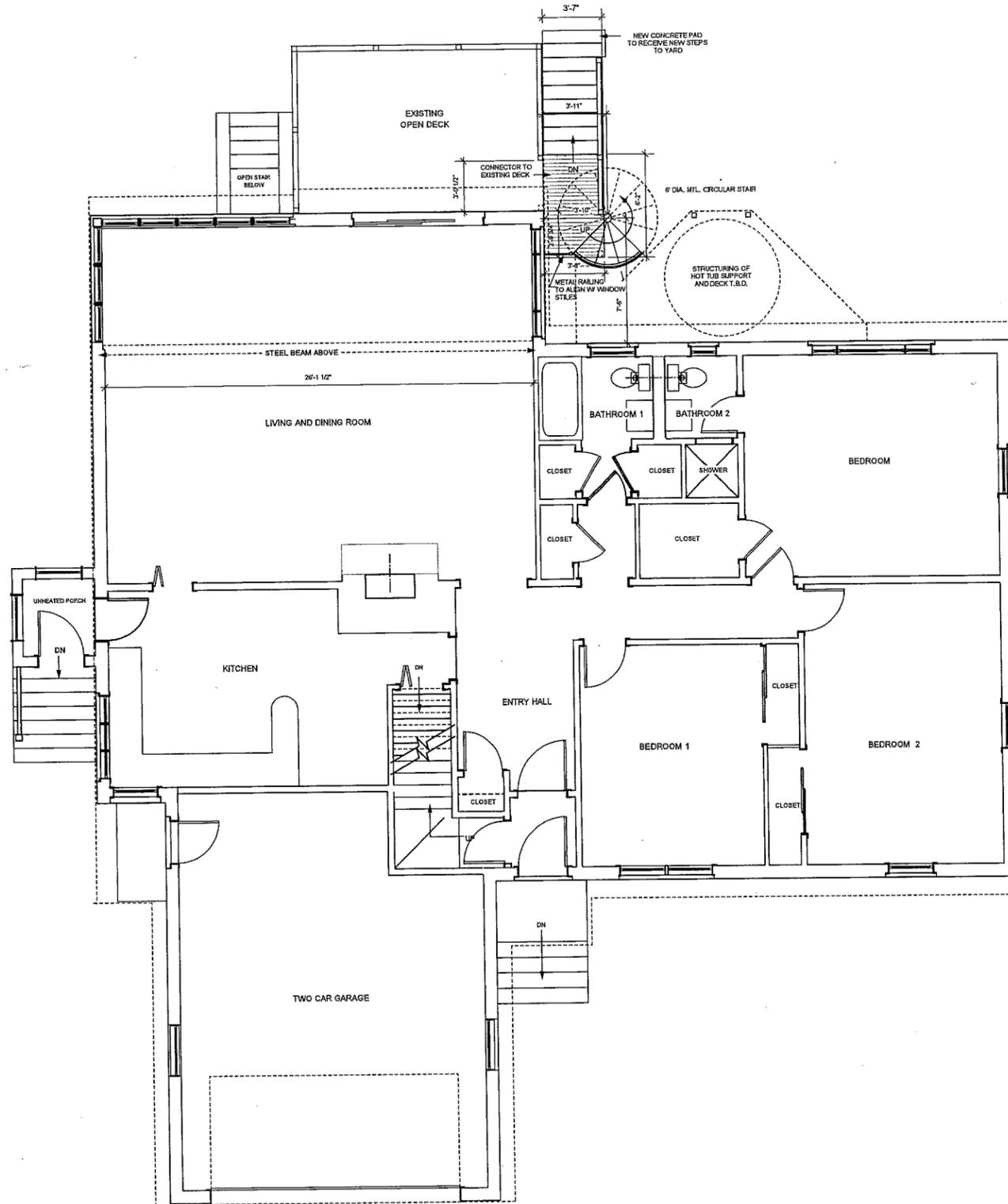


REGISTERED ARCHITECT #5585

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**A3**

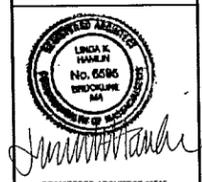


1 NEW FIRST FLOOR PLAN 1917 SQUARE FEET  
 A4 Scale: 1/4" = 1'-0"

**NEW FIRST FLOOR PLAN**  
 Baden-Fazio Residence  
 201 Summit Avenue, Brookline, Massachusetts

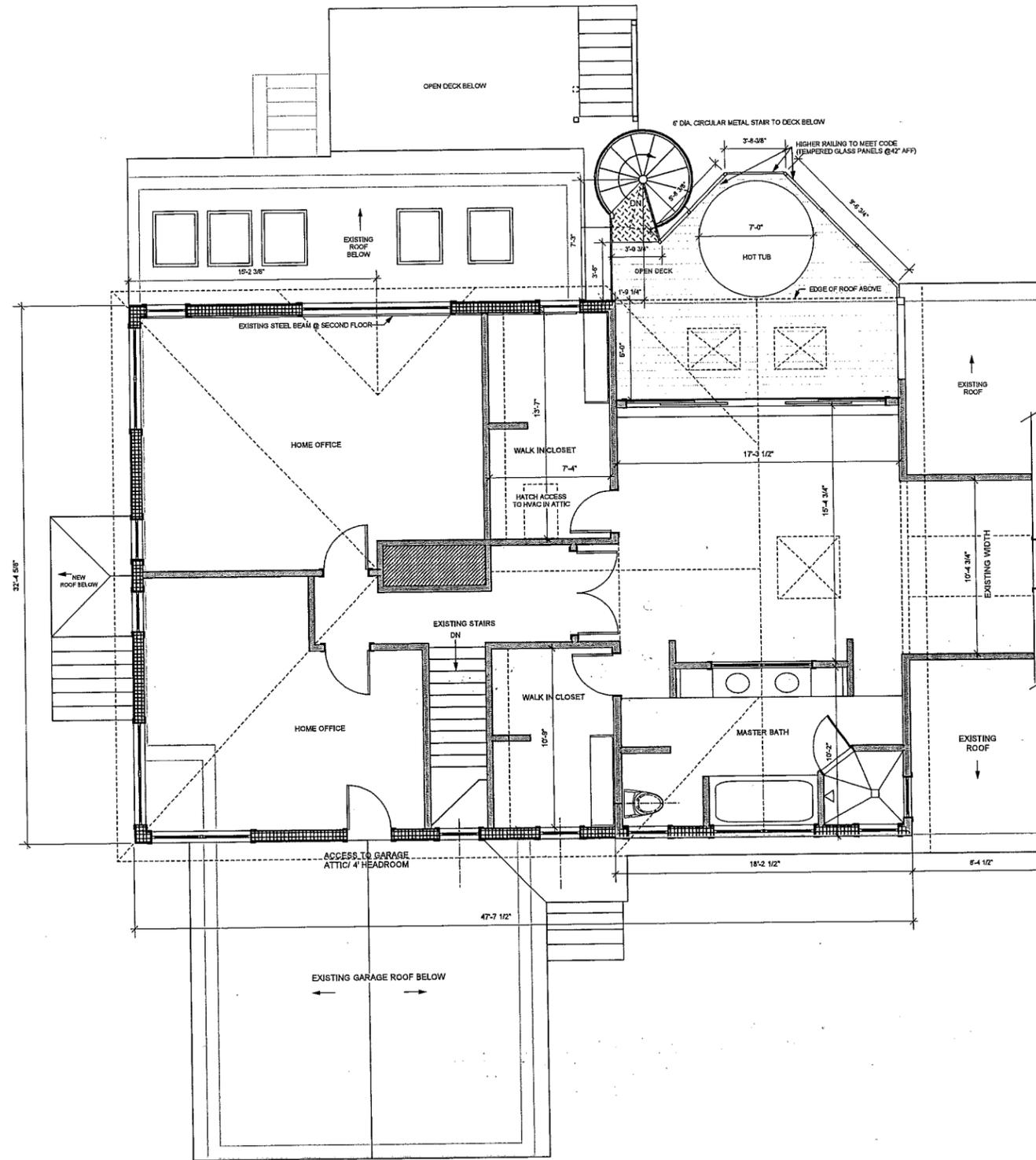
DATE OF ISSUE:  
 1/27/16 PERMIT

SCALE: 1/4" = 1' - 0"



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**A4**



1 NEW SECOND FLOOR PLAN 1514 SQUARE FEET  
 A5 Scale: 1/4" = 1'-0"

NEW SECOND FLOOR PLAN  
 Baden-Fazio Residence  
 201 Summit Avenue, Brookline, Massachusetts

DATE OF ISSUE:  
 1/27/16 PERMIT

SCALE:  
 1/4" = 1' - 0"

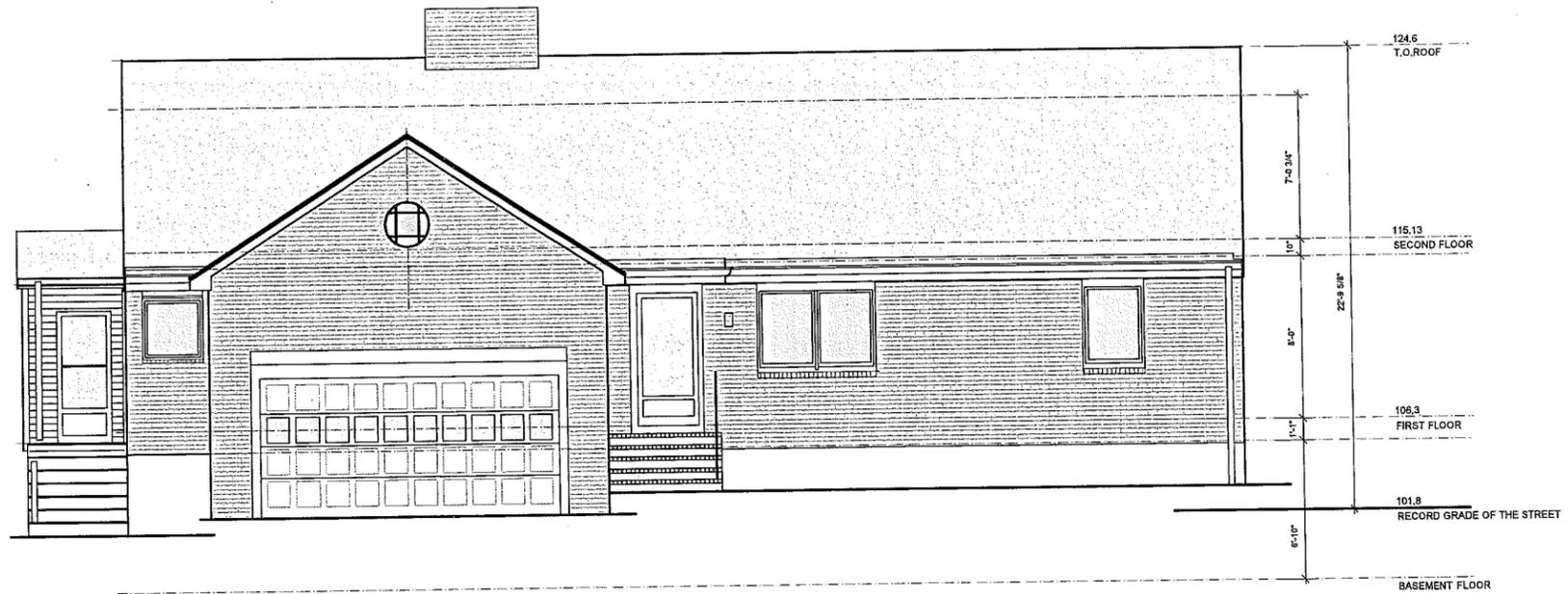


*Linda K. Hamlin*  
 REGISTERED ARCHITECT #6596

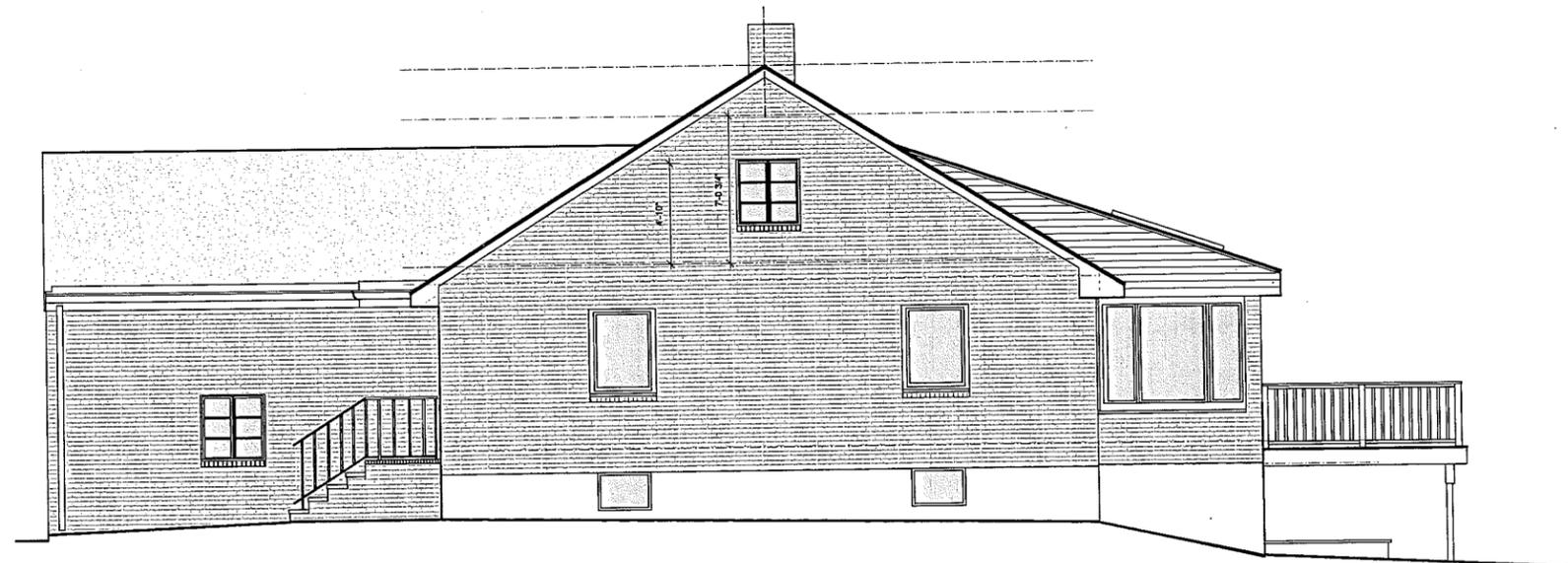
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A5



1 EXISTING SOUTH ELEVATION  
 A7 Scale: 1/4" = 1'-0"



2 EXISTING EAST ELEVATION  
 A7 Scale: 1/4" = 1'-0"

EXISTING SOUTH AND EAST EXTERIOR ELEVATIONS  
 Baden-Fazio Residence  
 201 Summit Avenue, Brookline, Massachusetts

DATE OF ISSUE:  
 1/27/16 PERMIT

SCALE:  
 1/4" = 1' - 0"



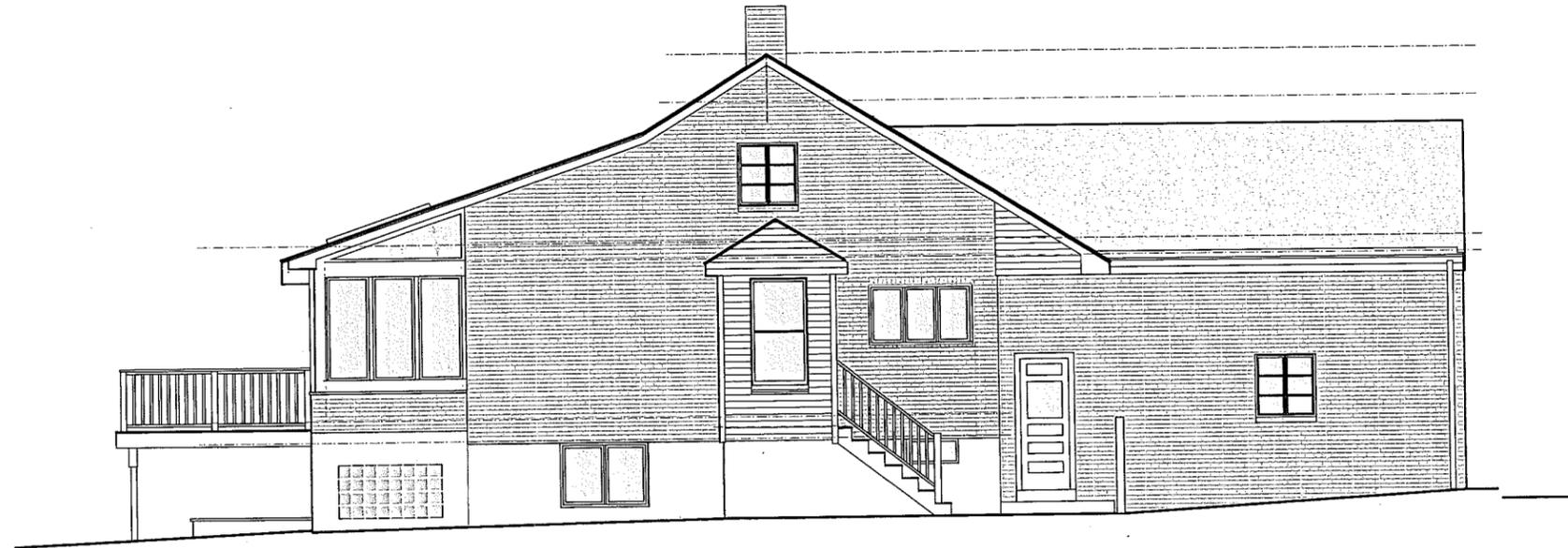
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A7



1 EXISTING NORTH ELEVATION  
 A8 Scale: 1/4" = 1'-0"



2 EXISTING WEST ELEVATION  
 A8 Scale: 1/4" = 1'-0"

EXISTING NORTH AND WEST EXTERIOR ELEVATIONS  
 Baden-Fazio Residence  
 201 Summit Avenue, Brookline, Massachusetts

DATE OF ISSUE:  
 1/27/16 PERMIT

SCALE:  
 1/4" = 1' - 0"



REGISTERED ARCHITECT #6595

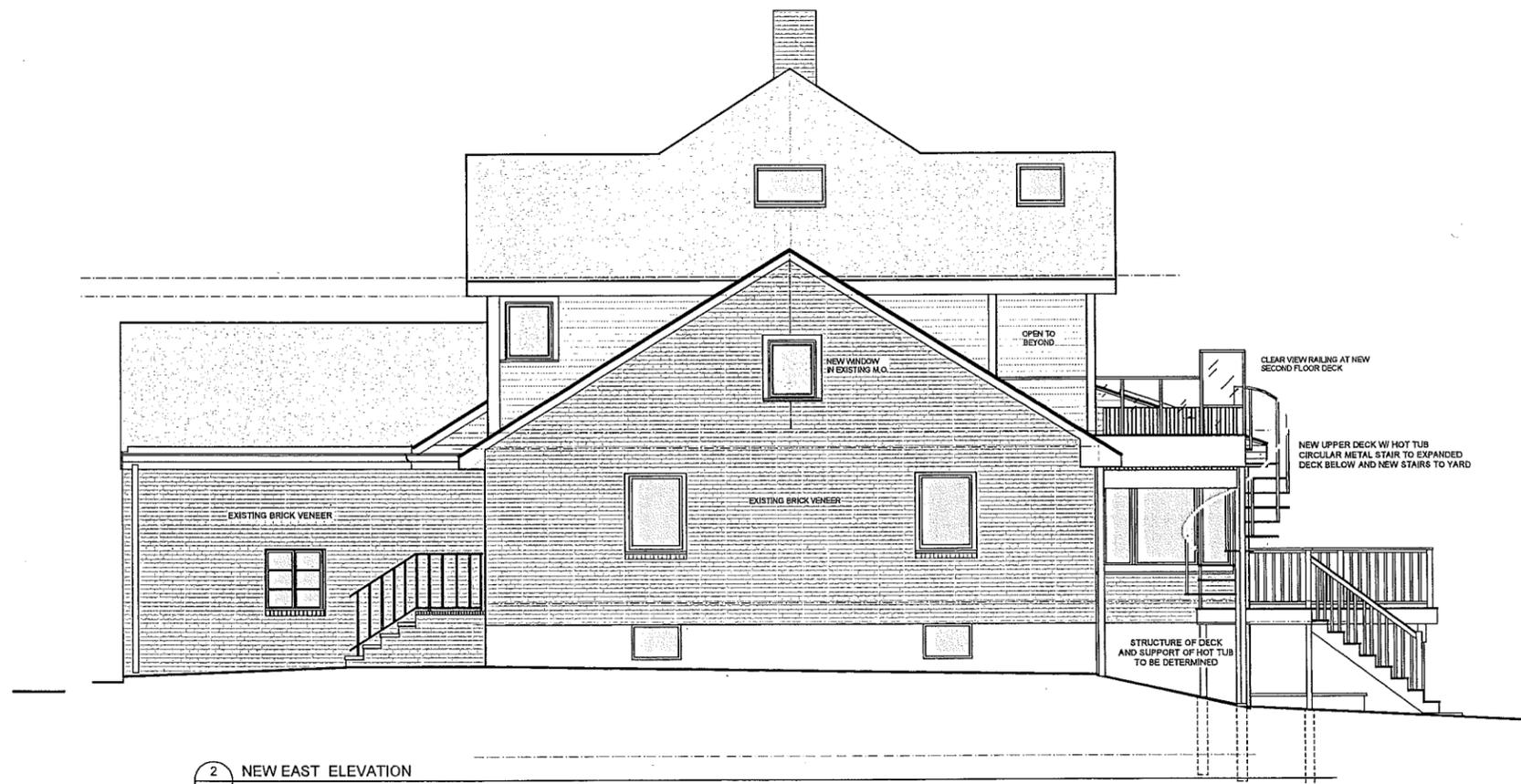
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A8



1 NEW SOUTH ELEVATION  
A9 Scale: 1/4" = 1'-0"

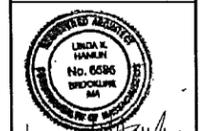


2 NEW EAST ELEVATION  
A9 Scale: 1/4" = 1'-0"

NEW SOUTH AND EAST EXTERIOR ELEVATIONS  
Baden-Fazio Residence  
201 Summit Avenue, Brookline, Massachusetts

DATE OF ISSUE:  
1/27/16 PERMIT

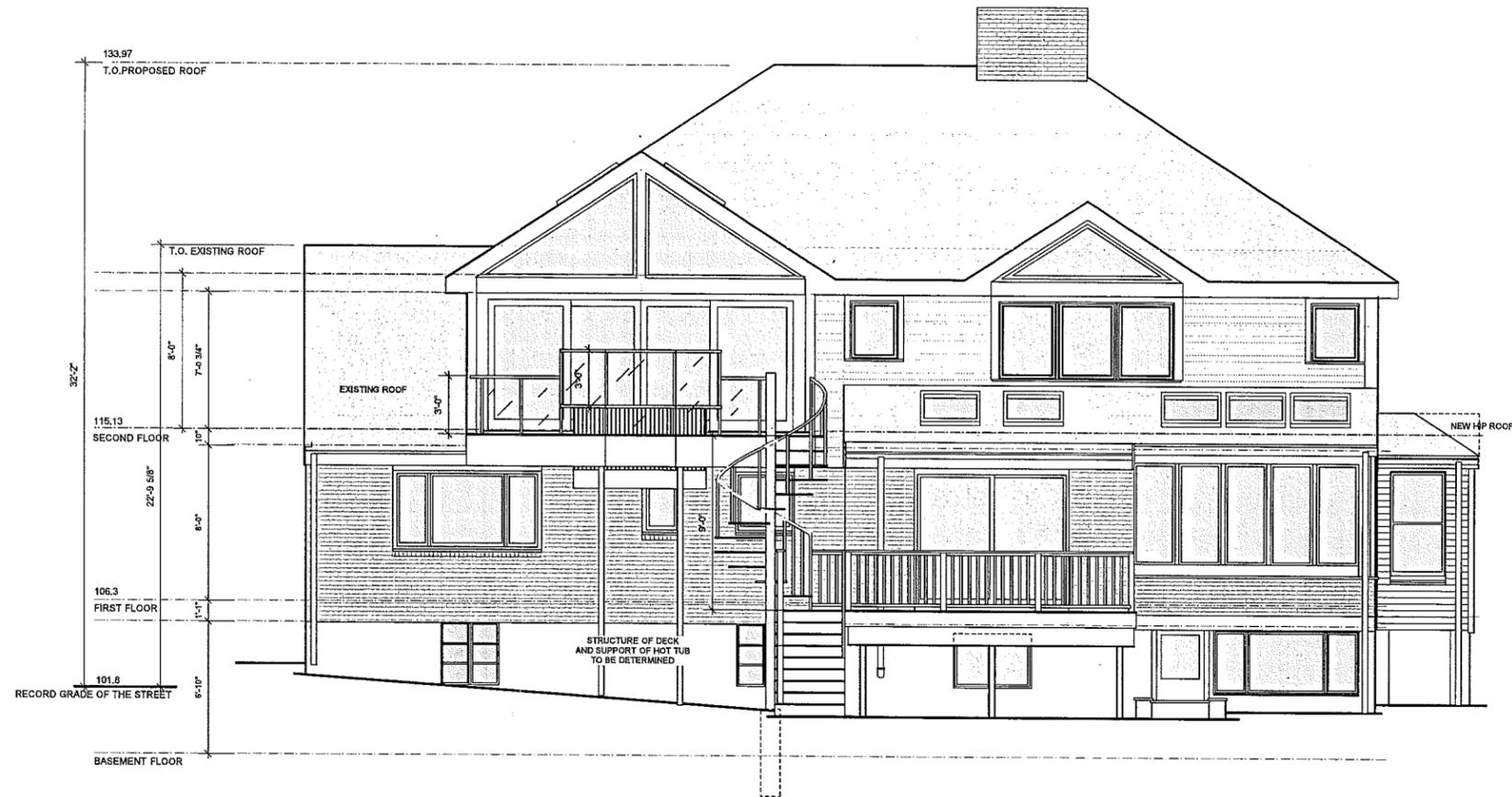
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1/4" = 1' - 0"



REGISTERED ARCHITECT #6885

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A9



1 NEW NORTH ELEVATION  
A10 Scale: 1/4" = 1'-0"

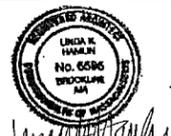


2 NEW WEST ELEVATION  
A10 Scale: 1/4" = 1'-0"

NEW NORTH AND WEST EXTERIOR ELEVATIONS  
Baden-Fazio Residence  
201 Summit Avenue, Brookline, Massachusetts

DATE OF ISSUE:  
1/27/16 PERMIT

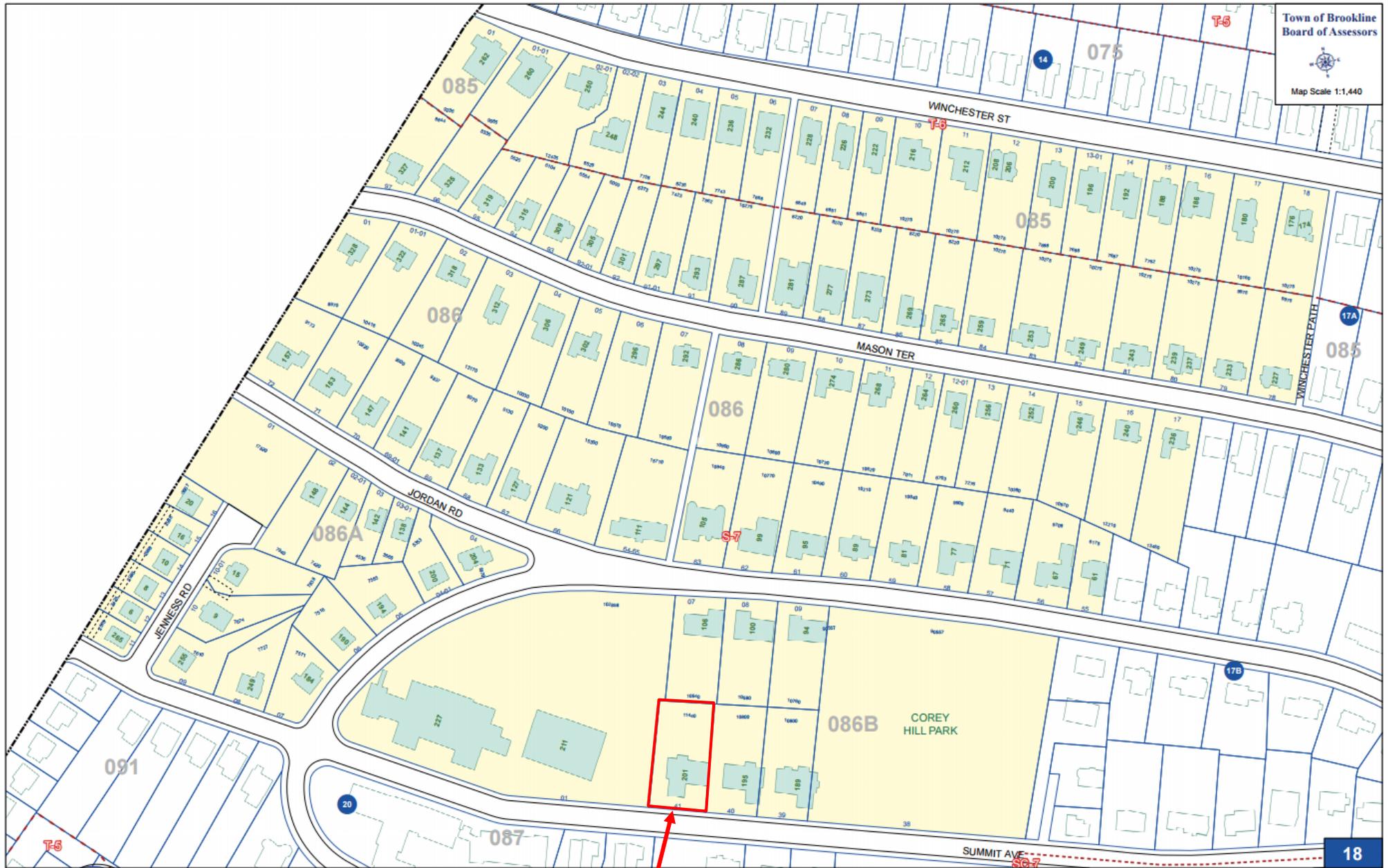
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REGISTERED ARCHITECT #6586

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A10



Town of Brookline  
Board of Assessors  
Map Scale 1:1,440



201 Summit Avenue