



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: April 25, 2013
Subject: **Install a neurologist's home office**
Location: 169 Fisher Avenue

Atlas Sheet: 53
Block: 249
Lot: 01

Case #: 2013-0031
Zoning: S-25
Lot Area (s.f.): ± 20,100

Board of Appeals Hearing: May 16, 2013 at 7:15 p.m.

SITE AND NEIGHBORHOOD

169 Fisher Avenue is a two and a half story large single family dwelling located at the intersection of Hyslop Road and Fisher Avenue, on Fisher Hill. There is a two car garage in the southeast corner of the lot, with a driveway off of Fisher Avenue. The site is adjacent to the Newbury College campus, and the rest of the neighborhood is primarily single-family properties with large homes.

APPLICANT'S PROPOSAL

The applicant, H. Richard Tyler, MD, is a neurologist and is requesting approval to have an accessory home office (243 s.f.) on the first floor of his residence. He plans to see only five or six patients, two to three days a week, from 10 a.m. to 3 p.m.

FINDINGS

Section 4.07 – Table of Uses, Use #58 – home offices for physicians require a *special permit* if any clients visit the premises.

PLANNING BOARD COMMENTS

The Planning Board has no objection to this proposal for a physician's home office. In the event that the property changes hands and is occupied by another resident physician, the special permit should be limited to a five year time period; at which time, it could be extended if no negative impacts are being created, and the conditions are being met. The Planning Board also recommends that the practice be limited to no more than fifteen patients a week, during the time period of Monday through Friday, from 9:00 a.m.to 5:00 p.m.

Therefore, the Planning Board approves a physician's home office for a period of five years per the plans by Jonathan Raisz Architect, dated 2/27/13, subject to the following conditions:

1. Office hours shall be restricted to Monday through Friday from 9:00 a.m.to 5:00 p.m.
2. The number of patients seen in a week shall be no more than fifteen patients.
3. The relief granted herein shall terminate in five years unless the Board of Appeals, after further public hearing, votes to extend the same.
4. 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; and 2) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

pss



View from Fisher Avenue showing parking area



View of 169 Fisher Avenue from Hyslop Road