



Town of Brookline

Massachusetts

PLANNING BOARD

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

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Jonathan Simpson
Mark J. Zarrillo

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: December 18, 2014
Subject: Install an 8 foot high fence along Boylston Street and expand front yard parking on Norfolk Road for three vehicles
Location: 77 Norfolk Road

Atlas Sheet:	67	Case #:	2014-0073
Block:	284	Zoning:	S-10
Lot:	2614-01	Lot Area (s.f.):	15,593

Board of Appeals Hearing: January 8, 2014, at 7:15 p.m.

BACKGROUND

The 77 Norfolk Road property is included in the Chestnut Hill North Local Historic District (CHLHD). Accordingly, the applicant presented proposed fence alteration and installation to the Brookline Preservation Commission on November 12, 2014. The Commission found the proposal to be consistent with district design standards. The Commission granted a Certificate of Appropriateness with the condition that the proposed picket fence facing Norfolk Road must not exceed 42 inches in height.

March 16, 2006 (BOA Case #2006-0003) - The abutting property at 1101 Boylston Street maintains an 8 foot tall fence along Boylston Street that was granted by variance. The Zoning Board of Appeals determined that the uphill grade going from Boylston Street to the property makes a 6 foot fence inadequate in terms of buffering noise and debris from Boylston Street (Route 9)

SITE AND NEIGHBORHOOD

77 Norfolk Road is located on a corner lot at the intersection of Boylston Street and Norfolk Road. The structure was built in 1894 and is one of several Chapman and Frazier designs in Chestnut Hill. The property currently includes a 6 foot high fence along Boylston Street and off-street parking located in the front yard facing Norfolk Road. This 576 square foot off-street parking area requires tandem parking for more than two vehicles, and can accommodate up to four vehicles. The neighborhood consists of similar sized single-family homes. The majority of neighborhood structures that front onto Boylston Street utilize fencing and vegetation as a screen from vehicular activity on Boylston Street.

APPLICANT’S PROPOSAL

The applicants, David and Mariela Koenig, are proposing to replace the existing 6 foot high fence facing Boylston Street with an 8 foot high cedar board fence. The fence height and material are intended to match the abutting property fence in an effort to maintain streetscape consistency. The new fence will be set back 25 feet from the intersection at the corner of the lot to avoid obstruction of pedestrian and driver sight lines. This intersection setback results in the fence cutting across the southeast corner of the lot for approximately 32 feet.

The applicants are also proposing to install a 3½ foot high picket fence along Norfolk Road. This fence will have posts every 8 feet and provides breaks for an existing walkway and the off-street parking area.

The applicants are proposing to expand and reconfigure the existing off-street parking area. The parking surface will be expanded by 790 square feet for a total coverage area of 1,366 square feet. Three 8’x18’ angled parking spaces will be included to eliminate the need for tandem parking in the front yard. The existing curb cut will not be altered in any way.

FINDINGS

Section 5.43 – Exceptions to Yard Setback and Setback Regulations

Section 6.04.5.c.1 and 2 – Design of All Off-Street Parking Facilities

Dimensional Requirements	Required	Existing	Proposed	Relief
Front Yard Setback	20’	0’	0’	Special Permit*
Side Yard Parking	5’	8’	6’	Complies

*Under Section 5.43, the Board of Appeals may waive setback requirements if counterbalancing amenities are provided

Section 5.52 – Fences and Terraces in the Front Yard

A variance is required to install a front yard fence that is over 6 feet high above the natural grade.

PLANNING BOARD COMMENTS

The Planning Board is supportive of the proposed fence alteration and installation. The 8 foot tall fence is identical in height and design to the adjacent property (1101 Boylston Street) so continuing the fence would result in a visually consistent streetscape. In the 1101 Boylston Street case, a variance was granted based on the condition of the lot being uphill from Boylston Street and adjacent to a busy commuter thoroughfare. Additionally, because Boylston Street is one-way westbound, the proposed front yard fence will not obstruct oncoming traffic. The Planning Board does recommend, however, that the fence be set back slightly from the property line, so that there can be plantings, such as day lilies, between the fence and street.

The Planning Board also does not object to the proposed off-street parking reconfiguration. The angled parking will not significantly increase nonconformance with rear and side yard setbacks and these new parking spaces will be screened by fencing and landscape features.

Therefore, the Planning Board recommends approval of the plans submitted by Boston Survey, INC. dated July 31, 2014, subject to the following conditions:

If the Zoning Board of Appeals does find that the applicant's proposal meets the requirements for special permit and variance relief, the Planning Board recommends the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan showing the fence set slightly back from the property line to provide for a planting bed and showing the parking lay-out, subject to review and approval by the Assistant Director for Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit a final landscape plan indicating all counterbalancing amenities subject to review and approval by the Assistant Director for 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) a Certificate of Appropriateness signed by Preservation Commission staff; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

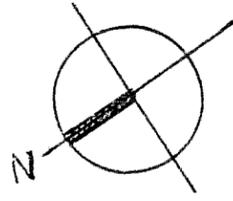
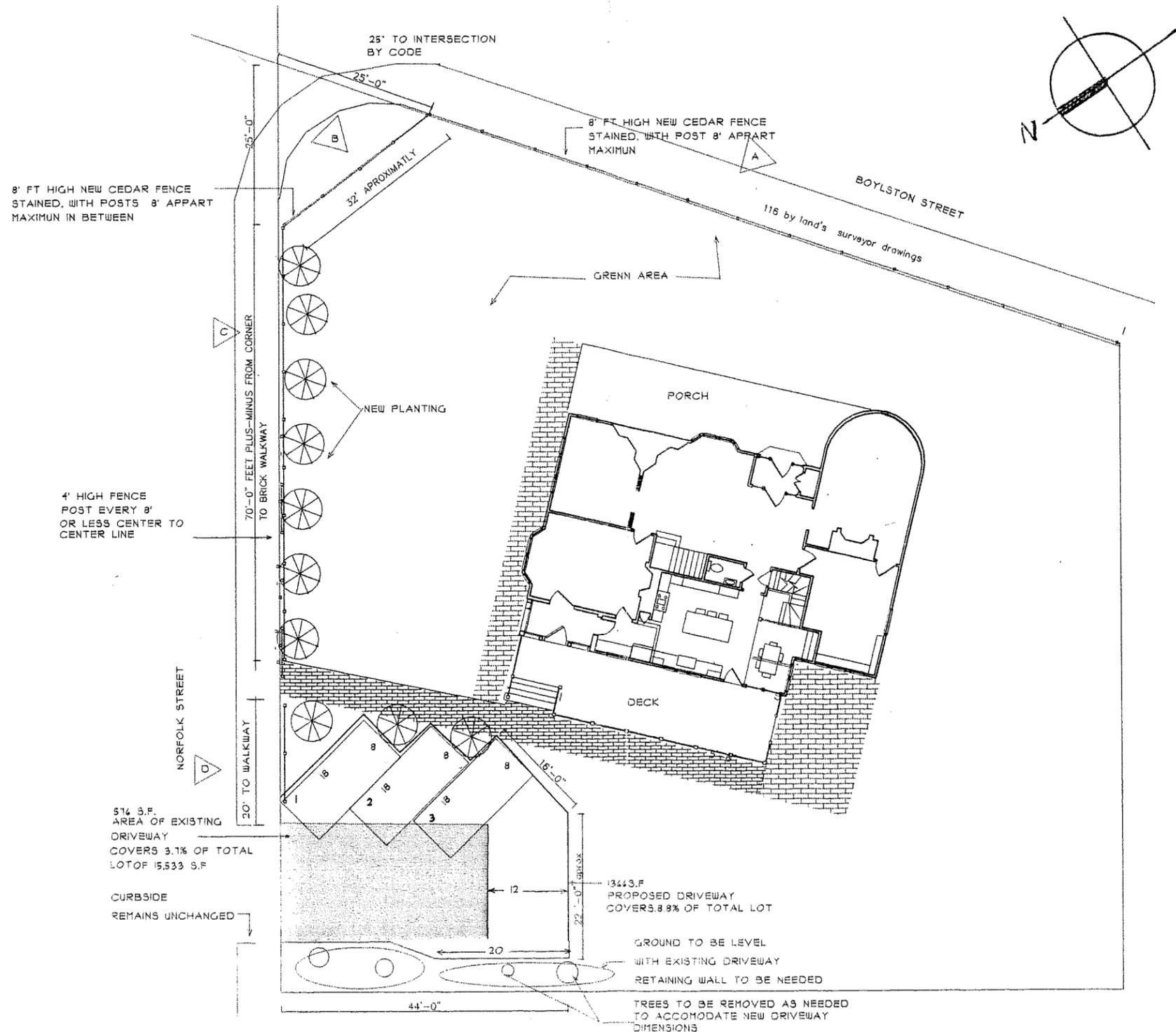
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Image 1: Current Off-Street Parking Configuration (Norfolk Road)

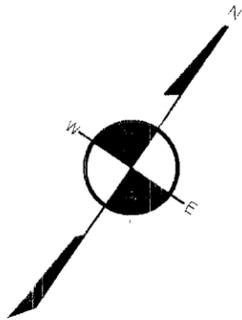


Image 2: Intersection of Boylston Street and Norfolk Road





PROPOSED FENCE AND DRIVEWAY PLAN



NO. 63 NORFOLK RD.
N/F
JONATHAN & JEANNE
BENJAMIN
BK: 28807; PG: 456

NO 1093 BOYLSTON ST.
N/F
MAYDAL, LLC
BK: 22897; PG: 11

LOT 1
15,533 s.f. +/-

NO. 1083
3 STORY
W/F

PORCH

NORFOLK ROAD
(40' WIDE PUBLIC WAY)

BOYLSTON STREET
(102' WIDE PUBLIC WAY)
ROUTE 9 (LAYOUT #3044 OF 1933)

NOTES:
PARCEL ID: 284-14-01

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JULY 30, 2014 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

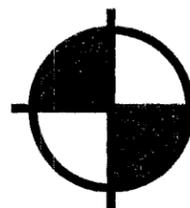
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN). COMMUNITY-PANEL # 25021C 0033 E EFFECTIVE DATE: JULY 17, 2012



PREPARED FOR:
MARIELA KOENIG
& DAVID KOENIG
77 NORFOLK ROAD
BROOKLINE, MA 02467

REFERENCES:
DEED: BK 25342; PG 562
PLAN: PL BK 15; PG 664
PL BK 528; PG 34
LAYOUT #3044 OF 1933

CERTIFIED PLOT PLAN
LOCATED AT
77 NORFOLK ROAD
(AKA 1083 BOYLSTON STREET)
BROOKLINE, MA



BOSTON SURVEY, INC.
UNIT C-4 SHIPWAYS PLACE
CHARLESTOWN, MA. 02129
(617) 242-1313

SCALE: 1 INCH = 20 FEET

GEORGE C. COLLINS, PLS

DATE: JULY 31, 2014

JOB # 14-00472

FILE # 14-00472 - 07/31/14