



Town of Brookline

Massachusetts

PLANNING BOARD

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

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

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: May 24, 2013
Subject: Construct a new single-family dwelling
Location: **5 Kennard Street**

Atlas Sheet:	75	Case #:	2013-0021
Block:	321	Zoning:	S-10
Lot:	13	Lot Area (s.f.):	13,647

Board of Appeals Hearing: June 13, 2013 at 7:00 p.m.

BACKGROUND

January 24, 2013 – The Preservation Commission declared the existing dwelling to be non-significant.

April 4, 2013 – The Planning Board listened to the architect present plans for the project and made the following recommendations; Remove the three-terrace retaining wall from plans; Hire a Landscape Architect to design a better aesthetic proposal; Show height compared to other dwellings along Boylston Street.

SITE AND NEIGHBORHOOD

5 Kennard Street is located on the corner of Boylston Street, on the south side. The Town Green National Register Historic District is located directly to the south of the property, as is the Lincoln School. The property is currently developed with a single-family ranch style dwelling that was built in 1967.

APPLICANT'S PROPOSAL

The applicant is proposing to demolish the existing single-family dwelling and replace it with a new single-family dwelling. A two-car garage attached garage beneath the first floor will be used

for parking. The main front door will be located to the left of the garage doors at the first floor level that will be accessed by walkway from the driveway. The dwelling will be reconstructed with brick siding on the bottom and stucco on the top. The applicant is proposing to construct two new retaining walls off of Boylston Street that will be necessary due to the placement of the new dwelling on the lot and the grading that will take place prior to construction. The proposal includes a small outdoor courtyard area that will be attached to the dwelling and oriented towards what is considered to be the side yard, which is the side opposite to Kennard Street. The applicant is proposing to install additional landscaping that will shield the driveway from Boylston Street and will install plantings along the new retaining wall.

FINDINGS

Section 5.09.2.a – Design Review

PLANNING BOARD COMMENTS

The Board is supportive of the proposal to construct a new single-family dwelling. The proposed dwelling is different than others in the immediate area, especially with the Town Green National Register Historic District directly to the south. The Planning Board can appreciate the desire to create something unique and interesting. Therefore the Board supports the proposal to construct a new dwelling and two-tier retaining wall as shown on the submitted plans, including the landscaping as shown on the submitted landscape plan.

Therefore, the Planning Board recommends approval of the proposal and plans by Architex Team, Inc., dated 4/28/2013, subject to the following conditions:

1. Prior to issuance of a building permit, a final site plan, including a proposed landscaping plan, indicating materials to be used for retaining walls, shall be submitted to the Assistant Director of Regulatory Planning for review and approval.
2. Prior to issuance of a building permit, final building elevations, indicating all materials and window details, shall be submitted to the Assistant Director of Regulatory Planning for review and approval.
3. Prior to issuance of a building permit, the applicant shall submit to the Building Commissioner to ensure conformance with the Board of Appeals decision: 1) a final site plan, stamped and signed by a registered engineer or land surveyor; 2) final 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.

tc



5 Kennard Road existing front façade



Area of proposed dwelling



Location of proposed retaining wall



View of existing dwelling from Boylston Street