



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: February 12, 2015
Subject: Construct two rear additions totaling 405 square feet
Location: 11 Kensington Circle

Atlas Sheet:	117	Case #:	2014-0086
Block:	416	Zoning:	S-10
Lot:	16	Lot Area (s.f.):	±9,575

Board of Appeals Hearing: March 12, 2015, at 7:00 p.m.

SITE AND NEIGHBORHOOD

11 Kensington Circle is a single-family Colonial Style dwelling constructed in 1936 within the Putterham neighborhood between Skyline Park and the Lost Pond Conservation Area. The neighborhood consists almost entirely of single-family homes with lot sizes that range from 10,000 to 20,000 square feet. The 11 Kensington lot itself is undersized for the neighborhood at 9,575 square feet, and includes a 15'-wide drainage easement along the northern property line.

APPLICANT'S PROPOSAL

Applicants, Josh and Kristina Vitullo, are proposing to construct two rear additions that will increase the gross square footage of the home by 405 square feet, resulting in a floor area ratio of .32. The addition will provide expanded kitchen space on the first floor (+34 square feet) and a new master bedroom suite on the second floor (+371 square feet). Addition materials will be consistent with the existing home, and the new master bedroom suite is reduced in width from the first-floor footprint in an effort to bring the addition away from the side lot line by an extra 2'6" in order to comply with side yard setback requirements.

FINDINGS**Section 5.09.2.j – Design Review****Section 5.22.3.b.1.b – Floor Area Ratio**

Dimensional Requirements	Allowed	Existing	Proposed	Relief
Floor Area Ratio	.30	.28	.32	Special Permit*
Percentage of Allowable	100%	91.7%	105.8%	
Gross Floor Area	2,872 s.f.	2,634 s.f.	3,039 s.f.	

* Under **Section 5.22.3.b.1.b**, the Board of Appeals may grant a special permit for an increase in floor area that is less than or equal to 20% of the permitted gross floor area.

Section 8.02.2 – Alteration or Extension

A special permit is required to alter a pre-existing non-conforming structure (side-yard setback).

PLANNING BOARD COMMENTS

The Planning Board is not opposed to this proposal to construct two rear additions at 11 Kensington Circle. The first-floor kitchen expansion is minimal in size and is not immediately visible from both the street and abutting properties. The second-floor master bedroom addition clearly results in a more substantial structure that is located in close proximity to the side property line. The impact of this addition is mitigated by the fact that existing vegetation and fencing partially screen this portion of the property, and all new construction is set back 10'2" from the side lot line in question. Additionally, the abutting property that will be most impacted by proposed construction (5 Kensington Circle) slopes up from this shared property line.

Ultimately the proposal exceeds the allowable gross floor area by 167 square feet. This requested relief is minimal and the applicant has incorporated design strategies to reduce the impact of the second floor addition on abutters. The Planning Board does recommend more detailed landscaping plans that include all counterbalancing amenities.

Therefore, the Planning Board recommends approval of plans submitted by Oak Hill Architects, dated 5/28/2013, and the site plan submitted by Everett M. Brooks Co., dated 10/16/2014, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, existing and proposed floor plans, 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 a final landscaping plan indicating all counterbalancing amenities, subject to the review and approval of the Assistant Director for Regulatory Planning.
3. Prior to issuance of a building permit, the applicant shall submit to the Building Commissioner to ensure conformance to the Board of Appeals decision: 1) final floor plans and elevations, stamped and signed by a registered architect; 2) a final site plan,

stamped and signed by a registered engineer or land surveyor; and 3) evidence the Board of Appeals decision has been recorded at the Registry of Deeds.

jr



