



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

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: July 9, 2015
Subject: Enclose a covered rear entryway for an additional 46 s.f. of gross floor area
Location: 15 Circuit Road

Atlas Sheet:	65	Case #:	2015-0029
Block:	279	Zoning:	S-10
Lot:	12-01	Lot Area (s.f.):	±12,016

Board of Appeals Hearing: July 23, 2015, at 7:00 p.m.

BACKGROUND

October 5, 2004 – The Planning Board endorsed an ANR subdivision plan to establish two separate lots at 15 and 23 Circuit Road. A wing of the single-family structure at 15 Circuit Road was situated across the proposed lot line and was demolished following an imposed demolition delay. This wing was not original to the historic home, and demolition reduced the gross floor area from 5,680 sq. ft. to 4,927 sq. ft. The single-family structure at 23 Circuit Road was constructed in 2006.

June 9, 2015 – The Preservation Commission unanimously approved this proposal to enclose the covered rear entryway, citing the fact that historic architectural elements of the home are largely unchanged and the location of the addition is not easily visible from surrounding public ways.

SITE AND NEIGHBORHOOD

15 Circuit Road is a single-family dwelling located within the Chestnut Hill North Local Historic District. The shingle style home was constructed in 1898 and is in close proximity to the Brimmer and May School. Homes of similar massing, design, and location on the lot are found throughout the immediate neighborhood, particularly along Circuit, Spooner, and Norfolk Road.

APPLICANT’S PROPOSAL

The applicants, Jonathan and Danya Dinwoodey, are proposing to enclose a covered rear entryway. This addition will expand the existing kitchen space by approximately 46 square feet, for a gross floor area of 4,973 square feet. The addition is located at the southwest corner of the home and will be constructed of wood siding shingles to match the existing exterior. The applicant is also proposing to install two new windows facing south and west, as well as a new side entry door along the western façade.

FINDINGS

Section 5.09.2.j – 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). All design review standards have been met, with the most relevant design review sections described below:

- c. Relation of Buildings to the Form of the Streetscape and Neighborhood – Homes along Circuit Road produce a distinct streetscape that incorporates front-yard open space, unique fenestration, and fencing/landscaped screening between residential structures. This proposed addition is partially visible from Circuit Road, but has no adverse impact on, nor is it inconsistent with, the existing streetscape.

- k. Heritage – The disruption of historic architectural elements is minimized with this proposed rear addition. Applicants worked closely with the Preservation Commission to incorporate appropriate design elements that are consistent with the existing structure, including door and window design/location.

Section 5.22.3.c – Exceptions to Floor Area Ration Regulations for Residential Units

	Permitted	Existing	Proposed	Relief
Floor Area Ratio (FAR)	3,604 s.f. 100%	4,927 s.f. 136.7%	4,973 s.f. 138%	Special Permit*

* Under **Section 5.22.3.c**, the Board of Appeals may grant by special permit an exterior addition that is less than or equal to 350 square feet, provided that the resulting gross floor area is not more than 150% of the permitted gross floor area.

Section 8.02.2 – Alteration or Extension

A special permit is required to extend the pre-existing non-conforming Floor Area Ratio.

PLANNING BOARD COMMENTS

The Planning Board supports this proposed rear addition. From a zoning standpoint, requested relief is minimal and the addition will have little impact on abutting residents. The addition is well designed and appropriately satisfies both design review standards and local historic district design guidelines. The addition also serves to improve interior use of the home with very little exterior modification.

Therefore, the Planning Board recommends approval of the site plan by Framingham Survey Consultants, 6/22/15, and plans by Conrad Ello, dated 6/15/15. Subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, floor plans, and elevations, 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 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, 3) a Certificate of Appropriateness issued by the Brookline Preservation Commission; and 4) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

jr





Noury-Ello Architects
46 Waltham St, Ste 210
Boston MA 02118

11 March 2015

Barry Ringler
Building Department
333 Washington St
3rd Floor
Brookline, MA 02445

Dear Barry:

The following is our zoning analysis of the existing property and the proposed changes. The property is located at 15 Circuit Road in Zone S-15. The existing single-family dwelling is two stories with a finished attic and an unfinished basement.

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot Area	12,016 sf	12,016 sf
Floor Area (1 st , 2 nd , 3 rd floors)	4,927 sf	4,973 sf
Gross Floor Area	4,927 sf	4973 sf
FAR	0.410	0.414

Sincerely,

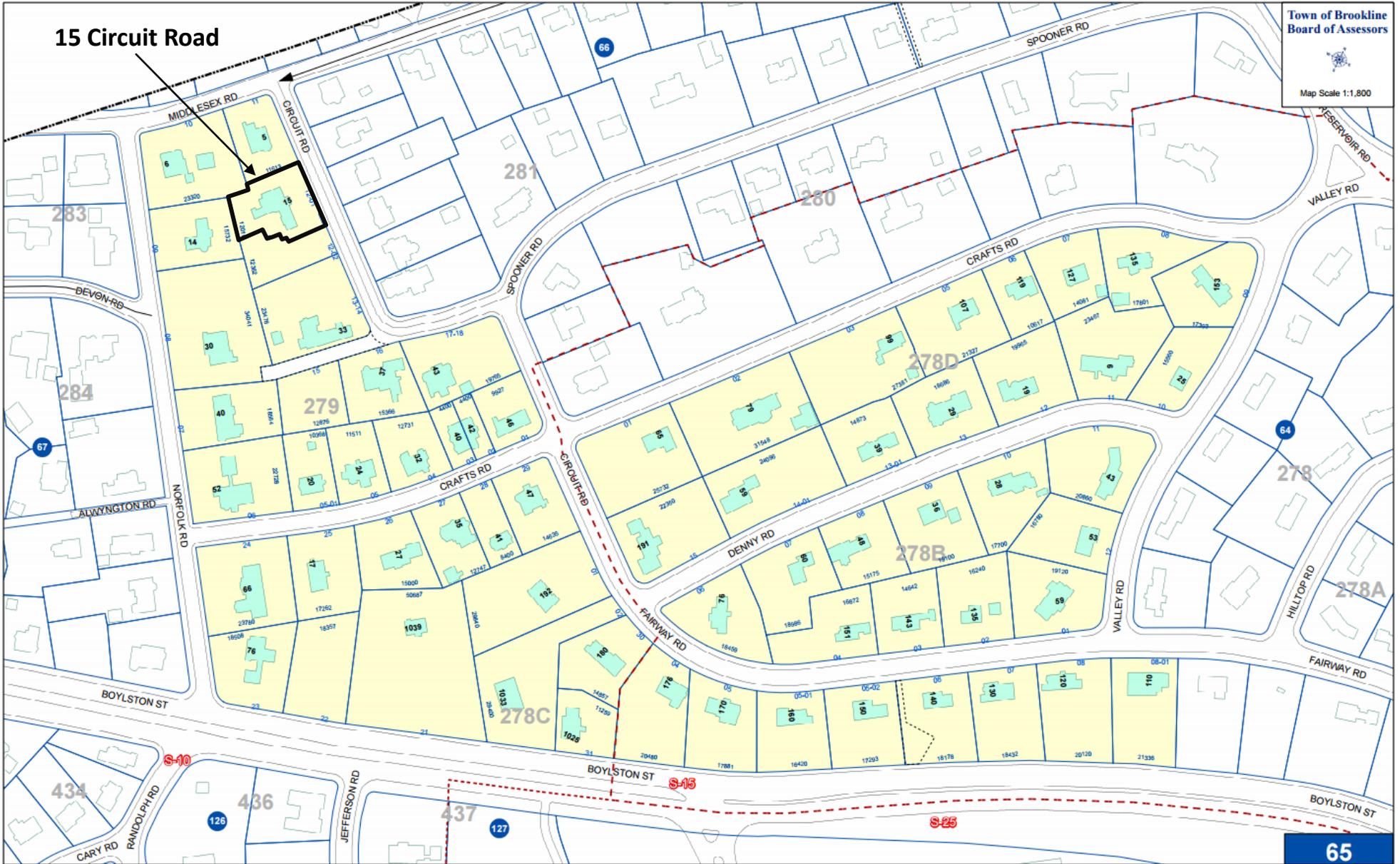


Claudia Noury-Ello





15 Circuit Road

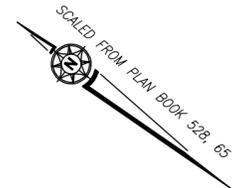


REFERENCES:

- NORFOLK COUNTY REGISTRY OF DEEDS
 DEED BOOK 01420, PAGE 394
 DEED BOOK 06757, PAGE 547
 DEED BOOK 07899, PAGE 252
 DEED BOOK 10711, PAGE 339
 DEED BOOK 23105, PAGE 159
 DEED BOOK 25682, PAGE 055
 DEED BOOK 31922, PAGE 037

PLAN IN BOOK 760, PAGE 349
 PLAN BOOK 10, PLAN 421
 PLAN BOOK 14, PLAN 645
 PLAN BOOK 528, PLAN 065
 PLAN BOOK 570, PLAN 039

- TOWN OF BROOKLINE ENGINEERING DEPARTMENT
 CIRCUIT ROAD NOTES
 NORFOLK ROAD NOTES
 MIDDLESEX ROAD NOTES



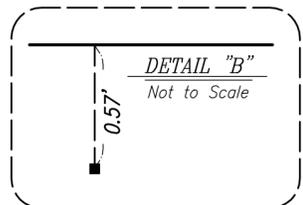
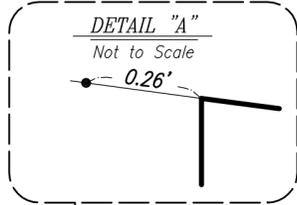
Now or Formerly
ANNE M. WIESCHHOFF
 PARCEL ID: 279-0800

Now or Formerly
FIRST CHURCH
 PARCEL ID: 279-0900

Now or Formerly
FRANK D. LEE
 PARCEL ID: 279-1000

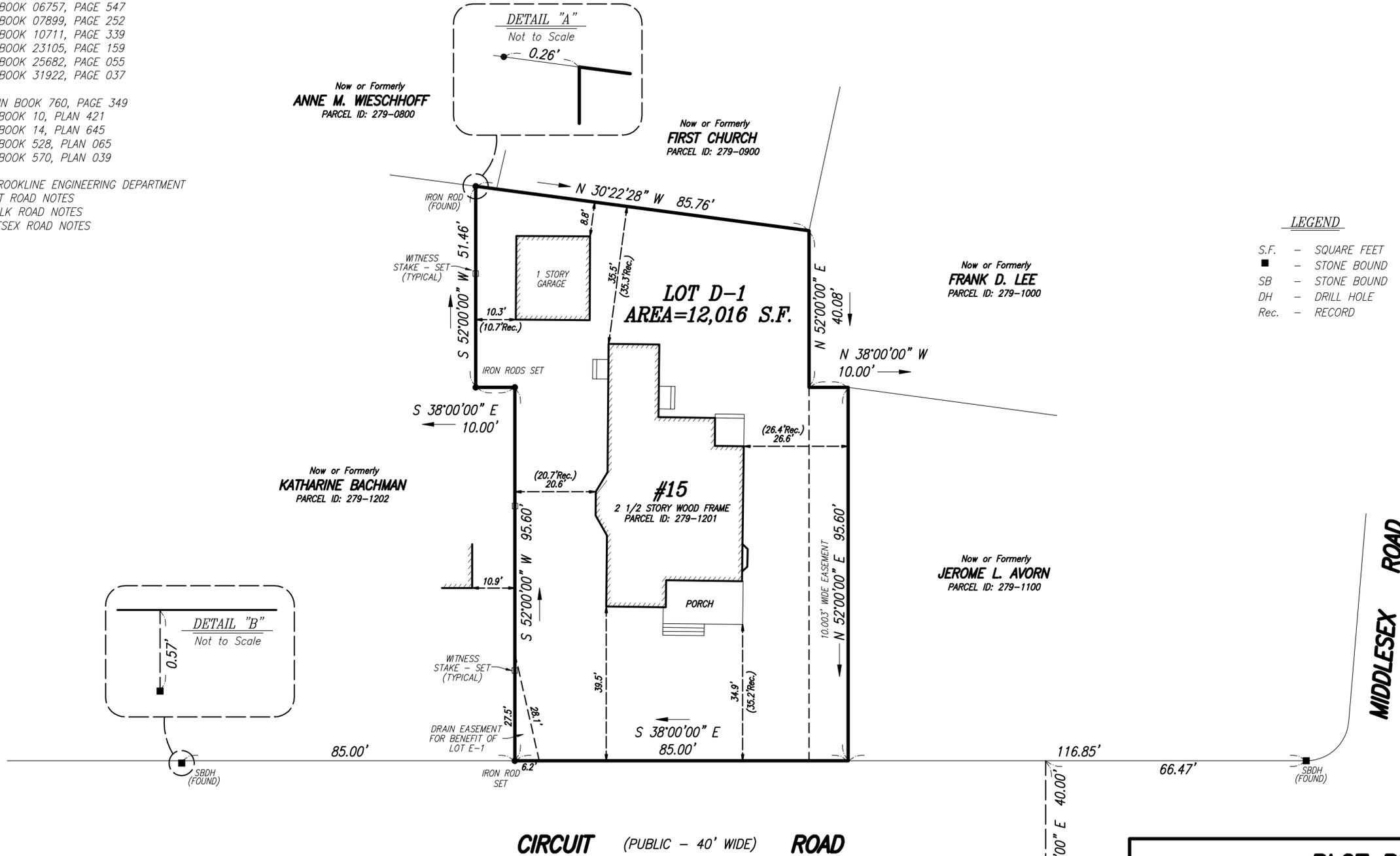
Now or Formerly
KATHARINE BACHMAN
 PARCEL ID: 279-1202

Now or Formerly
JEROME L. AVORN
 PARCEL ID: 279-1100



LEGEND

- S.F. - SQUARE FEET
- - STONE BOUND
- SB - STONE BOUND
- DH - DRILL HOLE
- Rec. - RECORD



I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PLANS AND DEEDS OF RECORD.

STEPHEN P. DesROCHE, PLS (MA# 27699)

DATE

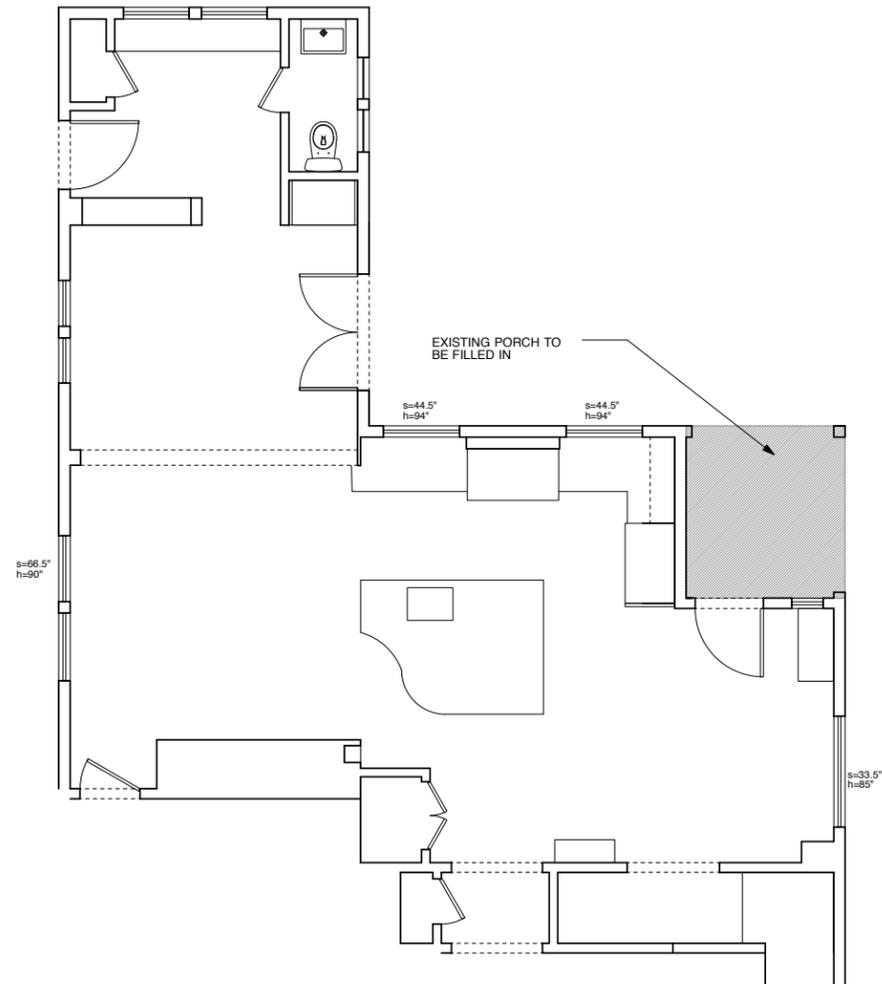
PLOT PLAN
 No. 15 CIRCUIT ROAD
 BROOKLINE, MASS.

FRAMINGHAM SURVEY CONSULTANTS INC.
 P.O. BOX 1190 FRAMINGHAM, MA 01701
 PH: 508-628-1444 FAX: 508-879-9292
 WWW.FRAMINGHAMSURVEY.COM

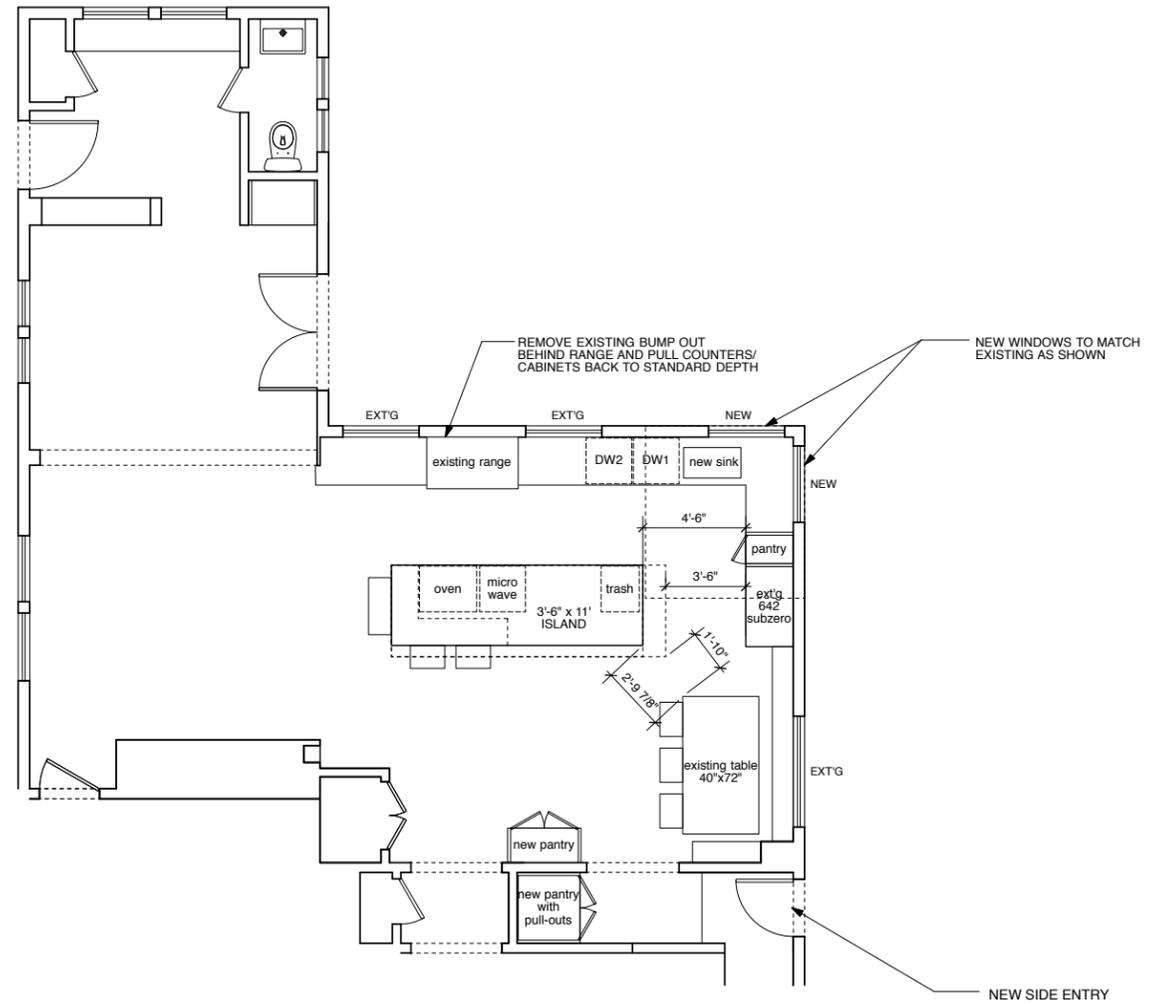
SCALE: 1"=20'	DRAWN BY: RDN	DWG: 104_14
DATE: FEBRUARY 8, 2013	CHECKED BY: SPD	JOB NO: 104_14

GRAPHIC SCALE (IN FEET)

IN ASSOCIATION WITH NEPONSET VALLEY SURVEY ASSOCIATES, INC.



EC1 KITCHEN PLAN - existing
Scale: 1/4" = 1'-0"



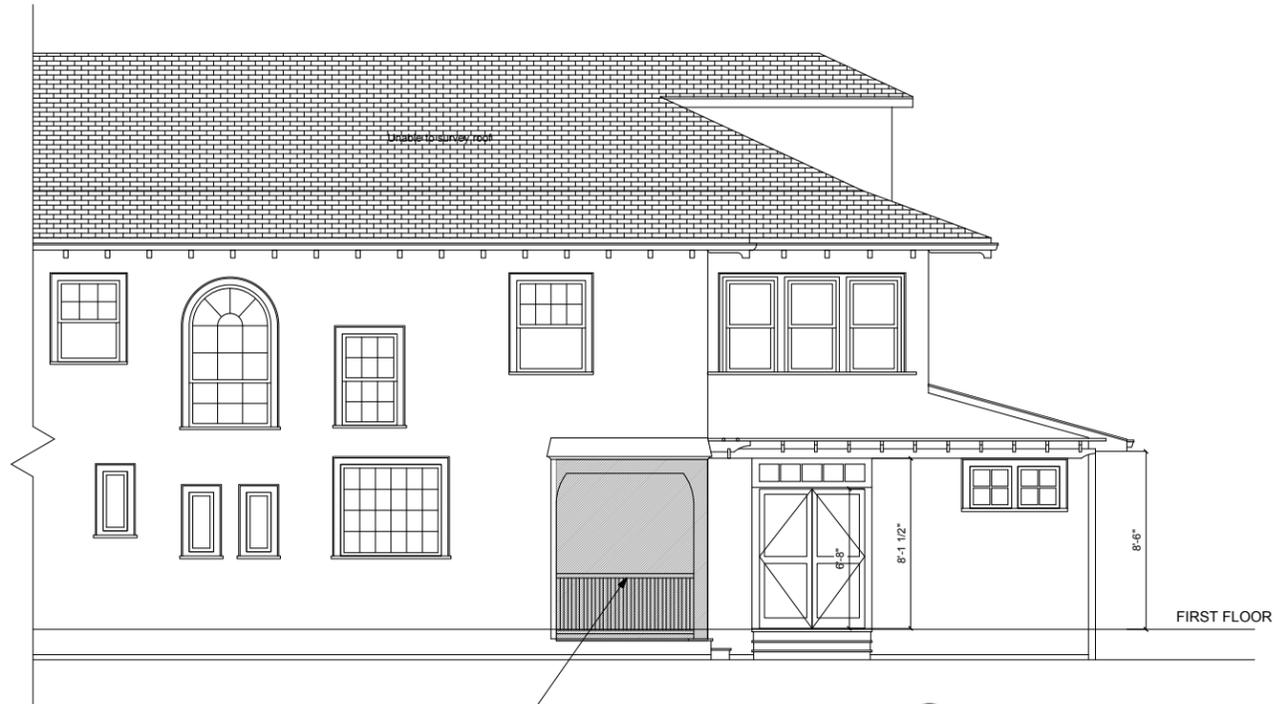
2 KITCHEN PLAN - proposed
Scale: 1/4" = 1'-0"

NOURY ELLO ARCHITECTS
William Street, Suite 210
Boston, MA 02111
Tel: 617.529.1926 Fax: 617.422.0981

15 CIRCUIT ROAD, BROOKLINE MASSACHUSETTS
RENOVATIONS TO THE
DINWOODEY RESIDENCE

ISSUED FOR:	PERMIT SET PLANNING BOARD
DATE:	04.20.15 06.15.15

A1.0



EC1 REAR SIDE ELEVATION - existing
Scale: 1/4" = 1'-0"



EC2 REAR ELEVATION - existing
Scale: 1/4" = 1'-0"



3 REAR SIDE ELEVATION - proposed
Scale: 1/4" = 1'-0"



4 REAR ELEVATION - proposed
Scale: 1/4" = 1'-0"

NOURVELO ARCHITECTS
46 Waltham Street, Suite 210
Boston, MA 02118
tel 617.529.1326 fax 617.422.0981

15 CIRCUIT ROAD, BROOKLINE MASSACHUSETTS
RENOVATIONS TO THE
DINWOODEY RESIDENCE

ISSUED FOR:
PERMIT SET
PLANNING BOARD

DATE:
04.20.15
06.15.15

A2.0