



# *Town of Brookline*

## *Massachusetts*

### **PLANNING BOARD**

Town Hall, 3<sup>rd</sup> 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: January 8, 2015  
Subject: Demolish garage and replace with a one and a half story addition and construct a single story addition at the rear  
Location: 43 Glen Road

Atlas Sheet:	69	Case #:	2014-0081
Block:	296	Zoning:	S-7
Lot:	07	Lot Area (s.f.):	6,650

Board of Appeals Hearing: January 29, 2015, at 7:15 p.m.

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### **BACKGROUND**

**BOA Case #2013-0069** – In 2013, the applicant proposed similar alterations to 43 Glen Road. This prior proposal included a two-story rear addition and a covered porch facing the southern property line. The proposal was approved by the Preservation Commission but subsequently withdrawn without prejudice before the Zoning Board of Appeals.

**September 9, 2014** – **The Brookline Preservation Commission voted unanimously to accept the proposed design for 43 Glen Road, with the exceptions that a shed dormer instead of a gable is built on the back of the roof, and a different solution be found for the arched window.** A Certificate of Appropriateness was not issued for project plans in recognition of potential alterations that may arise following Planning Board and Zoning Board of Appeals review.

### **SITE AND NEIGHBORHOOD**

43 Glen Road is a single-family house located in the Pill Hill Local Historic District. The dwelling is a Colonial Revival style home that was constructed in 1942, and designed by

Raymond Stowell. The structure is similar in style to other dwellings along Glen Road. The immediate neighborhood is primarily comprised of single-family dwellings with the Olmsted Park Condominium building to the south.

### **APPLICANT'S PROPOSAL**

The applicants, Anthony Cukras and Susan Tolaney, are proposing to increase the gross floor area of the structure by 902 square feet (118% of allowable FAR). This floor area expansion includes a single-story rear addition in place of a sunroom and a one and a half-story side addition in place of the garage. The rear addition is set back 20'9" from the rear lot line and will create a study and expand existing kitchen space. The garage conversion will create a family room on the first floor and a master bedroom on the second floor. This addition will not follow the same footprint of the existing single-story garage. The addition will be set back an additional foot from the front lot line to allow for driveway parking. The existing driveway will be widened to accommodate this parking, resulting in a 5' side yard setback. The existing curb cut to access the driveway will not be altered. A 241.5 square foot covered porch on the southern side of the home is also proposed. The porch needs no zoning relief.

### **FINDINGS**

#### **Section 5.09.2.j – Design Review**

#### **Section 5.22.3.b.1.b – Exceptions to Floor Area Ratio (FAR) For Residential Units**

#### **Section 5.43 – Exceptions to Yard and Setback Regulations**

#### **Section 5.50 – Front Yard Requirements**

#### **Section 5.70 – Rear Yard Requirements**

	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Finding</b>
<b>Floor Area Ratio</b>	.35	.28	.41	Special Permit*
<b>Floor Area</b>	2,327 s.f.	1,855 s.f.	2,757 s.f.	
<b>FAR Percentage</b>	100%	80%	118%	
<b>Front Yard</b>	20'	20.2'	20.2'	Complies
<b>Rear Yard</b>	30'	24.1'	20.9'	Special Permit**

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

\*\* Under Section 5.43, the Board of Appeals may waive dimensional requirements in lieu of other dimensions if the applicant provides counterbalancing amenities.

#### **Section 8.02.2- Alteration or Extension; Special Permit Required**

A special permit is required to alter this pre-existing non-conforming structure.

### **PLANNING BOARD COMMENTS**

The Planning Board is not opposed to this application to construct rear and side additions at 43 Glen Road. The design is consistent with neighboring structures throughout the Pill Hill area. The single-story rear addition appropriately addresses the concerns of abutting residents at the rear who were opposed to the prior 2013 proposal. Submitted landscape plans also provide adequate counterbalancing amenities for FAR and rear-yard setback relief.

The Planning Board considered the general provisions of **Section 5.22.1.e of the Zoning By-Law**, which lists the general provisions for granting a special permit for FAR. It reads: “The interior conversion shall not result in the displacement of interior storage of equipment, vehicles, or materials to a location which is now exterior to the house. The applicant’s attorney made a convincing argument that because of the small size of the garage, it had not been used for parking a car and the car was parked in the driveway. On that basis, the Planning Board supported the requested special permits.

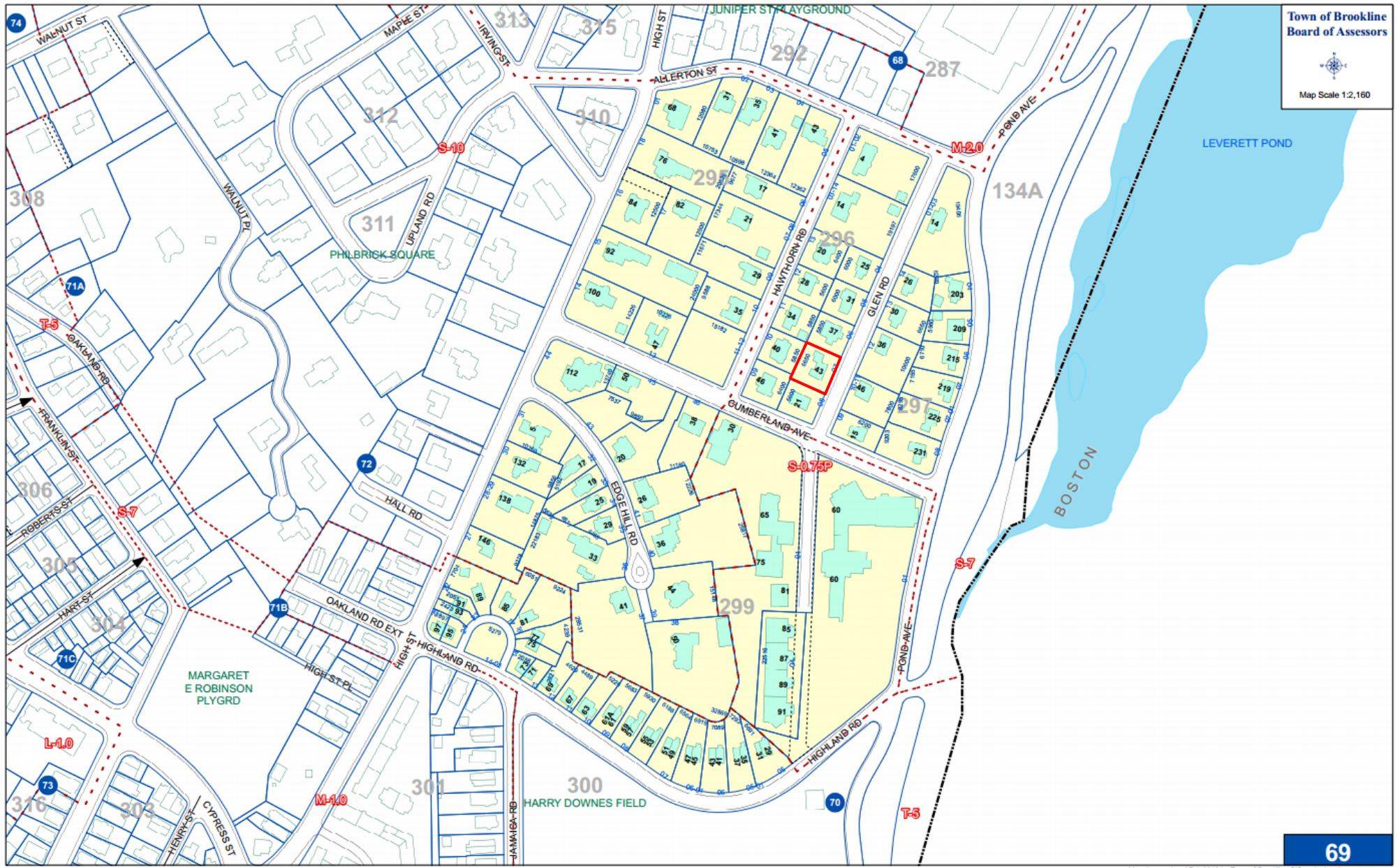
**Therefore, the Planning Board (4-1) recommends approval of the plans submitted by Osborn Studio +, dated 1/21/15, and the site plan by Boston Survey, Inc., dated 1/21/15. Should the Zoning Board of Appeals find that the conditions for special permit relief have been met, the Planning Board recommends the following conditions:**

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, elevations, and floor plans 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 receive a Certificate of Appropriateness from the Brookline Preservation Commission indicating support for all proposed exterior modifications.
3. 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.
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; 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/Pss*







REC'D JAN 23, 2015

# CUKRAS/TOLANEY RESIDENCE

## 43 GLEN ROAD, BROOKLINE, MA

ARCHITECT  
OSBORN STUDIO +  
22 Emerson Street  
Brookline, MA

Lynn C. Osborn, AIA  
LEED, AP  
Ma License #5517  
Phone: 617-734-3113  
Mobile: 617-306-8480  
Email: lynn@osbornstudioplus.com

### FAR ZONING SUMMARY

43 Glen Road  
SR - 7

Lot Size is 6,650 Square Feet  
Allowable FAR is .35  
Allowable square footage is 2,327

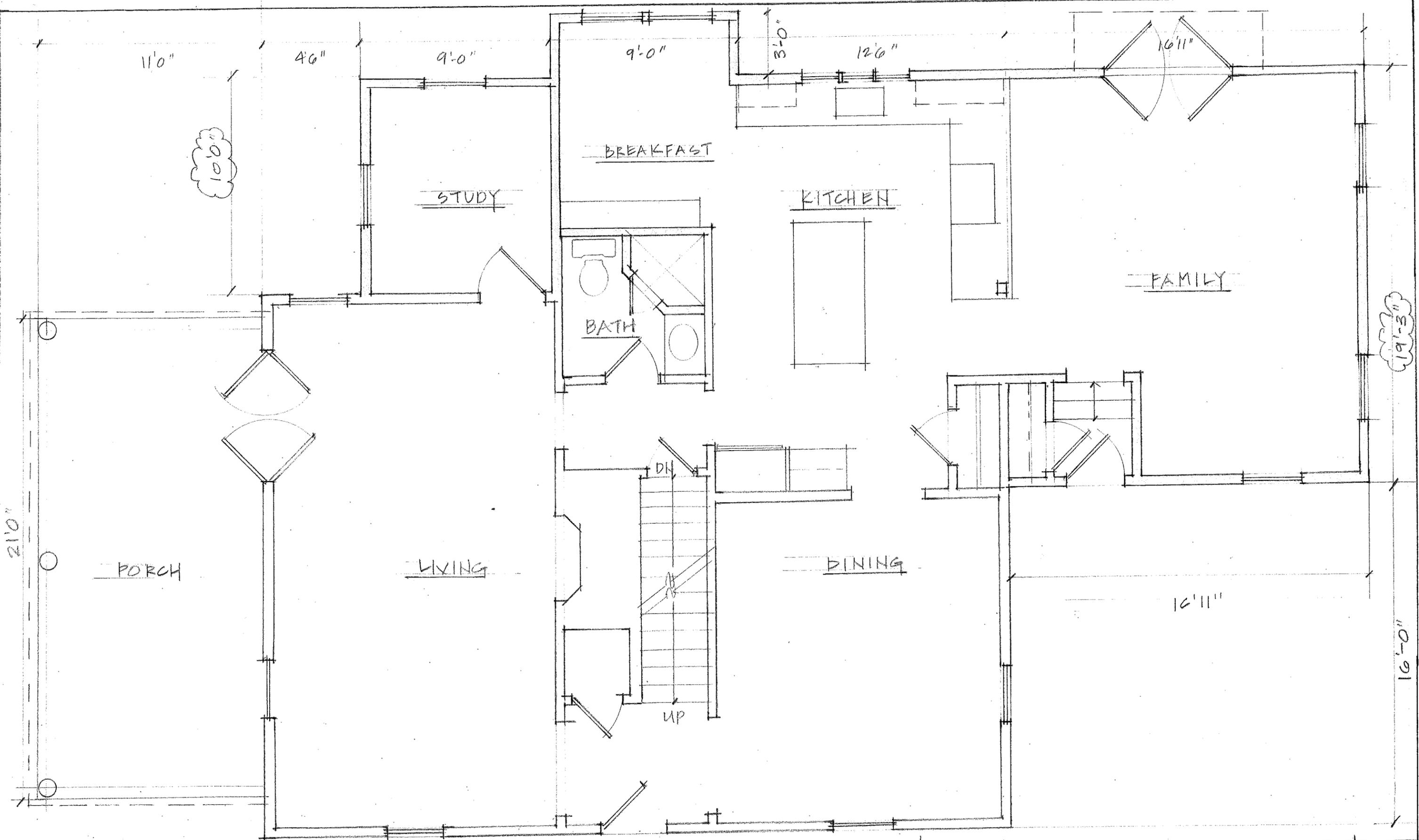
EXISTING	
Basement	0 SF
First floor	980 SF
Second floor	875 SF
<b>TOTAL</b>	<b>1,855 SF</b>

PROPOSED	
Basement	0 SF
First floor	1,529 SF
Second floor	1,192 SF
<b>TOTAL</b>	<b>2,721 SF</b>

Exceeds allowable FAR by 394 SF, or 1.17%

New FAR is .41, Abutters houses are .42, .42, .53, .42, .41, based on assessor's information.

Revised 01/21/25

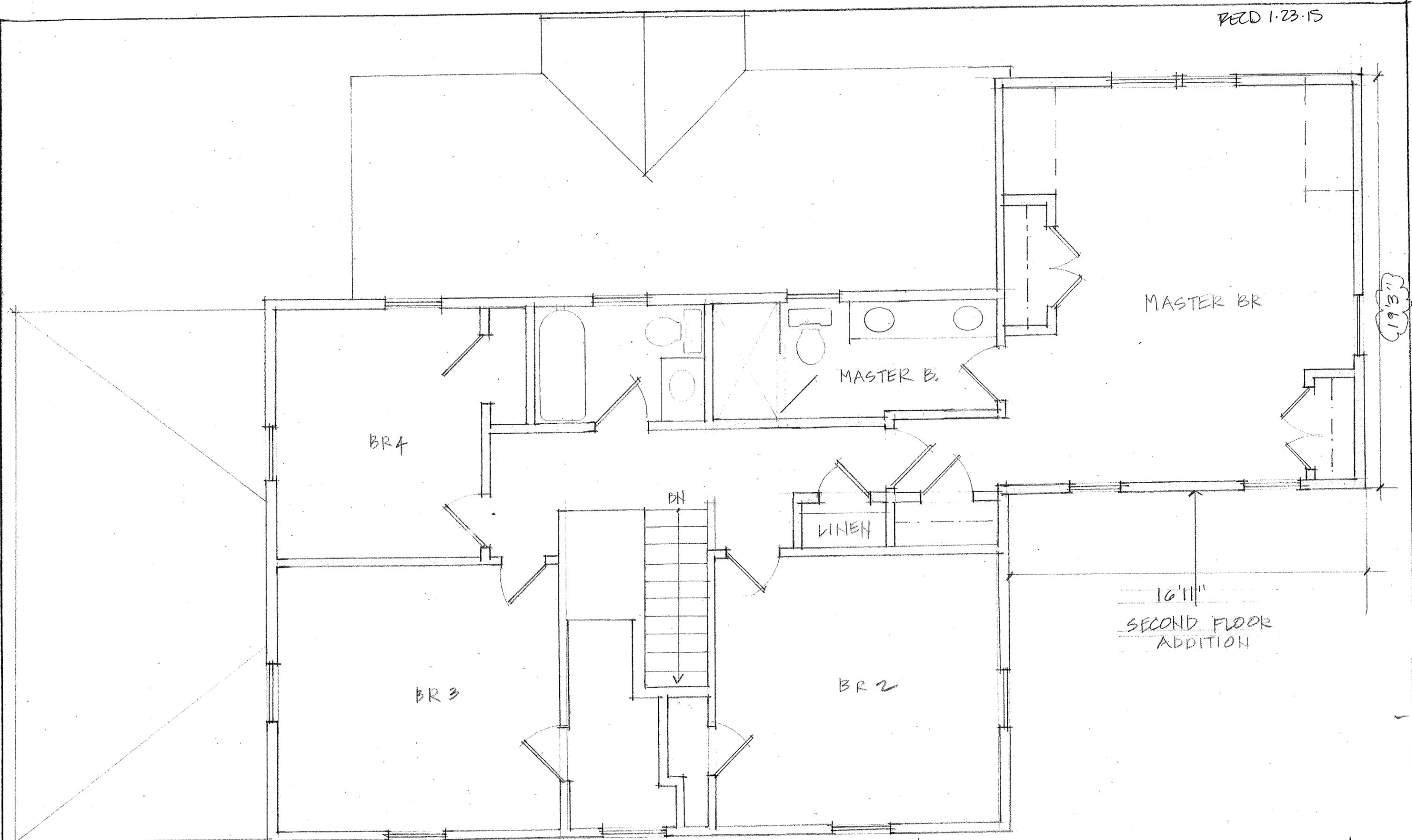


CUKRAS/TOLANEY RESIDENCE  
 43 GLEN ROAD, BROOKLINE, MA

FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0" DATE: 01/21/15

OSBORN STUDIO PLUS  
 BROOKLINE, MA. 617-734-3113

A1



**CUKRAS/TOLANEY RESIDENCE**  
**43 GLEN ROAD, BROOKLINE, MA**

SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0" DATE 01/21/15

**OSBORN STUDIO PLUS**  
**BROOKLINE, MA. 617-734-3113**

**A2**

REC'D 1-23-15

SET BACK GARAGE TO  
BE REBUILT AS LIVING SPACE

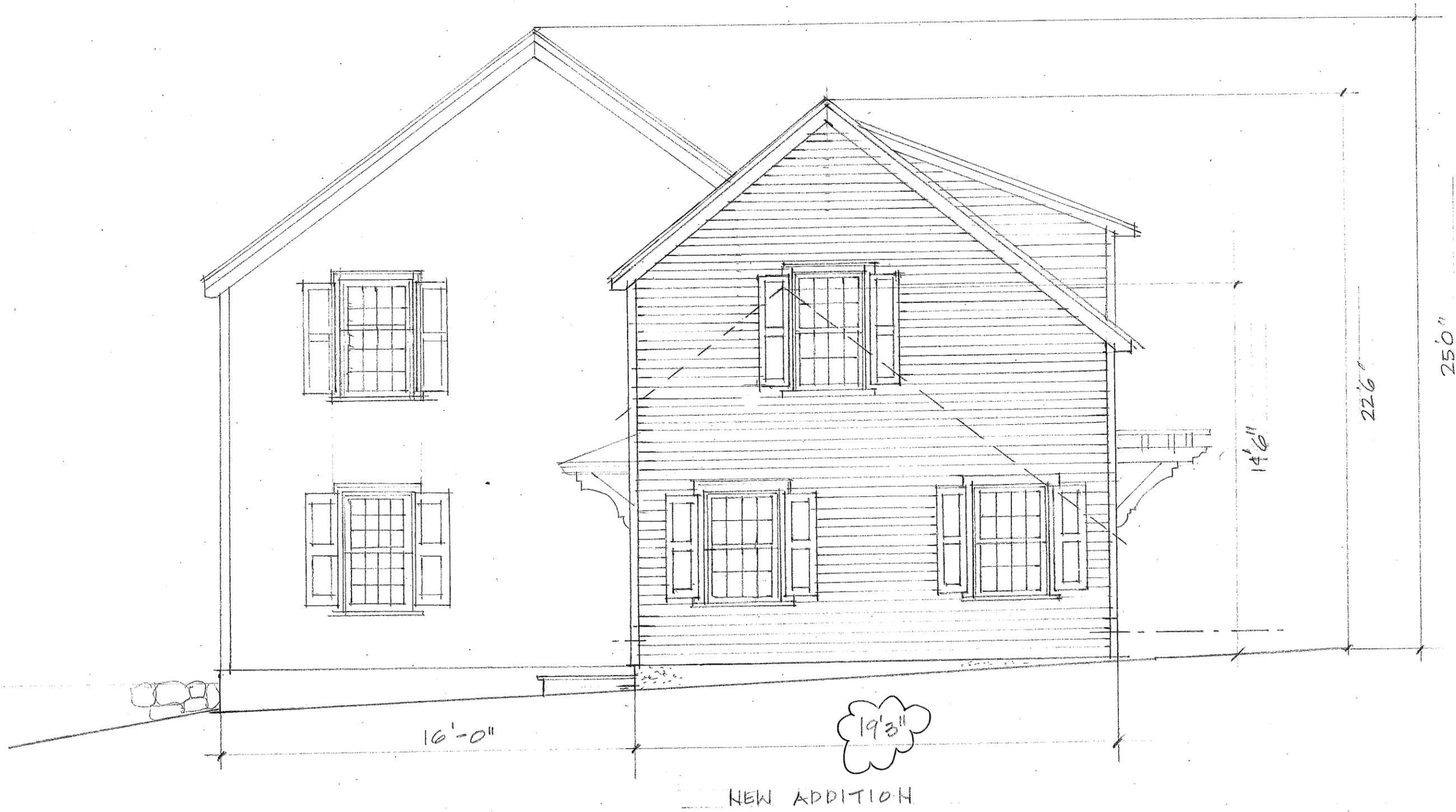


CUKRAS/TOLANEY RESIDENCE  
43 GLEN ROAD, BROOKLINE, MA

FRONT ELEVATION  
SCALE: 1/4" = 1'-0" DATE 01/21/15

OSBORN STUDIO PLUS  
BROOKLINE, MA. 617-734-3113

A3



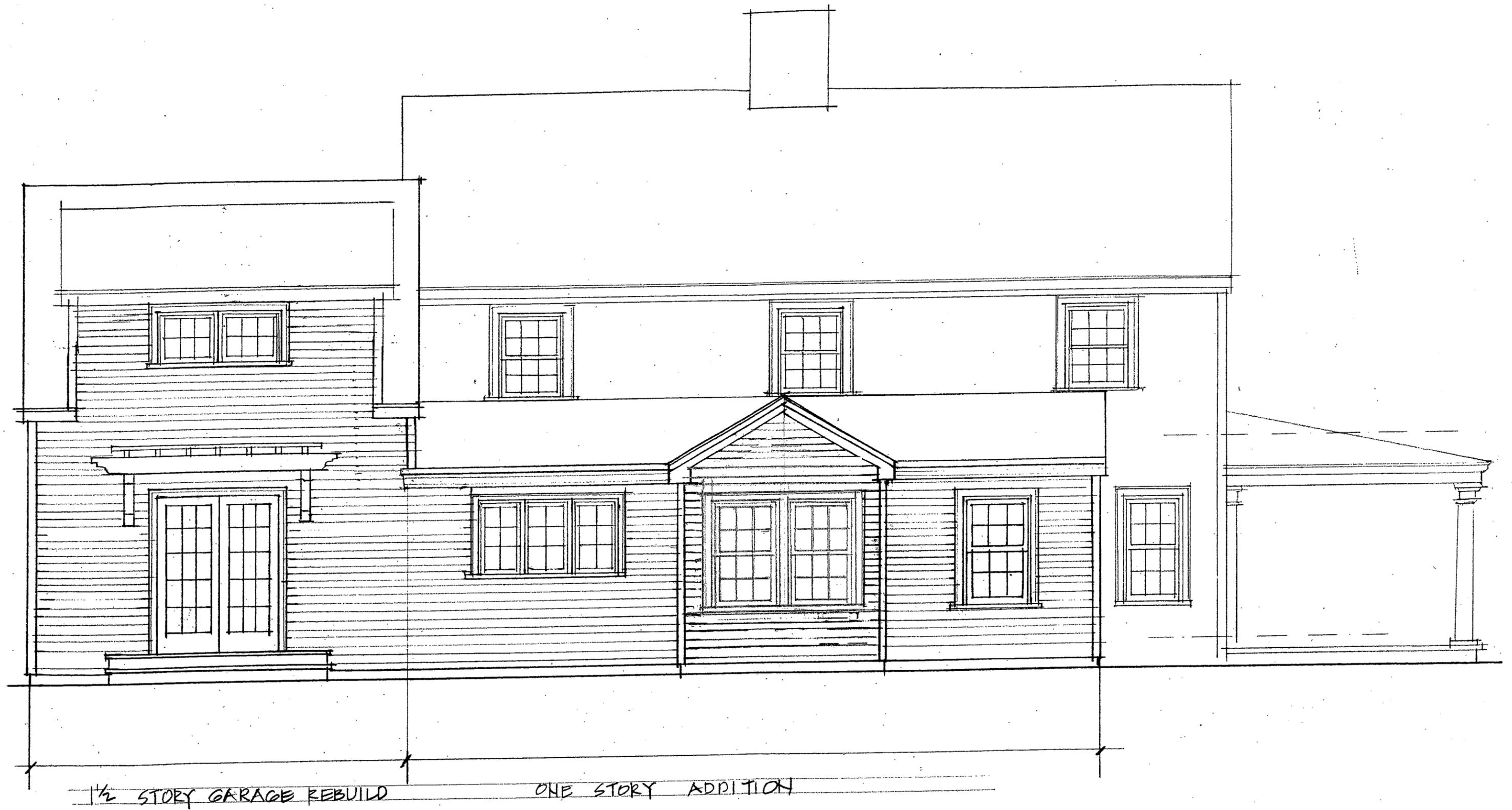
CUKRAS/TOLANEY RESIDENCE  
43 GLEN ROAD, BROOKLINE, MA

SIDE ELEVATION  
SCALE: 1/4" = 1'-0" 01/21/15

OSBORN STUDIO PLUS  
BROOKLINE, MA. 617-734-3113

A4

1.23.15



CUKRAS/TOLANEY RESIDENCE  
43 GLEN ROAD, BROOKLINE, MA

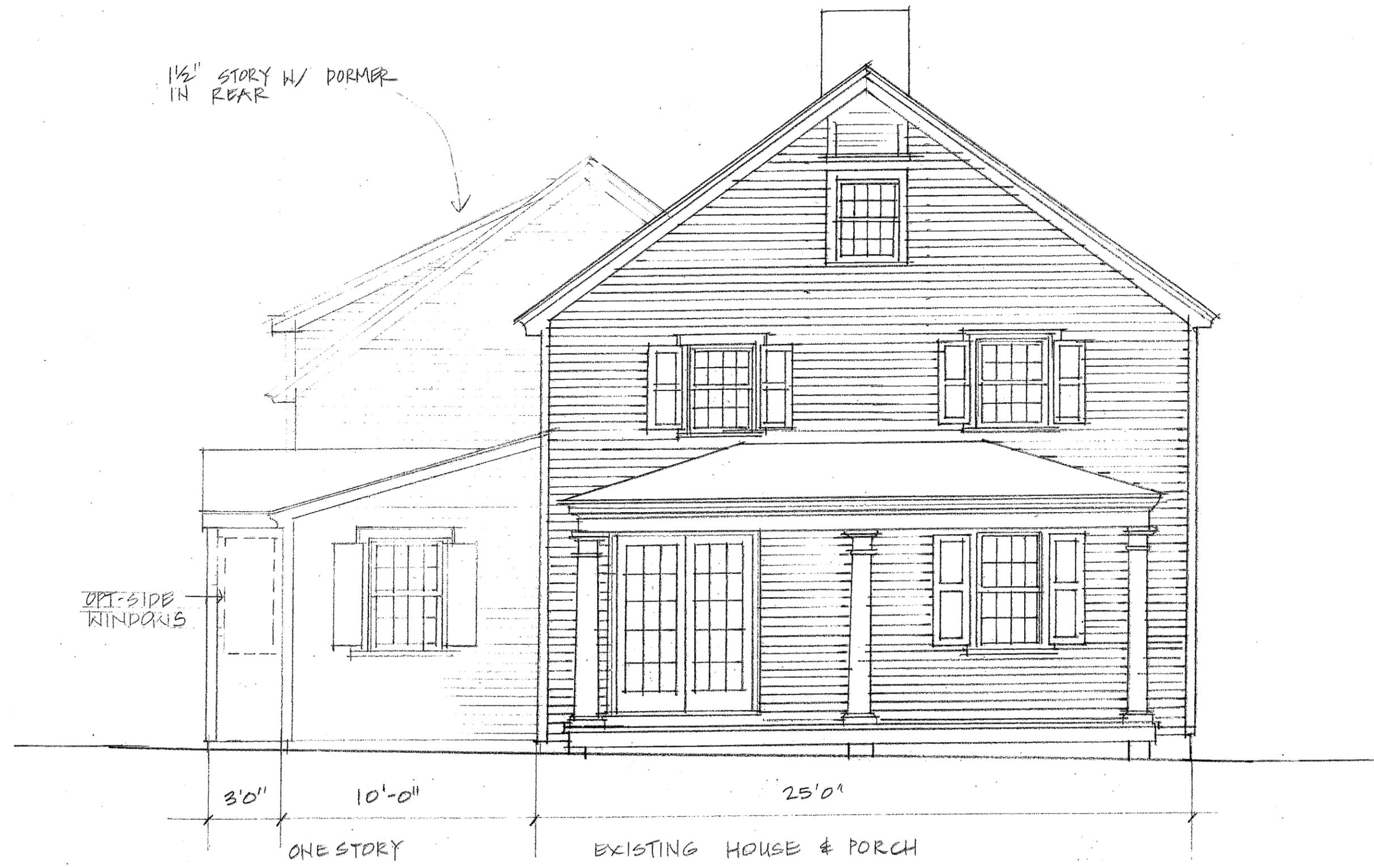
REAR ELEVATION  
SCALE: 1/4" = 1'-0" 01/21/15

OSBORN STUDIO PLUS  
BROOKLINE, MA. 617-734-3113

A5

1 1/2" STORY W/ DORMER  
IN REAR

OPT-SIDE  
WINDOWS



**CUKRAS/TOLANEY RESIDENCE**  
**43 GLEN ROAD, BROOKLINE, MA**

SIDE ELEVATION  
SCALE: 1/4"=1'-0" DATE: 01/21/15

**OSBORN STUDIO PLUS**  
**BROOKLINE, MA. 617-734-3113**

**A6**

REC'D 1-23-15

EXISTING  
 LOT COVERAGE: 20.6 %  
 OPEN SPACE: 74.9 %

PROPOSED  
 LOT COVERAGE: 26.6 %  
 OPEN SPACE: 66.8 %

NOTES:  
 1) EXISTING STONE RETAINING WALLS TO REMAIN  
 2) EXISTING ATTACHED GARAGE TO BE RAZED AND RECONSTRUCTED

NO. 46 HAWTHORN ROAD  
 N/F  
 LEONARD A. WEISS  
 DEED: BOOK 15416; PAGE 581

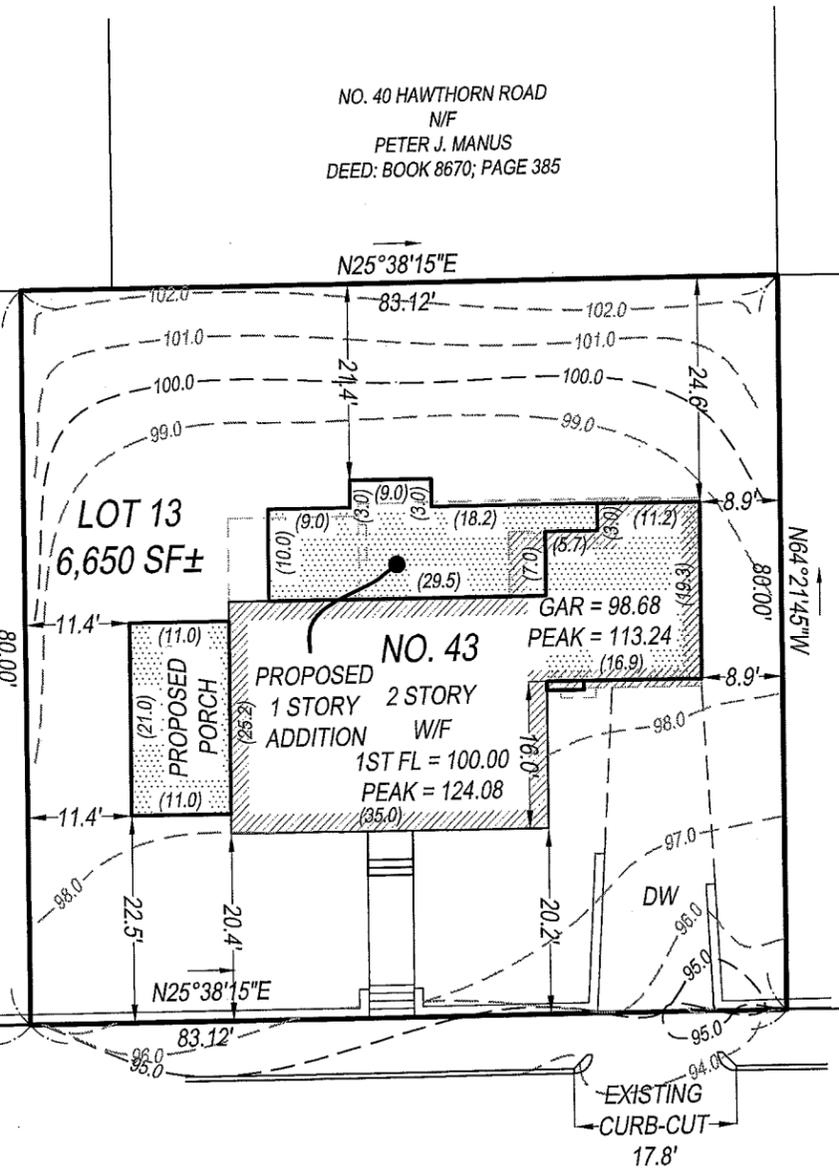
NO. 40 HAWTHORN ROAD  
 N/F  
 PETER J. MANUS  
 DEED: BOOK 8670; PAGE 385

NO. 34 HAWTHORN ROAD  
 N/F  
 CHRISTOPHER C. GATES  
 DEED: BOOK 12890; PAGE 64

NO. 21 CUMBERLAND AVENUE  
 N/F  
 NICHOLAS M. KELLEY  
 DEED: BOOK 5836; PAGE 643

NO. 37 GLEN ROAD  
 N/F  
 CATHERINE H. ZIMMERMAN  
 DEED: BOOK 30072; PAGE 192

CUMBERLAND ROAD



REFERENCES:  
 DEED: BK 22400; PG 156  
 PLAN: PL BK 93; PL 4518  
 PLAN: BK 1833; PG 402  
 PLAN: 1091; PG 572  
 PLAN: 1631; PG 121  
 PLAN: BK 2228; PG 7



FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
M20	5	MO/PF	NPP/CJB/RAP	GCC

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF OCTOBER 7, 2013 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

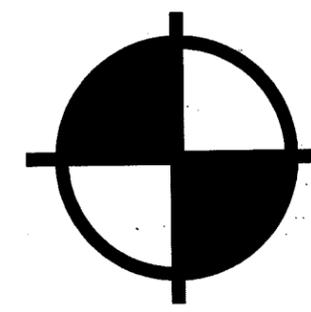
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2 % ANNUAL CHANCE FLOODPLAIN).  
 COMMUNITY-PANEL # 25021C0053E  
 EFFECTIVE DATE: JULY, 17, 2012

PREPARED FOR:  
 SARA M. TOLANEY  
 & ANTHONY R. CUKRAS  
 43 GLEN ROAD  
 BROOKLINE, MA 02445

NOTES:  
 PARCEL ID: 296-07-00  
 ZONING DISTRICT: S-7  
 DATUM: ASSUMED  
 (1ST FL = 100.00)

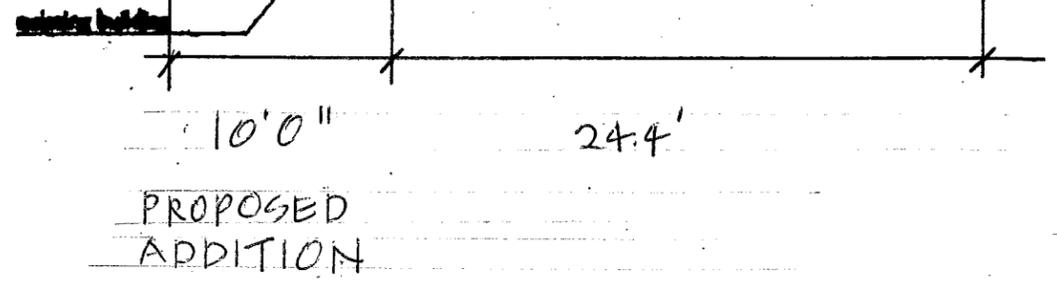
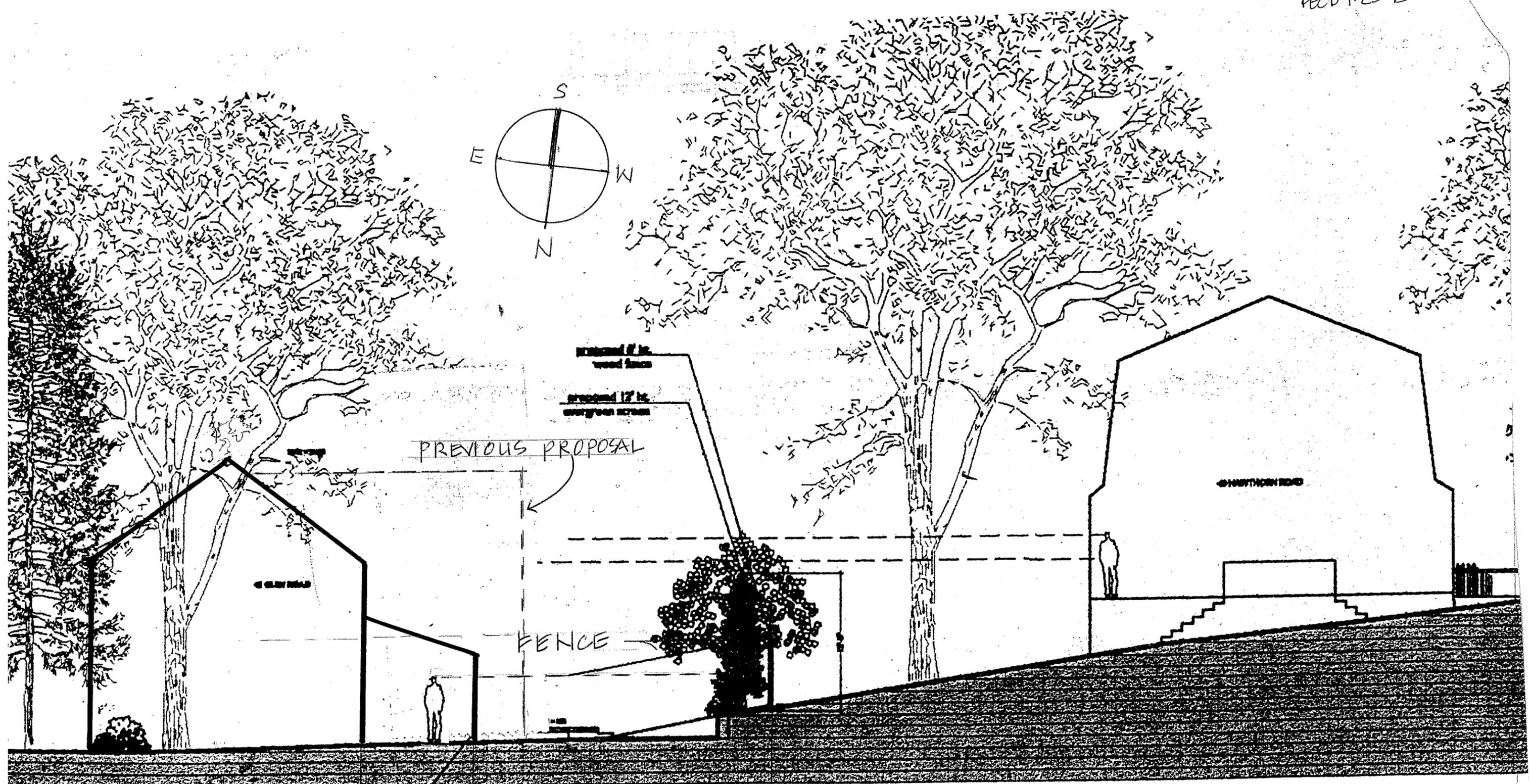
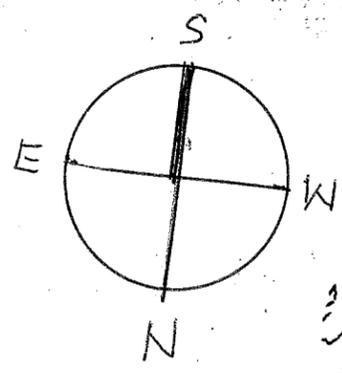
**CERTIFIED PLOT PLAN**  
 SHOWING PROPOSED CONDITIONS AT  
**43 GLEN ROAD**  
**BROOKLINE, MA**

SCALE: 1 INCH = 20 FEET      DATE: JANUARY 21, 2015



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

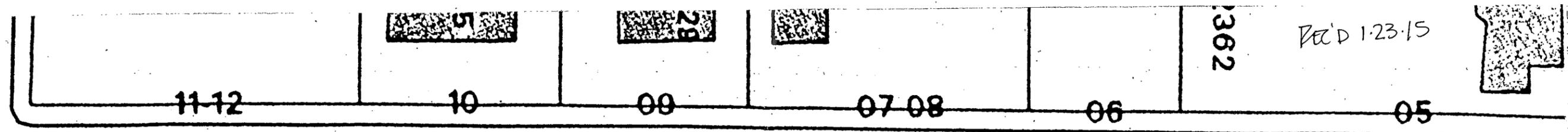




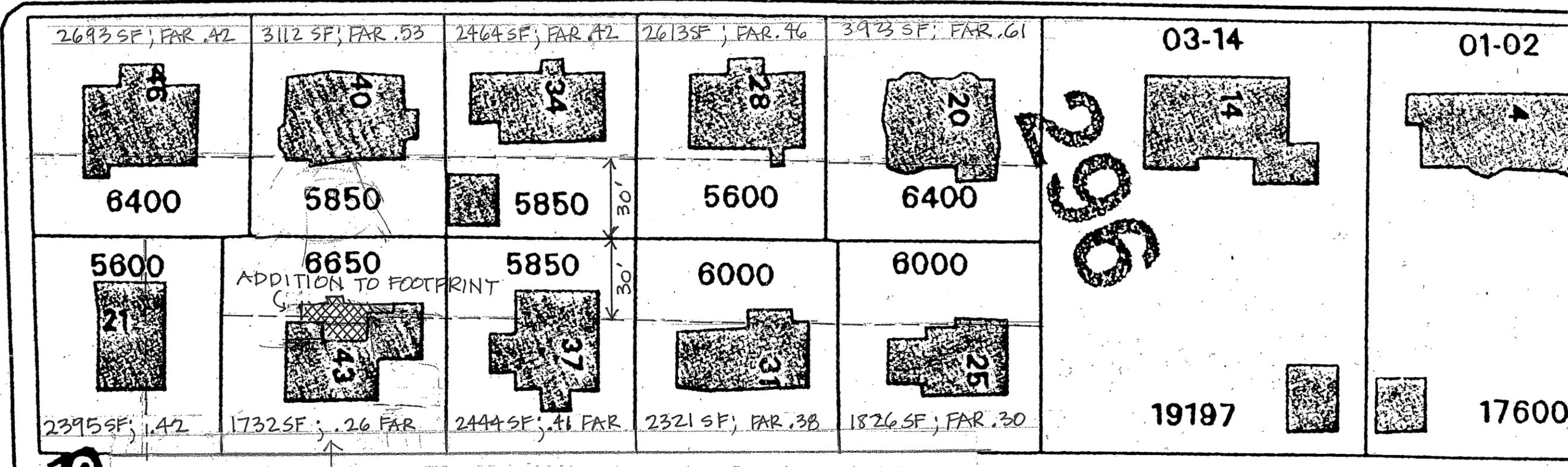
PERSON IN FIRST  
CANNOT SEE INTO  
GARDEN

CROSS SECTION THROUGH YARD

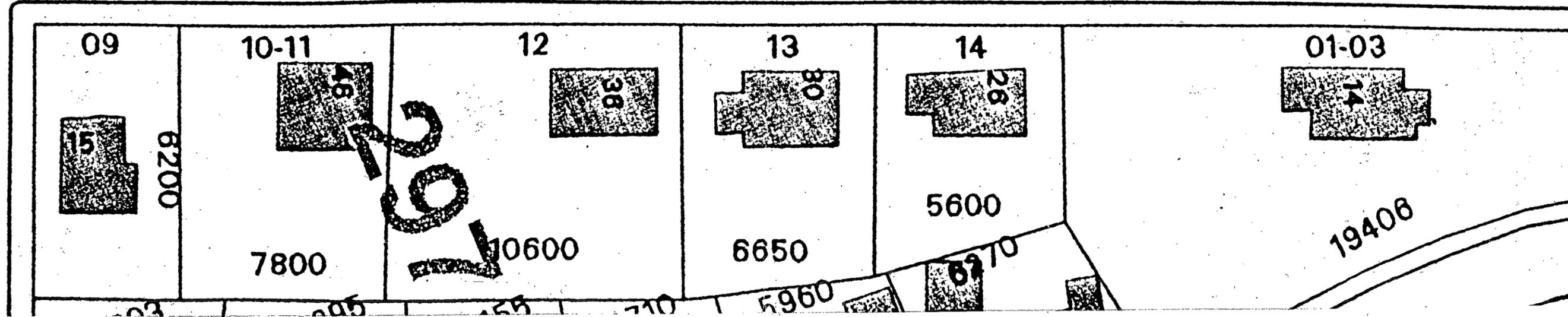
REC'D 1-23-15



# HAWTHORN RD



# GLEN RD



## 43 GLEN ROAD - COMPARATIVE LOT SIZE, HOUSE SIZE & FAR

BASED ON BROOKLINE ASSESSOR'S INFORMATION

02/05/14 REV. 01/21/15