



Zoning Board of Appeals
Jesse Geller, Chair

Town of Brookline Massachusetts

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DRAFT

BROOKLINE ZONING BOARD OF APPEALS MINUTES By Zoom Event January 13, 2022 – 7:00 p.m.

Board Present: Johanna Schneider, Neil Wishinsky, Mark Zuroff
Staff Present: Monique Baldwin, Paul Campbell

Johanna Schneider opened the public hearing.

- 1) **BOARD OF APPEALS CASE** (Tentative Zoning Board of Appeals Hearing Date) and relevant Precinct:

7 Strathmore Road – Convert basement unit into a fourth dwelling unit; demolish three-car garage to create four parking spaces Case # 2021-000068. Pct. 13.

Robert Allen, attorney on behalf of the applicant, provided an overview of the case. He stated the Planning Board requested the applicant increase the size of the window wells, though otherwise supported the application. The plan provided at the hearing includes the enlarged window wells.

Ms. Schneider asked how the new unit would be accessed since no exterior changes would be proposed. Eric Zachrison, the project architect, stated the front and rear stair already extended into the basement. He provided an overview of the design.

Mr. Wishinsky asked where the mechanical systems are located. Mr. Zachrison stated that due to the size of modern mechanical boxes, each box will be located in each unit and won't take up very much space.

Mr. Campbell, Deputy Building Commissioner, stated if adequate light and ventilation weren't provided there would be an issue with issuing the building permit.

Ms. Schneider asked if relief was required for parking setbacks. Mr. Allen stated they are adding landscaping. The Planning Board stated they would like for the applicant to preserve the trees. However, the trees are entangled with the powerlines and are a hazard. Therefore, the trees will need to be removed. The applicant provided a picture of the trees.

Mr. Zuroff asked why a variance was not required. Mr. Allen stated that Section 5.05 provided the cure for the variance due to the conversion.

Public Comment:

No one spoke in favor or opposition of the case.

Monique Baldwin & Paul Campbell provided the Planning Board Recommendation and Building Department comments. The Planning Board is supportive. Mr. Campbell noted the Building Department's opinion is that Section 5.05 does not cure the FAR relief and that a variance is requested.

There was further discussion surrounding the relief.

The Board deliberated on the merits of the application. Ms. Schneider stated the application is worthy of the relief sought through Section 5.05. Mark Zuroff and Neil Wishinsky agreed.

The Board of Appeals unanimously agreed to approve the special permit with conditions.

52 Jamaica Road – Construct a three-story addition in the rear. Case # 2021-000063 Pct. 5.

Robert Allen, attorney on behalf of the applicant, provided an overview of the case. The project architect, Timothy Burke, presented the plans.

Public Comment:

No one spoke in favor or opposition of the case.

Monique Baldwin & Paul Campbell provided the Planning Board Recommendation and Building Department comments. The Planning Board and Building Department are supportive.

The Board deliberated on the merits of the application. Ms. Schneider stated the application is worthy of the relief sought. Mark Zuroff and Neil Wishinsky agreed.

The Board of Appeals unanimously agreed to approve the special permit with conditions.

76 Verndale Street – Construct a shed in the side yard. Case # 2021-000070. Pct. 9.

Daniel Shen, owner, provided an overview of the case including the size of the shed, the location of the proposed shed, and the counterbalancing amenity. Mr. Shen also noted that his neighbors are supportive of the case.

Public Comment:

No one spoke in favor or opposition of the proposal.

Monique Baldwin & Paul Campbell provided the Planning Board Recommendation and Building Department comments. Both are supportive of the application.

The Board deliberated on the merits of the application. Ms. Schneider stated the application is minimal and is worthy of the relief sought. Mark Zuroff and Neil Wishinsky agreed. **The Board of Appeals unanimously approved the special permit with conditions.**

Administrative:

The Board of Appeals unanimously approved the minutes from November 29, 2021

The meeting was adjourned.