



Zoning Board of Appeals
Jesse Geller, Chair

Town of Brookline Massachusetts

Town Hall, Third Floor
333 Washington Street
Brookline, MA 02445
(617) 730-2130
www.brooklinema.gov

DRAFT

BROOKLINE ZONING BOARD OF APPEALS MINUTES By Zoom Event February 3, 2022 – 7:00 p.m.

Board Present: Jesse Geller, Lark Palermo, Randolph Meiklejohn
Staff Present: Monique Baldwin, Paul Campbell

Jesse Geller opened the meeting.

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

98 Chestnut Street – Demolish two-family and construct a single-family home and garage.
Case # 2022-000064. Pct. 5

Jacob Walters, attorney on behalf of the applicant, requested to continue the case to March 3, 2022. **The Board unanimously granted the request to continue the application to March 3, 2022.**

273 Eliot Street – Construct an addition in the side yard. Case # 2021-000067. Pct. 13.

The case was continued from December 9, 2022. Mr. Geller re-opened the public hearing portion of the case. Attorney Robert Allen, on behalf of the applicants Jeffrey Greenberg and Rachael Freidman, provided an overview of the case. Ms. Freidman noted her communications with the opposing neighbors. Project architect, Allen Christ, shared his screen to present two neighboring properties to display the shading, massing and changes to the facade since the previous meeting. Changes to the façade included smaller windows on the corner of the proposed addition.

Board Member Lark Palermo asked whether the applicant considered pulling pack the volume of the proposed addition to mitigate the elimination of sunlight from the neighboring property. Mr. Christ noted that the schemes are limited regarding scaling back the addition as

at they can only pull back about three feet until the proposed bedroom is not functional. The addition then becomes more costly and complicated due to columns in the façade.

Mr. Allen stated that the initial proposal included a pitched roof. However, it was eliminated to accommodate the neighbors. He also provided a case Bellalta vs. Brookline case regarding whether or not the term neighborhood included more than one neighbor.

Lark Palermo asked for more clarification with the Bellalta case. She asked whether there is an opinion from the SJC.

Public Comment:

Avi Leiss of 34 Willow Crescent stated he is in support of the application. He questioned the purview of the Board.

Attorney Scott Gladstone on behalf of the opposing / abutting neighbors (the Sainoffs) noted the pre-existing nonconforming aspects of the case. The neighbors maintained their opposition of the application. Additionally, more members of the Sanioff family Shabnam Saniefard and Michael Sanioff, opposed the project.

The Board deliberated on the merits of the application. Mr. Geller stated that Bellalta is consistent with the way the ZBA has interpreted the term in the past. Ms. Palermo and Board Member Randolph Meiklejohn agreed. **The Board of Appeals unanimously agreed to approve the special permit with conditions.**

Administrative:

The Board of Appeals unanimously agreed to approve the minutes from December 9, 2021.

The meeting was adjourned.