



Board of Appeals
Jesse Geller, Chair

Town of Brookline

Massachusetts

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Board of Appeals Virtual Public Hearing Minutes

Thursday, February 25, 2021

7:00 p.m.

Via ZOOM

ZBA DECISIONS can be found at: <https://www.brooklinema.gov/Archive.aspx?AMID=76>

Board Members Present: Chair Randolph Meiklejohn, Kate Poverman, and Paul Bell

Staff Present: Monique Baldwin (*Cannabis Licensing & Mitigation Coordinator - on behalf of the Planning and Building Departments*)

Chair Randolph Meiklejohn opened the meeting.

2020-0070 344 Tappan Street – Construct a second floor balcony at rear of building

Sergiu Vlad, the owner and applicant, provided an overview of the project. Project architect, Philip Kramer, provided an overview of the design.

Mr. Vlad proposed a balcony within the right side yard requirement, 4.3 feet from the property line within the required 6 feet. Additionally, it was noted that the row house contains other balconies that are similar in size and style to the proposed scope of work.

Mr. Vlad stated that the Planning Board was supportive of the project, and he received letters in support from abutters.

Board Member Kate Poverman expressed her concerns regarding egress since the balcony is proposed in front of the fire escape.

Mr. Kramer noted that the Building Department did not have any comments regarding the fire escape.

Chair Meiklejohn stated that the Building Department should make that determination as to whether the proposed balcony needs to be connected to a means of egress. He noted that determination is not part of the purview of the Zoning Board of Appeals.

Ms. Baldwin stated, on behalf of the Building Department, that they would review the proposal and ensure it meets code.

Board Member Paul Bell inquired about the setback calculation. Mr. Kramer and Ms. Baldwin confirmed that the balcony could not encroach within 6' of the side yard.

Mr. Vlad stated that although no official landscape plan was submitted, additional plantings along the side and on the balcony would serve as the counterbalancing amenity. Mr. Vlad added that he would work with Polly Selkoe, Assistant Director of Regulatory Planning on the landscape plan.

Chair Meiklejohn asked if there was anyone present to speak in favor or opposition. No one spoke.

Monique Baldwin, Cannabis Licensing and Mitigation Coordinator, provided the Planning Board Report. The Planning Board supported the project. Additionally, on behalf of the Building Department, Ms. Baldwin stated that the Building Department had no objections to the proposal.

Board Member Paul Bell stated that the proposed balcony is reasonable and appropriate.

Board Member Kate Poverman concurred.

Chair Meiklejohn voted in favor of the project.

The Board unanimously granted the request for special permit.

The meeting was adjourned.