



Town of Brookline Massachusetts

BOARD OF APPEALS
Jesse Geller, Chair
Johanna Schneider
Lark Palermo

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Benjamin Kaufman, Clerk

TOWN OF BROOKLINE
BOARD OF APPEALS
TIME EXTENSION OF:
CASE NO. 2021-00071
761 WASHINGTON STREET

Petitioners Robert Shin and Sangmi Lee sought a time extension from this Board for Special Permit #2021-000071, which was previously granted on March 24, 2022, allowing for demolition of an existing two-family dwelling and construction of a new two-family dwelling.

The Board of Appeals administratively determined that the property affected was that shown on a schedule certified by the Board of Assessors of the Town of Brookline and fixed March 30, 2023, at 7:00 p.m., virtually as the date, time, and place of a hearing for the extension. Notice of the hearing was mailed to the Petitioner, to their attorney (if any) of record, to the owners of the properties deemed by the Board to be affected as they appeared on the most recent local tax list, to the Planning Board, and to all others required by law. Notice of the hearing was published on March 16, 2023, and March 30, 2023, in the Boston Globe, a newspaper of general circulation in Brookline. A copy of said notice is as follows:

TOWN OF BROOKLINE - Zoning Board of Appeals
NOTICE OF HEARING

The Brookline Zoning Board of Appeals will hold a public hearing on

Date/Time: Thursday, March 30, 2023

Location: Virtual Hearing

Virtual Registration Link: <https://bit.ly/4296elh>

Petitioner: Robert Shin & Lee Sangmi

Address: 761 Washington Street

Subject: Time Extension Request of Special Permit # 2021-0000071

Nature of Action/Relief:

§4.07 - TABLE OF USE REGULATIONS, USE #05 §5.09.2.A -
DESIGN REVIEW

§5.43 - EXCEPTIONS TO YARD AND SETBACK REGULATIONS

§6.04.5.C.1 - DESIGN OF ALL OFF-STREET PARKING FACILITIES

Plans and submissions may be viewed online at

<https://www.brooklinema.gov/DocumentCenter/Index/3902>

*Interested persons may provide comments at the public hearing or
by submitting written comments by email to*

manthony@brooklinema.gov.

Assistive Listening Devices are available upon request:

<https://www.brooklinema.gov/560/Americans-With-Disabilities-Act-ADA>

Publish: 3/16/2023 & 3/23/2023

On March 30, 2023, the Zoning Board of Appeals held a public hearing. Present at the hearing were Chair Johanna Schneider and Board Members Randolph Meiklejohn and Wadner Oge. The case was presented by the attorney for the Petitioner, Robert Allen, Jr., RLAW P.C., 300 Washington Street, Brookline, Massachusetts.

Zoning Board of Appeals Chair Schneider called the hearing to order at 7:00 pm. Chair Schneider reviewed the standard hearing procedure for virtual hearings and confirmed that all Board Members and staff could visually and auditorily engage in the hearing. Attorney Allen waived a reading of the published notice.

Attorney Allen stated that he was seeking a one-year extension of Special Permit relief that had previously been granted by the Board of Appeals and allowed for Petitioner to demolish an existing two-family structure and construct a new two-family dwelling. Attorney Allen stated that the project had been subjected to a lengthy review process and had secured, after much effort, the

support of neighbors prior to the Board’s earlier approval of the relief. He continued that securing a contractor had taken much longer than expected and that he was asking for a one-year extension.

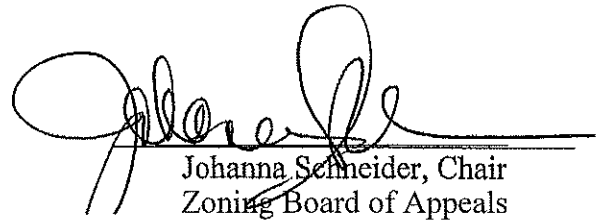
Board Member Meiklejohn then moved to grant a one-year extension.

Chair Schneider then seconded the motion.

Board Member Oge also voted in favor of the motion.

Chair Schneider stated that the Board, therefore, unanimously approved a one-year extension of the Special Permit relief that had been previously granted by the Board on March 24, 2022 and was set to expire on March 24, 2023. The Special Permit relief, now set to expire on March 24, 2024, consisted of the following: The findings required under design review, as mandated by **Section 5.09.2.A**; Permission for Use #05 under **Section 4.07**, to construct two attached single-family dwellings; and a waiver of the parking setback requirements of **Section 6.04.5.C.1**, given the counterbalancing amenities provided pursuant to **Section 5.43**.


Unanimous Decision of
The Board of Appeals



Johanna Schneider, Chair
Zoning Board of Appeals

Filing Date: 4/25/2023

A True Copy
ATTEST:



Benjamin Kaufman
Clerk, Board of Appeals