

#180-13(2)
John McCarthy
20 Burrage Road

Land Use Committee:

20 Burrage Road (corner of Burrage/Alderwood Road) has been a focus of the neighborhood given its recent history of significant issues resulting with the revocation of the builders' state licenses for 3 years. The garage was not part of the builders plans filed with the city and was built without approval. After a lengthy process, a variance was approved with conditions attached. **Please reference Board Order Petition #180-13 "The creation of a 2 car garage under the existing deck will be a benefit to the neighborhood as it will help prevent vehicles from parking on the street or in the driveway". Dated August 12, 2013. The city inspectional services signed off on the 2 car under garage. City code mandates that 2 car garages be 18 plus feet wide. The home was purchased by the McCarthy/Greener family December, 2013 with the expectation of 3 parking spaces- the 2 car under and a decades long existing parking space at the top of the driveway. The 2 car garage measures out at 16 feet resulting in a misrepresentation to the owners of it housing 2 vehicles. The owners plus the live-in nanny are in need of 3 cars for employment- it was a requirement of any home they would purchase.

Please know that all abutters to 20 Burrage Road are in agreement with the proposal put forward by the owners of 20 Burrage Road: to widen their driveway approximately 9 feet from the current dimensions, expanding it outwards into their yard, so that the short driveway may accommodate two cars parked side-by-side and back out directly to Alderwood Road.

All abutters to 20 Burrage Road understand that the dimensions of the current short driveway space have been constant without change for decades.

The Belsky residence on Burrage/Alderwood has had a similar parking space with a curb cut in addition to the main driveway for a similar time span. There is historical precedent for this. It is not an onus to the neighborhood.

The current owners have already made significant improvements to the exterior of their property including new irrigation system, sod, new cobblestone front walkway, cobblestone pathway, beautiful landscaping. The new and renewed spaces will be done in a cobblestone manner that will better enhance the neighborhood as a whole. There had always been asphalt and now peeling orange and brown painted concrete per the builder. Landscaping around the enlarged space will be redone so that pedestrians will have clear visibility of both the public sidewalk and cars moving into and out of the parking spaces.

All area driveways allow owners to back straight out to the street. As restrictions to side street parking are already in place to prevent BC students from parking on Alderwood, there is no traffic to speak of on Alderwood aside from the Jewish High Holidays. This is a very quiet street. Having one more car back out does not pose additional safety or traffic concerns to the actual use of this road. There is no additional wear and tear to the sidewalks as the same number of cars (5 between the 2 current home owners) will be crossing over the sidewalks in any regard. This actually helps the longevity of the sidewalks since the area will spread out over a wider area.

We find it extremely reasonable that the new owners be allowed to park and pull out in the same way as all other residences. Any other approach will require 2 cars to do a 3 point tight turn into a shared easement in evening and in icy conditions. This may also cause temporary blocking of the Sostek vehicles or access. Pulling out sideways into the easement poses risk to the Sostek brick wing and stone wall. The easement is deeply sloped, that part of Alderwood Road is also gently sloped making it difficult to navigate, a safety issue.

The only neighbor directly impacted are the Rothschilds who have lived at 46 Alderwood for 23 years- directly across the street from the existing parking space. We are in complete agreement in allowing this proposal to go forward. We see only a benefit as well as respite for the entire area.

We encourage you to accept this proposal.

Respectfully submitted:

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