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TO: TOWN OF BROOKLINE
ZONING BOARD OF APPEALS

RE: **40 CENTRE STREET**
BROOKLINE, MA 02445

Dear ZBA,

We are writing this letter as the owner and developer of 45 Marion Street, Brookline MA. It is our understanding that our 40B project has been referenced many times in comparison to Mr. Roth's 40B application on 40 Centre Street. To set the record straight as the owner, we would like to make a few clarifications to the Town of Brookline, Mr. Roth and Brookline residents, respectively.

Our company purchased a dilapidated 4-storey building with a 40B permit to construct 12 stories. Town officials and neighbors made it clear that they did not want the 12-storey building to be built. Thus, met with the Town and neighbors to come up with a plan that would be positively received by all. As a result, we lowered the height from 12 stories to 6, decreased our setbacks, parking ratio and number of large units due to the schools. 40 Centre Street should not use 45 Marion as a precedent, 45 Marion is what it is today because of a preexisting permit that was in place and took over eight years to be approved. The small setbacks and lack of parking spaces at 45 Marion are a result of a compromise we made with the Town of Brookline and should not be seen as standard procedure.

Parking

Today, we have a 64 unit building with 25 parking spaces on site. All 25 parking spaces at 45 Marion St. are rented and we are renting an additional 15 parking spaces elsewhere in the neighborhood. This brings the total to 40 spaces used for 65 units. Looking back, if we could do it again, we would have built fewer units, creating a better parking ratio.

Height & Setbacks

Today, 45 Marion Street stands at 6 stories, reduced from 12. We greatly reduced the height, and as a consequence created larger footprint on the site. Much larger buildings than those around 40 Centre surround 45 Marion. Easterly, Verizon stands at 6 stories, westerly 49 Marion is 10 stories and to the north Marriott stands at 12 stories. Finally, the hotel behind 45 Marion is a brick wall and not a condominium with an outdoor pool. Again, using 45 Marion as precedent for 40 Centre is not accurate as they are very different sites.

Existing Building

Our company purchased a once run-down apartment building with substandard living conditions for residents. We believe that we improved what was once there and improved the overall appearance of that section of Marion Street. The existing 40 Centre Street property is an attractive and fully operational building.

Façade & Materials

The building should be brick in its entirety. The metal paneling looks like the developer is simply looking to cut costs at the expense of the neighborhood. It is also important to mention the rear of the building uses no brick, creating a very unsightly view for the residents of 19 Winchester Street.

Finally, we respectively advise the Town of Brookline and residents to challenge the developer's pro-forma and question the accuracy of the numbers.

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