

Colm McMahon and Caroline Buckley
45 Coolidge St.
Brookline,
MA 02446

12-04-16

Dear Zoning Board of Appeals,

We wish to convey our objection to requested waivers that are unnecessary for the project, and are far beyond the scope of what has been proposed during the ZBA process.

Specific waivers:

B1. This should not be granted with regard to the 49 Coolidge St parcel. The waiver includes uses 20, 20A, 20B, 21. None of these commercial uses are appropriate for the site which is zoned for residential use only and would add unnecessary negative impact to the residential street. Multiple unacceptable negative impacts would be imparted. There are no practical parking facilities for the broad range of proposed commercial uses - this would compound a borderline functional and intensively used area, with heavy parking and pedestrian use, added to by Butcherie customers, and loading by the Butcherie. Use of the 4 tandem spaces for commercial visitors with short turnover would not be feasible without imposing safety issues as cars would be frequently backing onto the sidewalk and into traffic. Waste disposal, in particular hazardous waste disposal would be of major concern given constraints of site - with parking on one side and a shared passageway with 45 Coolidge St on the other. Furthermore, this would be a radical change of use from this residential home in a residential zoning area - the impact of this has not been reviewed or considered by the board or peer reviewers. Finally it is completely unnecessary for this project, which already has a substantial commercial floor area in the main 420 Harvard St parcel.

D1. This should not be granted with regard to the 49 Coolidge St parcel. There is no need or justification to allow retail or commercial use of any description into a home on a residential St with residential zoning - with concerns of waste disposal, parking, and absence of loading facilities similar to above. Additionally, a waiver for use 38C would allow the open space on the 49 Coolidge St lot and the adjoining rear of 420 Harvard lot to be used for commercial use including outdoor seating for a café / restaurant or other business. The rear yard is in a residential district and abuts the quiet residential yard of 45 Coolidge St. The space should be preserved for open space use by the residents of the proposed development.

L1. The building on 49 Coolidge St will maintain the existing height, so we can see no reason to seek waiver from maximum building height maximum. This should be denied.

The open space on the 49 Coolidge St lot and the adjoining rear of 420 Harvard lot should be for the use of residents only and should not form part of a commercial use including outdoor seating for a café / restaurant or other business. The rear yard is in a residential district and abuts the quiet residential yard of 45 Coolidge St. Introducing commercial activity into the yard is not justified or needed for this project and would serve to further negatively impose noise nuisance and privacy loss to the abutting property.

The proposed development will have substantial negative impacts on surrounding residents and compounding this with additional unnecessary waivers adding further negative impact and denigrating the residential neighborhood is not acceptable, and should not be granted,

Colm McMahon and Caroline Buckley

The image shows two handwritten signatures in blue ink. The signature on the left is 'Colm McMahon' and the signature on the right is 'Caroline Buckley'. Both signatures are written in a cursive, flowing style.