

## Ashley Clark

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**Subject:** FW: 134 Babcock / Jodie Manasevit  
**Attachments:** IMG\_1658.jpg

**From:** Jodie Manasevit [<mailto:jmanasevit@gmail.com>]  
**Sent:** Thursday, July 20, 2017 3:31 PM  
**To:** Maria Morelli  
**Subject:**

July 20, 2017  
To Maria Morelli,  
Please forward this letter to all Planning Board and ZBA members,

Dear members of Brookline ZBA and PB,

I am writing , once again, as a Stedman Street abutter, to strongly voice my objections to the Babcock Street 40B proposal currently under review. The Planning Department continues to gloss over unacceptable conditions this building will impose on abutters. Although the revised drawings presented by the Planning Board correct the developer's original, egregious omission of any change in elevation between the Stedman abutters and the site, the new elevation drawings show our dormers level with the third story of the proposed building. This is completely misleading. Neither I , nor my neighbors, sit outside our dormers to enjoy the back yard. We sit outside the kitchen which is a full story lower than the ground plane of the building site. This translates into us experiencing the proposed 5 story building as 6 stories. Once again, I attach a picture showing red balloons hovering at 50' -the approximate height of the proposed building -above the back of our property.

The recommendations of the planning board omit requiring greater setbacks along the entire width of the rear wall of this massive building. This is imperative for the abutters as we are otherwise faced with an unbroken 6 story wall of windows, some with balconies, which blocks open space and light, and deprives us of our right to privacy. The 9'-9.5' setback in the drawing also shows lovely plants and trees as a buffer. Unfortunately, the setback is not enough to support the growth of new plantings, deprived of light, as they will be in shadow from the new building. It is also not enough setback to safely preserve from construction damage many of the existing, mature 50' trees, some of which are on the back edge our property and partially provide a much needed green buffer.

The recommendation to step back the top floor of the building is woefully inadequate to mitigate it's oppressive height. The footprint of this building is way TOO big. The above mentioned and many of the other myriad safety, pollution, noise, and traffic problems which have been written about and discussed at meetings could be, at least partially, resolved by making a much smaller, residential building. The design, as it now stands, appears to be a commercial building completely out of scale and character with the neighborhood. It looks like a place to go for a root canal.

Using the excuse 40B provides for skirting existing zoning regulations to support greedy overdevelopment is disturbing and sends the message to Brookline residents that the beauty and open space of their neighborhoods is for sale. There is no reason affordable housing and market rate units can't co-exist in housing which reflects the character and open space of the existing neighborhood.

Jodie Manasevit  
119 Stedman Street

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