Drs. Brian and Christine Goldman
121 Stedman Street
Brookline MA 02446

Brookline Zoning Board of Appeals
c/o Maria Morelli
Building Department
Town of Brookline
Re: **134-138 Babcock Place Redesign**

Dear Ms. Morelli and the Zoning Board of Appeals:

We are writing to express our extreme dissatisfaction with the redesign plans submitted by the developer for the 40B project located at 134-138 Babcock Place in Brookline.

The developer ignored the majority of the suggestions detailed by the zoning board and has consequently made minimal substantive changes to the designed structure. Specifically, the massing of the building remains essentially unchanged; the buildings footprint has been reduced by a paltry 3.4%. The building also remains 5 stories tall and setbacks are far short of the 20-foot setbacks recommended by the zoning board of appeals.   The number of proposed parking spaces is also below the acceptable number as proposed by the Town of Brookline. All of these building characteristics substantially and negatively impact our neighborhood and the quality of life of its residents.

The submitted plans also remain grossly inaccurate, deceitful, and potentially bordering on fraudulent.   At meetings of the ZBA, peer reviewers and abutters have consistently informed the developer that there exists a 10 to 12 foot grade difference between the project site and the abutting Stedman Street properties. The grade difference effectively adds a substantial amount of height to the building when experienced from abutting Stedman Street properties. The grade difference is **never** included on any perspective drawing submitted by the developer when showing the view of the proposed redesigned building from Stedman Street. This omission is a conscious effort to deceive.

We respectively ask the Brookline Zoning Board of Appeals to inform the developer that substantive changes to setbacks and building height are required prior to the board's granting approval to this project.

Sincerely

Dr. Brian Goldman and Dr. Christine Goldman