

Requests re waivers and conditions

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To: Maria Morelli <mmorelli@brooklinema.gov>

Hi Maria,

I hope you can send this to the ZBA for the hearing.

Thank you,

Joanna G.

Dear ZBA,

I would like to request that the developer provide a lighting design for review by the planning department that won't overwhelm the neighboring homes and won't emphasize the buildings height as occurs at 455 Harvard.

I would like to ask that balconies do not face the Kenwood street abutter. Any way to make this side of the building, with its mass and height and wall of windows less invasive to the abutter and other neighbors should be implemented.

Design of Off Street Parking: Venting of garage should not affect abutters. It seems that the cars in the two handicapped spaces may need to back out of the garage to exit. This would be unsafe and undermines the site distance requirements that are already minimal.

Minimum Front Yard waiver: One consideration to think about is a restaurant in the retail space and its desire for outdoor seating? how will this be addressed with 0 setbacks? Also setbacks impact safety and the ability of pedestrians at night to see ahead of them and around corners.

Minimum Side yard waiver: a ZBA member wondered if abutter could put in screening? As the setback exists now this is not possible. Will the 3-5 foot setback allow the required storm drainage landscaping to grow as needed? The developer's drawings make this area look much bigger than on the plans .

Setbacks on upper floors are necessary to allow abutters access to light, air, sky, and to have some minimal amount of privacy.

Developers use these 40bs as precedents to justify their right to build ever increasing designs so I hope that the abutters and neighborhood needs will be fully considered.

Thank you,

Joanna Gallimore