

The site at 161 Division Street is the location of a gas explosion in 2004 which resulted in the homeowner's death and the complete destruction of the home. Surrounding properties were significantly damaged, one beyond any repair. Since that time, surrounding homes have been repaired and this site has been left vacant.

The proposal currently in front of the Zoning Board of Appeals tonight requests both a front yard setback and a lot line setback. Neither of these rezoning requests are reasonable and I ask that the Zoning Board deny these requests.

The proposed placement of the proposed two-unit structure is inconsistent with the front yard setback requirement and front yard setback averaging allowances, and is inconsistent with other nearby properties. As this is a new construction, a project could easily be designed withing the intent and purpose of the current ordinance.

The proposed garage, behind the main structure, is a result of the home placement design. While I absolutely commend the proposal to save the very large and significant tree at the back of the lot, the placement of the garage provides very small setback to nearby property lines, leaves very little room for the maintenance of the structure, and gives no information about vehicle movement into/out of the garage and the impact that movement would have on the adjacent property.

This proposal appears to be driven by the desire to have a specific building design placed on this lot. Given that it is a vacant lot, anything could be designed within the current zoning laws, therefore eliminating the need for zoning changes.

I request that the Zoning Board of Appeals denies this zoning variance request.

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