

From: [Christine Vigneault](#)
To: [Committee of Adjustment](#)
Subject: RE: [External] 71 APPIAN WAY - File# A118/24
Date: Monday, September 9, 2024 11:28:23 AM

I am writing to formally express my concerns regarding the proposed development on the property adjacent to my home at 67 Appian Way. In 2017, this same property was presented to the Committee of Adjustment for a minor variance, where the owner sought to divide the property into two 50-foot lots, which exceeded the R1 zoning requirements. Additionally, they requested setback modifications that exceeded the permitted maximum lot coverage of 35%. Despite opposition from the residents of Appian Way, the committee granted the variance, though they denied the requested setbacks due to the concerns raised by residents, including the potential for the new structure to encroach on neighboring properties and obstruct view.

Today, the new owners are once again proposing a development that exceeds the maximum allowable lot coverage of 35%, requesting a variance for a 46.23% coverage. This will significantly impact my home by obstructing my view and leaving me facing a brick wall. This situation is deeply unfair to my family and me. When we built our home, we adhered to the R1 zoning setbacks, and allowing this “minor variance” would impose an inequitable burden on us. Moreover, it would have a serious negative impact on my mental and emotional well-being.

I urge you, as my elected representative, to advocate for my family by opposing this development. I am aware that you have the authority to voice opposition and influence this decision. As your constituent, I expect more than just social media updates about helping residents with issues like trees and garbage. I ask you to also ensure that our community is developed in a way that respects the rights of its residents. Please use your voice to stand against this type of development, which infringes on my view, my property, and my rights as a homeowner.

Note I have attached a photo from my sunroom looking out to my backyard. The yellow on the fence post is where the brick wall will end, and as you can clearly see, the increase in lot coverage will covers more than 50% of my backyard; do you think this is fair or appropriate?

Thank you for your attention to this matter. I trust that you will take the

appropriate action to protect the interests of your constituents.

Teresa DiNardo

Resident: 67 Appian Way



Sent from my iPad