

Ann Machado - Re: Zoning Board of Appeals meeting Thursday March 5th 2014

From: MB Mechanical <jennifer@maineboiler.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 3/3/2015 4:21 PM
Subject: Re: Zoning Board of Appeals meeting Thursday March 5th 2014
CC: Chuck Greenlaw <chuck@maineboiler.com>

Hello Ann,

Thank you for that clarification. I still contend it would be a proximity issue us. Space is extremely limited and I do not at all believe it would be appropriate to expand. There would be impact on a number of issues: parking, additional traffic congestion and while Lynn currently uses her driveway as a play area for the children and assuming she would need to fence in her actual back yard, the commotion on either side will be a huge issue for neighbors.

I happen to have a small dog with a ridiculously obnoxious barking habit. We try to keep her inside when Lynn has the children in the yard. I consider that a respectful neighborly gesture to all. The expansion will surely be disruptive from an overall noise perspective and I am keenly aware that many neighbors will not approve. There are many that work from home.

The space is simply not appropriate for the explanation she has proposed and I stand opposed,

Sincerely,
Jennifer

Sent from my iPhone

On Mar 3, 2015, at 2:47 PM, "Ann Machado" <AMACHADO@portlandmaine.gov> wrote:

Jennifer. -

I will share your email with the members of the Zoning Board of Appeals.

Just so you understand, the zoning law is not being changed. 161 Clinton Street is located in the R-5 residential zone. A daycare for up to 12 children is already listed as a conditional use. As a conditional use there is certain criteria that has to be met. A conditional use has to be approved by the Zoning Board of Appeals. If the Board feels that the criteria is being met then they will approve it.

Ann

PM >>>

Below please find my response to my neighbor's request for appeal. Lynn Rutter and Jeffery Runge reside directly beside my home (155 Clinton Street) on Clinton Street. Please note that I oppose this action and a change to the zoning law.

Thank you.

Hi Lynn,

I apologize for my not having reviewed the documentation pertaining to your business change/ proposal to the city. At the time we spoke, I was not clear on the fact that this is an actual proposal change to our zoning laws. Unfortunately, I can not support a change to zoning laws for individual purposes. My belief is that the laws were put in place for the benefit of the entire community so that we can co-exist with minimal impact on our personal space and well-being.

Though your business is not having any adverse impact on me personally, I am not home during the day and I am therefore ignorant to the actual impact on others in our neighborhood. My support would not be fair. Also, this would open the door to others wanting to operate the same sort of business. Though I do not oppose your business, I would not have the same comfort level should day care centers start popping up all over clinton street. It's mostly a proximity issue where we are. There's little or no space in between homes and though individual intensions might be good, the entire community needs to be considered when we change something that was put in place to help us all live harmoniously.... Add to all of that, re-sale value. Not everyone enjoys children the way that I /we do.

Jennifer

Jennifer Greenlaw
Controller

<mime-attachment.jpg>

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