

10 Island Street

Phil Hoose <hoose@gwi.net>

Wed, Sep 6, 2017 at 10:49 AM

To: amachado <amachado@portlandmaine.gov>, Christine Grimando <cdg@portlandmaine.gov>, cstacey@portlandmaine.gov

Cc: 'Meranne.Whitney@aol.com.', atlasinsure@aol.com, comstock@portland.lib.me.us, Sandra Ste George <stegeorge@gwi.net>

Dear City Staff,

I am writing to oppose the proposed development of a house on the waterfront lot at 10 Island Street.

These are my objections and concerns:

1. The site plan does not accurately depict the 75 foot shore land zone setback. You need to remeasure using the 2017 HAT line. Water is rising steadily throughout the City. Until you remeasure the application is incomplete and should not be acted upon.
2. A deck should not be permitted within the 75 foot setback.
3. The applicants are not adhering to the full set back from the front of the street. They are using roughly the same setback based on abutting properties. It is important that you compare the front setback plan to nearby properties and see whether the front setbacks are greater than the abutting properties.
4. The side setbacks are too generous. They should not both be eight feet. One side should be 14 feet.

Finally, my objection and those of most people in the neighborhood, is that this house doesn't fit. It's a big futuristic box trying to struggle into a tiny lot. It is against the character of the neighborhood. It was made possible by a quiet change in zoning that was not communicated to us. It came as a shock when the For Sale sign came up at 10 Island. We had all been told the lot couldn't be developed, and made our plans accordingly. Some of us would lose a great deal of pleasure and property value if this were to be built.

For these and other reasons I respectfully request that the application to build a house at 10 Island Street be rejected.

Sincerely,

Phillip Hoose