
To: Yogurtian, Ara
Subject: RE: 277 Channing Road

From: Joe Noone
Sent: Wednesday, September 14, 2022 8:31 AM
To: Yogurtian, Ara
Cc: Carrie Noone
Subject: [EXTERNAL]277 Channing Road

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Dear Planning Board:

I wish to raise the following concerns and objection to the applicant's proposed renovation plan:

1. The property currently has another structure that is used as an office and is not a "shed" as set forth on the plot plan. This structure has air conditioning and heat and is utilized as an office. I question whether or not this structure been factored in the lot coverage calculations? The plot plan does not contain the dimensions of the structure;
2. The proposed renovation to the nonconforming structure greatly increases the non-conformity and needs to be scaled back;
3. I object to the inclusion of the dormers due to the height and massing on the property. The applicant stated that the dormers would not be viewed traveling down Channing Road, but they will greatly impact the two immediate abutters as this small lot would essentially consist of a 3 story structure;
4. The proposed expansion of the dwelling by 4 feet on the right side further increases the nonconformity of the front seat back; and
5. The proposed addition will situate the driveway in front of the structure in violation of 5.1.3.b.1.

I am in favor of the applicant's desire to improve his property. However, this proposal is a significant reach in its scope and seeks relief from your Board that should not be given. My wife and I are willing to participate in meetings with the applicant to discuss a plan that is much more reasonable given the lot size and its nonconformity.

Thank you for your consideration.

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