

May 22, 2023

RE: 686 Maplewood Avenue

Dear Chair Eldridge and Board Members:

As an abutting homeowner to the proposed development of 686 Maplewood Avenue, which requires multiple variances, I am writing in opposition to said development as the requested variances do not meet all of the statutory tests required under Section 10.233 of the Zoning Ordinance. In particular, the requested variances fail the fourth test, which states that, "Granting the variance would not diminish the value of the surrounding properties." Having read the documents and information included in the meeting packet for tonight, including the memo from applicant's counsel and counsel's analysis of the fourth test, it is clear that the applicant has not met the burden of proof with regard to the impact on surrounding property values. It is an established fact that ongoing construction produces a negative impact on abutters' property values. In addition, the proposed development mainly includes two-family dwellings on small lots in an area zoned for single-family dwellings on lots more than twice the size of proposed lots. The availability of these new two-family dwellings will consequently lower the value of older, established, single family homes nearby. I humbly ask the Board to take the effects on abutters' property values into consideration in making their determination and further request that the Board deny the requested variances.

Sincerely,

John J. Wolf

From: [Kimberli Kienia](#)
To: [Kimberli Kienia](#)
Subject: FW: Abutter letter for the Zoning Board
Date: Tuesday, June 20, 2023 9:29:47 AM

From: dinanroom <dinanroom@gmail.com>
Sent: Monday, June 19, 2023 8:17 PM
To: Peter L. Britz <plbritz@cityofportsmouth.com>
Subject: Abutter letter for the Zoning Board

To the members of the Zoning Board of Adjustment

Regarding the 686 Maplewood Ave. condo development proposal

As a 19-year abutter to this property, I write to provide some historical context for your consideration. While seeking a great deal of relief, the applicant cites the lot's lack of frontage and odd configuration as maybe due to the long ago widening of I-95, which is right next to it. History will show you this is due to the fact that the lot before you was Helen Sterns' backyard for her circa 1800 home at 678 Maplewood. She sold to a developer who split her lot into two, then sold her home to someone who got this board's approval to convert her detached garage into a second apartment building.

I'd also like to call your attention to the renderings which show the proposed **nine** new homes being 3 stories tall, which is not consistent with the surrounding neighborhood.

Lastly, as many in Portsmouth know, the highway is very noisy.

I'd urge you to take a walk up there.

Thank you for your service,

Elizabeth Dinan

639 Maplewood Ave.