

TO: ZBA
FROM: Allison Gray Sanders
DATE: June 19, 2023
RE: 23-06-13, Apple Tree Properties Corp, 190 Range Road

190 Range Road is directly adjacent to my property at 172 Range Road.

My neighbor's building project, a rebuilt garage, is much taller/larger than the previous garage located there, and looms over my driveway and house. I object to their project.

What is not obvious in the site plan is the significant topographic contour which elevates the structure, onto which has been added a second story. Attached is a photo of the relationship of the new building to my property.

Please reject the application, as it is flawed in numerous ways, and the owners have not followed the rules that apply to all:

Apple Tree Properties Corp. chose to ignore the required building permit process. They neglected to obtain a demolition permit, a zoning permit, and a building permit, all the while working stealthily on weekends. They were finally issued a cease-and-desist order, which has caused the project to come to ZBA for review.


Looking at the application, in the **Variance Description**, there are some issues for discussion: first, the pre-existing single-story garage was demolished last fall (as noted, no permit). The variance is being requested to expand a building that no longer exists.

Second, the application fails to mention the addition of a second story to the previous one-story garage, the increased height of which also requires a variance. The drawings also show the addition of a bathroom implying the intent to create additional occupancy and requires health department approval.

The **Hardship Description** does not reveal any actual hardship. The oversize site has more than adequate available building area to locate a new structure the required distance from the property line.

I encourage the applicant to return with a project that meets the zoning requirements.

Thank you for your consideration.


Allison Gray Sanders

172 Range Road