

George Burton

From: Hope Ozer
Sent: Sunday, January 21, 2018 12:07 PM
To: George Burton
Cc: Emily B. Kile (emily@kilekuplaw.com)
Subject: EMERSON VARIANCE: REQUEST TO RECONSIDER

Dear George....I would like to request that we reconsider the Emerson variance request based on the new information presented below. Please advise how we move forward. Thanks! Hope.

From: Jordan Rose
Sent: Thursday, January 18, 2018 4:36 PM
To: Hope Ozer
Cc: Rebekah Pineda
Subject: Emerson Variance Case; New Information

Board Member Ozer – I appreciate your willingness to potentially reconsider due to some new and quite impactful information that was not in any way shared at the hearing a few weeks ago. Since that time, we have learned that it is the Town's policy to establish a vehicular non-access easement along right-of-way for new subdivisions where it is adjacent to existing homes so as not to burden those homes with additional setbacks because of a road that only benefits the new subdivision. This is essentially an acknowledgement by the Town that those increased setbacks being imposed on adjacent property owners would constitute a hardship and lower their property value. With this information, the Board may be inclined to acknowledge the hardship, not as a need to move improvements like a pool or sport court but the very fact that a significant amount of property is lost with nothing gained. In addition, we learned that this is one of only 6 lots in all of the Town impaired by three roadways, which, if not corrected, will end up reducing the property size by a full 12,000 square feet. In other instances this hardship would be corrected. We will very much appreciate an opportunity to present new information if a motion to reconsider the Variance case is provided. Thank you again and let me know if you have any further questions or need more information. Jordan.

Jordan R. Rose



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