

From: [Dorothy](#)
To: [Planning Info](#)
Subject: Petition of RALEIGH WAY HOLDING GROUP 0 Falkland Way assessor map 212 lot 212 for a variance from Section 10.521.
Date: Sunday, June 14, 2020 7:24:41 PM
Attachments: [FalklandWay_0_BOA_061620.pdf](#)
[ATT00001.txt](#)

To Portsmouth, NH Board of Adjustment members,

Due to the late notification to include all of the abutters and Atlantic Pointe Condo Board of this matter we would like to submit the following comments.

The previous owners used this land as their back yard. We do not understand the word derelict when referring to this property. The doting Great Grandmother provided every toy you can imagine to entertain her Great Grandchildren and their friends. A large kiddie pool was available to splash in and many friends enjoyed it too. From early spring to late fall the yard was used by grandson and His wife for many social gatherings. On the 4th of July they hosted upwards of 40 people to celebrate.

Many evenings cookouts were held with family and friends and the evenings ended with all around the fire pit and the yard was kept well landscaped.

An arborist who works for our landscaper estimates that some of the trees are over 100 years old. No mention was made how the ledge was going to be removed on Raleigh Way or if any steps would be taken to save any of the trees.

I assume that the term affordable housing often used in this presentation means if you can afford it we will sell you one.

Based on the square footage I estimate the price to be around \$625,000.

On the left side of the property facing Raleigh Way during rainy springs there has been an accumulation of water.

On the other end of Albacore Way abutting Atlantic Point a lot was approved granting 3 variances a few years ago. The house now sits a few feet from the sidewalk surrounded by a stockade fence with blackout shades for some privacy. To explain it precisely when backing out of the garage part of the car is still in the garage while the rest is already in the street.

Please take these points into consideration.

I guess the question is why 4 units?
Why not 2 or even 3?

ATLANTIC POINTE BOD

https://linkprotect.cudasvc.com/url? a=http%3a%2f%2ffiles.cityofportsmouth.com%2ffiles%2fplanning%2fapps%2fFalklandWay_0%2fFalklandWay_0_BOA_061620.pdf&c=E,1,V-NlChc9da2rPdO6e_OxIS_MLlmraRts3Rk0zJqfpJ_jAFrnQdPJpBqOCP2iwMR9NkJINVdIZIWDGYijxlHZERbBTzJ-LKSTHoydvIxEboh2yQOpVPY&typo=1

From: [Don Cummings](#)
To: [Planning Info](#)
Subject: Board of Adjustment meeting tomorrow - please vote no on variance
Date: Monday, June 15, 2020 3:45:03 PM

To whom it may concern,

I'm the owner of 155 Raleigh Way and would like to express my desire for the board to deny the variance requested by Raleigh Way Holding Group, LLC.

Atlantic Heights is already a very congested neighborhood. Adding more units in a small area would be to the detriment of the neighborhood.

My 20 years of experience in property management has taught me that 3 and 4 unit multifamily structures on a small parcel of land end up being nothing but trouble...parking/too many cars, pets, noise, trash disposal, property damage, etc..

Developers want to squeeze every bit of potential profit out of a small lot, so they benefit, but the town won't. The taxes the city will take in won't cover the costs associated with the number of people living in the 4 units.

Please vote no on this request.

Thank you,
Don Cummings