To: Portsmouth Planning Department
Attn: Nick Cracknell, City Planner

From: Stephen Iandoli
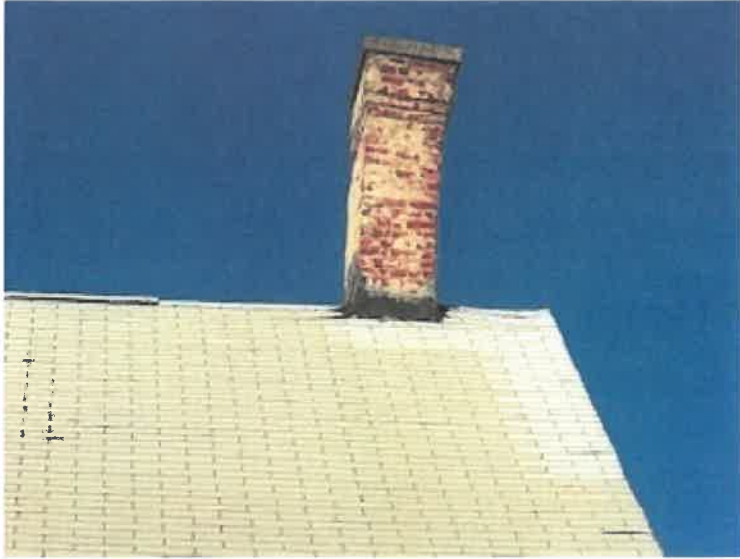Owner-369B Islington Street
HOA Treasurer

Re: Chimney work scope

One, of two, MAJOR projects 369 Islington Street desperately needs is chimney work. The (3) current chimneys on top of this building are **non-functioning** (decorative only). The (very serious) problem is that they are deteriorated to the point of severely tilting. We are concerned about public safety, at this point, because the front chimneys sit right above Islington Street. The chimneys stand approximately 5.5 feet high--from roof line. We are asking for permission to reduce the height of these chimneys to, approximately, 2.5 feet--from roof line. Reducing these non-functioning (decorative only) chimneys would eliminate the current tilt and risk of collapse.

Our building recently (2018) became a five-owner building (condominiums). We formed our new Homeowners Association at that time and began collecting a $225 monthly fee. Dealing with a building that had been *severely* neglected for many years, we have spent the past two years trying to play catch up; completing much-needed structural and cosmetic work that was also desperately needed and that work that we could afford to complete.

This, combined with skyrocketing insurance and utilities, has left us scrapping for money to pay for simple maintenance. We must also replace our entire roof...which we will be forced to finance...but that cannot be done until the chimney situation is resolved. Two different roofing companies looked at the roof and stated they will not touch the roof with the current condition of the chimneys.

Please allow us to just reduce the height of our decrepit chimneys. These chimneys will still be visible to all and should not affect the aesthetics of the Historic District. We have seen several buildings in our neighborhood that have shorter chimneys on their roofs and they still look great.

369 Islington Street, unit B

Existing chimneys

Existing Chimneys