From: <u>mark.adamy@comcast.net</u>

To: Planning Info

Subject: May 28 Board of Adjustment Meeting Date: Thursday, May 23, 2024 8:49:50 AM

To: Portsmouth Board of Adjustment

From: Mark & Holly Adamy, 350 Broad Street

Date: May 27, 2024

Re: Comments regarding proposed changes to **366 Broad Street**

After reviewing the proposed changes to 366 Broad Street we would like to submit the following comments to the **Board of Adjustment meeting on May 28, 2024**:

- We have lived at 350 Broad Street for 30 years.
- Overall we are supportive of the proposed changes to 366 Broad Street that have been shared to date, but have expressed the following concerns / considerations to Green & Co
- The current home at 366 Broad Street is approximately 20-25 feet from our property line. Under the proposal it would be 12'8" from our property line. This feels quite close, and out of line with most other homes on the even side of Broad Street between South and Jones.
- We request that appropriate screening specifically a picket fence as well as shrubbery, be placed along the shared border between 350 and 366 Broad Street.
- The home at 366 Broad Street is currently set back farther from Broad Street than our home. We request that the new homes – including front porches – aren't closer to Broad Street than our home.
- There are two mature maple trees in the front yard of 366 Broad Street. We would ask that these trees remain. If they must be destroyed, we request that replacement deciduous trees are planted. These replacement trees should be as large as possible, minimum 15' tall. This will retain the 'tree lined' appeal of Broad Street.
- We ask that noise and disruption to the neighborhood during construction specifically
 the demolition, any blasting of ledge, construction of the foundations and framing have
 specific parameters regarding time of day, and days of the week that are communicated
 with neighbors. We also request that we receive advanced notice of planned disruptive
 activities, ie blasting of ledge.



Mark D. Mangano 513-484-3212 mark.mangano@gmail.com

> On May 24, 2024, at 11:05 AM, Mark Mangano <mark.mangano@gmail.com> wrote:

lition will cause damage to our property (see attached image). We have several newly planted trees in close proximity as well. I also expect that the garage structure contains lead paint. We have young kids and a dog that love playing in mage to our yard landscaping, b) appropriately reduce debris and clean up site, and c) complete the job in a timely manner to avoid a long term discuption.

2-2 As above, our backyard property line extends along the length of one of the proposed single family homes. I want to ensure that landscaping and fencing is utilized to create a privacy screen between the two properties in keeping with the surrounding landscape. A much taller structure in relatively close proximity to our property line with many windows overlooking our backyard back of house could be detrimental to our property value. I assume potential homebuyers would also appreciate a degree of separation and privacy between the two properties as well.

> > Thank you,

> > Dr. Mark & Amy Mangano > 752 South St

> > <752 South backyard property line.jpeg>

> ---> Mark D. Mangano > 513-484-3212 > mark.mangano@gmail