

Zoning Board of Appeals  
Newburyport, Massachusetts

January 11, 2022

Re: 2021-44 – ZNC – 22-24 Olive Street

Dear Chairman Ciampitti and ZBA Members:

The Applicant's December 30 letter to you does not address your concerns at the December 14 hearing.

1. Zoning

The required zoning relief is the addition of more than 500 sq. ft. of living space on a non-conforming lot. ZBA members, and a majority of abutters, discussed that the proposed size and massing will be substantially more detrimental to the neighborhood.

The plan will max the lot out with dwelling additions, eliminating space for any accessory buildings. Subsequent owners may want accessory buildings. It wouldn't be the first time. For one example: In 2017, at 14-16 Charles Street, a developer removed existing accessory structures to gain space for by-right additions to a two-family building. In 2019 new owners applied for a Variance to add an accessory building. It was opposed by abutters and not granted. These situations add to your workload, disruptions for abutters, and disappointments for new home owners.

2. Zoning vs. Economic "Wins"...and Ageism

The Applicant asks you to consider something typically outside of zoning relief: development profit. He has two scenarios, a one-family development, in which he says "no one but a super wealthy person...wins," and his proposal before you, two separate, also likely expensive, dwellings. In either scenario the Applicant wins. But the purpose of zoning is to *conserve the value of property*, everyone's property. There is no purpose to ensure an "economic win" for developers.

I'm sure you will simply disregard the gleam in the Applicant's eye with regard to our "aging population" of homeowners. There is much to say about it, but I think none of it is related to zoning relief.

3. "Our City"

The Applicant, Sarkis Development, is based in Andover. He may be unaware of the seven decades our City and residents have worked to preserve and responsibly adapt one of the largest National Register Historic Districts in the country. It has made Newburyport a desirable place to live, but resulted in a long line of new developers who see a city "filled with redevelopment and renovation opportunities."

Given that the Applicant has not responded at all to your concerns about the detriment of his plans, please deny the requested relief tonight.

Thank you,

Stephanie Niketic, 93 High Street, Newburyport