

Christie Smith
1048 Nantasket Ave.
Hull, MA 02045

RE:
Phil and Connie Thomas/
ZBA
1045 Nantasket Ave.
Variance/Special Permit

July 20th 2020

To Whom This May Concern,

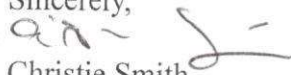
As an abutter directly across the street from 1045 Nantasket Ave. I am writing to voice my opposition to the request of the Thomas family, (of 1033 Nantasket Ave.), asking for a variance to allow them to convert their single family rental property at 1045 Nantasket Ave. into a multi family property with 2 apartments. I truly like the Thomas's, they are very good neighbors themselves and we as a neighborhood lucky to have them...but this variance does not apply only to them, it applies to the rental property in perpetuity, *no matter who owns it*.

There are many reasons that neighborhoods have specific zoning restrictions... maintaining fairness, full enjoyment of our homes, equal opportunity, and equal enforcement of rules and regulations are among them.

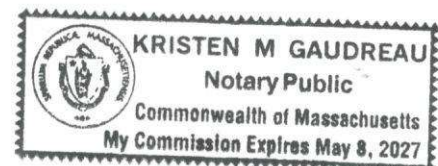
This is a single family zoned neighborhood and I do not want multi family properties to be allowed here. The one multi family we have in the entire area has been one for many decades. To allow this new variance would set a precedent. There are many properties that may have a potential for owner turnover here. Once precedents are set then others with finances in mind will be able to logically ask for this relief as well. Our neighborhood due to being direct waterfront is extremely desirable as rental property in general and the potential for any rental to be 30 day or summer rentals is a very attractive prospect, and especially if there are multifamily allowances.

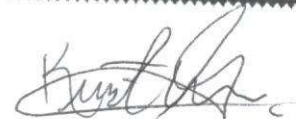
While I do empathize with the Thomas's hardship as they stated as the reason they are seeking this relief, I cannot support this change of use in our very tight and congested area...we may be the most congested single family zone in Hull already. As a year round resident I love our little neighborhood and would like to keep it "feeling like a neighborhood" as best as we can.

Sincerely,


Christie Smith
1048 Nantasket Ave.
Hull, MA

781.783.2441/c





July 21, 2020