

Gloucester Zoning Board of Appeals
Attn: Francis Wright, Chairman
c/o City Hall
9 Dale Avenue
Gloucester, MA 01930

Re: Application Submitted to ZBA for Special Permit at 8 Aileen Terrace

Dear Mr. Wright:

I understand that Tina Snider, owner of 8 Aileen Terrace (the "Property"), has applied for a special permit to allow her to construct a 25.5' garage accessory structure on the Property.

I have lived at 126 Eastern Point Boulevard for nearly 30 years and am a member of the Eastern Point Yacht Club, which abuts the Property. I object to the proposed garage for several reasons and urge you to deny the application.

The Eastern Point neighborhood is characterized by small lanes and ocean views. When walking or driving along Aileen Terrace and Eastern Point Boulevard, I enjoy the ocean views to the west. The neighborhood is already fully built out and congested, given the large homes, narrow lanes, and the location of the Eastern Point Yacht Club. Open space is in short order and ocean views must be preserved. Allowing a new structure with a 700+ square foot footprint and two full stories would have a substantially detrimental effect on our neighborhood and its ocean views.

Moreover, the size of the proposed garage, with a full-height living area (whether it is used for a "gym," as the application states, or a yoga studio, which is my understanding of the proposed use) does not fit with the architecture of our neighborhood. Although the neighborhood is comprised of relatively large lots of 1+ acres, most garages and other accessory buildings, if they exist at all, are only a single story. Finally, I am opposed to the location of the garage. It is far too close to the neighboring property (7 Aileen Terrace, which is owned in Trust by Mr. Alvarez), which would result in a cramped and forced development that would be detrimental to the neighborhood of high end properties. There are far better locations, which would permit a reasonable distance from lot lines, available for a garage at the Property.

Please deny the application for special permit.

Respectfully,

Eben Moulton