

Quailwood LLC, c/o David Clark
21 Lexington Ave., Oak Bluffs, MA 02557
Parcel ID 0002-0060

Oak Bluffs Zoning Board of Appeals
c/o Mr. Robert Culbert
PO Box 1327
Oak Bluffs, MA 02557

December 14, 2021

Dear Mr. Culbert:

This letter regards the **Halcott Grant** application for a special permit (appeal) for the proposed use of one of his structures located at 16 Atlantic Avenue. I plan on attending the Zoom meeting on Thursday but wanted to get you my thoughts via a letter that hopefully will be read into the record.

In an email to both you and Alexa I have communicated that I only became aware of this appeal by Mr. Grant in the last day or so as I heard about it from another concerned neighbor on Lexington Avenue who also abuts the Grant property. Please put me on the list as an abutter so that I will receive such notices directly. Thank you in advance for that kindness.

Please understand that I am very much in **opposition** to an appeal being granted. Mr. Grant applied for the special permit to Zoning Bylaw 4.4.4 pertaining to the construction of an 'accessory structure-detached bedroom/workshop' on a lot located in Residential Zone 2 in 2019. I am sure that the Town of Oak Bluffs was very specific with regards to his original permit and what was and wasn't allowed to be built. According to the pictures his realtor posted on the internet brochure, Mr. Grant has clearly taken many liberties and has built way beyond (and a very different structure) than what he had led the town to believe. What was approved was a bedroom/toilet/shower (not to exceed 400 sf) and a workshop. A fully applianced kitchen was strictly prohibited. The pictures clearly demonstrate to the perspective buyer that there is now a full kitchen. In looking at the architect's plans all I see is a full home with a big living room, kitchen and all the comforts of a house. And by the way, Where is the workshop? When I met Mr. Grant at the building site to introduce myself in 2020 he told me he was building a large workshop, which I thought was OK. His land, his workshop.

My research on accessory apartments in Oak Bluffs tells me these living quarters are to be built over a garage or some other uninhabited structure, usually as an attachment to a pre-existing home. While we certainly feel sorry for Mr. Grant and the problem he has brought on himself, I feel that he understood what he was getting himself into from the very first nail used on this house. I've heard other people say he is asking for forgiveness vs. getting the proper permissions in the first place, which I'm sure the Town of Oak Bluffs would have rejected had they seen the current layout. Never in a million years would I ever attempt to do such a thing as I respect the law of the land, which we all have to live by. Laws are to protect people from themselves and those around them, including neighbors. That building is set back only 20' from the back of my property and the thought of another vacation or rental property so closely abutting ours has me concerned for the sake of our land/home value and the right to peace and quiet. More people, more noise, less value of our property.

I guess the most blaring proof of this not being a workshop at all is the architect's floor plan (see page 2), which clearly makes a statement that the applicant never intended to share with the town his intention to build living quarters. Please do not allow him to devise some type of argument to bend the law and statutes. Please stand your ground and enforce the zoning regulations for this Residential Zone, which we collectively love and cherish.

Thanking you in advance for your consideration,

David A. Clark

