

James Bradley
22 Ash Lane
Lamoine ME 04605

August 21, 2019

Board of Appeals
Town of Lamoine
606 Douglas Highway
Lamoine, ME 04605

Dear Appeals Board Members:

I would like to add my voice to my fellow Lamoine residents in my concern over what has been constructed on Marlboro Beach Road (Lamoine Map 16, Lot 48-1).

It seems likely to me that the structure, when measured from the original grade of the building lot, stands well in excess of the statutory 35 feet. Regardless of what the Code Enforcement Officer initially measured, it should go without saying that a builder ought not be able to skirt zoning regulations by piling up the grade (very substantially, in this case), and sticking a tall structure atop the resulting mound.

This house clearly detracts from the aesthetics on that side of Marlboro Beach Road. As a property owner in the neighborhood, I am concerned about its impact on property values in this part of Lamoine, along with the character and cohesion of our neighborhood.

I would be very much in favor of the structure being surveyed by a licensed engineer and, should the residence be found not to be in compliance with local zoning code, remedial steps being prescribed.

Thank You

A handwritten signature in blue ink, appearing to read 'James', with a long horizontal line extending to the right.

James Bradley
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