

**Joanne Brown**

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**From:** robert rondano <northassociates@sbcglobal.net>  
**Sent:** Wednesday, September 20, 2023 12:06 PM  
**To:** zba@newfairfield.org  
**Subject:** 6 Glenway appeal  
**Attachments:** glenway pics.pdf

Dear Mr. Chairman and Zoning Board of Appeals Members,

We Robert and Jennifer Rondano are homeowners of the premises located at 8 Glenway. We are currently travelling and just found out about the proposed variance for 6 Glenway. Due to this time constraint, we have not had time to obtain an attorney to represent us. We hope you find the attached packet sufficient.

We are in opposition to the Zoning Board Appeals Application #38-23 submitted by the Lynch's (and architect Caren Carpenter) to add an expansion to their property located at 6 Glenway. Please see below for reasoning and the attached photos that further show the negative impact this expansion will have on our property.

- The house sits on only .17 acres (1/6th of an acre). And now applying for the FOURTH variance. They also upgraded from a seasonal to a year-round septic. I feel it's fair to say that at some point an individual should find a larger lot to support their continuing expansions. We always felt zoning regulations were there to protect the neighbors and the integrity of the neighborhood.
- The dwelling is already the largest and tallest on the street. This vertical addition will impede views and devalue the neighboring properties. It will also create this "towering" effect and we will lose the feeling of openness. Not something one would expect outside of a city.
- This very same applicant did not notify us of their previous variance application, nor did they notify us of this application. Our walkways are only 10' apart. Simple communication would have been easy to achieve.
- Please see attached pics showing the close proximity to my dwelling. Pic from my upper patio, front porch and family room window. The applicant is only 10' off the property line and our houses sit only 25' apart from each other.
- We have never applied for a variance on our dwelling as we decided that it would not be fair to obstruct views of the dwelling right behind us. Our dwelling is only one story. Again, zero variances. In all fairness, at what point would it be fair to say that we should indeed raise the Height of our structure to recapture our lost views (house value)? Again, knowing it would be at the neighbors expense it is not something we wish to do.

Thank You for your time, Jennifer and Robert Rondano