

From: [Laura Fallon](#)
To: [Thompson, Alexis](#)
Subject: For Zoning Board of Review Meeting Re: 8 Gotham Ct. & 283 Carpenter Street
Date: Tuesday, March 9, 2021 11:50:23 AM

Good morning Alexis,

I am writing in regards to the upcoming Zoning Board of Review session and would like to submit comments for tomorrow's meeting.

Our names are Peter & Laura Fallon and we own two properties (275 Carpenter St. & 285 Carpenter St.); both of which are neighboring the subject property located at 8 Gotham Ct & 283 Carpenter St, Plat 32, Lots 385 & 458; applicant/owner: Scott Aceto

We have concerns with the proposed application for dimensional variance seeking relief from the square footage condition under which substandard lots of record would be considered one lot and undivided by the Zoning Ordinance.

Our concerns are two-fold, specifically traffic/parking and past negligence/history of the landlord/property owner.

Traffic/Parking

The road leading into this cul-de-sac runs directly in the middle of our two properties. It is not a main road/street and is narrow like long driveway that is not built for heavy traffic use. In conversations with the owner Scott Aceto, we have been told of his intention to build a two-family on this lot and if not approved, a one family house. From past experience, we have seen high volume of traffic surrounding these properties making maneuvering difficult; tenants parking on this narrow road blocking access and specifically tenants parking illegally in our lot in parking spaces meant for our tenants. We feel the extra traffic expected from this change in square footage; specifically another house (two/one family) will negatively impact our properties if allowed to go ahead.

Issues with Landlord & Rental Properties

Due to the close proximity of our two houses to the applicant's property, we strongly object to any zoning changes that would support building of any kind by the applicant. Past experience with the applicant has proven he is a negligent landlord and neighbor. We have dealt with issues of illegal drug activity; parking in our lots by individuals living and visiting applicant's existing property; drug deals occurring on our property; a tenant's car being damaged; a bin set on fire and a tenant moving out directly due to safety concerns surrounding the aforementioned issues. No apology or resolution from the applicant was given. Although we realize bad tenants happen, it is the non-action of the landlord that concerns us (ie. when applicant's tenants were illegally parking in our lot repeatedly, we approached the applicant about this concern and were told to 'just get them towed' with no effort made on his behalf to deal with the issue). If he is not concerned or willing to deal with issues with his current property, he certainly won't be with additional properties.

We have owned several buildings in Federal Hill, a few of them over a decade and many of them on Carpenter Street and have never, in all these years, have had to deal with these types of problems.

We have seen the improvements many property owners have made to beautify the area over the years, and we ourselves have invested in this neighborhood by putting thousands of dollars into upgrading the appearance and curb appeal of all of our properties. We do not want to see property values or the neighborhood negatively impacted due to landlords like the applicant, that care only about the mighty dollar they make.

For these reasons, we strongly object to the granting of this zoning ordinance and respectfully request you deny this application.

Sincerely,
Peter & Laura Fallon