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OCT 15 2018

DEPARTMENT OF  
PLANNING & ZONING

Sara Brown  
65 Charlotte Street, Burlington

October 15, 2018

Neighbor comment on demolition and replacement of single-family house at  
69 Charlotte Street. 19-0284CA

Mary O'Neil and Burlington Development Review Board,

My family has lived at 65 Charlotte Street, the northern neighbor of 69, for almost 14 years. One of the things that I love about our house is the way that during the colder half of the year, when the sun is lower in the sky, sunlight pours through our southern windows and fills our ground floor with pools of light. This is only possible because the historic structure at 69 Charlotte Street has a low ridgeline, minimizing its shadow.

I am troubled and deeply saddened to realize that the proposed new structure with its much higher and longer ridgeline will forever block southern light from our ground floor from October through February. According to calculations based on the angle of the sun at solar noon, the height of the proposed ridgeline (estimated to be 31'), and the distance between the ridgeline and our windows, the last and first days that sunlight will reach our kitchen windowsill are October 6 and March 7.

I have included a diagram that shows the angle of the sun over the course of the year comparing the shadows cast by the current, historic structure and the proposed structure. I have estimated the height of the current structure at 21'. The plans available to me for the proposed structure do not label the height of the ridgeline, but with measurement, I have estimated it to be 31'. Please bear in mind that the lines represent the height of the shadow cast by the structure at 69 Charlotte upon our south wall and windows at the sun's zenith for the date. For most hours of those dates, the sun is lower and the shadow higher.

I recognize that the plans for the proposed house fit the neighborhood character, and that it is not much taller than other homes on the street, including ours. In the 1920's, when Edward Paya built both 65 and 69 Charlotte Street, he deliberately made 69 shorter to allow greater southern exposure for 65. I have no complaint about the fact that the lot coverage far exceeds the zoning guidelines for our low-density neighborhood. It seems that the excessive coverage is determined by the current structure; it follows that the current height should also have bearing on the proposed house. I recognize that the plans are designed to maximize square footage and southern exposure at 69 Charlotte, but unfortunately this is done at our expense. While our future neighbors are within their legal rights to build this new home, I beseech them and their architects to reconsider the design. I have reached out to the owners with our concerns and request. Perhaps the layout could be flipped in a mirror image to how it is currently drawn, placing their ridgeline further

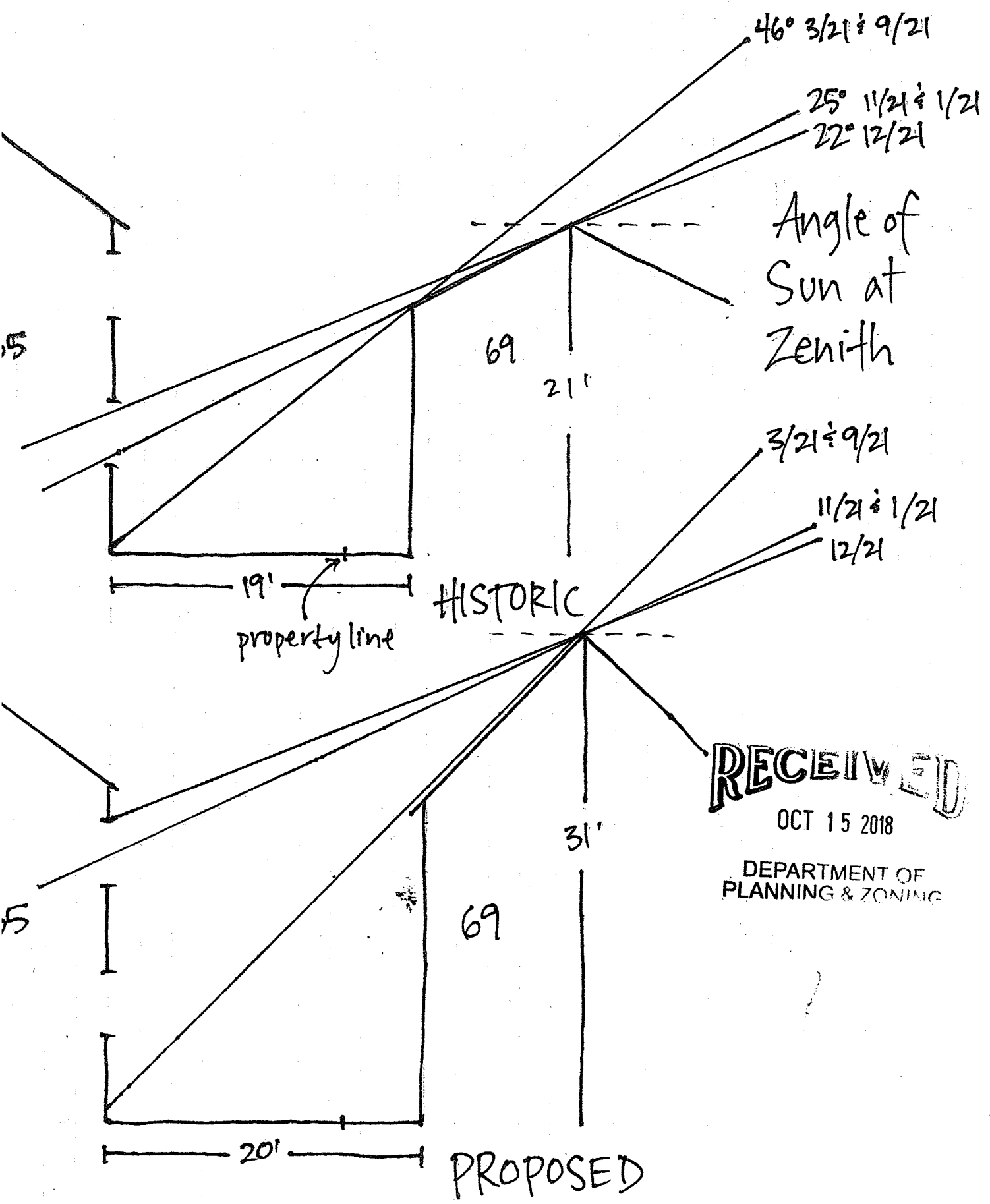
from our home. Alternately, if the ridgeline were lowered by a few feet we would gain extra minutes and days of sunlight.

The loss of treetop views from our house over and around the much lower, historic roofline next door is something we can learn to live with. The loss of sunlight into the heart of our home feels devastating. Modifications to the design could help mitigate our losses. For 14 years, and our kids' entire lives, we have known the joy of winter sunlight in our home. It is precious to us. Please consider our request for a lower ridgeline on the proposed structure to be built at 69 Charlotte Street.

Sincerely,  
Sara Brown

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Sunlight Reduction of Proposed House at  
 69 Charlotte St