

**From:** [STEVE LEWIS](#)  
**To:** [Paul Foley](#)  
**Subject:** [External] 247 Old Wharf Road unit U-4  
**Date:** Wednesday, July 23, 2025 12:28:12 PM

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Hey Paul thank you for sending me the plans. WOW! So they want to tear down the existing house completely and rebuild an entirely new two story building on a NON-CONFORMING lot. A lot that is smaller then the zoning regulations allow. They have a retaining wall holding up some of their yard right up against my fence a fence that is 2 feet in from my property line their house is 7 feet from my property line there is not enough set back. The zoning laws are put in place to protect the environment and neighborhoods. I dont understand why we have these laws if they can be changed or special permits are handed out anytime someone wants to build bigger. They knew the zoning laws when they bought the house. If you want a house that big there are plenty of houses on cape that you can buy rather then reconstructing on a tiny non- conforming lot right on top of your neighbors. Correct me if i am wrong but i was under the assumption that it is the zoning board that inforces the existing laws and protects our environment and neighborhoods. Also can you tell me if i am reading these plans right they want to raise up the land even higher and then build a two story on top of that. Shouldn't they be going down.As it is now their bottom window is above my 6 foot fence. I really would appreciate a site visit for someone to come out and see how this is going to affect what little privacy i have now. Thank you for your attention to this matter. I would appreciate any input you can share with me.

Virginia Lewis 85 Oak Street ext