

Letter of No Objection:

Dear Mr. Sturkey:

In reference to Matt and Emily Bourgeois's Application for Zoning Relief regarding their home located at 611 Ludlow Avenue, the submission dated March 12, 2024 has been reviewed and a motion was presented to the full Clifton Town Meeting (CTM) board pursuant to 1403-07 SF10.

As presented to CTM as of April 1, 2024, CTM has no objection to this request for a rear yard variance of 31' to allow a 4' rear setback to the west property line. See attached documents and site plan for reference. It is the opinion of the CTM Housing & Zoning/Land Use Committee that this variance conforms to a prior variance received in 1977 for the existing deck.

Please note that as a rule CTM does not take lightly deviation from the strict application of the zoning code; however, in this specific case the design maintains the existing architectural aesthetic of the home.

As the staff report for the submission was not complete at the time of our review, this review does not address any other variances or special requests other than those specifically noted above. The aforementioned statement of no objection applies solely to this project and its specific circumstances and in no way is intended or implied to set a precedent for other development requests within CTM's jurisdiction.

The CTM board ratified the above response in its regular meeting on Monday, April 1, 2024.

Sincerely,