

**From:**  
**To:** [Committee of Adjustment \(SM\)](#)  
**Subject:** Committee of Adjustment Meeting - June 20, 2023 - 35 Maywood Rd  
**Date:** Monday, June 19, 2023 11:46:57 AM

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Good morning,

I received a notification of an ADU application from a neighboring property at 35 Maywood Rd. The variance is for allowing the owner to build an ADU out of his garage that exceeds the 50% maximum ADU size.

My concerns (and many other neighbors' concerns) are that this property is not being utilized by the owner. It is being rented to 8-10 individuals, at times even more. The neighborhood is not zoned for a rooming house, nor does this lifestyle fit into the framework of the area. Watching tenants walk up to the house at all hours with suitcases as if they are hostel guests. They are standing in the driveway into the middle of the night on their phones without concern for the neighbors because there is no privacy in the home due to the large number of people living there. One tenant even mentioned that he sleeps in the furnace room.

There are often times shopping carts left on the boulevard/driveway, garbage bags out scattered on the driveway, snow not being shoveled in the winter, very rare lawn maintenance. There is no pride of ownership as is evident by almost every other residence in the neighborhood. The reason being, there is no owner present. It is a rooming house with no care for the neighbors.

If the landlord were to rent the house to a family, and some care was put into the property, there would be less concern by the neighbors. If this ADU passes, we are all very concerned that there will be 12 or more single individuals living at that property. That is unacceptable. I have zero faith that the owner of this property will use this house for anything less than a hostel for college students. While this group may be quiet this month, who's to say that the next month's group won't cause more issues in the area.

At the very least, this owner should be afforded no leniency on the ADU requirements and forced to minimize the footprint of the garage to the permitted area of 50% of the house size.

This is a family neighborhood, young and old, from multiple countries and backgrounds. Not a neighborhood for a hostel with 10 college guys living in it.

Regards,  
Garrett Weinhardt

