

Wolff, James

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November 5, 2020

To: The Martha's Vineyard Commission

RE: Hob Knob Expansion

From: Jim and Carol Wolff, 119 Upper Main Street, Edgartown

After reviewing the revised drawings for the Hob Knob Inn expansion, we remain opposed to the proposed plans. As drawn, the Inn would be seriously out-of-scale for our neighborhood, which is zoned in the R5 residential district. Although inns are permitted in this district, the size of the proposed new Hob Knob is more comparable to a mid-sized hotel than to an "inn", which is generally thought of as a much smaller operation. Additions to buildings in this district are required to be "subordinate" to the existing building. The plan for 124 Upper Main Street is to nearly triple the square footage of the original dwelling, clearly in violation of the requirements.

In addition, parking concerns still remain. There is no reason that the Hob Knob should be exempt from adherence to the zoning requirements for parking spaces for hotels. If the Inn complied with either B1 or B2 district zoning, they would need to have 45 spaces, double what is currently proposed. The fact that they "encourage" their guests to leave their cars on the mainland or that they "reserve" parking spots is irrelevant. Other businesses are not allowed to disregard zoning laws; why should the Hob Knob be given special treatment? And the fact that they do not remotely have the space for 45 parking spots clearly evidences that the scale of the project with 40 rooms is far too large for the property. Any expansion of the Inn's operations must be significantly scaled back from the current proposal in order to meet the town's and the neighborhood's legitimate concerns.

Thank you for your consideration.

James and Carol Wolff