

# Hob Knob Reopening of Public Hearing

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To: Lucy Morrison <morrison@mvcommission.org>; Alex Elvin <elvin@mvcommission.org>;

Dear Lucy and Alex: Please forward this to the Commissioners. Thank you.

Dear MVC Commissioners:

In view of the new plans that were submitted over the Christmas holidays without any notice of these plans to abutters, I am requesting a reopening of the hearing in view of the major changes in parking and a Staff Statement I had already previously addressed about "Parking Requirements". In the Staff Report dated 12-31-20, it was again stated (despite my earlier correction):

## **Parking**

"Staff looked at the parking requirements in the R-5 Residential District, the B-I Business District, and the B-II Upper Main Street District for comparison:

- The R-5 District calls for **two off-street parking spaces per dwelling unit.**
- The B-I District calls for one space for each guest unit, plus one space for every eight guest units or any fraction thereof.
- The B-II District calls for one space per guest unit, plus one space per 12 guest units or any fraction thereof.

**The Edgartown Zoning Bylaw parking requirements for this use are unclear. "**

I have already called attention to the fact there is no need for the staff to look at parking requirement in zones other than

R-5. It appears they are still confused and think we may be in a business zone, **which is false. We live entirely in a R-5 zone. Period. Therefore, there is nothing "unclear" about our zoning.** Despite my calling attention to this in an earlier public hearing, the Staff still seems to question what are our zoning requirements re parking. This confusion, too, should be re-addressed at the public hearing, along with other unsettled zoning violations pertaining to 128 Main Street, that were previously raised.

For example, the violation was earlier discussed by me in a public hearing and then again in a follow-up letter to MVC on July 23, 2020: "**Violation of Existing Inn rooms:** The 1996-97 ZBA requirement states: "**The manager's apartment must remain and cannot be rented.**". Hob Knob is *still* in violation of this Special Permit.

Finally, the occupancy question also hasn't been addressed: there are 4 additional 'sitting or den' rooms the have not been counted as "bedrooms". Regardless of the term ("bedroom", "sitting room" with sleep sofa and "den" with sleep sofa) each den or sitting room sleeps 2 extra people in the "bedroom unit". For example at 124 Main Street Room 6 has a den (thus sleeping 4 people - not 2 people), Room 11 has a sitting room, thus sleeping 4 people (not 2 people) and Room 16 has a sitting room, thus thus sleeping 4 people (not 2 people). At 128 Main, Unit 17 has 2 bedrooms and 1 sitting room, thus sleeping 6 people (not 2 people). The terminology "den" or "sitting room" is simply a euphemism for a "bedroom". These "dens/sitting rooms" add 8 more paying guests to the total number of paying guests the property can accept. And, these 8 new guests are in addition to the 8 employees housed there. I think it's important to be clear how many potential guests could be there at any one time (in addition to the 8 employees already discussed).

Thank you,

Jane Chittick, Abutter