

January 21, 2026

Re: Variance Application for the proposed ADU at 23 September Drive.

Dear Franklin ZBA,

Thank you for taking into consideration the letter we are submitting regarding the Variance Application for 23 September Drive, and in support of the Pestana family.

Our decision to build a home in Countryside Estates was made with the understanding that the development would maintain a tranquil character, with ample spacing between residences. We specifically relied upon the 40-foot setback requirement as a basis for our investment in this neighborhood.

The thoughtful layout of Countryside Estates is a key feature of our development that this variance threatens to undermine.

If granted, the proposal would infringe upon the Pestana's home, through reduced privacy, loss of natural light, negative views, and altered landscaping. The ADU's proposed location creates a crowded appearance, which will be very apparent from our lot as well, and it will diminish the neighborhoods overall aesthetic.

Granting this variance sets a precedent that threatens the long-term aesthetic harmony of Countryside Estates, and it signals a need for caution to all present and future property owners in Franklin.

Thank you for considering our concerns.

The Alexandrou Family
15 September Drive
Franklin, MA