

# PROBLEMS WITH “EVENT HOUSES” AT SANDBRIDGE BEACH

“Events”, or as some would have you call them now, “Large Gatherings”, may best be defined by Siebert Realty, who “classifies any reservation as a Special Event if it exceeds the standard advertised occupancy limit.”<sup>1</sup> These are taking place in houses that were built on residential lots but are *de facto* functioning as commercial ventures

Our Sandbridge Beach Civic League committee presents the problems as follows:

## Safety-

1. Illegal parking that obstructs the passage of public safety vehicles
2. Increased traffic coming into and out of a residential community
3. Large number of people in a structure without fire sprinklers or adequate egress if a fire occurs
4. Large number of people who exceed the maximum number permitted by fire codes or able to be accommodated by outside decks
5. Events that bring illegal activities to our residential community, e.g. fireworks, underage drinking, strippers, lap dancing and gunfire to name a few.

## Welfare-

1. Increased trash strewn throughout neighborhood, as well as the ocean and Back Bay
2. Increased noise that disturbs neighbors
3. Commercialization of residential property without a rezoning or a conditional use permit
4. Decrease in residential stability because of commercial houses that do not engage in community strengthening activities
5. Residents choose to move from the community to escape these commercial houses, thus lowering the residential neighborhood values, both monetary and character
6. Commercial houses with a large number of bathrooms that will cumulatively stress the existing vacuum sewer system that was constructed with the idea of residential zoning, not commercial
7. Commercial houses that use a large amount of city water, thus lowering water pressure to residential neighbors

We need to explore ways to curb the practice of turning our neighborhood into assembly halls just for the financial benefit of the owners of the properties, without providing any value to those around the event houses.

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<sup>1</sup> Wedding &Event Policies, [www.siebert-realty.com/htmls/spevents.php](http://www.siebert-realty.com/htmls/spevents.php)