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Via Email: ayogurtian@belmont-ma.gov

Mr. Ara Yogurtian
Office of Community Development
Homer Municipal Building, 2nd Floor
19 Moore Street
Belmont, MA 02478

Re: 50 Hillside Terrace, Belmont, MA 02478 (Case #25-28)

Dear Mr. Yogurtian:

I have been retained Mr. and Mrs. DelRose (83 Selwyn Road) and Mr. and Mrs. Haddad (42 Jackson Road), who are abutters to 50 Hillside Terrace, to represent them before the ZBA in opposition the application for two special permits.

The DelRoses and the Haddads oppose the size and scale of the addition to 50 Hillside Terrace as it is 135.3% larger than the existing home. The proposed addition encroaches on the front and rear setbacks, further increasing the nonconformity of the dwelling.

The proposed addition does not satisfy the requirements of By-Law Section 1.5.4.C as the increased nonconformity of the addition detrimentally impacts these abutters by creating a very large-massed structure within two setbacks.

An expansion of 135.3% of an existing non-conforming structure, as it is proposed, is simply unreasonable and injurious to the DelRoses and the Haddads.

The structure appears to exceed the height allowed in residential districts given the grade of the property and the exposed basement. The proposed addition creates a structure greater than 2.5 stories when the basement is included.

Enclosed are two letters of opposition submitted by the DelRoses and the Haddads.

Thank you for your attention hereto.

Very truly yours,

Avery Dooley & Noone, LLP

Joseph M. Noone

JMN/ske
Enclosures