

November 6, 2025

**Via Email:** [ayogurtian@belmont-ma.gov](mailto:ayogurtian@belmont-ma.gov)

Belmont Zoning Board of Appeals  
c/o Mr. Ara Yogurtian  
Office of Community Development  
Homer Municipal Building, 2<sup>nd</sup> Floor  
19 Moore Street  
Belmont, MA 02478

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

Dear Belmont Zoning Board of Appeal:

We reside at 42 Jackson Road and write to express our concerns and opposition to Mr. and Mrs. Manning's request for two special permits to build an 1,810 square foot addition at 50 Hillside Terrace.

Please be assured that we want to be good neighbors and we are not looking to make trouble for the owners. However, we have serious concerns regarding their proposed renovation and the impact it will have on us as the primary abutting neighbor at 42 Jackson Road, on the neighborhood as a whole, and for future prospective owners.

1. The scope of the project is egregious and massive. The owners are looking to increase square footage by 135% which is well above the 30% set forth in the By-Law.
2. The massing of the planned structure directly encroaches on the enjoyment of our property and our privacy in the following ways:
  - They will have a direct view into our bedrooms, bathrooms, living room, kitchen, and outdoor living space.
  - It will create significant shadows on our entire property.
  - It will block all morning sunlight.
  - It will create a huge wall very close to our property.
3. It is unclear from the plans provided how the height of the new structure is being measured and how the height of the new structure compares to the height of the existing structure.
  - Due to the grade of the property, the existing structure appears to be greater than 2 1/2 stories.
  - The dense hedge that is referenced in the "Special Permit to maintain existing non-conforming rear setback" was installed by the previous owner of our property because

the Manning house, when built, had already exceeded the required setbacks. By adding an additional story to the structure, the hedge will no longer provide the privacy mentioned in the proposal.

4. This neighborhood has a high concentration of ledge. Since our home was built in 1925, we are concerned about the impact of drilling or blasting so close to our home. This could create weakening of our several retaining walls and patio structures. Depending upon the density of the ledge, we are fearful that the excavation could also damage our property.
5. Although Ms. Manning requested Cindy to sign a petition approving their intent to build, they were not able to answer several of our questions and we were uncertain that the plans were complete, so we refused to support their application. Upon further review, we are deeply concerned about the massing of the proposed addition and its direct impact upon us and our home.

We oppose the application as we are concerned adding such a vast expansion to an existing structure that is already non-conforming is very detrimental to the neighborhood and abutters.

Thank you,  
Mark & Cindy Haddad