

TO: Belmont Zoning Board of Appeals

FROM: Rita Butzer and Daniel Carpenter, Owners at 6 Oak Ave.

RE: Case No. 23-28, 45 Trapelo Rd.

DATE: November 9, 2023

Dear Members of the Zoning Board of Appeals,

We are direct abutters to 45 Trapelo Rd., owning the adjacent lot to the rear of the applicant's property. We welcome improvements to the property, as in recent years, the maintenance and upkeep of the building, sidewalk, and yards seemed to be lacking. However, we do have concerns about the construction of the rear addition for the stairwell.

The application for a Special Permit requests a rear setback of only 4'; the current setback is at 10.3'. We worry that by having part of their building so close to the property line, it will generate a feeling and appearance of our property being "boxed in" by large adjacent structures. We can't help but be concerned to what this may do to our property value.

Additionally, there are two mature trees in the area; one on the shared property line and the other just on our side of it. We do not want to lose these trees. Nothing was said in the application about whether the tree on the shared property line would be preserved. If digging the foundation for the rear addition damages the trees' root systems, who is responsible for the loss of the tree on our property? As you can see in the attached photo, there are implications for our fence which would then need to be replaced.

We would also like some consideration to a drainage plan. With a much smaller back yard, there is less open ground to absorb rainfall and the water from their house's gutter downspouts. How can we be protected from additional runoff to our property?

While we are in favor of having the property renovated, we feel that the option of making the improvements without reducing the rear setback should be pursued.

We thank the Zoning Board of Appeals for taking our concerns into consideration.

Best regards,

Daniel Carpenter & Rita Butzer

6 Oak Ave.

