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Planning Board members
Town of Belmont
19 Moore Street
Belmont, MA 02478

June 9, 2025

RE: PB Case #23-23, 196-198 Beech Street, request for amendment

Dear Planning Board Members,

During the preparation of construction drawings for the addition at 196-198 Beech Street, we realized that our original application to the Planning Board omitted an egress window for the cellar. We have since corrected this oversight in our updated plans.

To accommodate the required egress window, a window well extending 4 feet from the building will be necessary. Since the wall in this location is not load-bearing, the footings required for the front porch posts cannot be placed on the window well. This presents us with two options:

- **Option 1:** Reduce the width of the porch and maintain the originally proposed 4-foot depth.
- **Option 2:** Increase the porch depth to 5 feet, which would result in a slight increase in lot coverage from 32.2% to 32.5%.

Many neighboring properties feature porches consistent with Option 2. While we would prefer to proceed with Option 2, we understand that any variation from the approved plans requires the Board's review and approval. Thank you for your consideration. We look forward to your guidance and decision.

Sincerely

Ara Yogurtian