

Clark Hill Neighborhood

Belmont, Massachusetts June 18, 2015

The Clark Hill neighborhood consists of 34 buildings adjacent to the proposed new construction at 1 Clark Lane, as it is called in this situation. The list is formed by the 300' radius of property owners, which the town of Belmont requires to be notified of a new construction. Clark Hill is a historic area dating back to Thomas Clark's farm, which was in this location in the 1760's. More than 1/3 of the 34 buildings (14), were built between 1830 and 1896, the rest of the 20 buildings were built in the following 103 years between 1900-2003.

Because many of the homes on Clark Hill were built prior to the pre-zoning era, sizes of the buildings vary from 734 sq. ft. to 4784 sq. ft., and the lot sizes vary from 1444 sq. ft. to 27,285 sq. ft. There are cottages next to estates. Not only do lot sizes differ substantially, but so do the lot shapes. There is very little in these properties that falls into the norm of today's zoning by-laws. Many of the properties have their own unique characteristics of the era when the area was dominated by the surrounding farms and their supporting buildings. Some of these buildings are reminiscent of the old farming community when buildings were built as needed. Therefore it is a creative task to fit in a new building into this menagerie of buildings from 1830 through 2003. We have done our best with size, scale and the architectural style to respect the surrounding built neighborhood and fit well into it.

1 Clark Lane is lot #1, subdivided from 70 B Thomas St., 70 B is called lot #2. Lot #1 is 5101 sq. ft. and the proposed livable area of the new single family home on this lot is 2040 sq. ft., yielding an FAR of .39. This home will be over 75 feet away from the closest homes off of Thomas and Clark Streets and over 100 feet from the existing homes on Clark Lane. The existing buildings to the North and East of the proposed new home are built on a grade at 1-2 stories above the proposed structure. The proposed home is at + -81' and the existing homes to the North and East are at +- 105' elevation. The existing buildings to the South and West are approximately at the same level +- 81' as the proposed new home.

Clark St., Kilburn Rd., Royal Rd. and the corner of Thomas St. are in Single C residence district and Clark Lane and most of Thomas St. are in the General Residence district.

More than half of these homes were built in the Colonial style, which is the only common denominator of the buildings in this neighborhood. It is also the architectural style of the proposed new construction at 1 Clark Lane.

**PROPERTIES AT CLARK LANE AND CLARK STREET IN THE IMMEDIATE
NEIGHBORHOOD OF THE PROPOSED NEW CONSTRUCTION AT 1 CLARK LANE**

108 Clark (St) Lane, Patricia Auterio*

Lot 17,100 sq. ft, TLA 4784 sq. ft, 2 stories; 8 bedrooms, 4 baths; 4 Colonial apartments built 1982

104 Clark St. at the corner of Clark Lane, Inhabitants of Belmont

Lot ?, TLA 3840 sq. ft. 2 stories, 4 bedrooms, 1 bath, 1 half bath; Colonial, built 1987

2 Clark Lane, Annette Goodro*

Lot 6,662 sq. ft, TLA 734 sq. ft, 1.5 stories, 2 bedrooms, 1 bath; single Old Style built 1880

3 A Clark Lane, John Hendry*

TLA 2392 sq.ft, 2.75 stories, 3 bedrooms, 2 baths, 1 half bath, 2 car garage; condo Colonial built 2003

3 B Clark Lane, Yanshuang Liu*

TLA 2392 sq. ft, 2.75 stories, 3 bedrooms, 2 baths, 1 half bath, 2 car garage; condo Colonial built 2003

4 Clark Lane, Edward Mallowney

Lot 4077 sq. ft, TLA 1444 sq. ft, 1.5 stories, 3 bedrooms, 1 bath; single Old Style built 1979

5 Clark Lane, Sahiba Imran

Lot 12,750 sq.ft, TLA 2537 sq.ft, 2.25 stories, 3 bedrooms, 1 bath, 1 half bath; single Old Style built 1866

96 Clark St., Read Norton*

Lot 9485 sq.ft, TLA 1654 sq.ft, 2 stories, 4 bedrooms, 2 baths, 1 half bath, 1 car garage; single Garrison built 1960

92 Clark St., Anna Inglese*

Lot 11,305 sq.ft, TLA 1392 sq.ft, 1 story, 3 bedrooms, 2 baths, 1 half bath, 2 car garage; single Raised Ranch built 1960

86 Clark St., Barak Barnoon*

Lot 7373 sq. ft, TLA 2194 sq. ft, 2 stories with finished attic, 4 bedrooms, 1 bath, 1 half bath; single Colonial built 1863

93 Clark St., David Condon

Lot 7002 sq. ft., TLA 1976 sq. ft., 2 stories, 4 bedrooms, 2 baths, 1 car garage; single Colonial built 1984

99 Clark St., Thomas Hancock

Lot 7206 sq. ft., 2 stories, 4 bedrooms, 2 baths, 1 half bath, 2 car garage, single Colonial built 1984

70 B Thomas St., Erik Rhodin*

Lot 15950 sq. ft., TLA 1706 sq. ft., 1.75 stories, 4 bedrooms, 2 baths; single Colonial built 1830

Abutting properties of the proposed new single family home at 1 Clark Lane marked with *

NEIGHBORHOOD PROPERTIES AT 300 FT. OF THE PROPOSED NEW CONSTRUCTION SINGLE FAMILY HOME AT 1 CLARK LANE

65 Clark St., James Aylward

Lot 27,285 sq. ft, TLA 4784 sq.ft, 2.5 stories, 6 bedrooms, 3 baths,3 half baths, 2 car garage; single Colonial built 1924

70 Clark St., Nancy Sommers

Lot 13,889 sq. ft, TLA 3154 sq.ft, 2.5 stories, 5 bedrooms, 3 baths, 1 half bath; 2 car garage, single Colonial built 1912

80 Clark St., Valerie Epps

Lot 11,444 sq.ft, TLA 2624 sq.ft, 2.5 stories, 4 bedrooms, 2 baths, 1 half bath; 2 car garage, single Colonial built 1896

81 Clark St., Ian Watson

Lot 16,918 sq. ft, TLA 3280 sq. ft, 3 stories, 6 bedrooms, 3 baths, 1 half bath; 2 car garage, single Colonial built 1860

87 Clark St., Panfilo Rozzi

Lot 7010 sq. ft, TLA 1934 sq. ft, 1 story, 3 bedrooms, 3 baths; 2 car garage, single Raised Ranch built 1984

70 Thomas St., James Maguire

Lot 3690 sq.ft, TLA 1422 sq.ft, 2 stories, 2 bedrooms,1 bath; single Colonial built 1830

70 A Thomas St., Daniel Guettler

Lot 3375 sq. ft, TLA 1295 sq.ft, 1.75 stories, 3 bedrooms, 1 bath, 1 half bath; single Colonial built 1860

66 Thomas St., Sonja Komar

TLA 1519 sq. ft, 2.5 stories, 3 bedrooms, 2 baths, 1 half bath; condo Colonial built 2001

68 Thomas St., Margaret-Ann Gray

TLA 2215 sq. ft, 2.5 stories, 3 bedrooms, 2 baths, 1 half bath; 1 car garage, condo Colonial built 2001

60 Thomas St., Donna Esposito

Lot 6000 sq. ft, TLA 2784 sq. ft, 2 stories, 4 bedrooms, 2 baths, 2 half baths; 2-family Colonial built 1830

62 Thomas St., Thomas St. LLC

Lot 5146 sq. ft, TLA 2072 sq. ft, 2 stories, 4 bedrooms, 3 baths, 1 car garage, 2-family Colonial built 1830

56 Thomas St., Donald Reynolds

Lot 6643 sq. ft, TLA 1768 sq. ft, 2 stories, 3 bedrooms, 2 baths, 1 half bath; single Colonial built 1870

55-57 Thomas St., Sean Lally

Lot 5512 sq. ft, TLA 2238 sq. ft, 2 stories, 5 bedrooms, 2 baths, 1 half bath; 2-family Colonial built 1910

52 Thomas St., Jeremy Brown

Lot 5352 sq.ft, TLA 2242 sq. ft, 2 stories, 4 bedrooms, 2 baths, 1 half bath, 1 car garage, single Colonial built 1870

49 Thomas St., J&C Hitchcock

Lot 5022 sq. ft, TLA 1252 sq. ft, 1 story, 2 bedrooms, 2 baths, 1 half bath, 2 car garage, single Split Level built 1966

48 Thomas St., Justin McCue

Lot 4566 sq. ft, TLA 1494 sq. ft, 2 stories, 2 bedrooms, 2 baths; single Colonial built 1870

47 Thomas St. Jeffrey Lasser

Lot 5119 sq. ft, TLA 1711 sq. ft, 2 stories, 5 bedrooms, 1 bath, 1 half bath; single Old Style built 1900

46 Thomas St., Cristinel Cocone

TLA 1971 sq. ft, 2.5 stories, 3 bedrooms, 3 baths, 1 half bath, 1 car garage, condo Colonial built 2003

44 Thomas St., Yeon Park

TLA 1971 sq.ft, 2.5 stories, 3 bedrooms, 3 baths, 1 half bath, 1 car garage, condo Colonial built 2003

43 Thomas St., Hollis Herman

Lot 5216 sq. ft, TLA 1845 sq. ft, 2 stories, 3 bedrooms, 1 bath, 1 half bath; single Old Styles built 1900

15 Kilburn Rd., Edward Carey

Lot 16, 237 sq. ft, TLA 4510 sq. ft, 2.5 stories, 6 bedrooms, 3 baths, 1 half bath, 2 car garage, single Colonial built 1868

31 Kilburn Rd., Andrew Oldman

Lot 9028 sq.ft, TLA 4230 sq. ft, 2 stories, 6 bedrooms, 4 baths, 1 half bath, 2 car garage, single Colonial built 1910

64 Royal Rd., Penelope Moore

Lot 7059 sq.ft, TLA 2386 sq.ft, 1.75 stories, 4 bedrooms, 2 baths, 1 half bath, 2 car garage, single Raised Ranch built 1984

58 Royal Rd., Steven Sandage

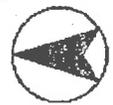
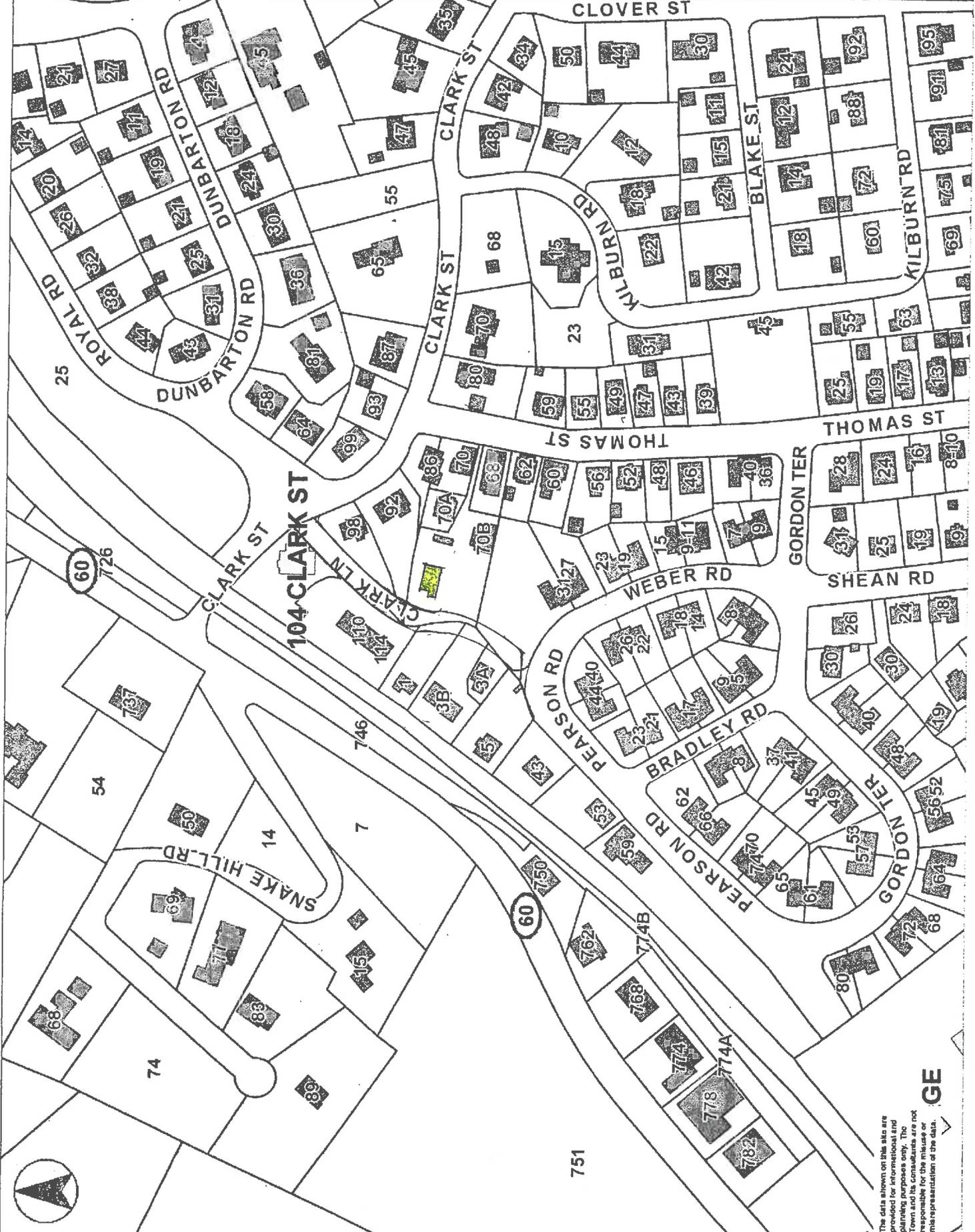
Lot 9028 sq. ft, TLA 2831 sq. ft, 2 stories, 4 bedrooms, 2 baths, 1 half bath, 2 car garage, single Garrison built 1984

41-43 Pearson St., William Rubin

Lot 7001 sq. ft, TLA 2831 sq. ft, 2 stories, 4 bedrooms, 2 baths; 2-family Garrison built 1972



- Town-Owned Buildings
- McClean Buildings
- Buildings
- Parcels
- Town Boundary
- MA Highways
- State Interstates
- US Highway
- Intersecting / Altered Routes
- Chairs_poly
- Chairs_arc
- Abutting Town Labels
- Abutting Towns
- Roads
- Major Road, Collector
- Minor Road, Arterial



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