

Neighborhood Petition

Date: August 24, 2016

Statement from the family residing at 60-62 Channing Road.

We are proposing to build a second floor deck (12' x 11'-3"). We have two small children, one is 3 years old and the other is 4 months old. This deck will allow our family to access the outdoors from the comfort and safety of our home. Currently we have no balcony or any other outdoor space directly accessible from the home. It is known that daily exposure to fresh outdoor air and sunlight is beneficial for healthy development, especially for children. Currently, the only way to get to the outdoors is to leave the home. This presents challenges, especially in the case when one caretaker is at home with both kids. In this scenario, which is quite common since both parents are working full time and the children oftentimes have a nanny, the safety concerns of going down a flight of stairs with two children simultaneously presents a safety hazard that prohibits this practice. Therefore, our children have no safe access to the outside from the home and hence suffer the health risk of not getting enough sunlight exposure.

The second floor deck we are proposing to build will enable the convenient and safe access to the outdoors for our children to access fresh air and sunlight. The deck will face the backyard and will be directly accessible from the home. The proposed footprint of the deck is well within the footprint of the current home. It fills in a gap between two side walls and does not extend beyond those sidewalls. The application to build this deck was denied because it did not comply with the current Town of Belmont Zoning By-Law. Specifically, Section 4.2.2 of the Zoning By-Law allows a minimum 10.0' setback; the proposed setbacks are 8.7'. It is important to note that the existing house structure is already set back by 8.7' and the deck would not reach beyond the existing setback.

The building of this deck will not have any negative impact on the abutters or the neighborhood for two main reasons. First, the existing deck will not be set any closer to the property line than the existing house structure. As stated above, the deck fills in an area in between two existing side walls. Second, a second floor deck is a very common element found on 2-family homes in the Town of Belmont. Indeed, one can find numerous examples of such decks within close proximity to our home.

Statement from neighbors of 60-62 Channing Road.

I am aware of the proposal for the second floor deck at 60-62 Channing Rd., and I do not object the proposed project.

Name	Address	Signature
Marilyn Papayan	10 Farm Rd Bel	Marilyn Papayan
Jason Tucker	1 Farm Rd.	Jason Tucker
Beibelle Brown	14 Farm Rd	Beibelle Brown
PAWEL NOWAKOWSKI	7 FARM RD	Pawel Nowakowski