

November 6, 2025

Via Email: ayogurtian@belmont-ma.gov

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

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

Dear Belmont Zoning Board of Appeal:

My wife and I reside at 83 Selwyn Road and write to express our concerns and opposition to Mr. and Mrs. Manning's request for two special permits to create an 1,800 square foot addition at 50 Hillside Terrace.

First, we were not contacted by the applicants and asked about our concerns regarding the expansion.

Second, we do not understand how such a tall structure can be built on this lot. It appears that the existing house is already one story above grade. The proposed addition would make this a 4 1/2 story home.

Third, the rear lot line setback is already significantly less than allowed under current zoning regulations. The 3-story addition within the rear set back creates, in essence, a large, massive wall along rear lot line. Town setback requirements exist for a reason. An expansion this large (135% of existing structure), this tall, and this close to the lot line is simply unreasonable and substantially more detrimental to neighbors than the existing non-conforming structure.

Fourth, the proposed addition is 135.3% larger than the existing home. When the proposed expansion is greater than 30%, the applicant must demonstrate that there is no detrimental impact to the abutters and neighborhood. The large mass created by the proposed addition is detrimental because it severely encroaches upon our properties and is out of character for the neighborhood.

We oppose the application and respectfully request the Board to deny the application.

Thank you,

Michael Delrose
Constance Delrose