



Kate Dilawari <kleblanc9@gmail.com>

Application for Special Permit at 55 Munroe Street

Ayman Ismail <aymaninbox@gmail.com>

Tue, Apr 25, 2023 at 10:32 AM

To: ayogurtian@belmont-ma.gov

Cc: Mohit Dilawari <mdilawari@gmail.com>, Kate Dilawari <kleblanc9@gmail.com>, Rita R Sulahian <rita.sulahian@gmail.com>

Dear Belmont Planning Board,

We are writing to express our support for our neighbors, Kate and Mohit Dilawari and their proposed renovation plans at [55 Munroe street](#), right across from our house. The Dilawaris are an integral part of our neighborhood and we appreciate their efforts to invest in it by remodeling their house to better fit their needs. Kate and Mohit shared with us their blueprints for expansion and remodel which we reviewed carefully. We appreciate their thoughtful planning and we support their renovation plans for the following reasons: 1- Their large lot size can easily carry the proposed addition, 2- The planned renovation will also help preserve the style and traditional aesthetics of our neighborhood and is in keeping with similar additions throughout the neighborhood, and 3 - We feel that the project will benefit the overall property values and maintain the attractiveness of our neighborhood.

Sincerely,

Rita Sulahian and Ayman Ismail

[56 Munroe Street](#)

[Belmont MA 02478](#)



Kate Dilawari <kleblanc9@gmail.com>

Special Permit Application: 55 Munroe St

Roo Nicholson <roo.nicholson@gmail.com>

Sun, Apr 30, 2023 at 10:37 PM

To: ayogurtian@belmont-ma.gov, Kate Leblanc Dilawari <kleblanc9@gmail.com>, Mohit Dilawari <mdilawari@gmail.com>, Sutin Chen <sutinchen@gmail.com>

Dear Belmont Planning Board,

As neighbors of Kate and Mohit Dilawari, we are writing to lend our full support for the proposed renovations of their home at [55 Munroe St](#). The Dilawaris are located around the corner from our home at 95 Chilton St. and their home and property are visible from our front windows. Kate and Mohit have shared details of their plans with us, including plans and renderings and we found the design and modification to the building footprint to be considerate and entirely reasonable. From the street, the front of their home will only have minimal change in appearance. Similar to many homes in the neighborhood, the rear of the home will be expanded to increase living space. Given the deep lot, there is more than enough room to accommodate the proposed expansion while still maintaining plenty of green space in the rear yard. Finally, Kate and Mohit are pillars of the Winn Brook neighborhood and always contribute to the vibrancy and sense of community that brought us to Belmont in the first place. We've had other friends leave Belmont for Lexington recently, searching for more space. We know the Dilawaris would love to stay in town. Renovating their home would enable them to do so while meeting the needs of their growing family. We hope you approve their permit request.

Sincerely,
David Nicholson and Sutin Chen
[95 Chilton Street](#)
[Belmont MA, 02478](#)

Please refer to the attached pages which provide views of our proposed renovations and landscaping.

If you do not object to our application for this special permit, we are grateful, and we sincerely hope that you will return this letter to indicate your support. If you would like more information, we would be glad to talk to you and answer your questions either in person, by phone, or by email. We can be reached at kleblanc9@gmail.com or 617.694.5194 (Kate).


Having the support of our neighbors will help our application's review by the Planning Board. If you are so inclined, we kindly request your response below.

Neighbor Response to Request for Special Permit (check one):

☒ I support the proposed renovations to 55 Munroe Street and offer no objection to this project.

☐ I have some questions or concerns and will reach out to you to discuss.

Neighbor Name (s) Stuart Chuang & Pinghui Wu

Signature(s)  吳秉慧

Address 114 Chilton St, Belmont MA 02478

Date 4/12/2023



Kate Dilawari <kleblanc9@gmail.com>

Fwd: Application for Special Permit at 55 Munroe Street

Mohit Dilawari <mdilawari@gmail.com>
To: Kate Dilawari <kleblanc9@gmail.com>

Sun, Apr 30, 2023 at 9:57 PM

----- Forwarded message -----

From: **Paul McDonald** <paulm1@gmail.com>
Date: Sun, Apr 30, 2023 at 9:52 PM
Subject: Application for Special Permit at [55 Munroe Street](#)
To: <ayogurtian@belmont-ma.gov>
Cc: <kdilawari@gmail.com>, <mdilawari@gmail.com>, Marcia McDonald <marcia.velencia@gmail.com>

Dear Belmont Planning Board,

We are writing to express our strong support for Kate and Mohit Dilawari's Special Permit application for the proposed renovations at [55 Munroe Street](#). Our primary residence is at 595 Concord Ave, which we are currently renovating. During the renovation we are temporarily living at 49 Munroe, directly next to the Dilawaris.

As real estate enthusiasts who are in the midst of our 3rd major home renovation project (first in Belmont), we are thoroughly familiar with the complexities of local zoning bylaws and the important and difficult work done by the planning board to help ensure families are able to improve or expand their homes as their ever evolving families, jobs, lifestyles, and preferences may call for.

We have reviewed the Dilawari's plans and discussed their project with them multiple times. The proposed changes have clearly been thoughtfully designed to balance the needs of a modern Belmont family with the traditional architecture and style of the neighborhood. Our kitchen and back deck look directly towards the Dilawari's to-be-renovated rear deck and family room. The proposed renovations will provide increased functional living space while also increasing privacy for both the Dilawaris and their neighbors with reduced windows at the north/west corner facing towards 49 Munroe. As I see it the project will have nothing but positive impacts on the neighbors and neighborhood.

On a personal note, I want to add that neighborhood is an absolute treasure for families with kids like ourselves and the Dilawaris. With compact lots, adjoining yards, quiet side streets, and friendly and familiar faces up and down the block, our kids have made fast friends with a dozen or so kids in our short time here thanks in large part to Dilawari's and their children. The kids get together regularly to play outside, have impromptu soccer matches and trade Pokemon cards, while the neighborhood parents all keep an eye out and stay in touch with each other. This neighborhood honestly feels like a time machine to how things used to be decades ago, but rarely are today, where everybody knows your name and helps each other out. This magic happens through the selfless and ongoing generosity and kindness of families like the Dilawaris who warmly welcomed us to the neighborhood, and whose children introduced our own children to the neighborhood crew. This type of neighborhood magic is what builds strong and safe communities. Empowering homeowners to tackle moderate modernizations projects such as adding home offices are critical to enabling families to stay here and continue to build a better Belmont.

I hope the Planning Board will see fit to grant the Special Permit for this project. Thank you for your consideration

Sincerely,
Paul McDonald, 595 Concord Ave / 49 Munroe St, Town Meeting Member
Marcia Velencia, 595 Concord Ave / 49 Munroe St

Please refer to the attached pages which provide views of our proposed renovations and landscaping.

If you do not object to our application for this special permit, we are grateful, and we sincerely hope that you will return this letter to indicate your support. If you would like more information, we would be glad to talk to you and answer your questions either in person, by phone, or by email. We can be reached at kleblanc9@gmail.com or 617.694.5194 (Kate).


Having the support of our neighbors will help our application's review by the Planning Board. If you are so inclined, we kindly request your response below.

Neighbor Response to Request for Special Permit (check one):

☒ I support the proposed renovations to 55 Munroe Street and offer no objection to this project.

☐ I have some questions or concerns and will reach out to you to discuss.

Neighbor Name (s) Stuart Chuang & Pinghui Wu

Signature(s)  吳秉慧

Address 114 Chilton St, Belmont MA 02478

Date 4/12/2023



Kate Dilawari <kleblanc9@gmail.com>

Support for proposed renovations at 55 Munroe St

1 message

Robbie Shade <robbie.shade@gmail.com>

Fri, Apr 28, 2023 at 4:31 PM

To: ayogurtian@belmont-ma.gov

Cc: Kai-Ting Shade <ikayabi@gmail.com>, kleblanc9@gmail.com, mdilawari@gmail.com

Dear Belmont Planning Board,

We want to write to support Kate and Mohit Dilawari's proposed renovations at [55 Munroe St](#). Our deck at 108 Chilton St overlooks the back of their house where the renovations would take place. We fully support their plans, having had a chance to review their plans and designs. From our perspective their lot size is more than adequate to support the proposed addition to their house, and the design is in keeping with the existing style.

The Dilawaris and their children are fantastic neighbors, and we are enthusiastically supportive of their proposed renovations!

Best,

Robert and Kai-Ting Shade

[108 Chilton St, Belmont, MA 02478](#)

Please refer to the attached pages which provide views of our proposed renovations and landscaping.

If you do not object to our application for this special permit, we are grateful, and we sincerely hope that you will return this letter to indicate your support. If you would like more information, we would be glad to talk to you and answer your questions either in person, by phone, or by email. We can be reached at kleblanc9@gmail.com or 617.694.5194 (Kate).

Having the support of our neighbors will help our application's review by the Planning Board. If you are so inclined, we kindly request your response below.

Neighbor Response to Request for Special Permit (check one):

☒ I support the proposed renovations to 55 Munroe Street and offer no objection to this project.

☐ I have some questions or concerns and will reach out to you to discuss.

Neighbor Name (s) Zhixiang Lu Qin Huang

Signature(s)  

Address 96 Chilton Street, Belmont, MA 02478

Date 4/14/2023



Kate Dilawari <kleblanc9@gmail.com>

Application for Special Permit at 55 Munroe Street

1 message

Pat Welsh <pat.j.welsh@gmail.com>

Fri, Apr 28, 2023 at 4:52 PM

To: ayogurtian@belmont-ma.gov

Cc: Kate Leblanc Dilawari <kleblanc9@gmail.com>, Mohit Dilawari <mdilawari@gmail.com>, Anne Welsh <annecwelsh@gmail.com>

Dear Belmont Planning Board,

We live at 41 Broad St, and we are writing to express our support for Kate and Mohit Dilawari's proposed renovation plans at 55 Munroe St.

We both frequently work from home, and our home office looks right at the back of the Dilawari's house. They have shared their blueprints with us and we've reviewed them. In our view the planned remodel and expansion would be beneficial to the neighborhood. The lot is large enough to handle the new square footage, and the addition is very similar to the additions that most of the houses in the neighborhood have made in the years since they were originally built. They are great neighbors and the renovation would help keep them in our neighborhood.

As we will have to look right at the addition on a day to day basis, we want to emphasize that we have no concerns with it and recommend that you approve it

Patrick & Anne Welsh