

Hummel, Robert

From: Stamoulos, Angela <Angela.Stamoulos@nemoves.com>
Sent: Tuesday, July 19, 2022 10:59 AM
To: Hummel, Robert
Subject: [EXTERNAL]Concern over 13 Grant Ave proposed construction

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To Belmont Planning Board:

Density, Size, Light, Privacy and Parking concerns over the special permit request for construction of a Two Family home at 13 Grant Ave.

My name is Angela Stamoulos, I am the abutting neighbor at 9 Grant Ave.

The property was purchased as a single-family home under the understanding that they might not be able to construct a two-family home. The wish of the applicant to increase their profit by constructing a two family home is going to adversely effect my right of quiet enjoyment and also the property value of my home at 9 Grant Ave.

The proposed dwelling changes the feel and nature of the neighborhood and creates density similar to an urban neighborhood. We currently already have parking issues on the street with overflowing cars parking in-front of our properties. The parking issues will be compounded by adding a two-family home where a single family structure currently stands.

The height, depth and lot coverage of the proposed building will completely box in my back yard, significantly decrease light and create a shadow effect on my property. In addition, there will be privacy concerns as the proposed extension of the structure will have windows directly overlooking into my living room, dinning room and bedrooms.

I hope that the rights of existing home owners with concerns supersede the wish of the developers to increase their profit margins, especially when in so doing they will be adversely increasing the density, tax burden and parking concerns for the neighborhood at large.

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