

Town of Belmont/Planning Board

COMMUNITY
DEVELOPMENT

2022 APR 13 PM 1: 16

April 11 2022

Re: new house-261 Orchard St-case # 22-06

Dear Planning Board Members,

This letter is being sent in anticipation of the Planning Bd hearing on April 19th regarding the proposed non-conforming house to be built at 261 Orchard St. I am the owner of the 2-family house at 16 Birch St which abuts this property in the rear.

My main concern is with the size of the house. I appreciate the new owners desire for a new, larger home to replace the current dilapidated old one and indeed welcome them to our neighborhood. But I am concerned about the impact of such a large house on my property. It will affect the southern light on my house and yard and on other neighbors on Birch St, blocking the sunlight and casting shadows.

Also, from Birch St, the back yard of 261 will be greatly reduced and we will be faced with this large bulky building. If a deck is built it will almost be on Birch St. and create a lack of privacy.

I also feel that if this variance is granted, it will set a precedent, so that other replacement houses on Orchard St will also, possibly, end up with reduced back yards. This will diminish the open, green space that makes our neighborhood so attractive and enjoyable.

Thank you for your consideration of these matters.

Yours truly,



B. Michael Quinn

16 Birch St, Belmont

Arthur J Kadehjian and Betsy A Kadehjian

Arthur Kadehjian
Betsy Kadehjian
12 Birch St, Bel
Anna Maria Feeley

Richard Feeley and Anna Feeley

Richard W Feeley

271 Waverly St, Bel

Paul Keating

285 Orchard St, Bel

Noah J Stewart

Noah J. Stewart (BMQ)
(authorized by Noah who is traveling.)

18 Birch St, Bel