

June 30, 2023

Dear Members of the Belmont Zoning Board:

Our neighbor at 62 Carleton Road has recently applied for four special permits to enlarge her house. We are very concerned that the proposed plan will lead to a direct negative impact on neighboring properties on Carleton Road.

As noted on the Notice of Public Hearing postcard, the By-Law allows for a maximum lot coverage of 30%, and yet the proposed lot coverage would be 39%. Moreover, the minimum open space would be 33.9% rather than the By-Law mandated 40%. This is in addition to the fact that the house is 3-1/2 stories tall. The current structure is already out of compliance with Belmont's zoning laws across multiple metrics, and this proposal would further increase the level of noncompliance.

Our concerns are threefold. First, we feel that a house this large on a lot this small and in this close proximity to the property line impacts our quality of life. We are often outside in our backyards, and already the primary view to one side is that of the neighbor's house. In addition, the view from our kitchen window at 60 Carleton Rd is almost entirely that of the neighbor's wall. Increasing the size of the structure would further obstruct the remaining small view of green space as well as natural light.

Second, we are concerned that having a structure so large and dominant will potentially affect our property value. One of the appeals of Belmont is the "Town of Homes" feel rather than the more urban feel of neighboring towns. Both the curb appeal and backyard appeal of the homes near 62 Carleton Rd will be impacted if such a large structure is allowed on such a small lot. The owner of 62 Carleton Rd has stated in her communication to neighbors that her reason for further enlarging her property is to increase the property value of her house. Our concern is that allowing this to happen would be to the detriment of the property values of the neighboring homes.

Our third concern is for the natural environment and the 'vibe' of the town. As mentioned, one of the appeals of Belmont is the more spacious, natural atmosphere. Many people in Belmont are concerned about pollinators, birds, and other "backyard" wildlife. Many residents enjoy walking around the neighborhood and seeing pretty landscaping and a view of the sunset. By leaving only 33.9% of the property in open space, this special aspect of Belmont is negatively impacted, which in turn affects the quality of life of Belmont residents who enjoy bird watching, fall foliage viewing, and generally breathing fresh air.

We appreciate the time the Zoning Board is taking to consider our objections. Our hope is to keep Belmont as a wonderful town for ALL residents and to maintain the atmosphere that was present when we bought our homes here.

Respectfully,

Nancy and Markus Greiner, 60 Carleton Road

Leslie Kolodziejski, 56 Carleton Road