

Dear Belmont Zoning Board of Appeals,

We have lived in Belmont for close to 17 years and have planned and dreamed of a bigger kitchen for as long.

Our beautiful 1932 Tudor home has a kitchen which most likely was updated in the 1940's. It has the following specs:

1. The space between cabinets on the long side is 128 inches and the width is 78 inches.
2. All cabinets are metal cabinets.
3. The floor, which has started to come apart is vinyl tiles glued with a mastic containing 5% asbestos.
4. It has four doors and three windows, which equals to very reduced cabinet space and countertop space.

In applying for this 7 ft. x 8 ft.7 inches addition, we will increase the lot coverage by a mere 1%, from the present 22% to 23%, which is well below the required maximum 25%. However, this modest addition will make a significant impact on our exceedingly small kitchen.

The proposed addition will reduce the setback from 22.9 ft to 20.2 feet in the backyard, a mere ~ 30" more than where our home stands now while still allowing ample space between the two backyards, given that our lot has 6,567 sq.ft. and our neighbors' lot has 10,591 sq.ft.

There are large shrubs and trees between our properties providing privacy, and our properties are situated on large lots, so it is evident that this small addition will not create any detriment to our neighborhood and will not undermine the intent of the zoning bylaw.

Thank you for your consideration.

Adriana and Jonathan Poole

53 Louise Road





~30" past the current porch line



