

August 20, 2020

Jane Santosousso
City of Newton Zoning Board of Appeals

I am the owner of 79 Pearl St, around the corner from 25 Emerson St, Newton, MA. From the backyard, there is an obstructed view of the back of the property. I also like to walk with my daughter along Emerson St and get to see the front of the proposed project. Stephen has shown me and I have reviewed the proposed plans for modification of the existing garage. From reviewing the plans, I believe it will look great and I fully support the proposed improvements.

Thank you,


A handwritten signature in cursive script that reads "Liz Rodenick". The signature is written in black ink and is positioned below the "Thank you," text.

August 19, 2020

Jane Santosousso
City of Newton Zoning Board of Appeals

I live in the house directly to the west of that of 25 Emerson St, Newton, MA, at 30 School Street. Stephen has shown me and I have reviewed the proposed plans for modification of the existing garage. From my side yard and driveway, we have a mostly obstructed view of the project in question. I see no direct nor indirect deleterious impact from the improvements under consideration.

Thank you,


Sarah Brown

August 19, 2020

To Whom It May Concern:

We are the long-term tenants of the property to the south of that of Stephen Thomas, at 25 Emerson St, Newton, MA. Stephen has shown and reviewed the proposed plans for modification of the existing garage with us. We share the property line of the proposed changes to the rear of the building and of the current green space on the roof to which Stephen has proposed improvements. We have enjoyed the flowers and plants on the roof over the years and have been recipients of herbs, fruit and produce from the garden which Stephen and his family have shared with us regularly. We are in full support of this project in its entirety.

Thank you,

A handwritten signature in black ink, appearing to be a stylized name, possibly "D. J. Thomas".

August 20, 2020

Jane Santosousso
City of Newton Zoning Board of Appeals

I live in the house directly to the west of that of 25 Emerson St, Newton, MA, at 30R School Street. Our back yards share part of the fence. Stephen has shown me and I have reviewed the proposed plans for modification of the existing garage. From the backyard, there is an obstructed view of the back of the property. I see no direct nor indirect negative impact from the construction proposed. From reviewing the plans, I believe it will be an overall improvement.

Thank you,

30R School St.
Rudolph
Jim M. [unclear]

August 22, 2020

Jane Santosousso
City of Newton Zoning Board of Appeals

I am the owner of the abutting property to the north of 25 Emerson St, Newton, MA, a duplex at 23 and 21 Emerson St. We share the property line on which the modification has been proposed. I have reviewed the proposed plans for modification of the existing garage including leveling the roof, adding an opaque window that starts higher than 6 ft from ground level, and improving the roof space to create a rooftop garden with railing. I do not believe that the proposed changes would adversely affect my property and will likely improve the overall appearance of the shared property line. The property is a rental property, and the current tenants have offered their support and mentioned their enjoyment of the current informal rooftop garden.

Thank you,



我是位于马萨诸塞州牛顿市艾默生街25号以北的邻接物业的所有者，我们共享提出修改的物业线。我已经审查了修改现有车库的建议计划，包括对屋顶进行平整，添加从地面开始高于6英尺的不透明窗户以及改善屋顶空间以创建带栏杆的屋顶花园。我认为拟议的变更不会对我的财产产生不利影响，也不会改善共享财产线的整体外观。该物业是出租物业，目前的租户提供了支持，并提及他们对当前非正式屋顶花园的享受。



August 23, 2020

Jane Santosousso

City of Newton Zoning Board of Appeals

I am the property owner for the lot directly to the west of that of 25 Emerson St, Newton, MA, at 28 School Street. Our back yards share the fence along the property line. From the backyard of the School Street property, there is a partially obstructed view of the back of the Emerson property due to fencing and foliage. From a single upper story window, there is a view of the rear of the building and roof. I am also the owner of another property north of Stephen's house at 17 Emerson St. There is no significant direct line of sight from the 17 Emerson Street property. Stephen has shown me and I have reviewed the proposed plans for modification of the existing garage. I see no direct nor indirect negative impact from the construction proposed and support Stephen's proposal to improve the existing building.

Thank you,

Susan D. [Signature]

Re: Plans with porch

From: Stephanie Halms (stephinengland@gmail.com)

To: thethomai@yahoo.com

Date: Friday, November 6, 2020, 08:46 AM EST

Zoning Board of Appeals Newton,

We are the owners of 20 Emerson Street across the street and down the road from Stephen Thomas at 25 Emerson Street. We have reviewed the plans for the new porch at 25 Emerson and fully support the plan. We have a direct view on the front of the house at 25 and believe a new porch will only add to the charm and make the neighborhood an even more lovely place to be. We have found that front porches add opportunities to have more contacts with neighbors and increase community spirit.

Kind Regards,

Stephanie Halms and Vittorio Severino

Sent from my iPad

> On Nov 5, 2020, at 9:44 AM, Stephen Thomas <thethomai@yahoo.com> wrote:
>
> Thanks for looking.
> Do you guys have buyers?

>
> <Plans with porch.pdf>

November 4, 2020

Jane Santosousso
City of Newton Zoning Board of Appeals

I am the owner of 28 Emerson St, across the street from Stephen Thomas, at 25 Emerson St. I have direct views of the front of the house and proposed porch and if walking down the street, down Stephen's driveway to the garage. I have reviewed the proposed plans for modification of the existing garage and porch. I believe the additions are in keeping with the character of the neighborhood and are highly unlikely to adversely affect the value of my property and will be an overall improvement to the street. I have enjoyed his roof top garden on the garage for years.

Thank you,

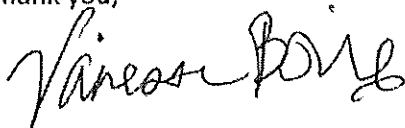
A handwritten signature in cursive script that reads "Lisa Davenport".

August 20, 2020

Jane Santosousso
City of Newton Zoning Board of Appeals

I am neighbors of the residence at 25 Emerson St, living 2 houses south at 33 Emerson St. I have reviewed the proposed plans for modification of the existing garage. I have no direct view of garage and would only be able to see the proposed porch when sitting on my own front porch. If I walk down the street and look down the property driveway, I can see the garden and planters on top of the building. I love that Stephen has incorporated a rooftop garden to grow flowers and plants. I have no objection to the proposed plans and do not see any significant impact (especially negative) on my property or property value. Over all, I believe the garden and construction project will add character and charm to the neighborhood.

Thank you,


A handwritten signature in cursive script, appearing to read "Vanessa Borge".

November 4, 2020

Jane Santosousso
City of Newton Zoning Board of Appeals

I am the owner of 30 Emerson St, across the street from Stephen Thomas, at 25 Emerson St. I have direct views of the front of the house and proposed porch and if walking down the street, down Stephen's driveway to the garage. I have reviewed the proposed plans for modification of the existing garage and porch. I believe the additions are in keeping with the character of the neighborhood and are highly unlikely to adversely affect the value of my property and will be an overall improvement to the street.

Thank you,

A handwritten signature in black ink, appearing to be 'Jane Santosousso', written over a horizontal line.

November 4, 2020

Jane Santosousso
City of Newton Zoning Board of Appeals

I am the owner of 26 Emerson St, directly across the street from Stephen Thomas, at 25 Emerson St. We have direct views of the front of the house and Stephen's driveway to the garage. I have reviewed the proposed plans for modification of the existing garage and porch. I believe it highly unlikely to directly or indirectly prove detrimental to the value of my property or that of the neighborhood, and think, in fact it will prove an improvement.

Thank you,

Marielle Czabaranek

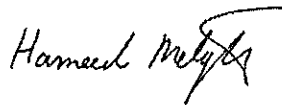
A handwritten signature in black ink, appearing to read 'M Czabaranek', with a stylized flourish at the end.

Nov 4, 2020

Jane Santosousso
City of Newton Zoning Board of Appeals

I am the owner of the abutting property (a duplex 29 and 31 Emerson St) to the south of Stephen Thomas, at 25 Emerson St, Newton, MA. I have reviewed the proposed plans for modification of the existing garage and front porch. I have both direct view of the changes to the rear of the building, proposed porch and of the current green space on the roof. We have a very similar back space in the form of a large deck extending from the second floor and love to take advantage of this space. We are happy to offer our support as Stephen and his family look to formalized the greenspace above the current garage and modify the existing buildings. The proposed change to the rear of the building seems quite minimal but still an improvement. The porch will match others on the block. Feel free to contact me if needed

Sincerely:

A handwritten signature in cursive script that reads "Hameed Metghalchi". The signature is written in black ink and is positioned above the typed name and contact information.

Hameed Metghalchi
Metghalchih@gmail.com
617-930-0918