

Mrs. Elisa. Rodriguez  
109 Bellevue Street  
Newton, MA 02458

September 11, 2014

To the Members of the Land Use Committee:

I would like to take this opportunity to clarify and reiterate my letter to the Land Use Committee dated July 23, 2014 and attached herewith. Specifically, I would like to emphasize that despite the last minute confusion in the letter submitted by David Rosmarin, dated July 29, 2014 and purporting to "speak on behalf of the Riley Carriage House Condominium Association," I do not consider myself included in it and I continue to hold the views expressed in my original letter and strongly support the Special Permit petition of Michael and Dena Rashes seeking to build an attached garage and driveway on the eastern portion of their property. The position of Unit #109 at the West end of the Condo building is the farthest from from the preposed addition and is thus little affected by it.

We are delighted that under the proposed plan they will have their own driveway and discontinue their use of the driveway easement, with the added advantage that any and all illegal sharing of the large portion of our driveway that is not subject to the easement will be permanently eliminated. All of the residents of the carriage house will benefit from these changes.

Sincerely,



Elisa Rodriguez

DAVID A. OLSON, OMC  
NEWTON, MA 02459

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Newton City Office

Mrs. Elisa E. Rodriguez  
109 Bellevue Street  
Newton, MA 02458

July 23 2014

To the members of the Land Use Committee:

I am writing this letter in support of the special permit petition of our neighbors, Dana and Michael Rashes.

The Condominium property is accessed by a driveway off of Bellevue Street. A portion of that driveway is subject to an easement that also services the Rashes' property. Over the last several months, Dena and Michael and their team have worked with us to figure out ways to minimize the traffic over our site and to beautify both of our properties. Dena and Michael have redesigned their driveway so as to eliminate the need to utilize the existing easement which crosses our property as well as the undocumented passage over the lower portion of our driveway and parking lot. The elimination of this use would benefit us all. During the two major construction periods of the Riley house in 1997 and this last year our driveway has seen the frequent circulation of heavy trucks, earth moving equipment, cranes and dumpsters. This increases our maintenance costs, complicates our snow plowing, and increases the risk to children and others in the front garden from activities that are not related to the Condo routines or maintenance work. The suppression of the use of our driveway by non condo related activities would benefit us all.

I have lived at the Riley Condo for more than 30 years. First with my parents at #101, then in rotation with my brothers at #109, and now with my two children at #109. As we directly abut 93 Bellevue Street we think it is fair to say that we are directly affected by any plans to modify the existing building or grounds. The reason we support Dena and Michael's petition is because the level of care and thought that they displayed in renovating and resurrecting this historic property. The proposed addition has been designed with such precision and attention to detail that it looks like a natural extension to the original structure. This is exactly the kind of thoughtful development we as neighbors want to see. We think Dena and Michael should be commended for truly taking the time and effort to create a design that beautifies their property and complements the immediate neighborhood.

Sincerely,

  
Elisa E. Rodriguez