

The image features a vibrant blue background with a dynamic, rippling water texture. A large, white rectangular frame is centered on the page, containing the text "NEIGHBOR SUPPORT" in a bold, black, sans-serif font.

NEIGHBOR SUPPORT

Correspondence with neighbor about our home renovation project and special permit:

Sandra Siciliano

55 Wedgewood Road

West Newton, MA

Denise and Peter,

Thanks for the update. This looks like a beautiful design. It is money well spent as there are few smaller homes in Newton that accommodate a sleeping area with a full bath on the first floor. When do you expect to break ground for the build out and up?

Sandy

Sandra A. Siciliano

REALTOR | Dwell360

46 Austin Street, Suite 302

Newton, MA 02460

cell: 617-539-6023

fax: 617-762-4047

Dear Ms. Finucane and Mr. Sexton,

I am writing in support of my neighbors, Denise and Peter Staubach, who are applying for a special permit to expand their small Cape on our wonderful Wedgewood Road. This is a very special street with a wonderful community, of which Denise and Peter are active members. They have a beautiful property that is extremely well maintained and tastefully landscaped and designed.

I wholeheartedly support their desire to add on to their property, as i know it will be well designed and maintained and a benefit to them and the neighborhood.

I am an licensed architect and I have reviewed their plans and am confident that they are sensitive to the character and scale of our neighborhood and will improve the value of their home, thereby having a positive impact on the surrounding homes.

Thank you.

Elizabeth Minnis, AIA
54 Wedgewood Road
Newton, MA 02465
617-291-4370

Dear Linda,

My husband and I are fortunate enough to live directly across the street (36 Wedgewood Road) from Denise and Peter Staubach, two of the most giving, caring people we have ever met.

Since they moved onto Wedgewood Road, the entire face of the street has improved. Their gardens, backyard and front, are worthy of a spread in House and Garden magazine. They have improved the house immensely every year, with a flagstone walkway, new shrubs, flowers and trees, new front door and numerous interior upgrades including a spectacular new kitchen. Now they are hoping to add a bedroom and a larger garage in order to accommodate their aging parents who are unable to walk stairs at this stage of life.

Their home, already beautiful, will be enhanced (but not physically altered in any significant way) by this change, meaning that eventually the selling price will be higher than it is now. That, obviously, will increase the value of all homes on the street. They have always been interested in improving the neighborhood. They are among the first to host wonderful parties to gather the neighbors around a festive table at Christmas time.

We would be the first to complain if this gracious Cape were to be compromised as we live directly across the street. Instead, we feel 29 Wedgewood will become even more attractive, given the excellent taste of Denise and Peter.

Please grant them this special permit which will allow them to continue to be good children and caretakers to parents who raised them so well.

Sincerely,

Joyce and Larry Eldridge
36 Wedgewood Road
W. Newton 02465-1918

Correspondence with rear abutter about our home renovation project and special permit:

Yana DeSimone, 64 Eliot Avenue, West Newton, MA

Subject: Re: Dinner and project update

From: ydesiand1@yahoo.com

Date: Wed, 3 Sep 2014 11:29:03 -0400

To: dmstaubach@hotmail.com

Hello Denise

It looks great! When do you expect the construction to begin?

I just saw Janet and if you still want to do a gathering we both are available.

I thought I got back to you bit don't see my reply..... Been a little preoccupied.

Let me know and if I can bring something.

Yana DeSimone

Sent from my iPhone

On Aug 21, 2014, at 10:55 AM, Denise Staubach <dmstaubach@hotmail.com> wrote:

Hi Yana,

Attached is an updated rear view of our addition. As you can see not much changes from your perspective and our 2 pear trees will provide screening.

Best,

Denise

Sent from my iPhone

Scheme A4 and A5 NE.jpg

Dear James, Linda and Dan:

We are Wedgewood St. residents and share the neighborhood with Peter and Denise Staubach (29 Wedgewood Rd.). We are writing to express our full support of the proposed expansion of their house to accommodate the aging parents. They've taken very good care of the house over the years. It is a great looking cape house with a well maintained lawn and exterior. We are confident that both of those will be preserved after the expansion. This significant proposed investment in the house demonstrates their willingness to live in this neighborhood longer term. They are an integral part of this neighborhood and we would like to keep it that way for as long as possible.

Please consider this email as full approval and support of the proposed project from both of us.

Jugminder and Avideep Chawla
24 Wedgewood Rd.
Newton, MA 02465

Ms. Finucane and Mr. Sexton:

We are writing in support of Denise and Peter Staubach's petition for Special Permit/ Site Plan Approval to improve their home at 29 Wedgewood Road, Newton. We have owned our home at 45 Wedgewood Road, two doors down from the Staubach home, for 22 years. The proposed design is an attractive expansion that maintains the home's traditional cape style while improving the livability and value of the home. The Floor Area Relief requested is nominal. The Staubach's have demonstrated a deep commitment to maintaining their home and to high quality landscaping that is an asset to the entire neighborhood. The Wedgewood Road community is unusually close-knit; Peter and Denise are important members of our neighborhood and so this proposed investment in their home is welcomed evidence of their long-term commitment to our community.

Ann Houston and Henry Korman
45 Wedgewood Road
Newton, Massachusetts

Dear Ms. Finucane,

I am Robert M. Bloom of 51 Wedgewood Rd where I have lived since 1975. I am writing in support of my neighbors Denise and Peter Staubach's request for a special permit. They have been wonderful caring neighbors who have contributed greatly to our close knit Wedgewood community. Their house is very well maintained and their improvements have contributed to the overall beauty of the street. I am certain that there proposed improvement which will maintain the cape style design will further enhance our neighborhood. On a personal note I have observed how wonderfully caring they are to their parents and I know the proposed project will better enable them to care for their parents within their home. I think this project will ensure their commitment to stay in our Wedgewood community and we all benefit from this.

Sincerely,

Robert M. Bloom
51 Wedgewood Rd.
West Newton Ma.
617 965 4380

Dear Ms. Finucane, Mr. Sexton, and Newton City Officials,

I am writing this letter to convey my wholehearted support for the proposed renovation of the Staubach residence. I live several houses down from Denise and Peter Staubach at 73 Wedgewood Rd.

I have reviewed the proposed renovation drawings/plans which Denise and Peter have shared with the neighborhood and I am pleased that the renovations maintain the same beautiful cape style of their home which they have meticulously maintained.

Their renovation plans highlight their commitment to stay in the neighborhood and invest in our community.

I understand the rationale for regulations on renovations, but I also know that the spirit behind these regulations is to maintain the beauty, character and value of neighborhoods. Wedgewood Rd has many beautiful homes situated relatively close to each other on relatively small plots of land. Many of the homes front yards are larger than their backyards. While this may mean that one neighbors kitchen window can directly face another's living room window and most of our backyards are too small to play catch with a baseball, it also means that neighbors are out in the fronts of their houses and on the street more. It means we see each other more frequently. We talk. We share gardening tips. We borrow tools and books. We organize neighborhood card games and impromptu neighborhood picnics at the park on nice days. We have annual block parties and goodbye parties when neighbors move away. It means the kids run from house to house and play games on the street. In short, it helps create a close-knit, vibrant and welcoming community that takes pride not only in the beauty of the homes on the street but the character and qualities of the neighbors who dwell in them.

When our family moved into the neighborhood 4 years ago nearly every day of the first week we arrived was accompanied with a new neighbor introducing themselves at our door with homemade treats and meals to welcome us. It is neighbors like Denise and Peter who not only take pride in the care of their home but also take interest in the lives of their neighbors that brings the most value to our neighborhood. The few inches of setback that may be lost in renovation are undoubtedly overshadowed by allowing them the space in their home needed to stay in and contribute to our wonderful Wedgewood community.

Sincerely,

Peter Ngo
73 Wedgewood Rd
West Newton, MA

Hello,

I am a neighbor of Peter and Denise Staubach, I live a few doors down the street on Wedgewood road. I am writing in support of Peter and Denise Staubach's request to get a variance to the the land use zoning ratios as part of their house improvements. I have looked through the plans and I support their request to get the variance they have requested.

Sincerely,

Andrew Wardly

Andrew Wardly
50 Wedgewood Road
West Newton, MA 02465