

Paul J. Hartnett, Jr.  
Liane C. Hartnett  
1 Raeburn Terrace  
Newton, MA 02461  
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Email: paul.hartnett91@gmail.com

October 13, 2011

Zoning Board of Appeals  
Newton City Hall  
1000 Commonwealth Ave  
Newton Centre, MA 02459

Re: Renovation Project at 43 Hillside Road, Newton Highlands, MA

Ladies and Gentlemen:

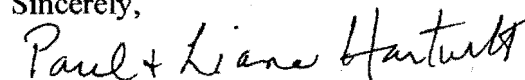
We reside at 1 Raeburn Terrace in Newton Highlands. Our property abuts the residential property owned by the Licholai/DuHamel family, at 43 Hillside Road in Newton Highlands. It is our understanding that the Licholai/DuHamel family have proposed an addition to their home, but, in order to complete the addition in accordance with current zoning standards, the Licholai/DuHamel family would need to bury their basement 50% below grade, which would require the construction of a retaining wall approximately 120' long and 3' high.

We would like to support the Licholai/DuHamel family in their efforts to obtain a variance in order to maximize the open space in their back yard. All of our backyards sit in a naturally landscaped bowl and have feel of one combined open space. The children play back in forth using all the yards and the aqueduct which borders our properties, and we feel that the retaining wall would be a detriment aesthetically and would be inconsistent with how we all use and enjoy our shared backyard space. Eliminating the requirement for the retaining wall would also enable the Licholai/DuHamel family to maintain the exterior of their house in keeping with the original design of the original architect, Annie Cobb, and will help to preserve the consistency of the styles of houses all along the street and throughout the neighborhood.

Having lived in my home for almost 25 years and having raised children here, I can tell you that it is wonderful to see children and their parents enjoying the original intent of the Victorian neighborhood planning style, which was meant to invite all to socialize and interact as a community.

Thank you for your attention to this matter.

Sincerely,



Paul and Liane Hartnett

DAVID A. OLSON, CMC  
Newton, MA 02459

2012 MAR -8 AM 9:30

RECEIVED  
Newton City Clerk

February 28, 2012

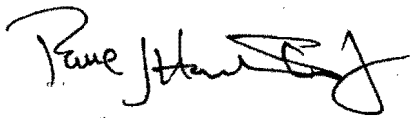
Addendum to the letter to the Zoning Board of Appeals

Re: Variance for 43 Hillside Rd, Newton Highlands

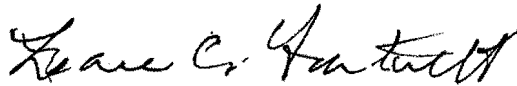
We would also like to support their request for a 2 foot extension of the proposed addition. We also support their request for adding lattice to cover the open area below the first floor addition.

Thank you for your attention to this matter.

As abutters, we have no objection to the attached plan, as amended by this Addendum.



Paul. Hartnett, Jr.



Liane C. Hartnett

1 Raeburn Terrace  
Newton, Massachusetts

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David A. Olson, CMC  
Newton, MA 02459

October 25, 2011

To The Zoning Board, Newton, MA

We are neighbors with property contiguous to the Licholai/DuHamel family, at 43 Hillside Rd in Newton Highlands. It is our understanding that to keep their addition in accordance with current zoning standards, they will need to bury their basement 50% below grade which would require approximately 120' long retaining wall, 3' high.

We would like to support them in their efforts to obtain a variance. It will make our yard look and feel more cramped and will look awkward and out of place in the neighborhood.

Thank you for your attention to this matter.

Most sincerely,

Valori Treloar and Stan Mescon  
37 Hillside Road  
Newton Highlands

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David A. Olson, CMC  
Newton, MA 02459

February 28, 2012

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Re: Variance for 43 Hillside Rd, Newton Highlands

We would also like to support their request for a 2 foot extension of the proposed addition. We also support their request for adding lattice to cover the open area below the first floor addition.

Thank you for your attention to this matter.

Stan Mescon  
Amescon  
37 Hillside Rd.

PS. This change will be an improvement to our current neighborhood. We welcome the change.

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David A. Oison, CMC  
Newton, MA 02459

To the members of the Zoning Board of Appeals

We live at 49 Hillside Rd, adjacent to 43 Hillside Rd in the Highlands. The Licholai/duHamel family has informed us of the requirement to add a retaining wall that artificially buries the lower level of their house in order to meet zoning regulations. We are very concerned about this issue and want to register our support of a variance.

We have lived in this neighborhood for 13 years, which although is not long by the standards of our neighborhood, is enough time to develop a deep concern and commitment for our community. The addition that the Licholai/duHamel family plans will enhance their home and consequently, the surrounding properties, but if this wall is built, we fear that it will look more like a medieval castle than the open flowing backyard that promotes the social interaction in the neighborhood that we so cherish.

Our houses and neighborhood are very important to us and we work very hard to maintain their beauty and original character. We fail to see how the regulation applied to this case will do anything to enhance the continuity of the original design of the houses as conceived by Annie Cobb in the late 1800's. The overall weight and feel of the landscaping is critical to the historical integrity of the neighborhood and this wall would significantly affect the appearance of the house and the neighborhood.

The character of the neighborhood is a fundamental part of the social fabric of our lives and any attempt to alter the nature of our street is ill-founded, and offensive to our values. It feels like a bureaucratic attack that is counterproductive to the strong bonds of our neighborhood and thus it negatively affects our city. We truly believe that the requirement to bury the basement and build a retaining wall serves no rightful purpose in this case.

We trust that you as city officials will use your good judgment in this matter and grant the variance.

Sincerely,

Joyce Pollock and Kevin Osborn

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