

# Moratorium on Oversized Teardown Replacements

Dear Neighbors,

In the past few years, we have seen a disproportionate number of homes being torn down and replaced with houses that are out of scale with the neighborhood.

**We are proposing an article for the 2015 Annual Town Meeting that would place a one-year moratorium on these oversized replacements.**

Once the moratorium is in place, we will work with the Town and other citizens' groups to reevaluate the current Zoning By-Laws with the aim of maintaining an overall consistency of house sizes in our neighborhood.

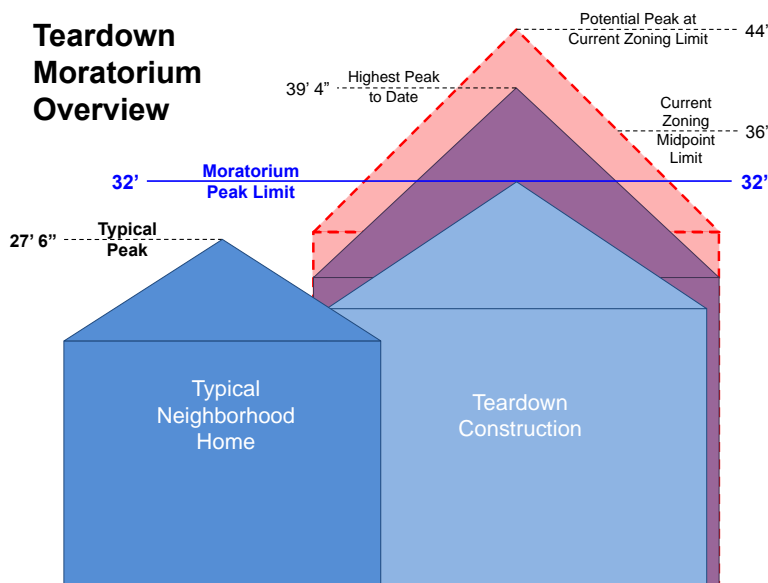
Oversized replacement homes:

- change the character of the neighborhood;
- crowd out sunlight, trees, and natural habitats;
- increasingly exclude middle income families from single-family home ownership; and
- take advantage of zoning that is not as strict as existing rules for renovations and additions.



**The moratorium will not affect renovations or additions on current homes.** It also will not affect replacement homes with a peak roof ridge height of 32 feet or less.

During the month of January, we will be canvassing the neighborhood collecting signatures to put this article on the Warrant for the 2015 Annual Town Meeting. Please join our efforts to help preserve our unique community. To learn more, call Steve Pinkerton, 617-484-2732, or Peg Callanan, 617- 631-7103, or e-mail [BelmontResponsibleZoning@gmail.com](mailto:BelmontResponsibleZoning@gmail.com).



The moratorium will limit peak roof ridge height on teardown replacements to 32 feet. In contrast, current Zoning By-Laws allow replacement houses to be as much as 12 to 16 feet taller than most of the two-story homes in our neighborhood.