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BELMONT, MA

CASE NO. 25-07

2025 FEB -6 AM 9:49

**NOTICE OF PUBLIC HEARING BY THE
BOARD OF APPEALS FOR TWO SPECIAL PERMITS**

Notice is hereby given that the Belmont Board of Appeals will hold a public hearing on Monday, March 10, 2025 at 7:00 PM by a hybrid public hearing at the Art Gallery on the third floor of the Homer Building, 19 Moore Street, and by remote access through the Zoom app. to consider the application of Herbert Lim to construct a dormer at 18-20 Holden Road, located in a General Residence zoning district. Special Permits: 1- Section 4.2 of the Zoning Bylaw Dimensional Regulations allow a maximum of 2-1/2 stories, The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement and is considered a story. The proposed dormer is a third (3rd) level addition. 2 -§4.2 of the Zoning By-Law Dimensional Regulations require minimum side setback of 10.0'. The existing and proposed side setback is 7.0'.

ZONING BOARD OF APPEALS



OFFICE OF PLANNING & BUILDING
TOWN OF BELMONT
19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

Building Division
(617) 993-2664
Planning Division
(617) 993-2666

Telephone: (617) 993-2650

February 5, 2025

Herbert Lim
73 Goden Street
Belmont, MA 02478

RE: Denial to Construct a Dormer.

Dear Mr. Lim,

The Office of Planning and Building is in receipt of your building permit application for your proposal to construct a dormer at 18-20 Holden Road located in a General Residence (GR) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 4.2 of the Zoning By-Law Dimensional Regulations allow 2.5 story structures and a minimum side setback of 10.0'.

1. The existing and proposed is a 3.5 story structure
2. The existing and proposed side setback on the North side is 7.0'.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a building permit application, or you may request Two (2) Special Permits from the Zoning Board of Appeals. If you choose this option, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Inspector of Buildings, at (617) 993-2650 in order to begin the process.

Sincerely,

Ara Yogurtian C.B.O.
Inspector of Buildings

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Town of Belmont
Zoning Board of Appeals

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APPLICATION FOR A SPECIAL PERMIT

Date: 2/5/2025

Zoning Board of Appeals
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

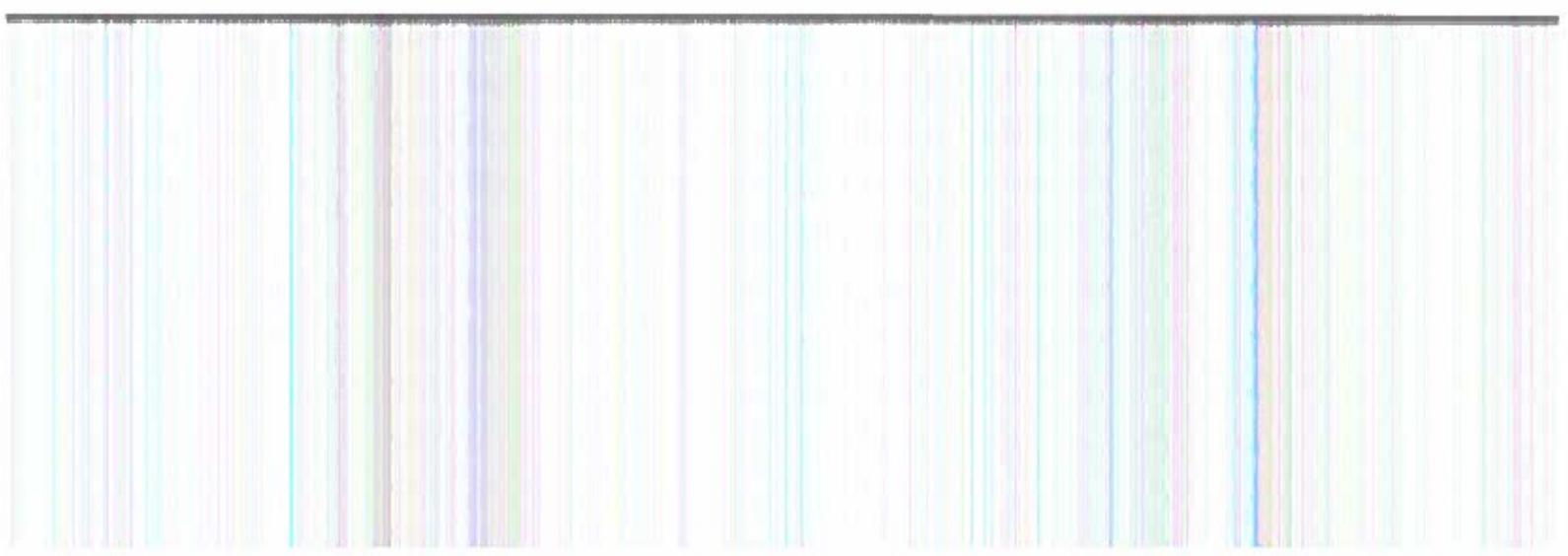
Pursuant to the provisions of Massachusetts General Laws, Chapter 40A, Section 9, as amended, and the Zoning By-Laws of the Town of Belmont, I/we the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 18-20 Holden Street/Road, hereby apply to your Board for a **SPECIAL PERMIT** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Law of said Town for _____

Construct a dormer

on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner Herbert Lim
Print Name Herbert Lim
Address 73 Goden St
Belmont, MA 02478
Daytime Telephone Number 617-335-6506

December 6, 2005



Zoning Compliance Check List (Registered Land Surveyor)

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Property Address: 18-20 HOLDEN ROAD

Zone: GR

Surveyor Signature and Stamp: 

Date: 01/16/2025



	REQUIRED	EXISTING	PROPOSED
Lot Area	5,000 s.f.	5,000 s.f.	5,000 s.f.
Lot Frontage	50'	50'	50'
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	30% MAX	36.1%	36.1%
Open Space	40% MIN	44.2%	44.2%
Front Setback	20'	19.8'	19.8'
Side Setback	10'	7.0'	7.0'
Side Setback	10'	8.4'	8.4'
Rear Setback	20'	27.8'	27.4'
Building Height	33' MAX	26.93'	30.45'
Stories	2 ½	3 ½	3 ½
½ Story Calculation... See Architectural plans for ½ story calculations			

NOTES:

PREPARED BY:

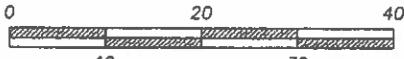


**MEDFORD
ENGINEERING
& SURVEY**

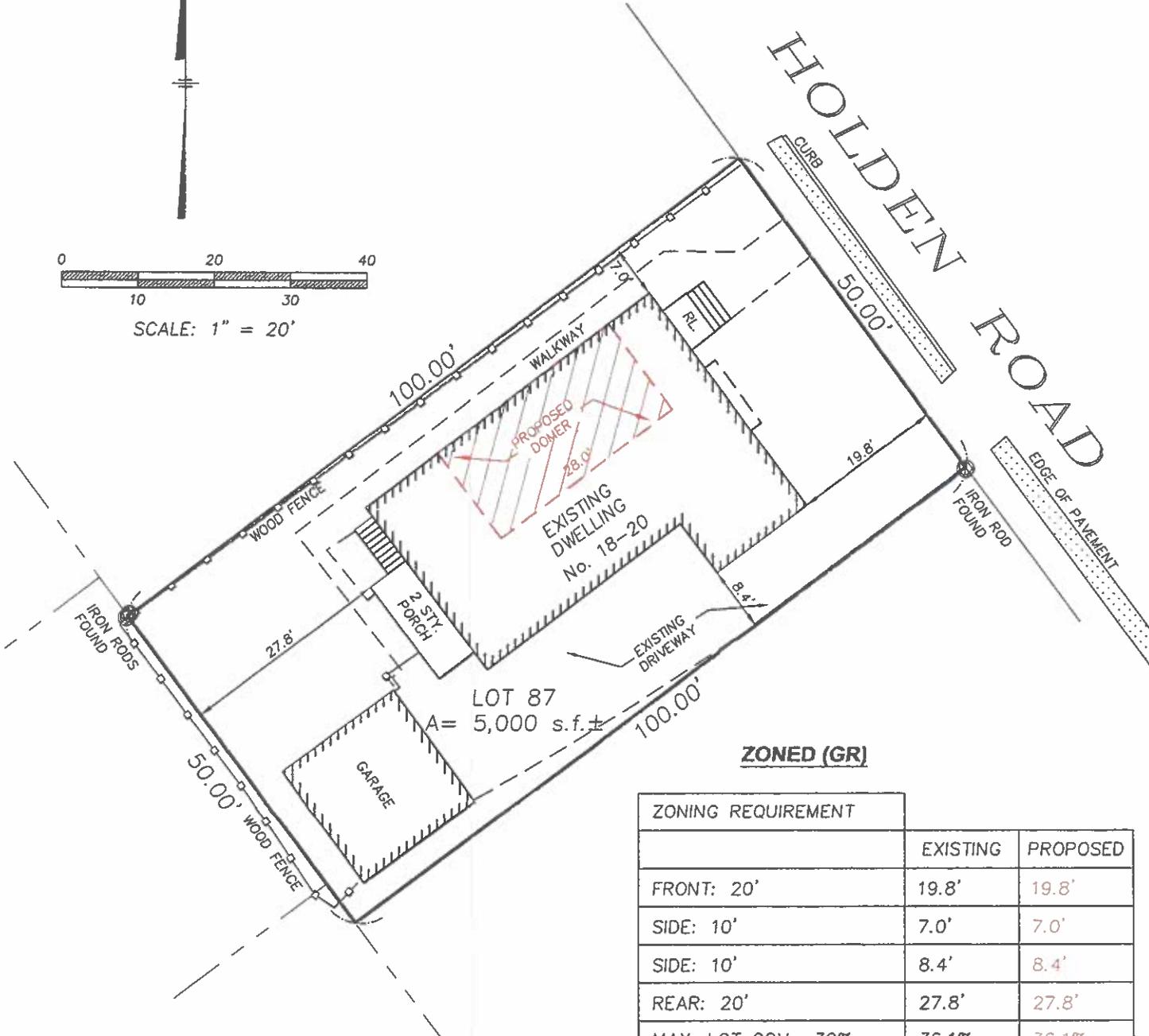
ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

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SCALE: 1" = 20'

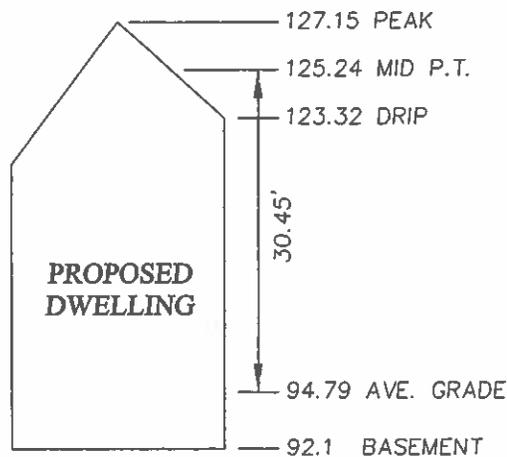
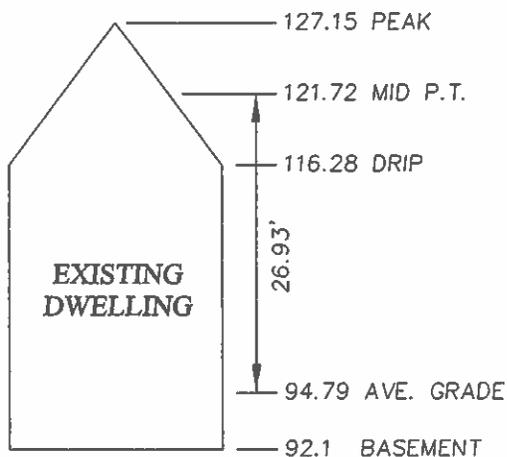


ZONED (GR)

ZONING REQUIREMENT	EXISTING	PROPOSED
FRONT: 20'	19.8'	19.8'
SIDE: 10'	7.0'	7.0'
SIDE: 10'	8.4'	8.4'
REAR: 20'	27.8'	27.8'
MAX. LOT COV.: 30%	36.1%	36.1%
MIN. OPEN SPACE: 40%	44.2%	44.2%
MAX. HEIGHT: 35'	26.93'	30.45'

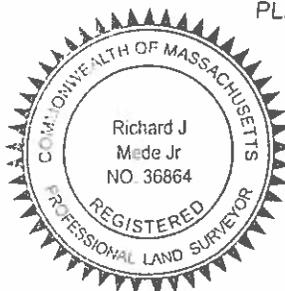
***NOTE:**

- 1) LOCATION OF FENCES SHOWN ARE APPROXIMATE AND ARE FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION
- 2) EXISTING BASEMENT IS 38.4% UNDER GROUND



DEED REFERENCE: BK 51838 PG 381
PLAN REFERENCE: PLAN BK. 324 PL No. 45

THE PROPERTY IS NOT LOCATED IN AN ESTABLISHED FLOOD HAZARD ZONE ACCORDING TO THE F.I.R.M. OF BELMONT.



OWNERS: MAN KWONG LIM
HERBERT W. LIM

HOUSE NO.: 16-18
LOC. LOT NO.: 87

DATE: JANUARY 25, 2025

SCALE: 1" = 20'

RICHARD J. MEDE, JR. - P.L.S.

DATE: 01/25/2025