

Herbert Lim
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Date: February 9, 2025

Zoning Board of Appeals
Town of Belmont
19 Moore St
2nd floor
Belmont, MA 02478

Dear Members of the Zoning Board of Appeals,

I am writing to respectfully request two special permits. I am seeking permission to build a dormer on my home at 18-20 Holden Rd, which will require two exceptions because of the following: (1) the existing and proposed is a 3.5 story structure, and (2) the existing and proposed side setback on the North side is 7.0'.

The need for this dormer stems from the fact that we have three adult children (ages 25, 25, and 21), who plan to move back to Belmont and start families within the next few years. Our goal is to prepare this house for their future needs. Specifically, I am seeking to improve the attic to create additional living space and enhance the functionality of the structure. Without this dormer, the layout of my home would remain inefficient and underutilized, limiting the potential for my family's needs.

I believe the proposed dormer will have minimal impact on the surrounding neighborhood. The design has been thoughtfully planned to maintain the architectural style of the house and avoid obstructing views or infringing on neighbors' privacy. Furthermore, I am committed to ensuring that the construction will be done in accordance with all other applicable codes, including structural integrity and safety standards.

Given these factors, I believe that granting these special permits would be in the best interest of both my family and the community and would not result in any significant detriment to public health, safety, or welfare. I kindly ask that you consider my request and allow for the dormer construction under the terms of this variance.

Thank you for your time and consideration.

Sincerely,
Herbert Lim

Herbert Lim
73 Goden St
Belmont, MA 02478
herbwlim@gmail.com

Date: February 9, 2025

Dear Neighbor,

I am writing to inform you of my plans to add a dormer on the North side of 18-20 Holden Rd.

I believe the proposed dormer will have minimal impact on the surrounding neighborhood. The design has been thoughtfully planned to maintain the architectural style of the house and avoid obstructing views or infringing on neighbors' privacy. Furthermore, I am committed to ensuring that the construction will be done in accordance with all other applicable codes, including structural integrity and safety standards.

If you have any questions about the project, please contact me via email. Thank you for your time and consideration.

Sincerely,
Herbert Lim