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**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

CASE NO. 25-07

APPLICANT Herbert Lim

PROPERTY 18-20 Holden Road

DATE OF PUBLIC HEARING March 10, 2025

MEMBERS SITTING Casey Williams, Chair
Elliot Daniels
David Stiff
Alexandra Danahy-remote
Daniel Barry
Teresa MacNutt

MEMBERS VOTING Casey Williams
Elliot Daniels
David Stiff
Daniel Barry
Teresa MacNutt

Introduction

This matter came before the Board of Appeals (the “Board”) of the Town of Belmont (the “Town”) acting as Special Permit Granting Authority under Zoning By-Law of the Town of Belmont, Massachusetts (the “By-Law”) and Chapter 40A of the Massachusetts General Law (the “Zoning Act”). The applicant, Herbert Lim, (“Applicant”) sought Two Special Permits under Section §4.2 of the Zoning By-Law to construct a dormer at 18-20 Holden Road located in the General Residence zoning district.

Proposal

The Board held a duly noticed hearing on the application on March 10, 2025. The applicant requests 2 special permits from the Board of Appeals to construct a dormer. The 2 special permits are, 1.- The by-law allows 2.5 story structures, the existing and the proposed have basement and is considered a story, the proposed is a 3rd story addition. 2.- The By-Law requires a minimum side setback of 10.0’, the existing and proposed is 7.0’.

The applicant submitted for the Board’s review:

1. Denial letter prepared by the Office of Planning & Building,
2. A signed application for a special permit to construct a dormer,
3. A signed engineering and survey plan of the existing and proposed addition,
4. A signed zoning compliance check list,
5. A letter from the applicant to the Zoning Board of Appeals describing the project.
6. Proposed floor plans and elevations of the dormer.

Case# 24-05

Address: 610-612 Trapelo Road

The applicant made the presentation to the Board. No one spoke in support or in opposition to the proposed project.

Decision

(MGL Chapter) 40A §6 provides in pertinent part: "Pre-existing nonconforming structures or uses may be extended or altered, provided, that no such extension or alteration shall be permitted unless there is a finding by the Special Permit Granting authority that the proposed is not more detrimental to the neighborhood than the existing.

On March 10, 2025, the Board deliberated on the request to grant relief for 2 special permits to the applicant to construct a dormer at 18-20 Holden Road, located in General Residence zoning district. The Board found that there were many other similar dormers in the vicinity and the proposed is not more detrimental to the neighborhood than the existing.

Accordingly, upon motion duly made by Casey Williams, and seconded by Teresa MacNutt, the Board voted 5-0 to grant the Two (2) Special Permit as requested.

For the Board,



Ara Yogurtian,
Inspector of Buildings
Office of Planning and Building

Dated: April 11, 2025