

Office of Community Development  
Homer Municipal Building  
19 Moore Street  
Belmont, MA 02478



HIGH TE DAVID F  
75 LORIMER RD  
BELMONT, MA 02478

17-18  
David and Susanna High  
75 Lorimer Road

**TOWN OF BELMONT**  
**Notice of Decision**

REC'D DEC. 5, 2017

Case No: 17-18  
Applicant: David and Susanna High  
Property Address: 75 Lorimer Road

**Decision:**

The Board voted 4-0 to GRANT the applicants' request for A SPECIAL PERMIT to construct a two-story addition at the rear of their home at 75 Lorimer Road.

The decision was filed with the Town Clerk's office on December 1, 2017.

Any appeal from this decision must be made pursuant to Ch.40A, S.17, MGL, and must be filed within 20 days after the filing of such notice in the office of the Town Clerk.

2 3

PB 17-18

RECEIVED  
TOWN CLERK  
BELMONT, MA

TOWN OF BELMONT

PLANNING BOARD

2017 DEC -1 AM 9:50

CASE NO.

17-18

APPLICANTS:  
and owners:

David and Susanna High  
29496-161

PROPERTY:

75 Lorimer Road



2018 00017147

Bk: 70595 Pg: 106 Doc: DECIS  
Page: 1 of 2 02/05/2018 12:14 PM

DATE OF PUBLIC HEARING: November 7, 2017

MEMBERS SITTING/  
VOTING:

Charles Clark, Chair  
Stephen Pinkerton  
Edward Sanderson, Associate  
Karl Haglund

Introduction

This matter came before the Planning Board ("Board") of the Town of Belmont ("Town") acting as Special Permit Granting Authority under the Zoning By-Law of the Town of Belmont, Massachusetts ("By-Law") and Chapter 40A of the Massachusetts General Law ("Zoning Act"). The Applicants, David and Susanna High, request a Special Permit under Section 1.5.4 of the Zoning By-Law to alter a nonconforming structure (nonconforming lot frontage) in order to construct a two-story addition at the rear of their home (addition greater than 30% of existing gross floor area) at 75 Lorimer Road in a Single Residence C Zoning District.

Proposal

The Applicants proposes to add a two-story addition at the rear of their home. The existing 1,327 square foot home will be expanded to become a 2,848 square foot home. The bungalow style home is the only one in the immediate area; most of the homes are 2-1/2 story traditional colonial style homes. On the first floor, the front entrance will be expanded to include a mud room/foyer, the existing kitchen will be used to increase the size of the dining room, and the kitchen and family room will be in the rear addition. On the second floor, closets and additional bedroom space will be built over the expanded front entrance and a master bedroom suite will be built in the addition. Access to a loft area in the attic will be provided through the master bedroom suite. Existing space in the basement will remain as currently used: family room, office, laundry, and full bathroom.

The home has been designed to reflect the size of the homes found throughout the neighborhood. The house will be finished with composite siding and windows similar to those that exist in the home will be installed throughout the addition. The existing driveway will be

DAVID HIGH  
75 LORIMER RD.  
BELMONT, MA 02478

utilized and provide access to the two -car garage. Additionally, the Applicants propose to significantly increase the landscaping found throughout their property.

### Public Hearing

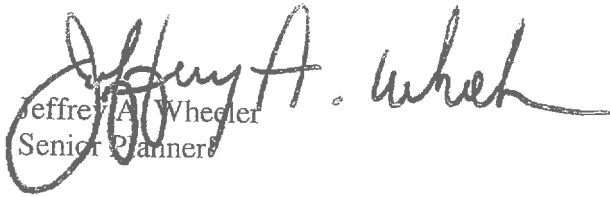
The Board held a duly noticed public hearing on the application on November 7, 2017. The Applicants submitted a petition in support of the proposed two-story addition signed by 41 neighbors. Several abutters showed their support by attending the public hearing.

### Deliberation and Decision

On November 7, 2017, the Board deliberated on the Applicants' request for a Special Permit under Section 1.5 of the Zoning By-Law to alter a nonconforming structure (nonconforming lot frontage) in order to construct a two-story addition at the rear of their home (addition greater than 30% of existing gross floor area) at 75 Lorimer Road in a Single Residence C Zoning District. The Board found that the proposed addition will not be substantially more detrimental to the neighborhood than the existing home and that it will be in keeping with the character of the neighborhood. The addition will not increase any of the existing nonconformities and has been designed to reflect the surrounding neighborhood. Finally, neighbors have expressed overwhelming support for the proposed addition.

Accordingly, upon motion duly made and seconded, **the Board voted 4-0 to GRANT the Applicants' request for A SPECIAL PERMIT to CONSTRUCT A TWO-STORY ADDITION at the rear of their home at 75 LORIMER ROAD.**

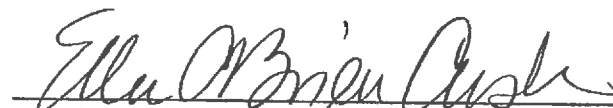
Submitted on Behalf of the Planning Board,

  
Jeffrey A. Wheeler  
Senior Planner

Dated: November 30, 2017

I, Ellen O'Brien Cushman, hereby certify that twenty (20) days have elapsed after the decision was filed in the office of the Belmont Town Clerk on December 1, 2017, and further I certify that no appeal has been filed with regard to the granting of said one (1) Special Permit with zero (0) conditions.

January 19, 2018

  
Ellen O'Brien Cushman, Town Clerk  
Belmont, MA

FEB 05 2018

COMMONWEALTH OF MASSACHUSETTS.

MIDDLESEX S.S. \_\_\_\_\_

SOUTH DIST. REGISTRY OF DEEDS

CAMBRIDGE, MA

I HEREBY CERTIFY THE FOREGOING

IS A TRUE COPY OF A PAPER

RECORDED IN BOOK 705-95

PAGE 106

*Marie C. Chittenden*

REGISTER

