

**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

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CASE NO. 25-24

APPLICANT Alexander Athanasiou

PROPERTY 24 Trapelo Road

DATE OF PUBLIC HEARING September 8, 2025

MEMBERS SITTING Casey Williams, Chair
Elliot Daniels, Vice Chair
David Stiff
Alexandra Danahy
Teresa MacNutt
Carol Berberian, Alternate

MEMBERS VOTING Elliot Daniels, Vice Chair
Alexandra Danahy
Teresa MacNutt
David Stiff
Carol Berberian, Alternate

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, Alexander Athanasiou, (“Applicant”) sought One Special Permit under Section §3.3 of the Zoning By-Law convert office spaces to residential units at 24 Trapelo Road located in a Local Business III (LBIII) zoning district. Section 3.3 of the Town of Belmont’s Zoning By-Laws allow residential units in Local Business III (LBIII) zoning district by Special Permit granted by the Board of Appeals.

Proposal

The Board held a duly noticed hearing on the application on September 8, 2025. The Applicant submitted for the Board’s review: An application for the conversion of the office spaces to residential units, support letters from abutters and architectural drawings showing the new floor plans and elevations of the proposed.

Steve Rosales, attorney representing Mr. Athanasiou, made the presentation to the Board. He explained that Mr. Athanasiou, wishes to change the use of the second floor from commercial to residential, to move into the second floor without any substantive changes. The first floor will remain as commercial use.

The meeting was opened to public comments.

Warren Croce, an abutter, asked if the owner would seeking a long term or short-term rental. The owners and their representative confirmed that they would be seeking a long-term tenant.

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The public comments portion of the meeting was closed.

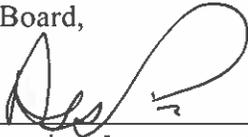
Decision

On September 8, 2025, the Board deliberated on the proposed request to convert the second floor of 24 Trapelo Road to a residential unit. The Board found that the proposed conversion is not substantially more detrimental to the neighborhood and that the proposed will assist with the rising demand of residential units and is in keeping with the character of the neighborhood in which the property is located.

Accordingly, upon motion duly made by Teresa McNutt and seconded by Carol Berberian, the Board voted 5-0 to grant the One (1) Special Permit as requested.

For the Board,

Date: October 15, 2025



Ara Yogurtian, Inspector of Buildings
Office of Community Development