

RECEIVED  
TOWN CLERK  
BELMONT, MA

CASE NO. 25-35

2025 DEC -3 AH S: NOTICE OF PUBLIC HEARING BY THE  
ZONING BOARD OF APPEALS  
ON APPLICATION FOR A SPECIAL PERMITS

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, January 5, 2026 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 Lauren Monovich for one Special Permit under section 15 of the By-law to construct a second floor addition at 39 Thomas Street located in a General Residence (GR) Zoning District. Special Permits: 1.- §1.5.4A of the By-Law allows any alterations and expansions in the General Residence zoning district by a Special Permit granted by the Board of Appeals,

ZONING BOARD OF APPEALS



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: 12/02/2025

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 39 Thomas St, Belmont- MA 02478 StreeVRoad, 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 \_\_\_ \_ Construction a second floor bathroom.

\_\_\_\_\_  
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\_\_\_\_\_

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

Signature of Petitioner *Lauren Monovich*  
Print Name Lauren Monovich  
Address 39 Thomas St, Belmont - MA 02478  
Daytime Telephone Number + 1 9 0 8 7 2 3 s a 4 4



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

Building Division  
(617) 993-2611  
Planning Division  
(617) 993-2666

Telephone: (617) 993-2610

September 18, 2025

Lauren Monovich  
39 Thomas Street  
Belmont, MA 02478

RE: Denial to Construct a Second Floor Addition

Dear Ms. Monovich,

The Office of Planning and Building is in receipt of your building permit application for proposal to construct a second floor addition at 39 Thomas Street located in General Residence zoning district.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, 1.- §1.5.4A of the By-Law allows any alterations and expansions in the General Residence zoning district are allowed by a Special Permit granted by the Board of Appeals,

you may alter your plans to conform to the Zoning By-Law and resubmit for a building permit or you may request One (1) Special Permit from the Zoning Board of Appeals. If you choose this option, please contact the Office of Community Development at (617)-993-2650 to schedule an appointment with Ara Yeghayan, Inspector of Buildings to begin the process.

Sincerely,

Ara Yeghayan C.B.O.  
Inspector of Buildings

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(7)

(Neighbor Name)

[Neighbor Address]

Belmont, MA

[Date]

To the Belmont Building Department,

I am writing to express my full support for the proposed interior renovation project at 39 Thomas Street, Belmont, submitted by Lauren Monovich. I understand that the project involves extending a portion of the existing second floor to relocate the current bathroom.

I have reviewed the general scope of the work and have no objections. I believe the project will improve the interior functionality of the home without impacting the neighborhood, property boundaries, or exterior structure.

Please feel free to contact me if any additional confirmation is needed.

Sincerely,



[Neighbor Name]

[e-mail or phone number]

herman.holly@gmail.com

[Neighbor Name] Holly Herman

[Neighbor Address] 43 Thomas St

Belmont, MA 02478

[Date] 11/24/25

To the Belmont Building Department,

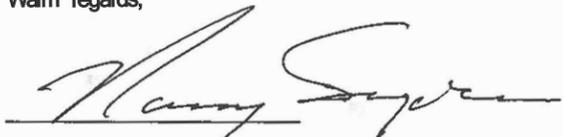
I am writing to share my support for the renovation project planned at 39 Thomas Street by Lauren Monovich. As a neighbor, I value a peaceful, respectful, and well-maintained community, and I am confident that this renovation will contribute positively to it.

The proposed work is entirely within the existing structure. After speaking with Lauren and understanding the purpose of the renovation, improving the layout and comfort of the second floor, I can affirm that I have no concerns regarding the construction or its impact on the neighborhood.

Lauren has always been a considerate neighbor, and I believe this improvement will enhance the use and enjoyment of her home while preserving the character of our street.

If additional information or confirmation is needed, I remain available.

Warm regards,



[Neighbor Name]

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November 13, 2025

**To the Belmont Building Department and all other interested parties,**

**Statement Explaining Scope of Work and Purpose**

This statement is intended to clearly and accurately describe the proposed interior renovation project at 39 Thomas Street, Belmont.

The project aims to make a small but meaningful improvement to the home. We are planning to extend a portion of the existing second-floor area to allow the relocation of the current bathroom. Importantly, this modification will not increase the footprint of the house; all work will remain entirely within the boundaries of the existing first-floor structure.

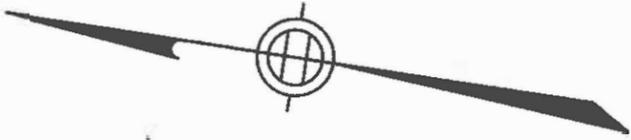
The purpose of this adjustment is to create a more functional and comfortable living space. Relocating the bathroom will provide a better layout for the family, improve daily use, and enable necessary updates while preserving the character and integrity of the home. No changes will be made to the exterior dimensions, setbacks, or visible massing of the property.

Our objective is simply to improve the livability of the interior space while fully respecting all safety requirements, zoning considerations, and the spirit of the existing structure.

We sincerely appreciate your time, review, and consideration, and we remain available to provide any additional information the Town may require.

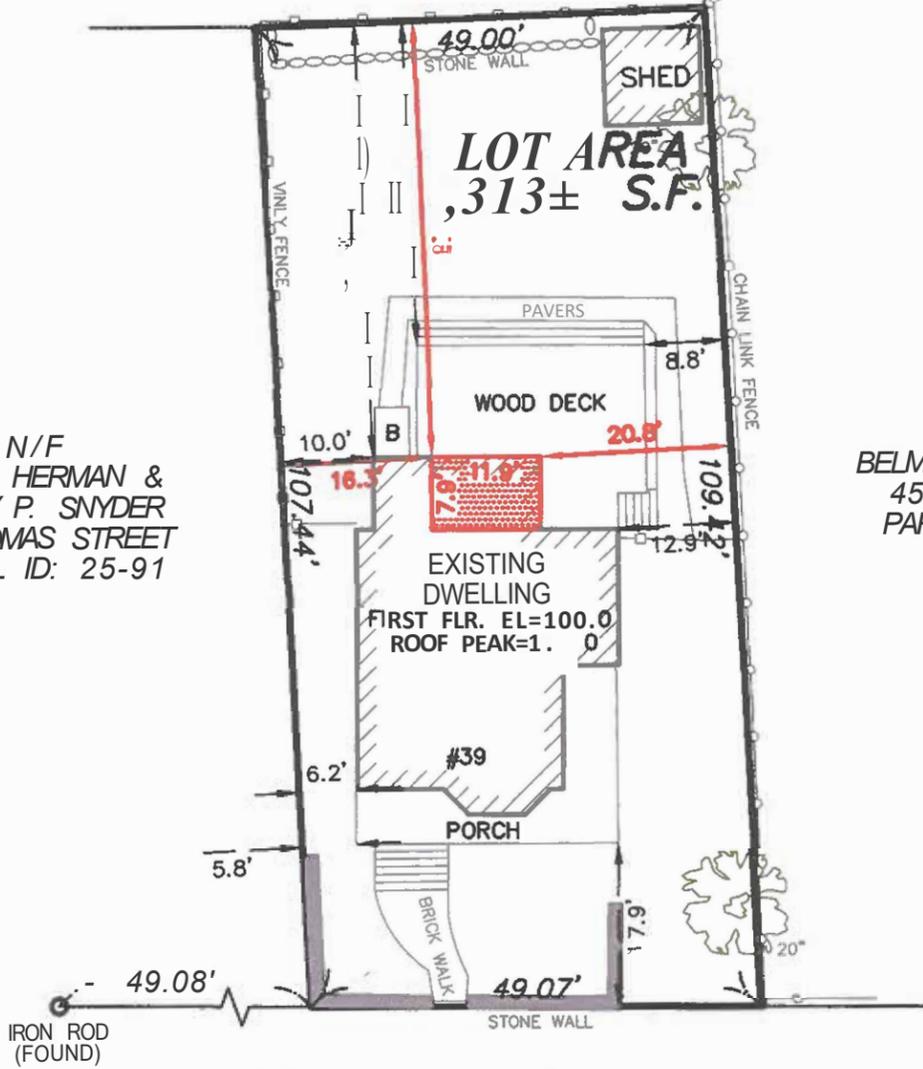
  
\_\_\_\_\_  
Lauren Monovich

N/F  
 JEROME A DUBOIS  
 31 KILBURN ROAD  
 PARCEL ID: 25-101



N/F  
 HOLLIS HERMAN &  
 NANCY P. SNYDER  
 43 THOMAS STREET  
 PARCEL ID: 25-91

N/F  
 BELMONT TENNIS CLUB  
 45 KILBURN ROAD  
 PARCEL ID: 25-89

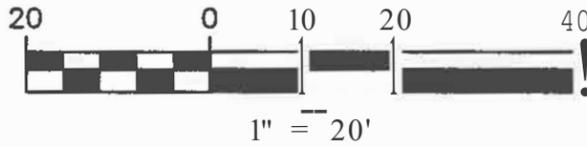


**THOMAS STREET**  
 (PUBLIC - 40' WIDE)



	EXISTING	PROPOSED
ZONE	R	R
USE	SINGLE FAMILY	SINGLE FAMILY
LOT SIZE	5,313±:t.S.F.	5,313±:t.S.F.
FRONTAGE	47.09'	47.09'
FRONTYARD	17.9'	17.9'
SIDE YARD	5.8'	16.3'
SIDE YARD	8.8'	20.8'
REAR YARD	35.5'	47.1'
LOT COVERAGE	1,008 S.F.(18.9%)	1,008 S.F.(18.9%)
OPEN SPACE	3,533 S.F. (65.6%)	3,533 S.F. (65.6%)

GRAPHIC SCALE



RECORD OWNER:  
 EDWARD A. & LAUREN G. MONOVICH  
 BOOK 43321 PAGE 258

WD THE STRUCTURES DEPICTED HEREON  
 ARE LOCATED AS SHOWN.

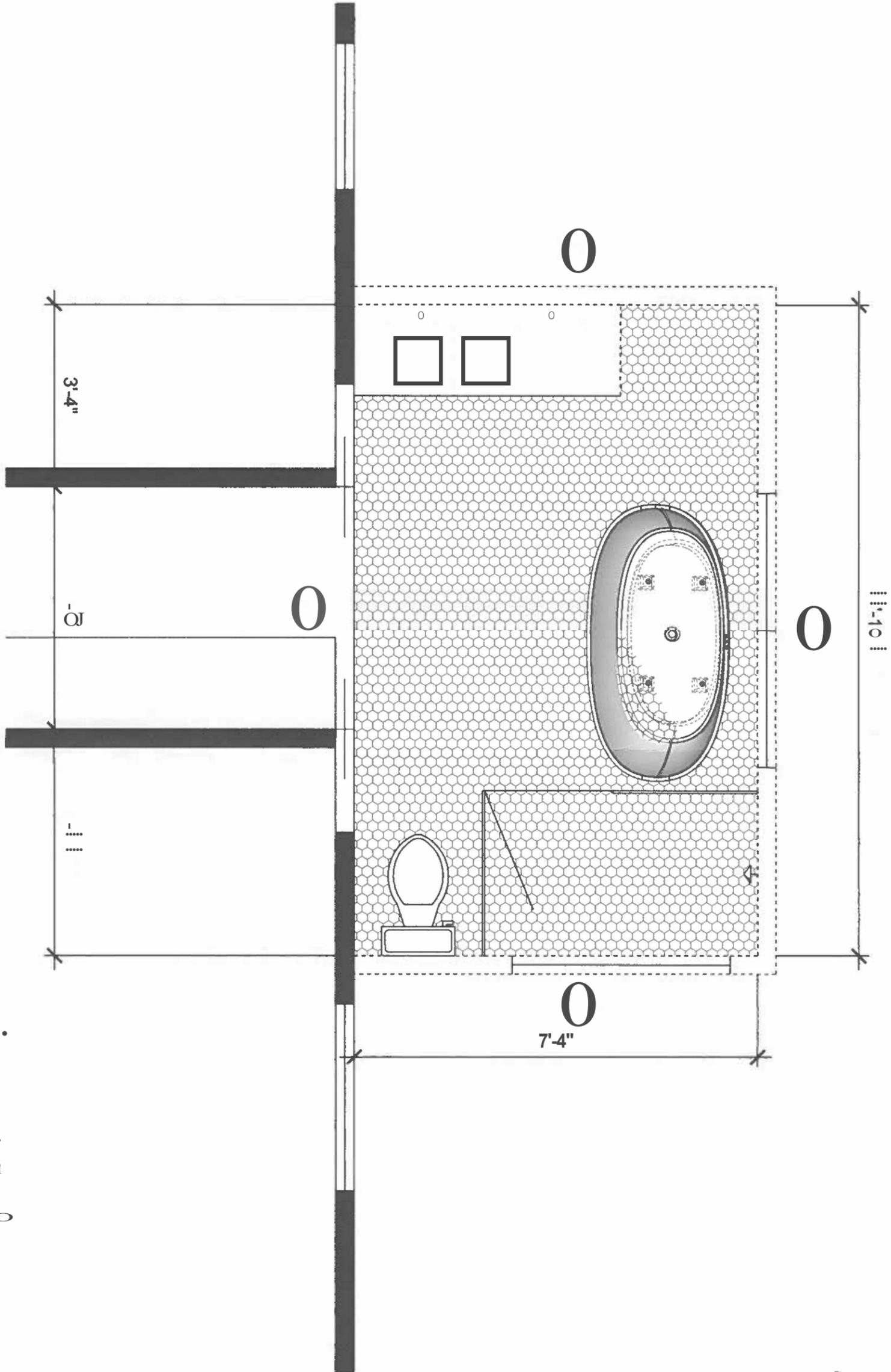
3-21-25  
 ATE SIGNATURE



**PLOT PLAN**  
 39 THOMAS STREET  
 BELMONT, MASSACHUSETTS  
 PARCEL ID: 25-90

SCOTT CERRATO, PLS  
 51 WAREHAM STREET  
 MEDFORD, MA. 02155

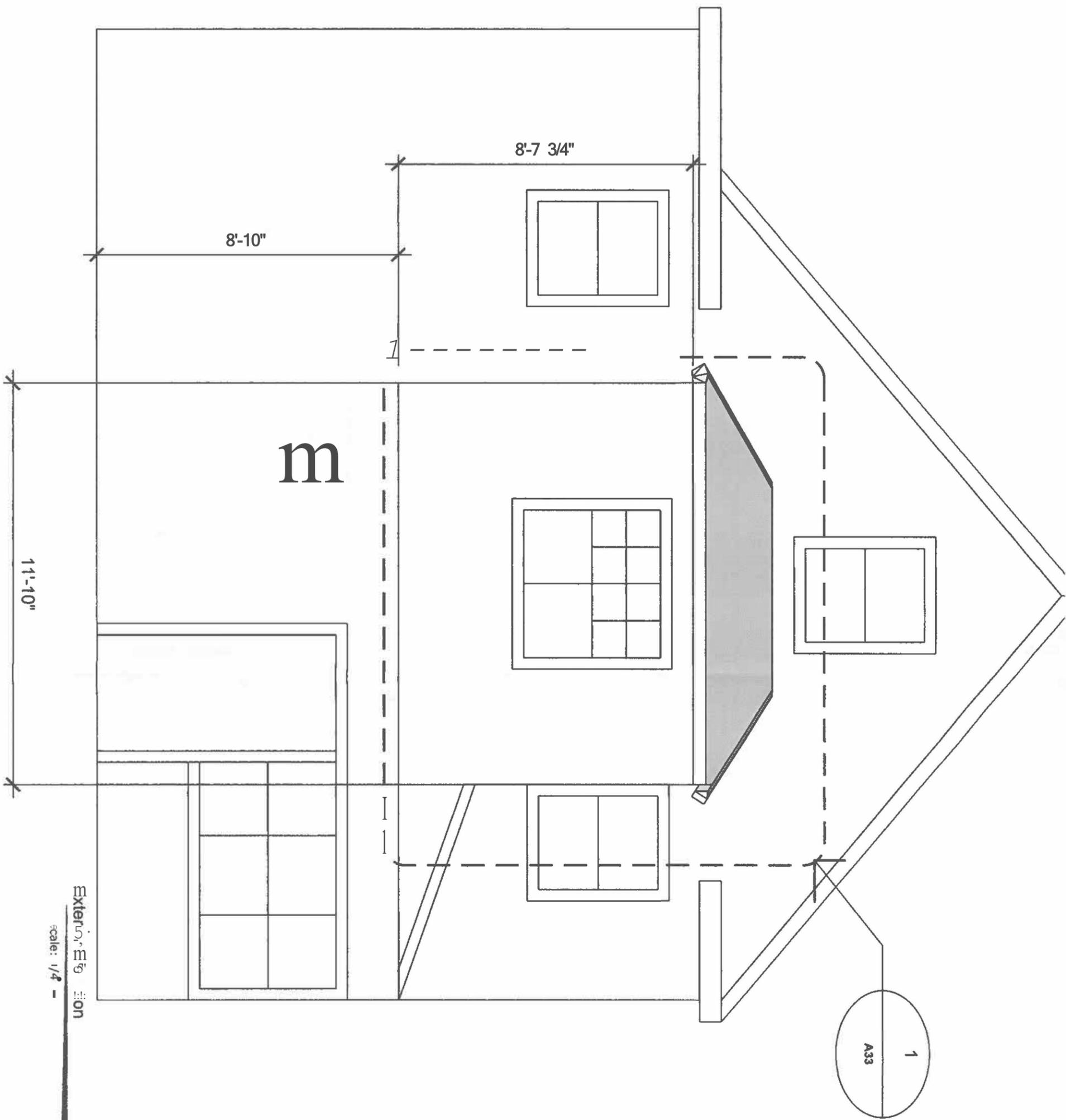
AUGUST 21, 2025  
 PHONE: (781) 775-3724  
 www.cerrato-survey.com



Bathroom Addition Floor Plan

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01

O t-L	<b>2</b>	DRAWN BY <b>JAi</b> DESCRIPTION <b>1</b>	PROJECT NO. 245.170 PROJECT <b>Bathroom</b>	ISSUE 5/30/25 RE-ISSUE 5/30/25	CLIENT <b>Monovich</b> 39 Thomas Street Belmont, MA	
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External Elevation  
 Scale: 1/4" = 1'-0"

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04

	<p><b>DRAWN BY</b>  <b>JAI</b></p>	<p><b>PROJECT NO.</b>          245.170  <b>PROJECT</b>  <b>Bathroom</b></p>	<p><b>ISSUE</b>          5/30/25  <b>RE-ISSUE</b>          5/30/25</p>	<p><b>CLIENT</b>          Monovich          39 Thomas Street          Belmont, MA</p>	
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17'-8"

0'-5"

8'-8 1/4"

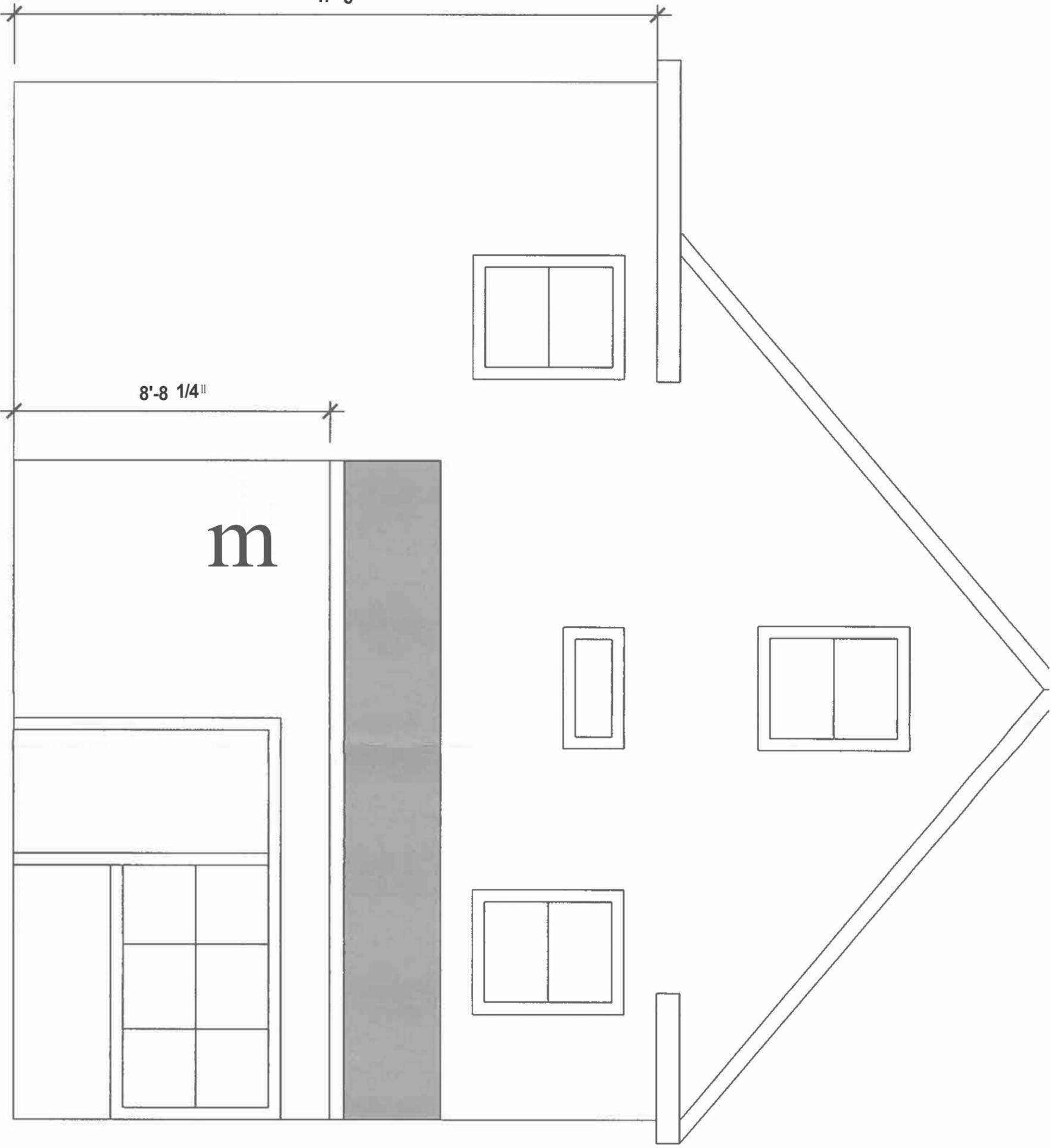
8'-2"

m

Existing Exterior Elevation

scale: 1/4" = 1'

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04



	<p><b>DRAWN BY</b> JAI</p>	<p><b>PROJECT NO.</b> 245.170 <b>PROJECT</b> Bathroom</p>	<p><b>ISSUE</b> 5/30/25 <b>RE-ISSUE</b> 5/30/25</p>	<p><b>CLIENT</b> Monovich 39 Thomas Street Belmont, MA</p>	
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