

**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

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2026 MAR -3 AM 9: 44

CASE NO. 25-35

APPLICANT Lauren Monovich

PROPERTY 39 Thomas Street

DATE OF PUBLIC HEARING March 2, 2026

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

MEMBERS VOTING Casey Williams, Chair
Elliot Daniels, Vice Chair
Alexandra Danahy
Teresa MacNutt
David Stiff

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, Lauren Monovich, (“Applicant”) sought One Special Permit under Section 1.5.4 A of the By-law to construct a second floor bathroom at 39 Thomas Street located in a General Residence Zoning District. Section 1.5.4 A allows any alterations and expansions by a Special Permit granted by the Board of Appeals, taking into consideration the configuration of the lot and the effect upon the neighboring property.

Proposal

The Board held a duly noticed hearing on the application on March 2, 2026. The Applicant submitted for the Board’s review: An application to construct a second floor bathroom.

Ms. Monovich made the presentation to the Board and explained the plan to add a second floor bathroom.

The meeting was opened to public comments. No comments were made.

The public comments portion of the meeting was closed.

Case# 25-35

Address: 39 Thomas Street

Decision

On February 2, 2026, the Board deliberated on the proposed request to construct a second floor bedroom at 39 Thomas Street. The Board found that the proposal is not substantially more detrimental to the neighborhood and that the proposed project is in keeping with the character of the neighborhood in which the property is located.

Accordingly, upon motion duly made by Ms. Casey Williams and seconded by Ms. Alex Danahy, the Board voted 5-0 to grant the One (1) Special Permit as requested.

For the Board,

Date: March 3, 2026



Ara Yogurtian,
Inspector of Buildings
Office of Planning and Building