

CASE NO. 25-13

NOTICE OF PUBLIC HEARING BY THE
ZONING BOARD OF APPEALS
ON APPLICATION FOR ONE SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, April 7, 2025 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 Christos Filios to convert office spaces to residential units at 26 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.

ZONING BOARD OF APPEALS



OFFICE OF PLANNING & BUILDING
TOWN OF BELMONT
19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

Building Division
(617) 993-2664
Planning Division
(617) 993-2666

Telephone: (617) 993-2650

March 4, 2025

Christos Filios
307 Dane Road
Center Harbor, NH 03226

RE: Denial to Convert Office Spaces to Residential

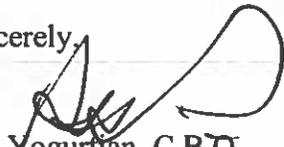
Dear Mr. Filios,

The Office of Community Development is in receipt of your building permit application to convert office spaces to 2 residential units at 26 Trapelo Road located in LBIII Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Laws. More specifically, 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.

To begin the Special Permit process, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Inspector of Buildings, at (617) 993-2650.

Sincerely,


Ara Yogurtian, C.B.O.
Inspector of Buildings



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: MARCH 3, 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 26 TRAPELO ROAD Street/Road, 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 _____

CONVERSION OF THE SECOND FLOOR COMMERCIAL
OFFICE SPACE TO ONE RESIDENTIAL UNIT.

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

Signature of Petitioner

Christus Filios

Print Name

CHRISTUS FILIOS

Address

307 DANE RD
CENTER HARBOR, NH 03226

Daytime Telephone Number

617-320-5246

My name is Christus Fillios and I am the Trustee of the 26 Trapelo Road Realty Trust, the owner of the commercially zoned LB3 two unit building at 26 Trapelo Road, Belmont, MA (the "Premises") that I purchased in 2013. I am seeking this Special Permit to convert the second floor of the Premises from commercial use to residential use so I can occupy and reside in the second floor.

There will be no alteration of the interior of the second floor of the exterior of the building necessary or required for me to occupy and reside in the second floor. The off-street parking arrangements in the existing driveway will remain unchanged. There will be no demolition of any kind required. There will be no changes or alterations to the current landscaping. The premises will remain unchanged and look as it currently does in the attached picture.

The first floor will remain commercially zoned. I only seek this Special Permit to allow my residential use of the second floor.

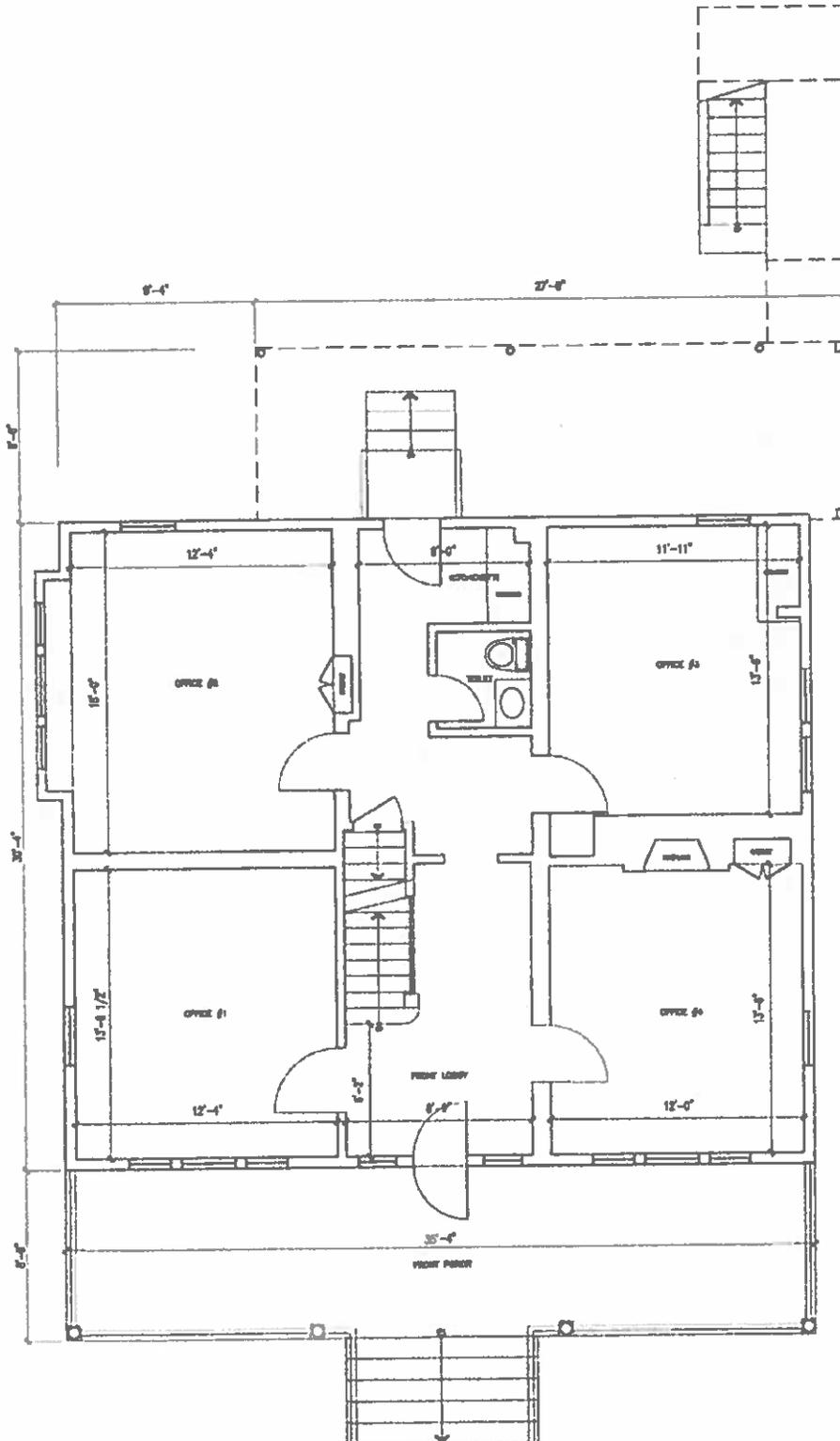
I ask that the Zoning Board of Appeals approves and grants me the Special Permit I seek as it will not be substantially more detrimental to the neighborhood, add to the housing stock in town and is in keeping with the character of the neighborhood in which the property is located. Thank you for your consideration.

Very truly yours,

Christus Fillios



26 TRAPELO ROAD



EXISTING FIRST FLOOR PLAN
 3/16" = 1'-0"

| | | | |
|---|------------------------------------|---------------------|--|
| <p>25 TRAPELO BUILDING 26 TRAPELO ROAD BELMONT, MA</p> | | | <p>Existing Floor Plan</p> |
| <p>EXISTING FIRST FLOOR PLAN</p> | | | <p>David A. O'Connell Professional Engineer License No. 10123 State of Massachusetts</p> |
| <p>Project No. _____</p> | <p>Client Name _____</p> | <p>Scale _____</p> | <p>Sheet No. _____</p> |
| <p>Drawing Date _____</p> | <p>Drawing Title _____</p> | <p>Author _____</p> | <p>Checker _____</p> |
| <p>Project Manager _____</p> | <p>Client Representative _____</p> | <p>Scale _____</p> | <p>Sheet No. _____</p> |
| <p>Project No. _____</p> | <p>Client Name _____</p> | <p>Scale _____</p> | <p>Sheet No. _____</p> |



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TOWN OF BELMONT
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Belmont, Massachusetts 02478-0900**

**Building Division
(617) 993-2664
Planning Division
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Telephone: (617) 993-2650

January 29, 2025

**Christus Fillios
26 Trapelo Road
Belmont, MA 02478**

RE: Denial to Convert Office Spaces to Residential

Dear Mr. Fillios:

The Office of Planning and Building is in receipt of your building permit application to convert an office space to a residential unit at 26 Trapelo Road located in LBIII Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Laws. More specifically, 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.

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