

**TOWN OF BELMONT  
ZONING BOARD OF APPEALS**

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**CASE NO.** 25-13

**APPLICANT** Christos Filios

**PROPERTY** 26 Trapelo Road

**DATE OF PUBLIC HEARING** April 7, 2025

**MEMBERS SITTING** Casey Williams, Chair  
Elliot Daniels, Vice Chair  
David Stiff  
Alexandra Danahy  
Daniel Barry  
Teresa MacNutt

**MEMBERS VOTING** Casey Williams, Chair  
Elliot Daniels, Vice Chair  
David Stiff  
Daniel Barry  
Teresa MacNutt

**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, Christos Folios, (“Applicant”) sought One Special Permit under Section §3.3 of the Zoning By-Law 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.

**Proposal**

The Board held a duly noticed hearing on the application on April 7, 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. Folios, made the presentation to the Board. He explained that Mr. Filios, 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.

No one spoke in support or in opposition to the proposed change of use.

The public comments portion of the meeting was closed.

Case# 25-13  
Address: 26 Trapelo Road

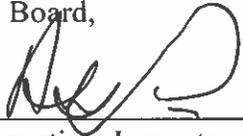
**Decision**

On April 7, 2025, the Board deliberated on the proposed request to convert the second floor of 26 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 Ms. Teresa McNutt and seconded by Daniel Barry, the Board voted 5-0 to grant the One (1) Special Permit as requested.**

For the Board,

Date: June 3, 2025



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Ara Yogurtian, Inspector of Buildings  
Office of Community Development