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TOWN CLERK
BELMONT, MA

CASE NO. 25-24

2025 AUG -5 PM 3: 14

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, September 8, 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 Alexander Athanasiou to 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.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: JULY 11, 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 24 TRAPELO 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.

COMMUNITY
DEVELOPMENT

2025 JUL 16 AM 11:23

Signature of Petitioner

Print Name

ALEXANDER ATHANASIOU

Address

8 WOODFALL ROAD

BELMONT, MA 02478

Daytime Telephone Number

781-244-3803

My name is Alexander Athanasiou, and I am the Manager of the 24 Trapelo Road LLC, the owner of the commercially zoned LB3 two unit building at 24 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 allow people to occupy and reside in the second floor.

There will be no alteration of the interior of the second floor at this time. Should this Special Permit allowing residential use be granted, a kitchen would be installed along with minor renovations to create several closets as shown on the plan attached. Contemplated interior alterations notwithstanding, there will be no alteration of the exterior of the building necessary, required or anticipated to allow residential use of the second floor. The current off-street parking arrangements in the existing driveways will remain unchanged. There will be no changes or alterations to the current landscaping. The premises will remain unchanged and look as they currently do in the attached picture.

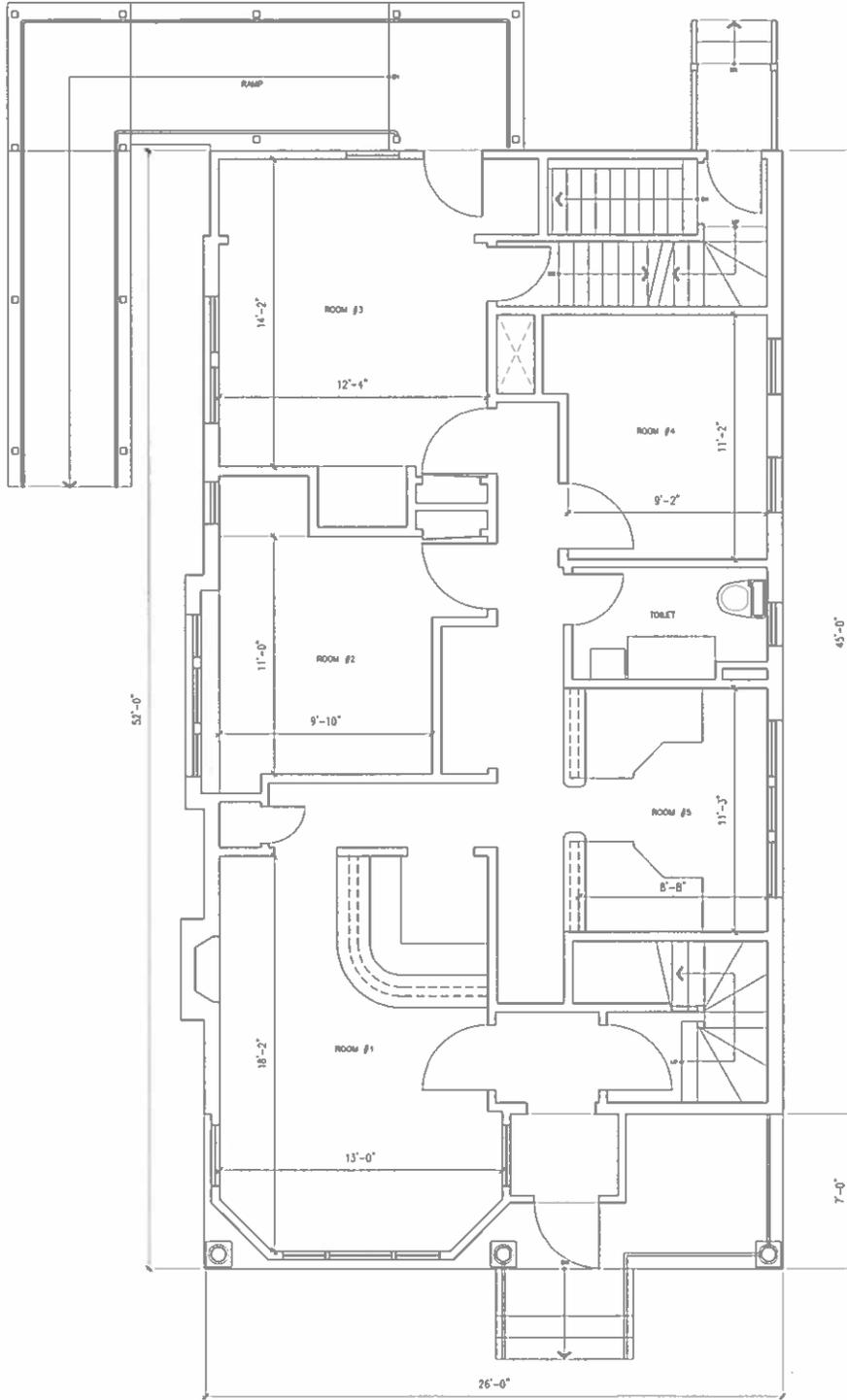
The first floor will remain commercially zoned. I only seek this Special Permit to allow residential use of the second floor.

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,

Alexander Athanasiou





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

24 TRAPELO BUILDING

24 TRAPELO ROAD
 BELMONT, MA

Proposed Floor Plan



o v o osobanan

Architect
 Planning
 Interior Design

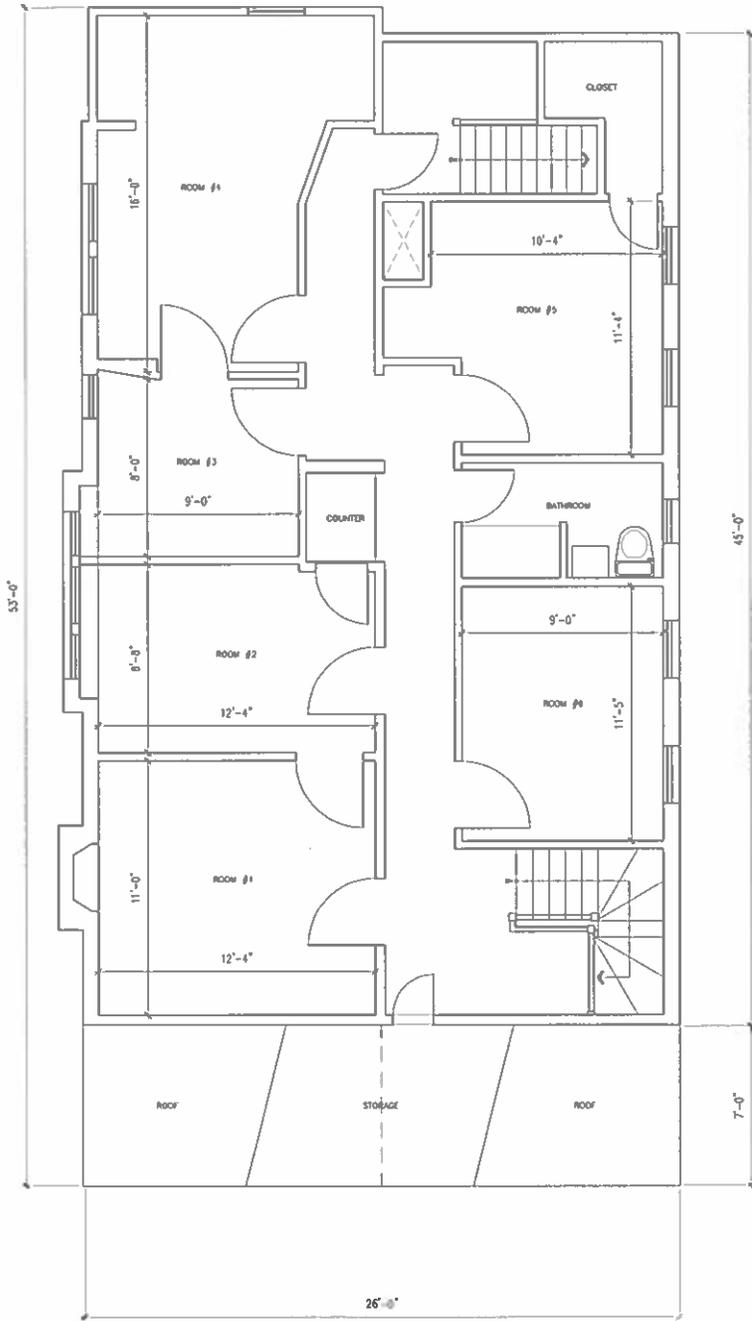
P.O. Box 200
 781.253.2400
 02121

Project No: 2020
 Date: 11/11/20
 Drawing No: 111
 Scale: AS SHOWN
 Date: 02-28-23

Revisions	Date	By	Check

Existing Title:
EXISTING FLOOR PLAN

Drawing Number:
A1



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

24 TRAFLEO BUILDING
 24 TRAFLEO ROAD
 BELMONT, MA
Proposed Floor Plan



M. J. O'SHEA

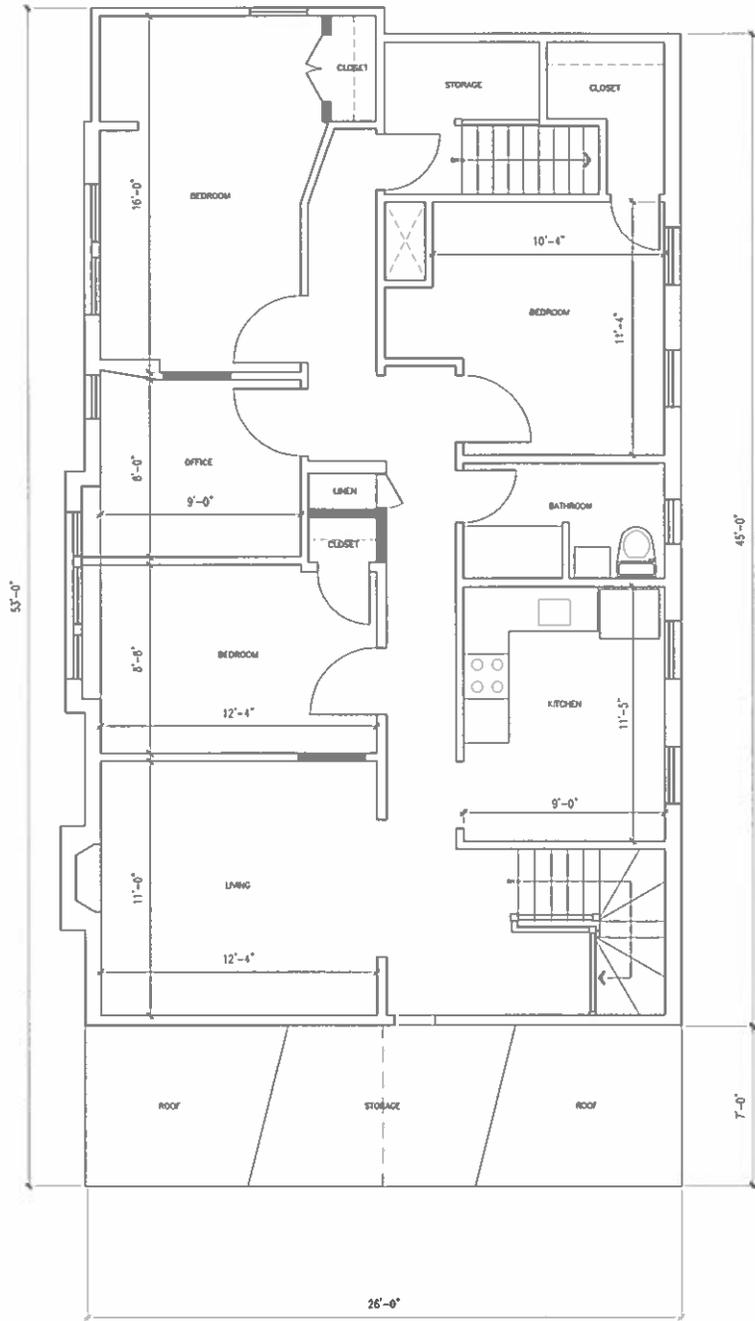
Architect
 Registered
 Interior Design
 P.O. Box 100
 Belmont, MA 02471
 781.233.3400

Project No. 2320
 Date of Issue 11/14
 Drawing No. 11
 Scale 1/8" = 1'-0"
 Date 02/28/23

Revision	Description
1	Issue
2	Issue
3	Issue
4	Issue
5	Issue
6	Issue
7	Issue
8	Issue
9	Issue
10	Issue

Drawing Title
EXISTING FLOOR PLAN

Drawing Number
A2



PROPOSED SECOND FLOOR PLAN
 3/16" = 1'-0"

24 TRAPELO BUILDING
 24 TRAPELO ROAD
 BELMONT, MA

Proposed Floor Plan



OVO OSBORNE

Architectural
 Planning
 Interior Design

P.O. Box 200
 Southfield, MA 02471
 781.333.3400

Rev	Description
1	Issue for Review
2	Issue for Review
3	Issue for Review
4	Issue for Review
5	Issue for Review
6	Issue for Review
7	Issue for Review
8	Issue for Review
9	Issue for Review
10	Issue for Review

PROPOSED FLOOR PLAN

Drawing Number
A3



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

July 10, 2025

24 Trapelo Road LLC
Alexander Athanasiou, Manager
8 Woodfall Road
Belmont, MA 02478

RE: Denial to Convert Office Spaces to Residential

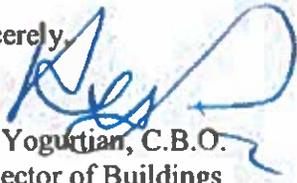
Dear Mr. Athanasiou:

The Office of Planning and Building is in receipt of your building permit application to convert an office space to a residential unit at 24 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 Planning and Building to schedule an appointment with Ara Yogurtian, Inspector of Buildings, at (617) 993-2650.

Sincerely,


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