



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: 4/24/2023

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 11 Brighton Street 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 use of outdoor private patio. Seating for 40.

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

Signature of Petitioner John P Comella

Print Name John Paul Comella

Address 20 Austin Street

Newton, Ma 02465

Daytime Telephone Number 617-201-0653

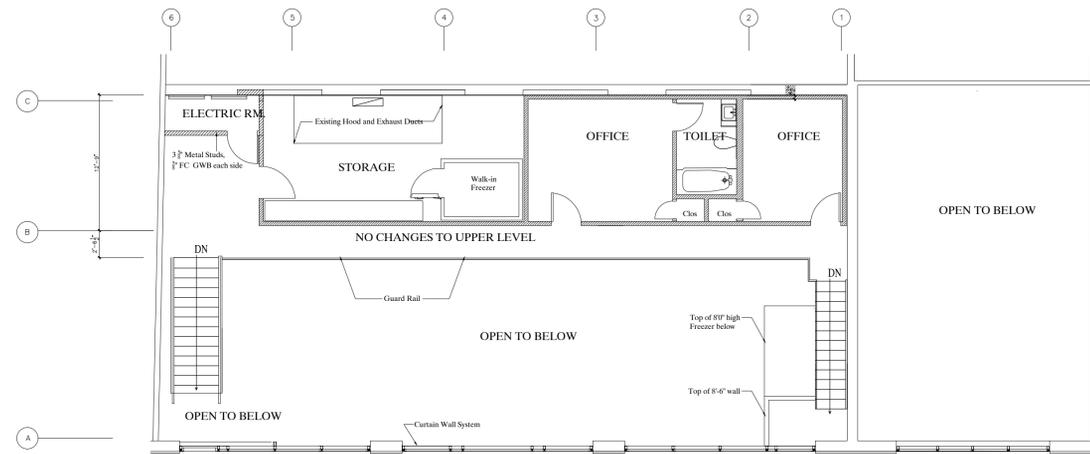
Comella's Restaurant  
11 Brighton Street  
Belmont Ma 02478

5/1/2023

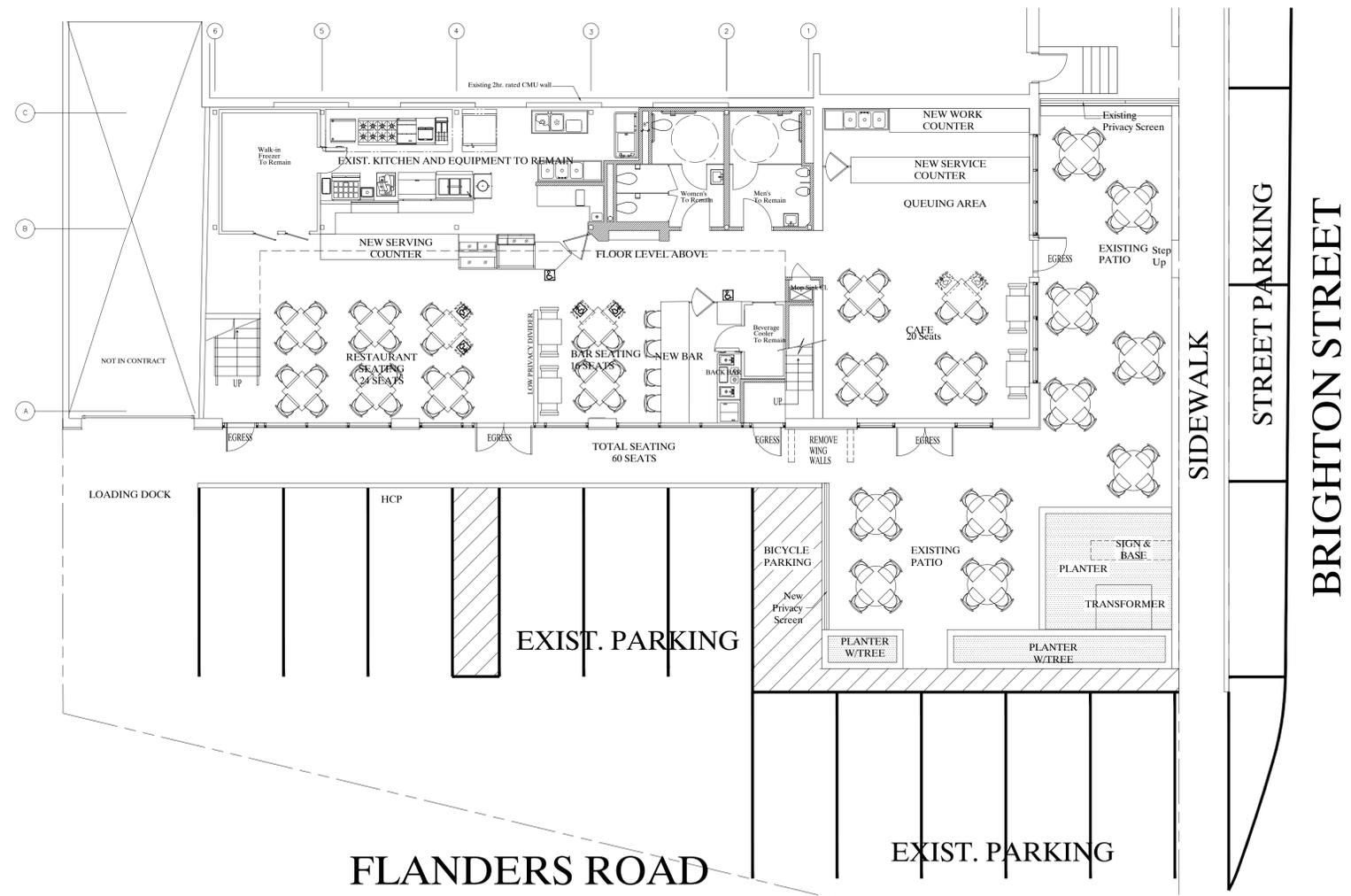
Applicant Statement

Comella's restaurant is seeking to add seating for up to 40 on the private existing outdoor patio that is directly outside their restaurant. The restaurant is currently licensed for 60 seats inside. These outdoor seats would be used at weather appropriate times and would not be used in addition to, but rather as another option for guests, so they choose to eat outside. There are currently 6 total lavatories between two rooms, marked Man and Woman. All seating will be on the patio, which is a part of privately owned condominium land. All owners are in support of this application and use. There are no changes to the plan from the application in 2022, other than the outdoor seating.

Consultant :



**2 SECOND FLOOR PLAN - NO CHANGE**  
SCALE = 1/8" = 1'-0"



**1 SEATING PLAN FIRST FLOOR AND AT EXISTING PATIOS**  
SCALE = 1/8" = 1'-0"

Revisions :

No. :	Date :	Remarks :

Project :  
**COMELLA'S RESTAURANT**  
11 BRIGHTON ST  
BELMONT, MA

Date : JULY 18, 2022  
Scale : AS NOTED  
Project Number :  
Drawn By : KG  
Checked By : HDS  
Drawing Title :

**PROPOSED FLOOR PLANS**

Seal :

Sheet No. :

**A1.0**

4/20/23, 3:21 PM

1 Flanders Rd - Google Maps

Google Maps 1 Flanders Rd

Belmont, Massachusetts

Google Street View

Jul 2019

See more dates

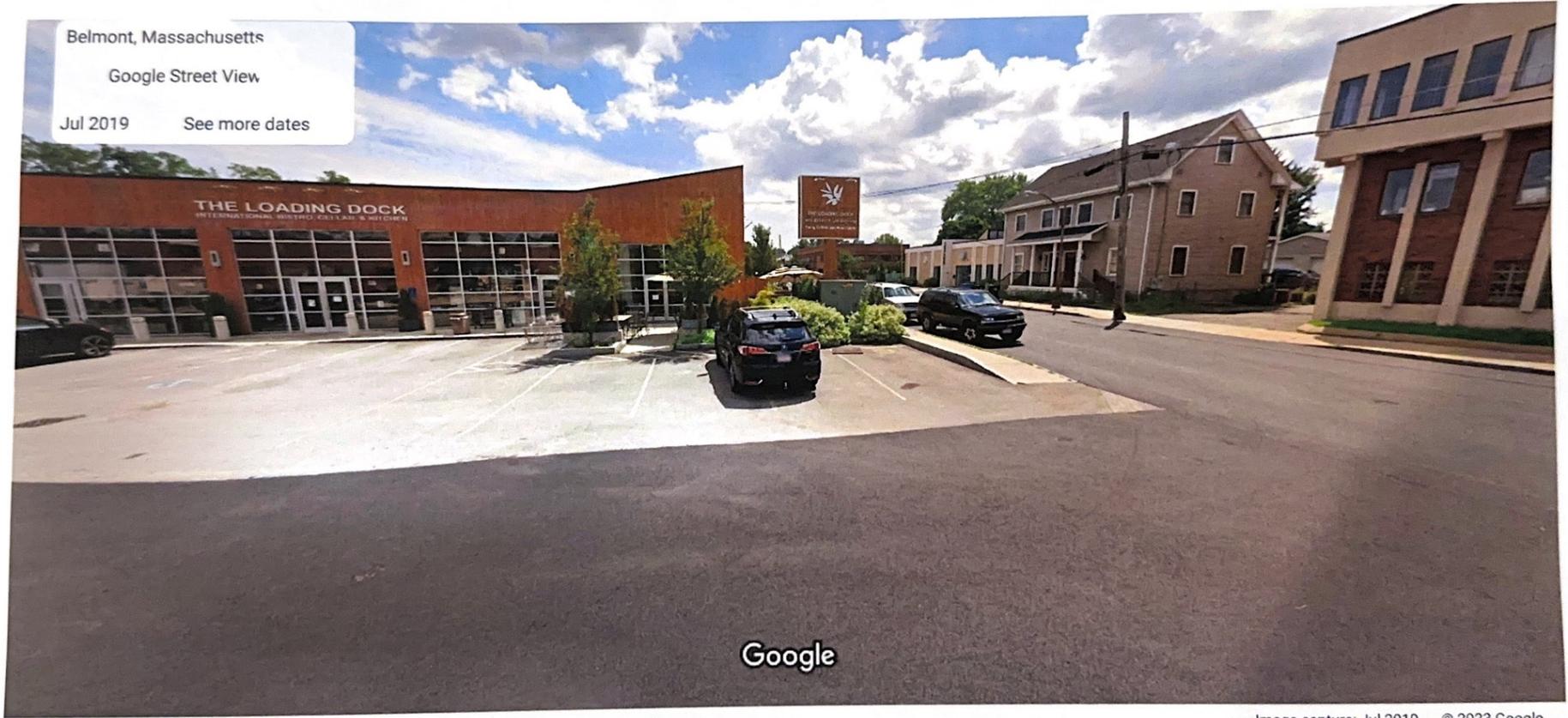


Image capture: Jul 2019 © 2023 Google

