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BELMONT, MA

CASE NO. 18-09

2018 MAR 16 PM 3:02

NOTICE OF PUBLIC HEARING BY THE  
ZONING BOARD OF APPEALS

ON APPLICATION FOR A SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, April 2, 2018 at 7:00 p.m. in the Arts Room, Beech Street Center, 266 Beech Street, to consider the application of Foodies, Michael Stameris agent, for a Special Permit under Section 3.3 of the Zoning By-Law To Operate A Fast Food Restaurant at 87 Leonard Street located in a Local Business I (LBI) Zoning District.

ZONING BOARD OF APPEALS



Town of Belmont

RECEIVED  
TOWN CLERK  
BELMONT, MA

2018 MAR 16 PM 4:20

**APPLICATION FOR A SPECIAL PERMIT**

Date: January 31, 2018

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 87 Leonard 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 Foodie's Belmont Market would like to apply for a Fast Food License and incorporate seating and tables to offer it's patrons a place to sit and drink coffee and eat prepared food. This will be a cafe style and will be self-service.

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

Signature of Petitioner

Print Name

Victor Leon

Address

87 Leonard Street

Belmont, MA 024778

Daytime Telephone Number

617-993-3556



OFFICE OF COMMUNITY DEVELOPMENT  
TOWN OF BELMONT  
19 Moore Street  
Homer Municipal Building  
Belmont, Massachusetts 02478-0900

Telephone: (617) 993-2650 Fax: (617) 993-2651

Building Division  
(617) 993-2664  
Engineering Division  
(617) 993-2665  
Planning Division  
(617) 993-2666

February 15, 2018

18-09

Michael Stameris  
330 Martin Luther King Blvd.  
Roxbury, MA 02119

RE: Denial to Operate a Fast food Restaurant

Dear Mr. Stameris,

The Office of Community Development is in receipt of your building permit application for your proposal to Operate a Fast Food Restaurant at 87 Leonard Street, Foodies Market, located in a Local Business I (LBI) zoning district.

Your application has been denied because it does not comply with the current Town of Belmont Zoning Bylaws. More specifically, Section 3.3 of the Zoning Bylaws requires a Special Permit from the Zoning Board of Appeals to operate a fast food restaurant in an LBI zoning district.

You may alter your plans to conform to the current Town of Belmont Zoning Bylaws and resubmit a building permit application, or you may request one (1) Special Permit from the Zoning Board of Appeals. If you choose this option, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Assistant Director, at (617) 993-2650 in order to begin the process.

Sincerely,

Glenn R. Clancy, P.E.  
Inspector of Buildings

MICHAEL STAMERIS  
617-877-1489

Foodie's Belmont Market  
87 Leonard Street  
Belmont, MA 02478  
617-993-3556

February 5, 2018

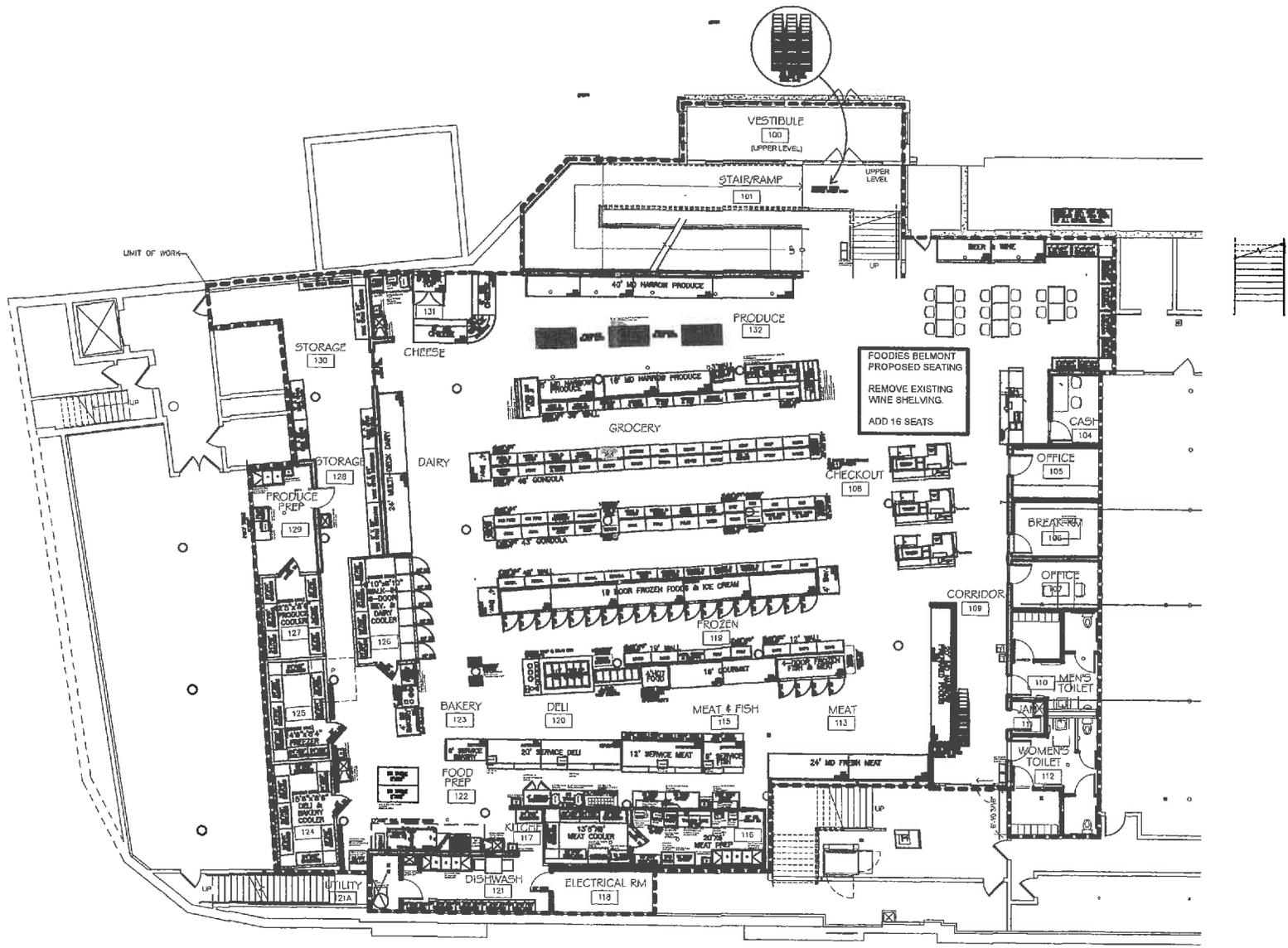
RE: Special Permit Application Statement/Fast Food Permit

Dear Town of Belmont,

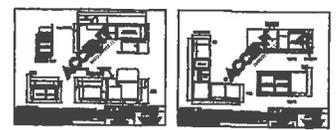
Foodie's Market would like to apply for a Fast Food License to allow our customer's a place to sit and eat the prepared foods that we currently offer. We are asking you to grant us 16 seats and accompanying tables with-in the space we currently occupy. We anticipate that this will better serve our customers. This will be a total self-serve component.

This will not have any impact to the existing business operation. The business hours, deliveries, trash pick-up, number of employees and signage will all remain the same. Foodie's will install extra trash receptacles near the seating area to accommodate the refuse generated.

I do hope that you find this application favorable, so Foodie's can continue to thrive in the Town of Belmont.



THE INFORMATION CONTAINED HEREIN IS BASED ON TECHNICAL DATA WHICH WE BELIEVE TO BE RELIABLE AND IS INTENDED FOR USE BY PERSONS HAVING TECHNICAL SKILL, AT THEIR OWN RISK, SINCE CONDITIONS ARE OUTSIDE OF ASSOCIATED GROCERS CONTROL. WE CAN ASSUME NO LIABILITY OR RESPONSIBILITY FOR RESULTS OBTAINED OR DAMAGES INCURRED THROUGH THE APPLICATION OF THE DATA PRESENTED HEREIN. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT PRIOR WARNING. CONTRACTORS TO VERIFY ALL DIMENSIONS IN THE FIELD.



ASSOCIATED GROCERS OF NEW ENGLAND, INC.  
 11 COOPERATIVE WAY  
 PEMBERCOCK, NH 03275 TEL: 800.242.2246

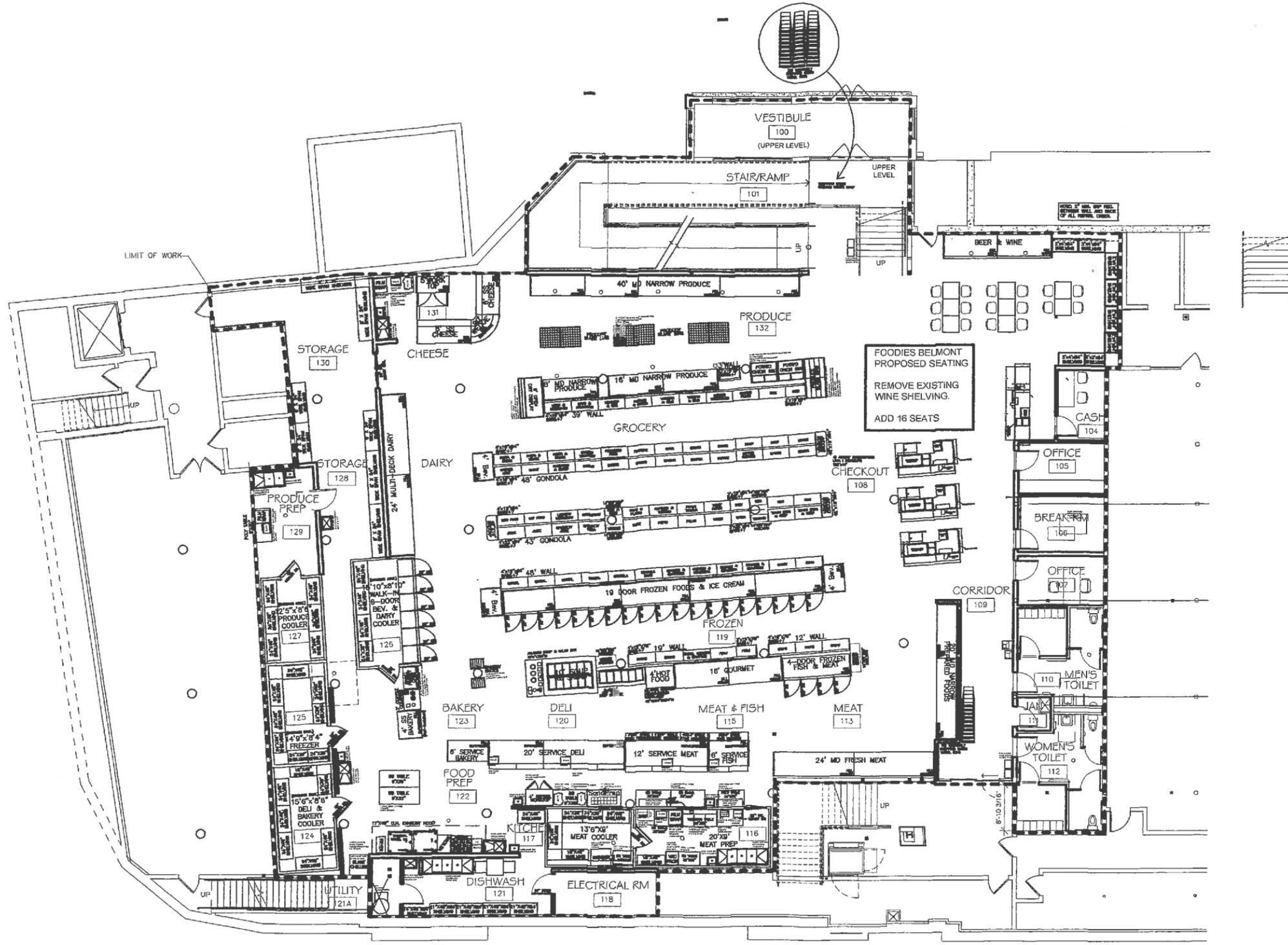
PROJECT INFORMATION:  
 STORE LOCATION: BELMONT, MA  
 STORE MANAGER: [Name]  
 DESIGN MANAGER: [Name]  
 E-MAIL: [Email]  
 WWW: [Website]

PROJECT/TITLE  
**FOODIES MARKET  
 BELMONT, MA**

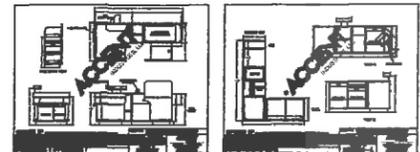
CONTACTS & NOTES  
**MICHAEL STAMERIS  
 CELL: 617.877.1489**

DRAWN: SES  
 DATE: 11-28-16  
 SCALE: 1/8" = 1'-0"  
 CHECKED: SES

DRAWING:  
**FFP**



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ASSOCIATED GROCERS OF NEW ENGLAND, INC. 11 COOPERATIVE WAY PEMBROKE, NH 03275 TEL: 800.242.2248		BILL MATTIARO STORE EQUIPMENT & OFFICE: 603.231.5588 E-MAIL: bsmatti@agn.com WEB: WWW.AGN.COM	
SHARON SHEFFINGTON STORE EQUIPMENT & OFFICE: 603.231.5588 E-MAIL: ssheff@agn.com WEB: WWW.AGN.COM		PROJECT/TITLE <b>FOODIES MARKET          BELMONT, MA</b>	
CONTACTS & NOTES <b>MICHAEL STAMERIS          CELL: 617.877.1489</b>		DRAWN: SES DATE: 11-28-16 SCALE: 1/8" = 1'-0" CHECKED: SES	
DRAWING: <b>FFP</b>			