



Town of Belmont

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2018 JAN 24 AM 11:49

APPLICATION FOR A SPECIAL PERMIT

Date: 12-27-2017

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 80 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 change of ownership, fast food restaurant

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

Rachid Smairi

Address

109 Brainerd Rd, #8

Allston, MA 02134

Daytime Telephone Number

617 470 2551



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

January 3, 2018

Rachid Smairi
109 Brainerd Road #8
Allston, MA 02134

RE: Denial to Operate a Fast food Restaurant

Dear Mr. Smairi,

The Office of Community Development is in receipt of your building permit application for your proposal to Operate a Fast Food Restaurant at 80 Leonard Street 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

New Ownership Proposal

Narrative

I've been in the food and beverage industry for about fifteen years, with experience working at high profile environments like Starbucks in Prudential Center, and the hospitality industry working at the Sheraton Boston Hotel. Most recently, I've been managing the Dunkin Donuts at 52 Church Street, in Belmont and fell in love with the town and the community. With all of my experience and passion for the industry, I found this small little café in Belmont Center for sale, Bellmont Cafe, and instantly knew it was the logical next step for me. My dream was always to be a business owner and pursue the American Dream, as an immigrant, who migrated to the United States in 2001. I'm passionate about making an impact on a small community and being a part of the Belmont Center neighborhood with my expertise in the coffee business.

Hours of Operation

6:00am- 9:00pm Monday- Saturday, 6:00am- 6:00pm Sunday

Number of employees

3-4 (maximum)

Deliveries

Standard neighborhood times; bakery, comes twice a week around 5:00am weekdays only. Supply delivery is around 11:00am (same as neighboring businesses)

Dumpster & Grease Trap

Located at the rear of building. Dumpster pick up is twice a week by Republic Services 215-744-2995.

Grease trap will be cleaned every three months by Service Pumping & Drain Co; Inc. (5 Hallberg Park North Reading, MA 01864).

Parking: No change

RRC approval was granted on Wednesday, December 27, 2017.



80 Leonard Street, Belmont, MA (617)-484-8100
 Bellmontcaffe.com

BREAKFAST MENU

- Butter Croissant Baked Fresh Daily 2.25
- Chocolate Croissant Baked Fresh Daily 2.75
- Cinnamon Bun Baked Fresh Daily 2.25
- Toasted Montreal Bagel 1.99
- Montreal Bagel With Cream Cheese 2.99
- Montreal Bagel Lox
 - Served w/ Cream Cheese, Smoked Salmon, Capers, Tomatoes, Red Onions 9.79
- Toasted Baguette with Seasonal Jam 2.99
- Yogurt Parfait With Granola & Fresh Seasonal Fruit 4.75
- Grilled Cheese Panini
 - Served w/ Roasted Tomatoes, Brie, & Smoked Gouda 3.50
- ❖ BELGIAN WAFFLES 4.94
 - Served w/ Fresh Seasonal Fruits, & Whipped Cream
- ❖ CREPES
 - Banana & Nutella 4.95
 - Strawberry & Nutella 4.95
 - Strawberry & Banana, Nutella 5.95

LUNCH MENU

- **House Salad**
 Mixed Greens, Carrots, Tomatoes, Roasted Mushrooms & Cucumbers 6.99
- **Spinach Salad**
 Baby Spinach, Red Onions, Oven Roasted Tomatoes, Brie, Fresh Seasonal Fruit 7.49

Choice of Dressings

Raspberry Zinfandel Vinaigrette / Or / Cream Parmesan Peppercorn

- ❖ PANINI SELECTION
 - **Bellmont Smoke Stack**
 Apple-wood Smoked Bacon, Lettuce, Smoked Turkey, Gouda, Tomatoes, Chipotle Mayo, served on Sour Dough Bread 7.99
 - **Vegetarian**
 Roasted Red Peppers, Roasted Mushrooms, Red Onions, Goat Cheese, Hummus & Arugula served on Sour Dough Bread 6.99
 - **Parisian**
 Smoked Ham, Green Apples, Brie with a Fig Spread served on Sour Dough Bread 7.99

If any member of your party has any allergies please notify us prior to ordering
 Add Mass. Tax to all prices. Prices, Items, and Offers are subject to change without notice.

Bellmont cafe

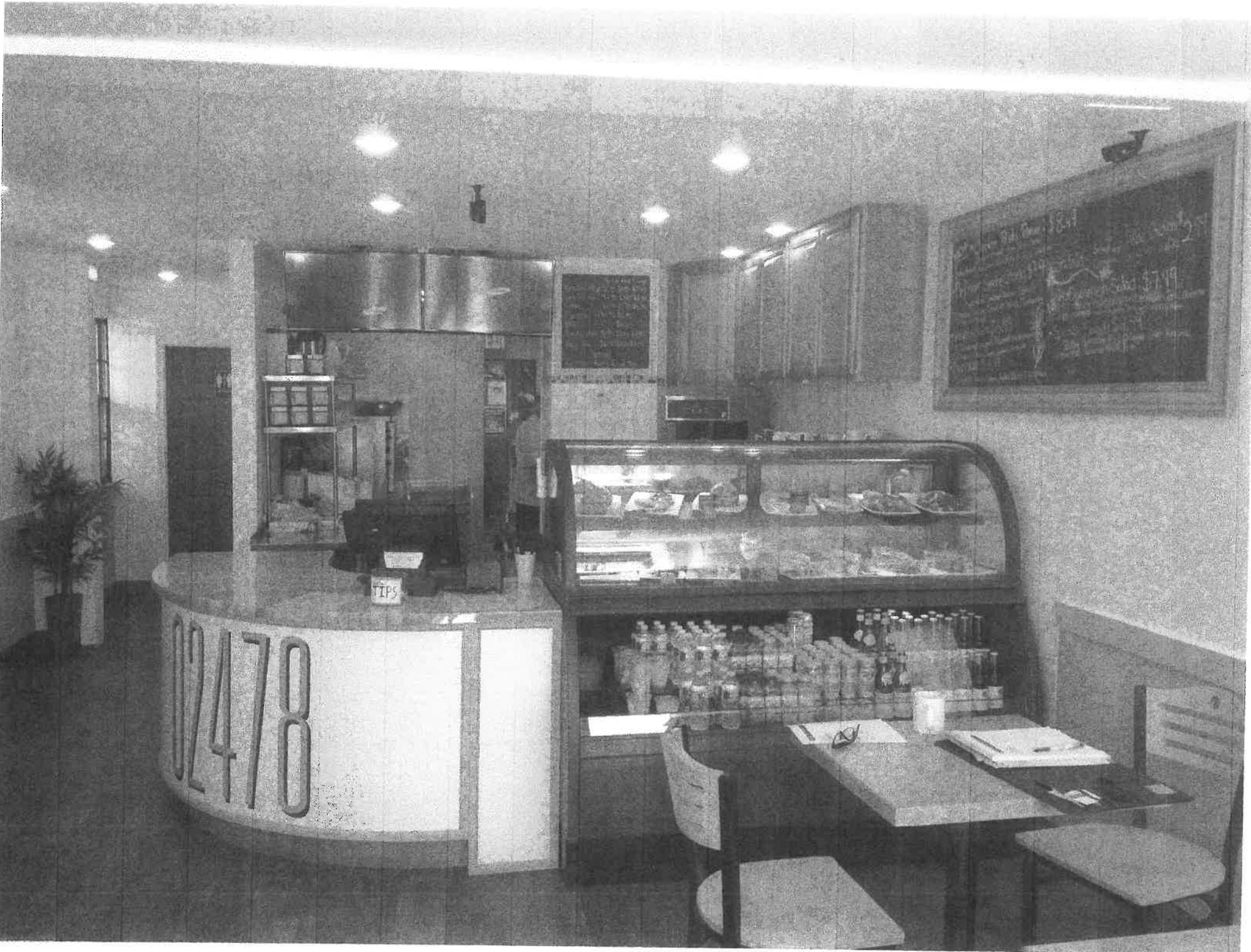
Fresh not frozen
Egg-cellent
Breakfast
Sandwiches
Made for YOU!

COME TRY
OUR
Bellmont Coffee

SALADS PANINIS

FLIES





APPLIANCE SCHEDULE

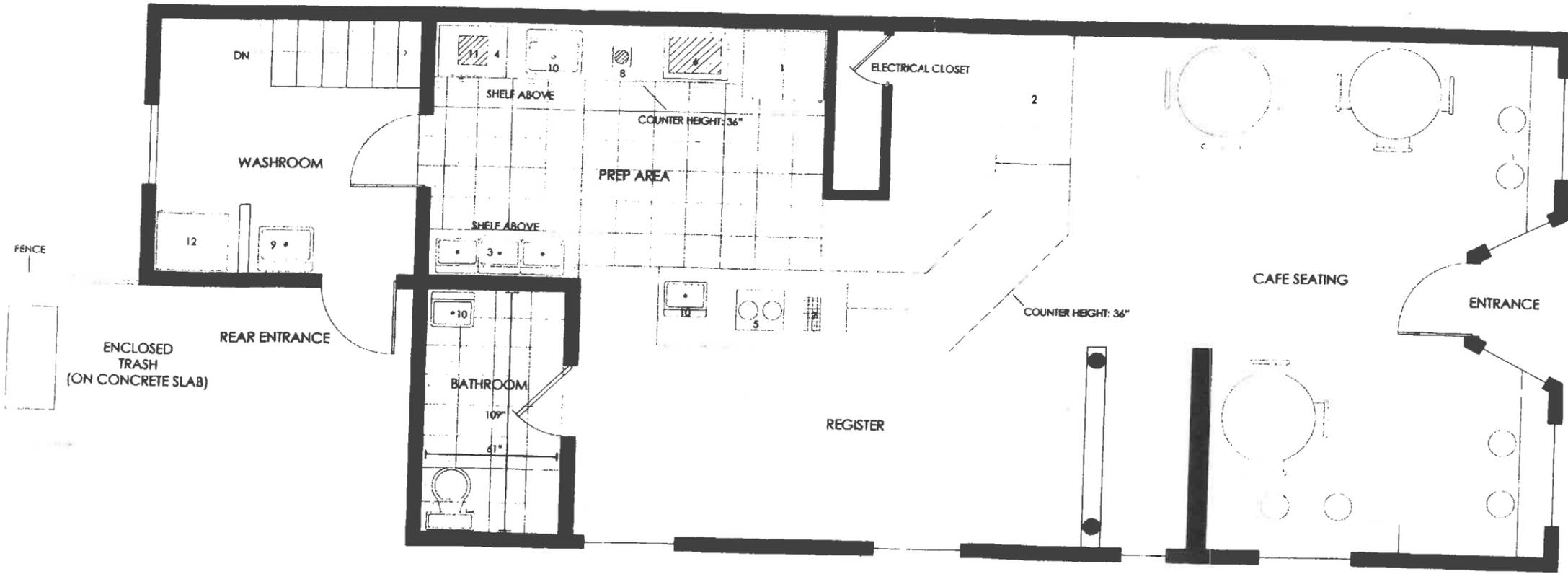
| TYPE | DIMENSIONS | | | DESCRIPTION | TYPE | DIMENSIONS | | | DESCRIPTION |
|------|------------|---------|----------|--|------|------------|---------|---------|--|
| | WIDTH | HEIGHT | DEPTH | | | WIDTH | HEIGHT | DEPTH | |
| 1 | 36 3/8" | 29 3/4" | 30 1/8" | TRUE TUC-36 Undercounter Solid Door Refrigerator | 8 | 8" | 20.3" | 9" | VITAMIX Drink Machine Two-Step #1230 |
| 2 | 58" | 53" | 42" | ENCORE HOU 5652R Refrigerated Self-Service Case | 9 | 24 5/8" | 6" | 19 1/8" | JOHN BOOS EMS-2016-6 Map Sink |
| 3 | 48" | 34" | 18.5" | KROWNE 2100 Standard Series Underbar - Bar Sinks | 10 | 12" | 6" | 16 1/4" | Space Saver Hand Sink |
| 4 | 24" | 39" | 24" | ICE-O-MATIC ICEU220/225/226 - Self Contained Ice Maker | 11 | 13" | 8 1/16" | 13" | Panasonic NE-1024 Pro Microwave Oven 1000W |
| 5 | 28 3/8" | 21 1/2" | 21 9/16" | CECILWARE ESP2-220V Espresso Machine | 12 | 29 7/8" | 83 1/4" | 35" | Traulsen G-Series Reach-In Refrigerator Model G10010 |
| 6 | 18" | 28" | 21" | SHUTTLE P400 Coffee Brewer | | | | | |
| 7 | 7" | 27" | 15" | GRINDMASTER 890 SERIES Coffee Grinder | | | | | |

MIM'S CAFE PROPOSAL
80 LEONARD STREET
BELMONT, MA 02478

DATE: APRIL 18, 2012
 SCALE: 1/2" = 1'-0"
 DRAWN BY: ALEX CORBETT
 [Redacted Signature]
 PARCEL ID: 34-169
 CLASS: 325 SMALL RETAIL
 TYPE: COMMERCIAL

ALEX CORBETT
 114 ALEXANDER AVE.
 BELMONT, MA 02478

SHEET NUMBER:
A0.01



FIRST FLOOR PLAN
 SCALE: 1/2" = 1'-0"

TOTAL SQUARE FOOTAGE: 860 S.F.