

RECEIVED
TOWN CLERK
BELMONT, MA

2025 APR -3 AM 10: 56

CASE NO. 25-07

**NOTICE OF PUBLIC HEARING BY THE
TOWN OF BELMONT PLANNING BOARD**

**ON APPLICATION FOR TWO SPECIAL PERMITS TO INSTALL AN
AWNING**

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, May 6, 2025 at 7:00 PM by a hybrid public hearing at the Select Board meeting Room on the first floor of the Town Hall, 455 Concord Ave., and by remote access through the Zoom app. to consider the application of Fiorellas's, Ramon Karian owner, at 263 Belmont Street, located in LBIII zoning district for two Special Permits. 1.- §5.2.5-b-4-a-ii-2 does not allow any logos on the Valance. 2.- §5.2.5-4-b-1 of the Zoning By-Law allows more than one sign for an establishment by a Special Permit granted by the Planning Board.

Note: Application submittals, meeting agenda & instructions on remote access can be found on the Town's website: <https://www.belmont-ma.gov/planning-board>

TOWN OF BELMONT PLANNING BOARD

2025 APR -3 AM 10: 57



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: 4/2/25

Planning Board
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-Law 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 263 Belmont St. 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 install awning

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

Signature of Petitioner

Reimon M. Karian

Print Name

Reimon M Karian

Address

11 Old Shade St.
Lexington MA 02421

Daytime Telephone Number

617-593-0306

Email

reimon@fiorellas.com

FOR OFFICE USE ONLY

Address _____

Date Received _____

Date Approved _____

Approval Signature



Town of Belmont
Office of Community Development

**Commercial Sign Package
Permit Application**

AWNING

Instructions:

This application pertains to the following types of signs: Awning

Complete applicable section(s) for each type of proposed sign. (The signature of the building owner is required for processing)

All information must be provided for each type of sign. Please include drawings for each proposed sign. Please refer to last page for regulations and other requirements.

Make checks payable to: **The Town of Belmont.** The Commercial sign package permit application fee is a flat fee of **\$50.00.**

Please allow five business days for processing.

Awnings Ω

Placement

Height Above Grade (ft)	Distance From Curb (ft)
7.5	2.58

Valance

Valance Dimensions (in)			Letter/Symbol Dimensions (in)			Letter / Symbol to Valance (%)	Letter / Symbol Margin (in)
Length	Height	Area	Length	Height	Area		
308	10	21					

Slope

Window / Door Height (in)	Awning Height (in)	Awning to Window / Door (%)
103	23	

Slope Dimensions (in)			Signage Dimensions (in)			Signage to Slope (%)	Signage Margin (in)
Length	Height	Area	Length	Height	Area		
308	31	66					



**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**

June 7, 2023

Ramon Karian
Fiorellas's
11 Old Shade Street
Lexington, MA 02421

RE: Denial to Install an Awning

Dear Mr. Karian,

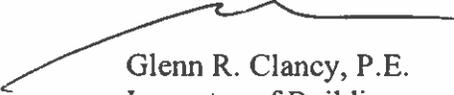
The Office of Community Development is in receipt of your sign permit application for your proposal to erect and awning with a sign at 263 Belmont located in the Local Business III (LBIII) zoning district.

Your application has been denied For the following reasons:

1. The information of Placement, Valance, slope, etc. on page 3 of the application is not complete.
2. §5.2.5-b-4-a-ii-2 does not allow any logos on the Valance.
3. §5.2.5-4-b-1 of the Zoning By-Law allows more than one sign for an establishment by a Special Permit granted by the Planning Board.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law or contact Ara Yogurtian, Assistant Director of the Office of Community Development at 617-993-2650 to begin the Special Permit process.

Sincerely,



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



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

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

April 4, 2024

Ramon Karian
Fiorella's
11 Old Shade Street
Lexington, MA 02421

RE: Denial to Install an Awning

Dear Mr. Karian,

The Office of Community Development is in receipt of your awning application for your proposal to install an awning at 263 Belmont Street located in Local Business III (LBIII) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 5.2.5-b-4-a-ii-2 and 5.2.5-b-4-b-i does not allow any logos on the valance or the slope of an awning.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit an application, or you may request One (1) Variance 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, Inspector of Buildings, at (617) 993-2650 in order to begin the process.

Sincerely,

Ara Yogurtian
Inspector of Buildings

FIGRELLA'S

CUCINA

January 16, 2024

To: Belmont Town Planning Board
Subject: Appeal for Denied Awning Permit Application

Dear Members of the Town Planning Board,

I hope this letter finds you well. I am writing to formally appeal the recent denial of our awning permit application for our business located at 263 Belmont. We believe that the proposed awning is essential to our business operations, and we kindly request that you reconsider the decision.

Our business, Fiorella's, has been an integral part of this community for over 30 years. We have always strived to contribute positively to the local economy, provide employment opportunities, and serve the needs of our valued customers. As we continue to grow and adapt to changing market conditions, enhancing our visibility and attracting more foot traffic has become increasingly important.

The primary purpose of the proposed awning is to increase the visibility of our business and provide shelter to our customers, creating a more inviting and comfortable environment for them. This is especially crucial considering the seasonal weather variations in our area. The awning will not only benefit our business but also contribute to the overall aesthetics of the neighborhood.

We want to bring to your attention that it is not entirely clear in the town's bylaws what specific requirements must be met for an awning permit. Similar awnings have been approved in neighboring towns without issue, and we have made every effort to ensure that our proposed awning complies with any applicable regulations and community standards. We have diligently reviewed the bylaws and consulted with experts to design an awning that we believe meets the town's expectations.

By approving our awning permit, you would support our efforts to remain competitive and thrive in this challenging business environment while maintaining the visual harmony of the town. We are committed to working closely with the Town Planning Board to address any concerns or



BELMONT

Massachusetts

263 BELMONT
STREET

617.489.1361

www. *FiorellasCucina* .COM



FIGRELLA'S

CUCINA

make adjustments to the design that align with the town's guidelines, once those guidelines are clarified.

In conclusion, we respectfully request that the Town Planning Board grant a special permit for our awning permit application. We genuinely believe that this addition will benefit not only our business but also the town as a whole. We are willing to provide any additional information, participate in discussions to help clarify the requirements, or meet in person to discuss this matter further.

Thank you for your time and consideration. We look forward to your favorable response and the opportunity to enhance our business and the town's overall aesthetic appeal.

Sincerely,

Remon Karian
Owner
remon@fiorellas.com
617-593-0306



BELMONT

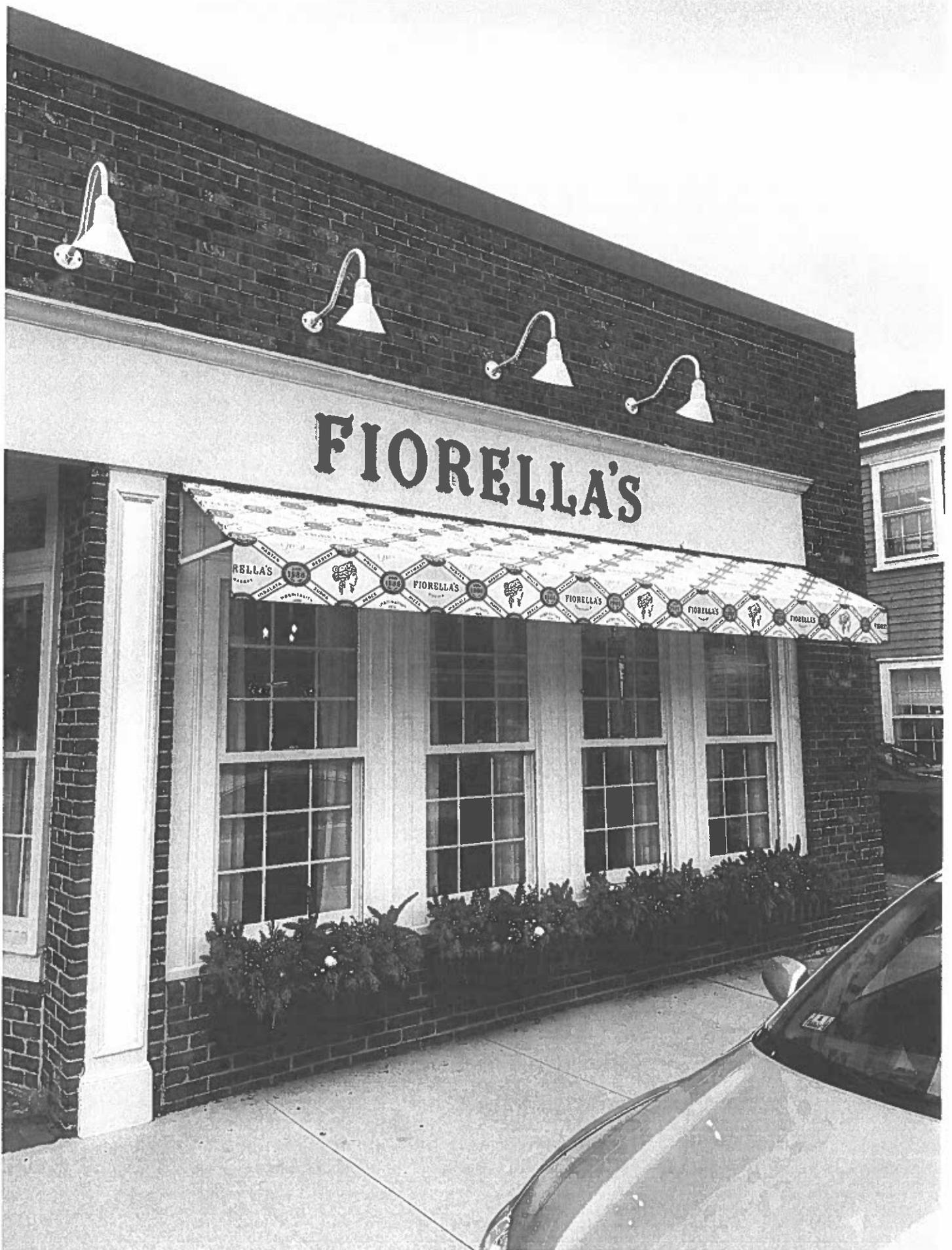
Massachusetts

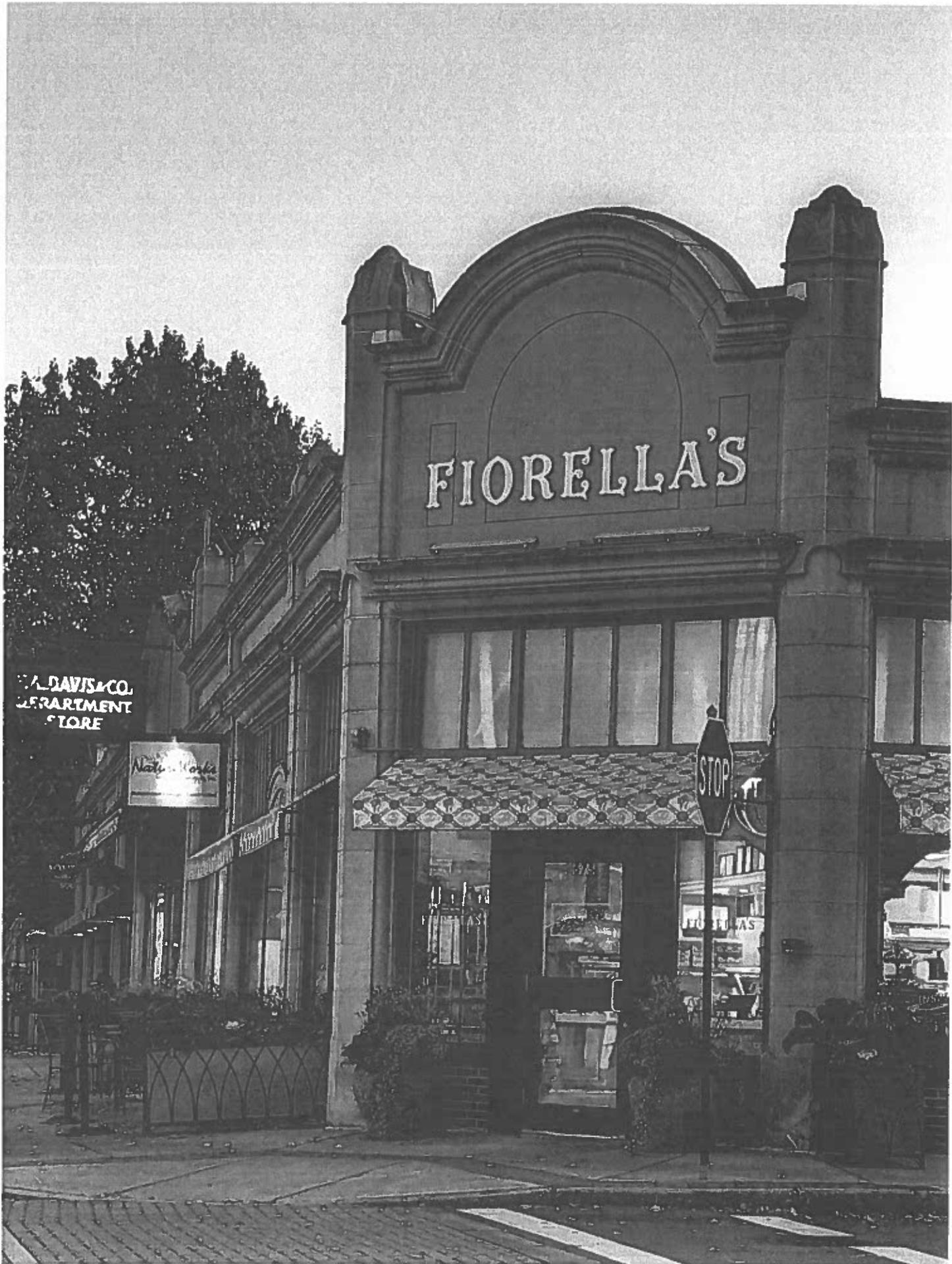
263 BELMONT
STREET

617.489.1361

www. *FiorellasCucina* .COM







**AWNING
CUSTOM PRINT)**

Location 1

Qty: 1

AWNING

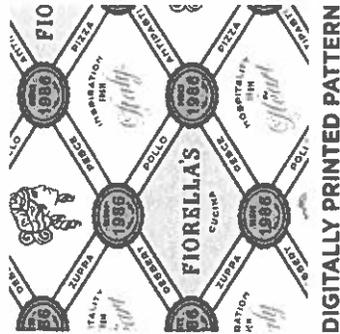
abricated 1" X 1" Steel frame,
open ended w/ valance. 59"
infinite coated fabric

GRAPHICS

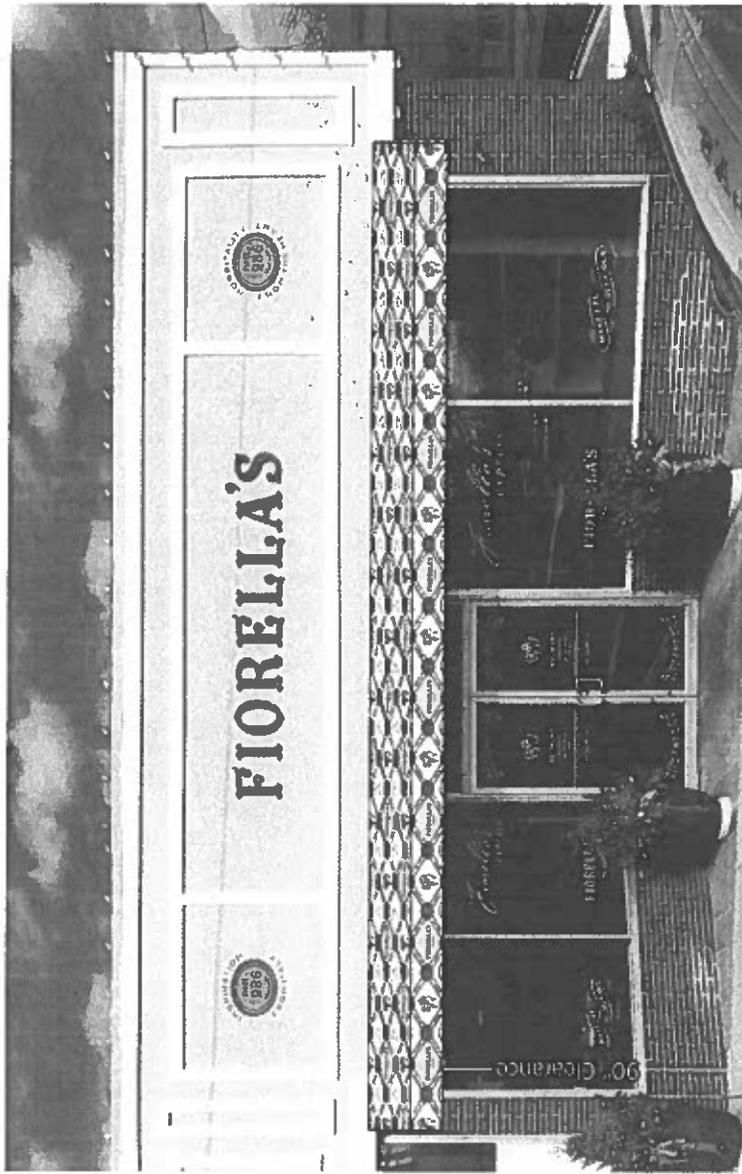
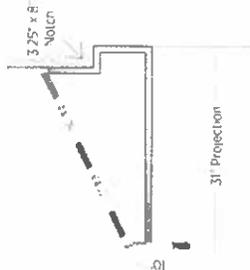
Digitally printed direct to fabric

INSTALL

awning is to be installed on wood
 fascia wall with mounting clips
 and screws (as shown)



DIGITALLY PRINTED PATTERN



508" (25 ft)

DWG. DATE: 5.29.24

FILED/ORDER/ISSUE/REV

133 Belmont Street • Belmont, MA

Work Order:

Customer/Job Location:

FIORIELLA'S

APPROVAL APPROVED APPROVED AS NOTED

Date

X

File Name: Fioresilla's, Belmont, Awning, 65921s

Sales: DS Design: DM PMGR: PR

Drawing # 24-06592-1r1

METROSIGN