



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: 11-30-2018

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 628 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 \_\_\_\_\_

CHANGE OF OWNERSHIP OF  
RESTAURANT

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

① JONATHAN PÉREZ

Signature of Petitioner

Print Name

MARIA JONES

Address

741 REVERE BEACH PARKWAY

Daytime Telephone Number

617-953 9619

November 29 , 2018

Trapelo Investments LLC  
37 Webb Street  
Lexington MA, 02420

I, Panagiotis Mamounas manager of Trapelo Investments LLC at 628 Trapelo Road, Belmont MA, 02478 authorize my tenant Maria Jones to operate the restaurant doing business as Tropical Diner LLC.

  
Panagiotis Mamounas  
Manager

Tropical Diner llc.  
628 Trapelo Rd Belmont - MA

\* Brief introduction:

We are planning to open a diner with American Style and comfort food. We plan to be open 6 am -9 pm, daily.

-We plan to serve breakfast and lunch, burgers, breakfast, brunch, and with hopes to eventually open for dinner. We really hope to serve the nearby community, especially offering a new place for breakfast because there is nothing really nearby.

-We plan to have 2 deliveries a week, usually done in the morning. Bread supplier comes in the morning.

-our trash is scheduled for pick up Thursdays early in the morning.

-We will have a sign that says Tropical Diner on the top the roof where there an existing sign.

-This will be a family run business, with expected 5-7 employees.



Good FOOD Good FRIENDS Good TIMES

628 Trapelo Rd Belmont



Tropical Diner- Tropicaldiner628



Tropical Diner- Tropicaldiner628





## APPETIZERS

<b>CHEESE QUESADILLA *</b>	\$6.99
Server with sour cream, salsa and guacamole. ADD: chicken \$2 shrimp \$ 4 steak \$ 3.	
<b>CHICKEN WINGS OR TENDER *</b>	\$7.99
Choose any style. Buffalo, BBQ and sweet ginger.	
<b>FRIED PICKLES *</b>	\$5.99
Server with chipotle sauce.	
<b>FRIED GREEN TOMATOS *</b>	\$5.99
Server with chipotle sauce.	
<b>MOZZARELLA STICKS *</b>	\$6.99
Server with marinara sauce.	

## SMOOTHIES AND SHAKES

<b>TROPICAL SMOOTHIE *</b>	\$4.99
Made with mango, pineapple, blueberries, strawberry and lemonade.	
<b>AVOCADO SMOOTHIE *</b>	\$4.99
Made with avocado, milk and yogurt.	
<b>YELLOW SMOOTHIE *</b>	\$4.99
Made with pineapple, mango, banana, orange juice and yogurt.	
<b>RED SMOOTHIE *</b>	\$4.99
Made with strawberry, raspberry, watermelon, milk and yogurt.	
<b>CANTALOUPE SMOOTHIE *</b>	\$4.99
Made with fresh cantaloupe and milk.	
<b>MILK SHAKES *</b>	\$4.99
Made with milk and ice cream. Banana, strawberry, blueberry, vanilla, chocolate, Nutella and peanut butter.	

## DRINKS

<b>JUICES *</b>	\$2.99
Orange, apple, cranberry, tomato juice.	
<b>FRESH COFFE *</b>	\$2.50
Capuchino \$3.50 , espresso \$2.50 latte \$3.50	
<b>HOT CHOCOLATE *</b>	\$2.99
<b>CHOCOLATE MILK *</b>	\$2.50
<b>MILK *</b>	\$2.50
<b>ICE COFFEE/ TEA *</b>	\$2.50
<b>HOT TEA *</b>	\$2.50
<b>FOUNTAIN DRINKS *</b>	\$2.50
Coca cola, pepsi, fanta, ginger ale and sprite.	



## OMELETTES

All omelettes are served with home fries or tossed salad and toast. Substitute fruit \$2, egg white \$2.

### PORK OMELETTE \*

\$8.99

Pulled pork, peppers, onions, melted cheddar cheese, BBQ Sauce.

### VEGGIE GARDEN \*

\$8.99

Broccoli, peppers, tomato, mushrooms, onions, spinach & melted Swiss cheese.

### YORKER OMELETTE \*

\$8.99

Homemade corned beef hash with melted cheddar cheese.

### WESTERN OMELET \*

\$8.99

Pepper, onion & ham with melted American cheese.

### TROPICAL OMELET \*

\$8.99

Diced ham, sausage, apple wood smoked bacon, pepper and onion with American cheese.

### BUILD YOUR OWN OMELETTE \*

\$7.99

Choose 1 meat, 1 cheese and 2 veggies.

**VEGGIES:** Onions, tomatoes, mushrooms, spinach, broccoli, peppers, avocado, asparagus.

**CHEESES:** American, Swiss, cheddar, feta, mozzarella, pepper jack.

**MEATS:** Bacon, signature sausage, ham, roasted sirloin, pulled pork, corned beef hash, roasted turkey, salmon.

**BREADS:** White, multigrain, rye, english muffin, whole wheat. Bagel \$1, Gluten free \$1.

**EXTRA:** Meat \$1.50, Cheese \$1, Veggie \$1.

## BREAKFAST SANDWICHES

All breakfast sandwiches are served with home fries or tossed salad. Substitute fruit cup. \$2

### TROPICAL \*

\$7.99

Two eggs, house made hash, cheddar cheese, apple wood smoked bacon, toasted brioche bun.

### BREAD WINNER \*

\$5.99

Choice of apple smoked bacon, ham, sausage, or turkey with two fresh eggs and cheese.

### THE LOX \*

\$8.99

Two egg, smoked salmon, capers, cream cheese, lettuce, tomato, red onion on toasted bagel.







## BENEDICT'S

All Benedict's are served with home fries or tossed salad. Substitute fruit cup. \$2

### TRADITIONAL \*

\$8.99

Two poached eggs served over our toasted English muffin with Canadian bacon and topped with our hollandaise sauce.

### ALASKA BENEDICT \*

\$10.99

Two poached eggs served over our toasted English muffin with smoked salmon, capers and topped with our hollandaise sauce.

### TROPICAL BENEDICT \*

\$8.99

Two poached eggs served over our toasted English muffin with grilled fresh tomatoes, avocado and topped with our hollandaise sauce.

### TEXAS BENEDICT \*

\$8.99

Two poached eggs served over our toasted English muffin with home made corned beef hash and topped with our hollandaise sauce.

## BREAKFAST SPECIALS

### LUMBERJACK \*

\$9.99

Three eggs any style, pancake or french toast, sausage & bacon, served with home fries or tossed salad.

### HEALTHY CHOICE \*

\$8.99

Three eggs any style, fresh sliced tomatoes with olive oil and basil, sliced avocado, house toast and fruit.

### BREAKFAST BURRITO \*

\$7.99

Whole wheat wrap, guacamole, black beans, salsa, sausage, eggs, melted cheddar.

### STEAK AND EGG \*

\$11.99

Two eggs any style, 6 oz steak, toast, home fries or tossed salad.

### GOOD MORNING \*

\$7.99

Three eggs any style, bacon or sausage or ham, served with house toast and home fries or tossed salad

### HUEVOS RANCHEROS \*

\$10.99

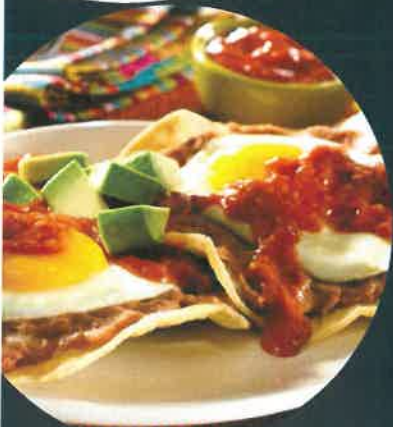
Two eggs any style, served over our fried tortillas with black beans topped with salsa and served with sour cream, avocado and home fries or tossed salad.

### YOGURT PARFAIT BOWL \*

\$5.99

Granola, vanilla yogurt, strawberries, banana and blueberries.









## PANCAKES

All pancakes are served with maple syrup and butter.

### BUTTERMILK PANCAKES \*

Full stack \$5.99, short stack (2) \$4.99, single \$2.99

### SWEET POTATO PANCAKES\*

Full stack \$6.99, short stack (2) \$5.99, single \$3.99

ADD: chocolate chips, blueberries, Nutella, banana, pecans strawberries. \$1.50 each.



## FRENCH TOAST

Sliced Texas bread dipped in our homemade egg batter, grilled to perfection, served with maple syrup and butter.

### TRADITIONAL FRENCH TOAST \*

Our famous french toast.

Full stack \$6.99, short stack (2) \$5.99, single \$2.99

### TROPICAL FRENCH TOAST \*

\$8.99

Topped with Nutella, strawberries and banana.

### HEALTHY FRENCH TOAST \*

\$8.99

Roster pear and granola topped with yogurt.



## WAFFLES

All waffles are served with maple syrup, butter and whipped cream.

ADD: chocolate chips, blueberries, Nutella, banana, strawberries. \$1.50 each.

### PLAIN WAFFLE \*

\$6.99

### CHICKEN WAFFLE \*

\$10.50

### WAFFLE /W BACON OR SAUSAGE \*

\$9.50



## BREAKFAST SIDES

### SMOKED BACON

\$3.99

### HOME FRIES

\$2.99

### SIGNATURE SAUSAGE

\$3.99

### FRESH FRUIT

\$3.99

### CORNED BEEF HASH

\$3.99

### SMOKED SALMON

\$4.99

### MUFFINS

\$1.50

### STEAK HAM

\$3.99

### BAGEL WITH CREAM CHEESE

\$1.99

### GLUTEN FREE BREAD TOAST

\$1.99

### OATMEAL

\$3.99







## SALADS

Add any salad: Tuna salad \$3, grilled chicken \$4, steak \$5, chicken salad \$3, smoked salmon \$5, shrimp \$5.

### TROPICAL GREENS \*


\$7.99

Organic green, cucumber, cherry tomatoes, red onion, avocado, oregano and balsamic vinaigrette

### THE CAPRESE \*

\$7.99

Vine ripe tomatoes, organic greens, extra virgin olive oil, fresh mozzarella, basil and balsamic graze.



### CLASSIC CAESAR SALAD \*

\$6.99

Chopped romaine, parmesan cheese, croutons and tossed in caesar dressing.

### GREEK SALAD \*

\$7.99

Chopped romaine lettuce topped with feta cheese, black olives, tomatoes, onion and touch of oregano, served with balsamic dressing.

### COBB SALAD \*

\$7.99

Chopped romaine lettuce topped with red onion, blue cheese, avocado, bacon bits, cucumber and hard boiled eggs, served with balsamic dressing.



## WRAPS

All wraps are served with house made chips and pickles. Substitute house made chips for fries or sweet potato fries \$2, onion rings \$2.50.

### CHICKEN CAESAR WRAP \*

\$9.99

Grilled chicken, romaine lettuce, parmesan, croutons and caesar dressing.

### BUFALO CHICKEN WRAP \*

\$8.99

Crispy buffalo chicken, romaine lettuce, tomato and blue cheese dressing.



### GREEK WRAP \*

\$8.99

Chopped romaine lettuce, cucumber, tomato, red onion, avocado, oregano, feta cheese and greek dressing.

### TROPICAL WRAP \*

\$9.99

Crispy Chicken Tenders, honey mustard, Chopped romaine lettuce, avocado and tomatoes.







## SANDWICHES

All sandwiches are served with house made chips and pickles. Substitute house made chips for fries or sweet potato fries \$2, onion rings \$2.50.

### TURKEY TRIPLE DECK CLUB \*

\$8.99

Turkey, bacon, lettuce, tomato, mayo on a house bread.

### CUBANO \*

\$9.99

Pulled pork, ham, swiss cheese, dill pickles and mustard on pressed bread.



### FRIED CHICKEN SANDWICH \*

\$8.99

Crispy fried chicken, lettuce, tomato, avocado, American cheese and mayo on a brioche bun.

### THE COWBOY BOMB \*

\$9.99

Steak, melted American cheese, grilled peppers, onions and mushrooms on sub roll.

### MELTED TUNA \*

\$8.99

White tuna salad with mayo, tomato and swiss cheese, pressed on a white bread.



### GRILL CHICKEN CLUB \*

\$9.99

Grilled chicken, avocado, bacon, lettuce, tomato and mayo.

### PASTRAMI RUBEN \*

\$9.99

Shaved pastrami, swiss cheese, sauerkraut, thousand island dressing grilled on a rye break.

### CHICKEN SALAD \*

\$8.99

All natural chicken salad, apple smoked bacon, cheddar cheese, lettuce, chipotle aioli on a brioche bun.



## FRIED FISH

All fish served with French fries, Cole slaw and tartar sauce.

### SHRIMP\*

\$10.99

### CALAMARI \*

\$10.99

### HADDOCK \*

\$12.99

### PLATTER COMBO \*

\$14.99

Shrimp, calamari and haddock.





## BURGERS

All burgers are served with house made chips and pickles. Substitute house made chips for fries or sweet potato fries \$2, onion rings \$2.50.

### BACON CHEESE BURGER \*

\$8.99

Beef burger, served with bacon, lettuce, tomato, onions and melted American cheese.

### CHEESE BURGER \*


\$7.99

Beef burger, served with lettuce, tomato, onions and melted American cheese.

### CLASSIC BURGER \*

\$6.99

Beef burger, served with lettuce, tomato and onions.



### BBQ BURGER\*

\$9.99

Beef burger, served with lettuce, tomato, onions rings, BBQ sauce and melted cheddar cheese.

### TROPICAL BURGER \*

\$9.99

Beef burger, served with lettuce, tomato, onions, bacon, eggs, guacamoles and melted cheddar cheese.



## SIDES

### PARMESAN EGGPLANT FRIES \*

\$5.99

Served with marinara sauce

### FRENCH FRIES\*

\$3.99

Served with chipotle aioli

### SWEET POTATO FRIES\*

\$3.99

Served with honey mustard

### ONION RINGS\*

\$4.99

Served with spice ketchup



## DESSERTS

### TROPICAL BROWNIE \*

\$5.99

Server with a scoop of vanilla ice cream and drizzled chocolate sauce.

### SUNDAE ICE CREAM \*

\$4.99

Server with chocolate sauce and whipped cream.

### APPLE PIE \*

\$5.99

Server with scoop of vanilla ice cream.

### FLAN \*

\$4.99

**NOTE:** ASTERISK FOOD ITEMS SUCH AS HAMBURGER, STEAK OR EGGS COOKED TO ORDER, RAW FISH, SHELLFISH AND RAW EGG CAESAR SALAD MAY BE SERVER RAW OR UNDERCOOKED. CONSUMING UNDERCOOKED MEATS, POULTRY OR RAW FOODS MAY INCREASE THE RISK OF FOOD BORNE ILLNESS. BEFORE PLACING YOUR ORDEN PLEASE INFORM YOUR SERVER IF YOU, OR A PERSON IN YOUR PARTY, HAS A FOOD ALLERGY.