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BELMONT, MA

CASE NO. 20-13

2020 MAR 16 PM 2:08

NOTICE OF PUBLIC HEARING BY THE
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR ONE SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, April 6, 2020 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of The Vintage Tea and Cake Company, Adel Donegan owner, at 129 Belmont Street located in a Local Business III (LBIII) Zoning District for One Special Permit under §3.3 of the Zoning Bylaw to Operate a Fast Food Restaurant. Special Permit, 1.- Fast Food Restaurants in LBIII zoning district are allowed by a Special Permit granted by the Board of Appeals.

ZONING BOARD OF APPEALS



Adel Donegan
The Vintage Tea & Cake Company
129 Belmont St. Belmont, 02478

Zoning Board of Appeals
Town of Belmont
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

Applicant: Adel Donegan / The Vintage Tea & Cake Company
Property: 129 Belmont Street, Belmont
Application for Special permit relating to operate a fast food business

To Whom It May Concern:

Enclosed please find the following documents and information in support of our application.

1. CD with copies of documents
2. Statement
3. Application for Special Permit
4. Building Permit Denial Letter
5. The Vintage Tea & Cake Menu
6. Photographs of 129 Belmont St Interior & Exterior
7. Floor Plan
8. Signed letter from landlord of 129 Belmont Street Vahe Haytayan
9. 3 x Checks



Town of Belmont
Zoning Board of Appeals

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APPLICATION FOR A SPECIAL PERMIT

Date: 2/18/2020

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 129 Belmont 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 _____

operating a fast food business

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

Address

Daytime Telephone Number

[Signature]
Adel Donegan
439 Russell St.
Arlington
617 470 4321

**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

**APPLICANT: ADEL DONEGAN
PROPERTY ADDRESSL 129 BELMONT STREET**

Dear Board of Appeals,

For the past five years, my catering business has been located at 129 Belmont Street. My husband, children and I live close by in Arlington where I began my catering business in 2012. My business specializes in catering Afternoon Tea for events and parties. I prep baked goods and sandwiches on site and deliver them to locations around greater Boston. My business is my passion and I have loved being able to run my small company around my family schedule.

In the last five years, I have grown my catering company and also managed the retail bakery side of the store where I sell baked goods such as scones, teacakes and tea/coffee. My hope for my business in 2020 is to add seating to the retail side of the store – converting it from a takeout bakery to a fast food restaurant. Feedback we have received from our customers is that they would like a sit-down tearoom where traditional tea is served on proper plates and teacups. In addition to sit-down tea, we will also continue to have takeout baked goods and drinks to go. Our menu will remain the same as our current catering menu consisting of basic sandwiches mixes, soups, and baked goods. Our operating hours will be Tuesday-Sunday 9am to 5pm. I currently do not have any full time employees but hope to hire 1-2 part time employees with the special permit approval.

I would appreciate it very much if the board grants the special permit to operate a fast food business. We have loved being part of the Belmont community and look forward to continuing to serve our neighbors in the area.

Thank you for your consideration,
Adel Donegan



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 24, 2020

Adel Donegan
39 Russel Street
Arlington, MA 02474

RE: Denial to Operate a Fast Food Restaurant

Dear Ms. Donegan,

The Office of Community Development is in receipt of your building permit application for your proposal to Operate a Fast Food Restaurant at 179 Belmont Street located in a Local Business III (LBIII) 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 LBIII 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



Menu

Finger Sandwiches

Classic Cucumber, Egg Salad, Goat Cheese & Fig, Tuna Salad, Chicken Salad,
Ham and Cheese, Roast Beef and Horseradish, Crab Salad

Pastries & Desserts

Scones, cookies, Tea cakes, cupcakes, cinnamon rolls, Lemon squares, Chocolate
bites

Hors D'oeuvres

Brie and cranberry puff pastry bites, Mini vegetable quiches, Goat cheese and fig bites,
Chickpea bites, Mini crab cakes

Soups

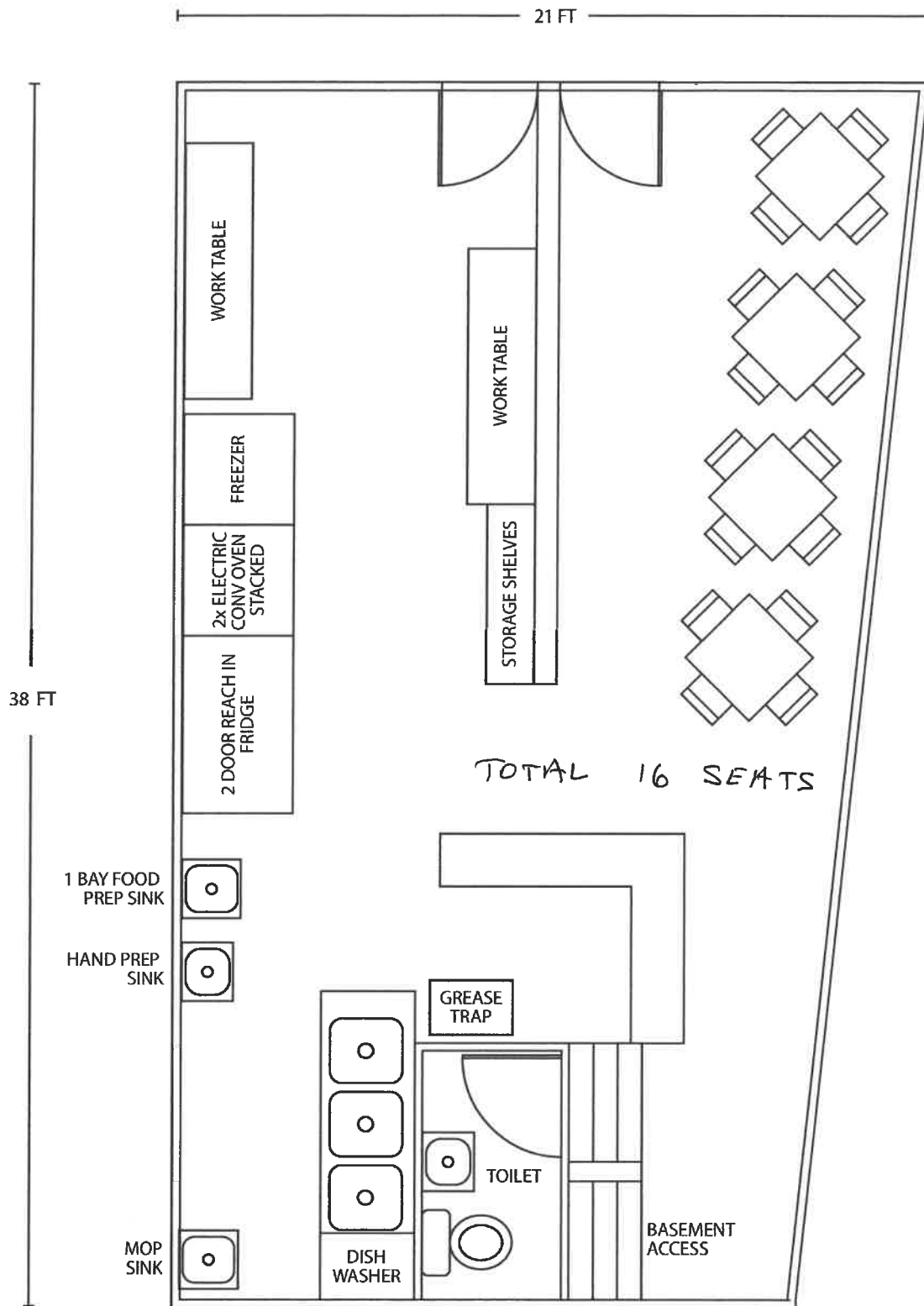
Lentil, Butternut, Chicken, Potato & Leek

Drinks

Hot Tea, Coffee, Iced Tea, Iced Coffee, Lemonade, Water, Juice







THE VINTAGE TEA & CAKE COMPANY
129 BELMOMNT STREET

Vahe Haytayan
29 Juniper Hill Road
Waltham, MA 02452

Zoning Board of Appeals
Town of Belmont
Homer Municipal Building
19 Moore Street, Belmont, MA 02478

To Whom It May Concern,

Adel Donegan of The Vintage Tea & Cake Company has been my tenant at 129 Belmont Street since 2015. This letter confirms my approval of her application for a special permit in regard to the premise change of use.

Please let me know if I can be of further help,

Best regards,

Vahe Haytayan