

NOTICE OF PUBLIC HEARING BY THE  
ZONING BOARD OF APPEALS

ON APPLICATION FOR ONE SPECIAL PERMITS

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, March 8, 2021 at 7:00 PM by remote access through the Zoom app. to consider the application of Super Vanak, Zohreh Beheshti and Babak Shams Asef owners, for One Special Permit under §1.5 of the Zoning By-Law to operate a fast food restaurant at 271 Belmont Street located in LBIII zoning district. Special Permit: 1.- §3.3 of the By-Law allows the operation of fast food restaurants in the LBIII district by a special permit granted by the Board of Appeals.

ZONING BOARD OF APPEALS



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: 2.5.2021

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 271 Belmont Street 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 \_\_\_\_\_  
Application to operate a fast food restaurant.

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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

Zohreh Beheshti & Babak Shams Asef

Address

3104 Main Campus Drive

Lexington, MA 02421

Daytime Telephone Number

401-648-5637



February 5, 2021

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

Re: 271 Belmont Street  
Café Vanak

Dear Members of Belmont Zoning Board of Appeals:

This letter is in addition to our Application for a Special Permit for our client, Zohreh Beheshti, for the proposed restaurant to be located at 271 Belmont Street, Belmont. The proposed restaurant is as follows:

1. The restaurant is classified as a fast-food restaurant. This project is a renovation of an existing restaurant.
2. Project Statement: We want the restaurant to benefit the community and bring a new vitality to the street corner. Our restaurant will offer a menu of foods that we believe the neighborhood and passersby will enjoy. Particularly our pastries will be unique and offer patrons new and different options to have with their coffee. In addition, our sandwiches will feature cold cuts and sausages not available anywhere else in Massachusetts or adjacent states. The name of our restaurant, Café Vanak, comes from a famous square in Iran and has personal meaning to our family. We have determined the food options to appeal to a wide variety of patrons. Our personal service will reflect our determination to make this restaurant a success for the City of Belmont and the surrounding area.
3. The existing restaurant square footage is 1,972 and we are making no changes to the overall footprint.
4. The previous restaurant had a seating capacity of 20. We are proposing a seating capacity of 16.
5. The existing Handicapped bathroom will remain and be to current codes. One bathroom will meet the building code with seating of less than 20.
6. The parking in the rear of the building will remain as existing, 7 spaces.
7. The hours of operation are proposed to be 6am – 11pm, 7 days a week.
8. There will be 2-3 staff for the restaurant.
9. The proposed menu will be:
  - a. Halal Meat and Chicken (including Fried Chicken)
  - b. Grilled Vegetables
  - c. Hot Dogs, Hamburgers and French Fries
  - d. Cold Sandwiches and Salad
  - e. Soups (homemade)
  - f. Pastries: Cakes and Cookies (purchased from vendor)
  - g. Coffee, Tea
  - h. Bottled Cold Drinks and Water
  - i. To-Go Dinners and Lunches (refrigerated and frozen)
  - j. Daily deliveries will be before 7:30 am for fresh items such as vegetables and breads.
  - k. Weekly deliveries will be between the hours of 9:30am and 2:30pm.

Please let us know if you need any additional information to approve our request for a Special Permit.

Best Regards,

Beth McDougal, AIA

Zohreh Beheshti (Restaurant Owner)

214 Arlington Street :: Chelsea, MA 02150 :: tel 617-292-2724 :: fax 617-819-8037 :: [www.mcdougalarchitects.com](http://www.mcdougalarchitects.com)







