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BELMONT, MA

Town of Belmont
Zoning Board of Appeals

2022 AUG 26 AM 10:58

APPLICATION FOR A SPECIAL PERMIT

Date: 6/1/22

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 89 Trapelo Rd. 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 additional 40 seats for a 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 [Signature]

Print Name Jack S. P.

Address 30 Francis St
Belmont MA 02478

Daytime Telephone Number 617 602-7466

To Town of Belmont
Zoning Board of Appeals
Operation

To the members of the zoning board,

I would like to seek approval for 43 additional seats for a new restaurant. I hope to gain approval for the extra seats to operate a full-service restaurant serving Japanese food. I have a great team that is eager to put their experience on the line to create some amazing food. I have the experience and the staff that will provide great service to every customer that walks through our door.

Dine in has a small window of operation. We will have lunch and dinner service. Our hours of operation is Sunday 12pm to 930pm, Monday to Thursday 11am to 230pm 430pm to 930pm, Friday and Saturday 11am to 230pm 430pm to 11pm. To be successful, we need to be able to service 83 seats within the brief couple hours of dinner service. We have a large space of 4300 sq ft and we would want to see this at its full potential. I have attached pictures taken on a Friday, late and early evening. The pictures show that there are very few cars during, what should be the busiest hours of the week. Savino on Common street and our new restaurant Kaiyo("Ocean" in Japanese) Japanese restaurant on Trapelo Rd will be the only two full service restaurant that are open in that area. There are 170 parking space along Trapelo and Common within 1/8 mile radius. The number of spaces does not include the parking spaces we should have access to at 485 Common and parking on Belmont st and other side streets. I have also attached a list of business and hours of operation. This finding should show parking is available and we will not be competing with other existing business for parking space. Hopefully this information is helpful, and I am happy to help answer any questions you may have.

Thank you all very much for your time and consideration.



Jack Sy and Family

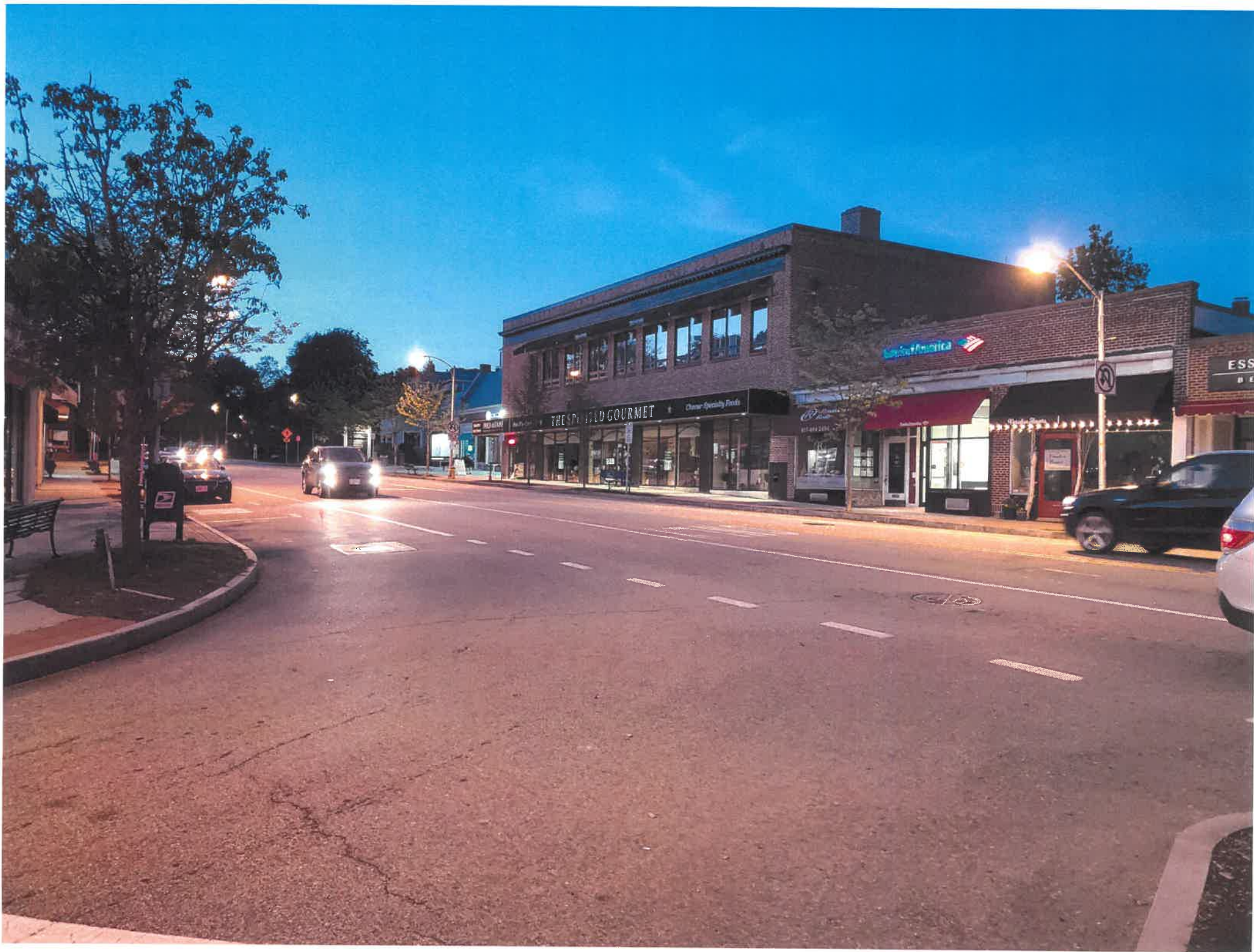
To Town of Belmont
Zoning Board of Appeals
Operation of Surrounding business

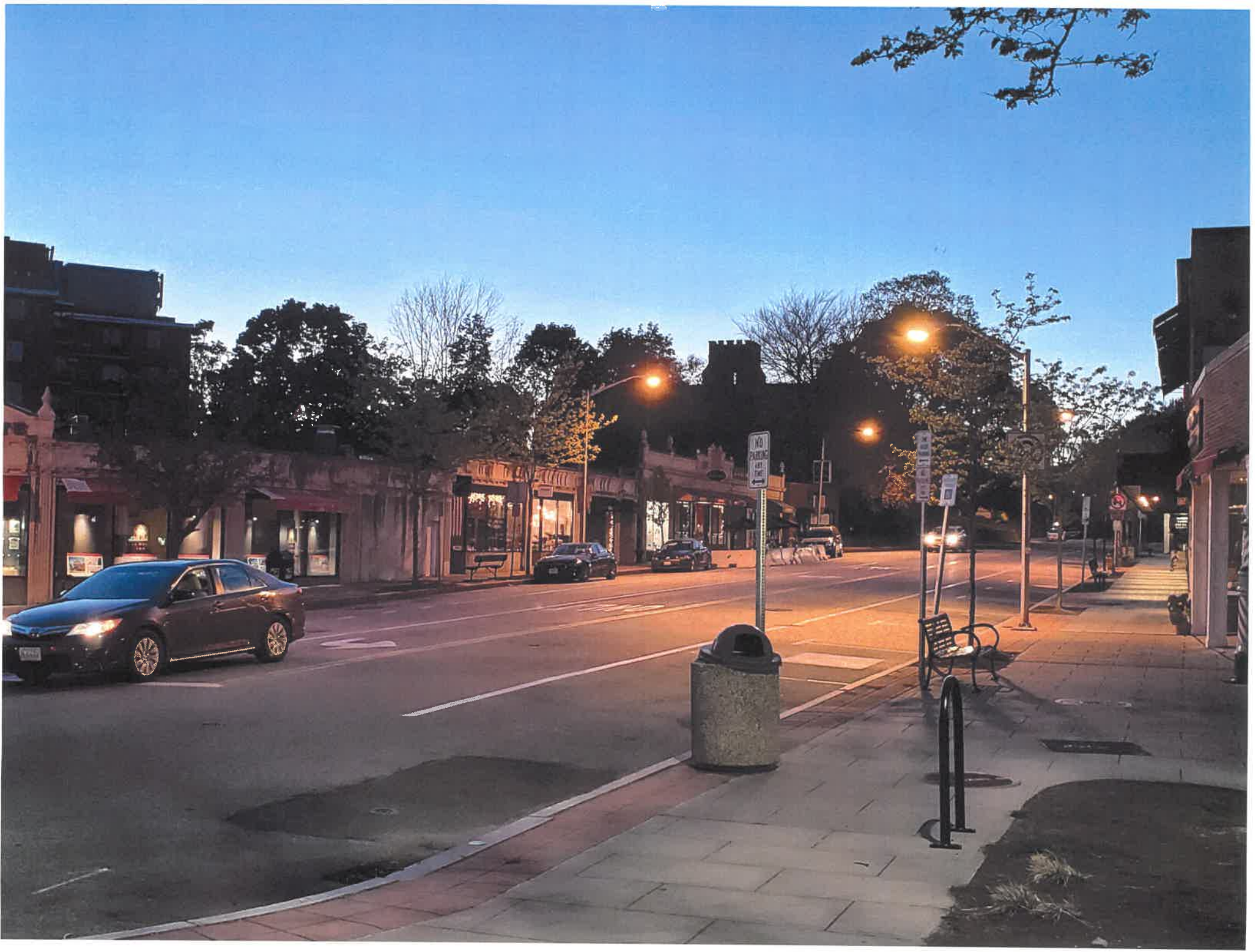
1. **Shaseleen Spa** Tues- Fri 10am to 7pm Sat- Mon 11am to 4pm
2. **Growing up Boutique** Su closed, Mon to Sat 11am-4pm
3. **Salon de Paris** Tues-Fri 930am-7pm Sat 9am-5pm Su 10am-2pm
4. **Savino** Su closed Mon – Sat 12-230pm 5pm-830pm
5. **Curate gift** Su closed Mon-sat 10am – 6pm
6. **Boston Pilates** Su closed Mon- Thurs 7am-730pm fri-sat 7am-1pm
7. **Vicki Lee's** Su-mon closed Tues-Sat 9am-530pm
8. **Tick tok** Su-Tues closed Wed-Sat 12pm-6pm
9. **Barber's Den** Su closed Mon-Fri 10am-7pm Sat 9am-4pm
10. **Haven Hair** by appointment
11. **Mark & Toni Pizza** Mon-Su 11am-9pm
12. **Starbucks** 5am – 9pm
13. **Belmont Jewlery** Su closed Mon-Sat 930am-5pm
14. **Dog Village** Su-Mon closed Tues – Sat 8am-5pm
15. **Stretch MD** Su Closed Mon-Thurs 7am-7pm Fri-Sat 9am-5pm
16. **Bakehaus** Sat-Su 8am-3pm Mon-Fri 7am -5pm
17. **Spirited Gourmet** Su 12pm-6pm Mon-Thurs 10am-7pm Fri-Sat 10am-8pm
18. **Teddy's Kitchen** Mon-Su 7am-2pm
19. **UPS store** Mon-Fri 8am-6pm Sat 9am-5pm Su 10am-3pm
20. **Agora** Su closed mon-Sat 9am-7pm
21. **#1 food mart** Permanently closed
22. **Belmont Frame** Su-Mon closed Tues-Sat 10am-4pm
23. **As Tyme goes By** Su-Wed closed Thus-Sat 10am-4pm
24. **Karennna Jewlery** Su-Mon Closed Tues-Sat 10am-6pm
25. **Zia Clothing** Su-Mon closed Tues-Sat 11am-5pm
26. **Belmont Fam Dental** Fri-Su closed Mon-Thurs 7am -5pm
27. **Winter's Hardware** Su Closed Mon-Sat 9am-5pm
28. **WT Phelan Ins** Sat-Su Closed Mon-Fri 830am-430pm
29. **Sanderson Logan CPA** Sat Su closed Mon-Fri 9am-5pm
30. **Belmont Smiles** Fri-Mon closed Tues-Thurs 8am-5pm
31. **Jacques Tailoring** Sat Su closed Mon-Fri 10am-4pm
32. **GVS Jewlers** Su Closed Mon-Sat 10am-6pm
33. **Moozys Ice Cream** 11am-9pm

*information is gathered from Google Map. 3











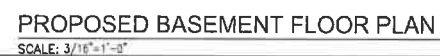
- Town-Owned Buildings
- McLean Buildings
- BUILDINGS
- Parcels
- Town Boundary
- MA Highways
- Interstate
- US Highway
- MA Road Routes
- Charles_poli
- Charles_arc
- Abutting Town Labels
- Abutting Towns
- Roads
- Major Road, Colle
- Minor Road, Arter



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



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FIN. CEILING
SEE PLAN

2X4 WOOD STUDS
@ 16" O.C.

4 1/2"

2-LAYER OF 1/2" G.W.B. EACH
SIDE

PARTITION TYPE 2

SCALE: 1/2"=1'-0"

SLIP JOINT (TYP.)

FIN. CEILING
SEE PLAN

2X4 WOOD STUDS
@ 16" O.C.

4 3/4"

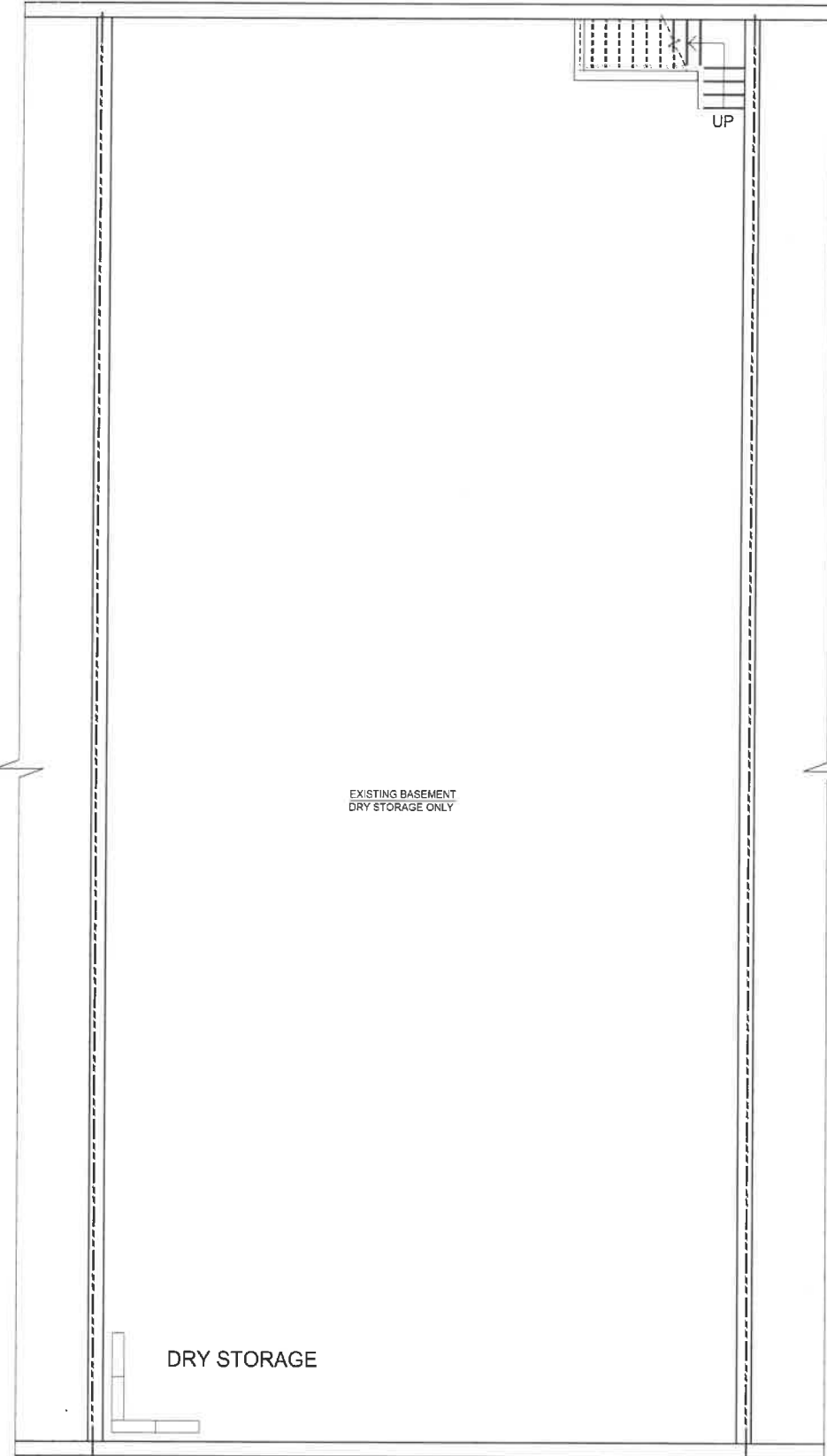
1-LAYER OF 5/8" TYPE X FIRE
RATED G.W.B.

1-HR FIRE-RATED PARTITION
CONSTRUCT ACCORDING TO
UL DESIGN - U337

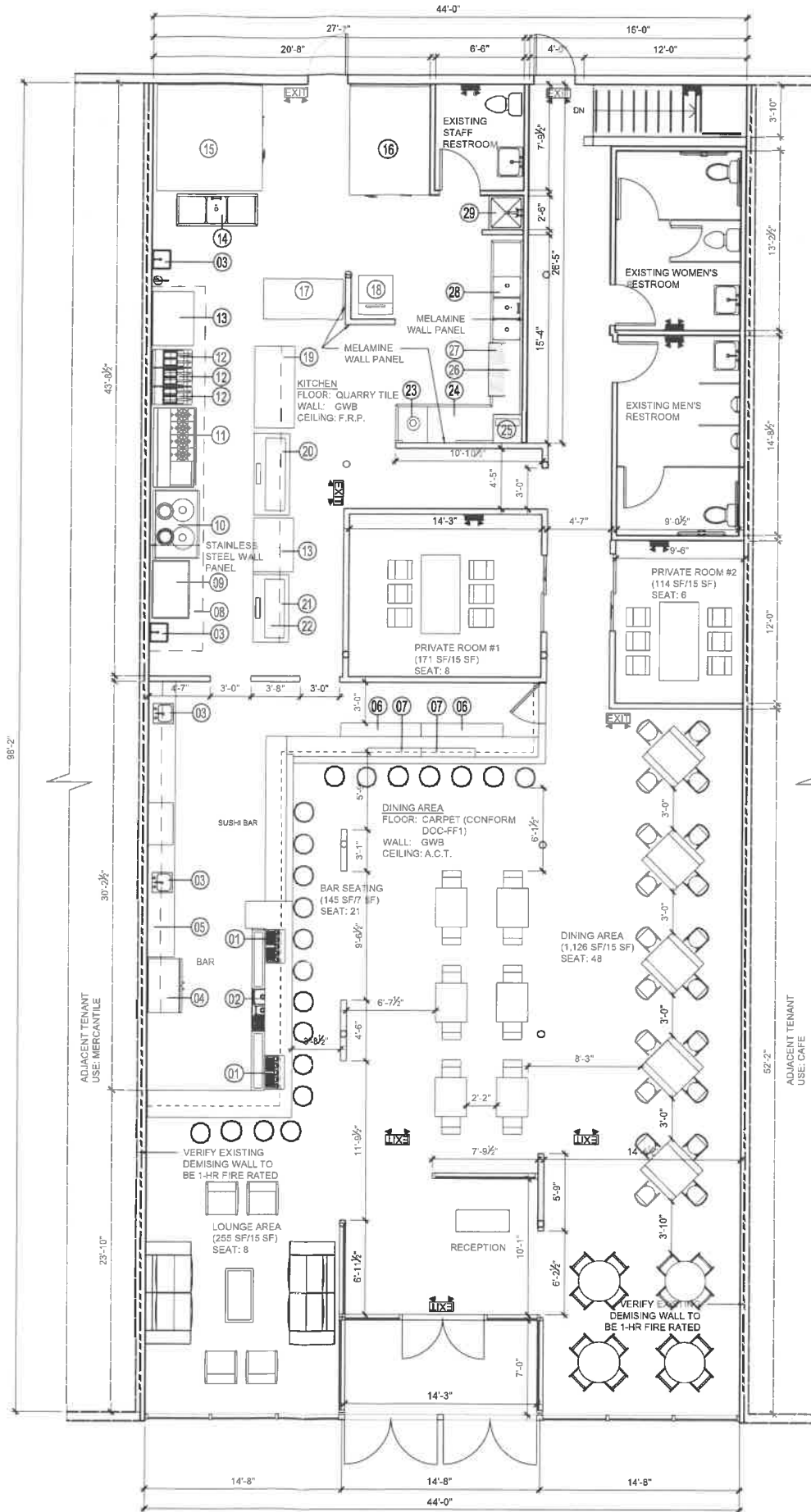
PARTITION TYPE 1

SCALE: 1/2"=1'-0"



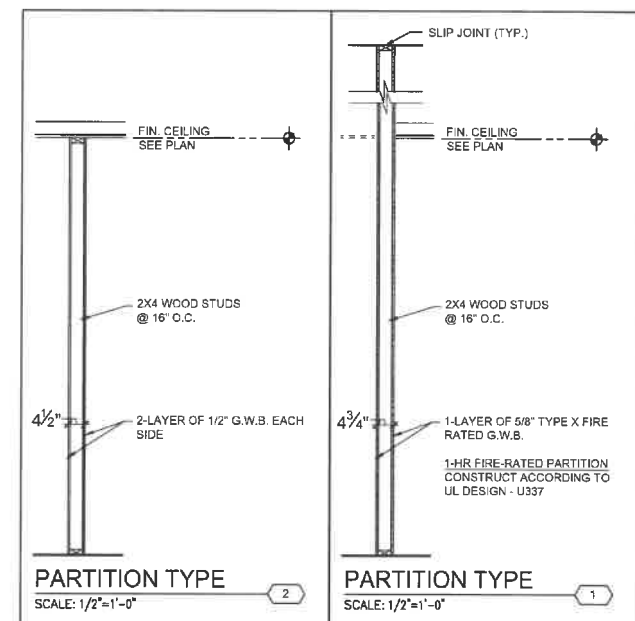


PROPOSED BASEMENT FLOOR PLAN
SCALE: 3/16"=1'-0"



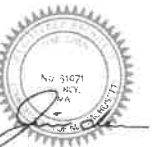
PROPOSED FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

| EQUIPMENT SCHEDULES | | | |
|---------------------|---|-----|-----------|
| ITEM | DESCRIPTION | QTY | REMARK |
| 01 | BEER TAP DISPENSER W/COOLER | 2 | |
| 02 | 3-COMPARTMENT SINK | 1 | |
| 03 | HAND SINK | 1 | |
| 04 | 48" UNDERCOUNTER BEER COOLER | 1 | |
| 05 | OVERHEAD SHELF | 1 | |
| 06 | 6' UNDERCOUNTER COOLER | 2 | |
| 07 | 4' SUSHI DISPLAY CASE | 2 | |
| 08 | STAINLESS STEEL EXHAUST HOOD W/ANSUL SYSTEM | 1 | 27' |
| 09 | CHARCOAL GRILL | 1 | 54" |
| 10 | WORK STATION | 1 | |
| 11 | 10-BURNER RANGE | 1 | |
| 12 | FRYER | 3 | |
| 13 | PREP TABLE | 2 | 36" X 48" |
| 14 | PREP SINK | 1 | |
| 15 | WALK-IN COOLER | 1 | 8' X 8' |
| 16 | WALK-IN FREEZER | 1 | 6' X 8' |
| 17 | PREP TABLE | 1 | 36" X 72" |
| 18 | ICE MACHINE | 1 | |
| 19 | PREP TABLE W/UNDERCOUNTER SHELF | 1 | 36" X 72" |
| 20 | SALAD UNIT | 1 | 72" |
| 21 | SALAD UNIT | 1 | 48" |
| 22 | OVERHEAD STAINLESS STEEL SHELF | 1 | 22' |
| 23 | DIRTY DISH TABLE | 1 | |
| 24 | PRE-RINSE SINK | 1 | |
| 25 | DISHWASHER | 1 | |
| 26 | CLEAN DISH TABLE | 1 | |
| 27 | GREASE TRAP | 1 | |
| 28 | 3-COMPARTMENT SINK W/DRAIN BOARD | 1 | |
| 29 | MOP SINK | 1 | |



CONSULTANT

REGISTRATION



REVISIONS

| NO. | BY | DESCRIPTION | DATE |
|-----|----|-------------|------|
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PROJECT

NEW RESTAURANT

89 TRAPELO RD
BELMONT, MA

PROJECT NO. 22082

SHEET TITLE

FLOOR
PLAN

| | |
|---------------|-------------|
| DRAWN: BT | DRAWING NO. |
| SCALE: NOTED | |
| DATE: 5/31/22 | |
| CHECKED: | |
| SHEET OF | A1 |