

RECEIVED  
TOWN CLERK  
BELMONT, MA

CASE NO. 18-23

2018 JUN 25 PM 4: 10

NOTICE OF PUBLIC HEARING BY THE  
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR 1 SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday July 9, 2018 at 7:00 PM in the Art Gallery, 3<sup>rd</sup> floor, Homer Municipal Building, 19 Moore St., to consider the application of Umberto and Kristin Santagati at 95 Dean Street located in a Single Residence C (SRC) Zoning District for a Special Permit under Section 1.5 of the Zoning Bylaw to construct a One Story addition. Special Permit –1. Minimum required side setback is 10.0'. The existing and proposed is 8.0'.

ZONING BOARD OF APPEALS



Town of Belmont

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## APPLICATION FOR A SPECIAL PERMIT

Date: 4-18-18

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 95 DEAN 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 \_\_\_\_\_

Construct one story addition

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

Signature of Petitioner Umberto Santagati  
Print Name Umberto Santagati  
Address 95 DEAN ST  
BELMONT, MA.  
Daytime Telephone Number 617-932-9006



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

March 27, 2018

Umberto and Kristin Santagati  
95 Dean Street  
Belmont, MA 02478

RE: Denial to Construct a One Story Addition.

Dear Mr. and Mrs. Santagati,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a one story addition at 95 Dean Street located in a Single Residence C Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 4.2.2 of the Zoning By-Law Dimensional Regulations require a minimum side setback of 10.0'.

1. The existing side setback is 7.5' and the proposed side setback is 8.0'

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a building permit application, or you may request One (1) Special 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

TO: Office of Community development  
From: Umberto and Kristin Santagati  
RE: 95 Dean St. Belmont MA – Construct a one-story addition

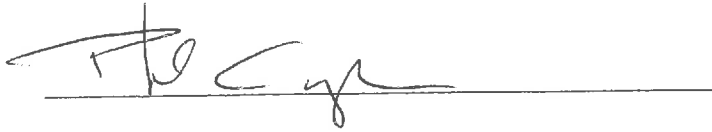
We would like to construct a one-story addition off the back of the house to allow for more living space. We need more living space for when our parents come to stay and watch the kids when we are traveling for business. The space will also be used as a den / study for the kids to do their homework and read.

Sincerely,

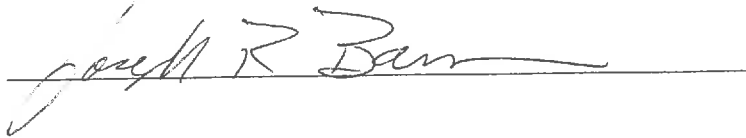
*Umberto S. Santagati*  
*Kristin Santagati*  
Umberto and Kristin Santagati

The Santagati's located at 95 Dean St Belmont are looking to construct a one-story addition off the back of their home. We do not oppose this construction.

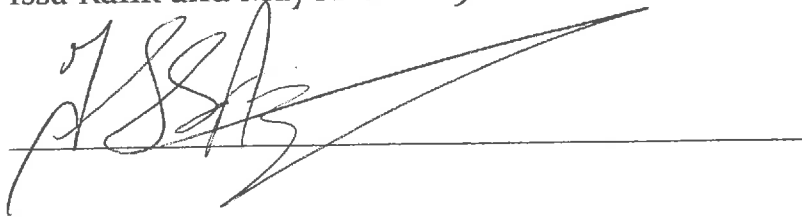
Philip and Caroline<sup>VA</sup> Cunningham - 101 Dean St

A handwritten signature in cursive script, appearing to read 'P & C', is written over a horizontal line.

Joseph and Sarah Barrow - 100 Dean St

A handwritten signature in cursive script, appearing to read 'Joseph R Barrow', is written over a horizontal line.

Issa Rafik and May Azar - 89 Dean St.

A handwritten signature in cursive script, appearing to read 'Issa Rafik', is written over a horizontal line.

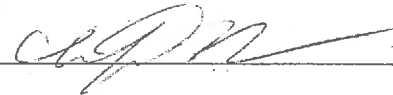
William and Katherine Watkins - 88 Dean St

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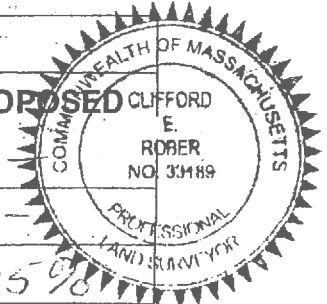
# Zoning Compliance Check List

**Properties Located within the SR-C Districts**  
(To be Completed by a Registered Land Surveyor)

Property Address: 95 Dean Street

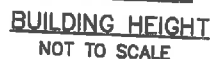
Surveyor Signature and Stamp:  Date: 7/17/17

<u>Per §4.2 of the Zoning By-Law</u>				
		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		9,000	5,998	
Lot Frontage (feet)		75'	60'	
Lot Coverage (% of lot)		25%	23.6%	25%
Open Space (% of lot)		50%	65.5%	64.1%
Setbacks: (feet)	➤ Front (a)	25'	26.1'	-
	➤ Side/Side	10'   10'	7.5'   8.5'	8.0'   8.5'
	➤ Rear	30'	32.1'	32.8'
Building Height:	➤ Midpoint (feet)	30'	22.5'	
	➤ Ridge (feet)		26.5'	
	➤ Stories		2	
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)			
	➤ Area (60%)			
	➤ Length (75%)			
HVAC:		Prohibited in Front Yard and Side and Rear Setbacks		



(a) Front setback is equal to the average front setbacks of the abutting properties on either side.

**SUBMIT CALCULATIONS** for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated



77.4% OF BASEMENT UNDERGROUND  
THEREFOR BASEMENT IS NOT A STORY

● 24" TREE

● 15" TREE



ZONING DISTRICT:	SC (SINGLE RESIDENCE C)		
	REQ.	EXISTING	PROP.
FRONT SETBACK:	25'	26.1'	-
SIDE SETBACK:	10'	7.5'	8.0'
REAR SETBACK:	30'	32.1'	32.8'
MAXIMUM LOT COVERAGE:	25%	23.6%	25.0%
MINIMUM OPEN SPACE:	50%	65.5%	64.1%
LOT FRONTAGE:		60.00'	

GROSS FLOOR AREA  
EXISTING  
1st FLOOR = 1,129 S.F.  
2nd FLOOR = 757 S.F.  

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TOTAL = 1,886 S.F.

PROPOSED  
1st FLOOR = 1,209 S.F.  
2nd FLOOR = 757 S.F.  

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TOTAL = 1,966 S.F.

PERCENTAGE INCREASE  
 $(1,966 - 1,886) / 1,886 = 4.2\%$

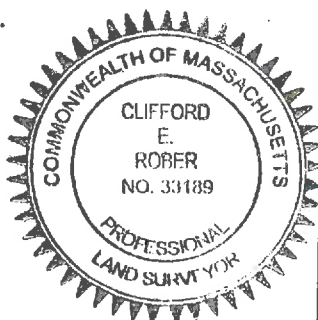
OWNER: UMBERTO & KRISTIN SANTAGATI  
59511/190  
ASSESSORS MAP 42 - PARCEL 10

**PROPOSED PLOT PLAN  
#95 DEAN STREET  
IN  
BELMONT, MA  
(MIDDLESEX COUNTY)**

SCALE: 1"= 20'      DATE: 7/17/2017

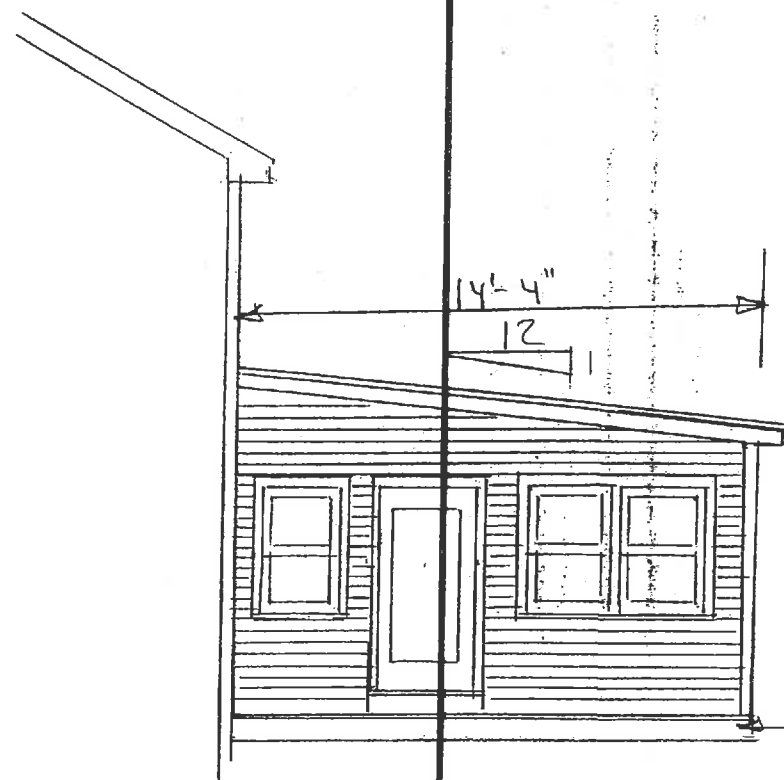


**ROBER SURVEY**  
1072 MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
DWG. NO. 5272PP1.DWG



CLIFFORD E. ROBER, PLS

DATE \_\_\_\_\_

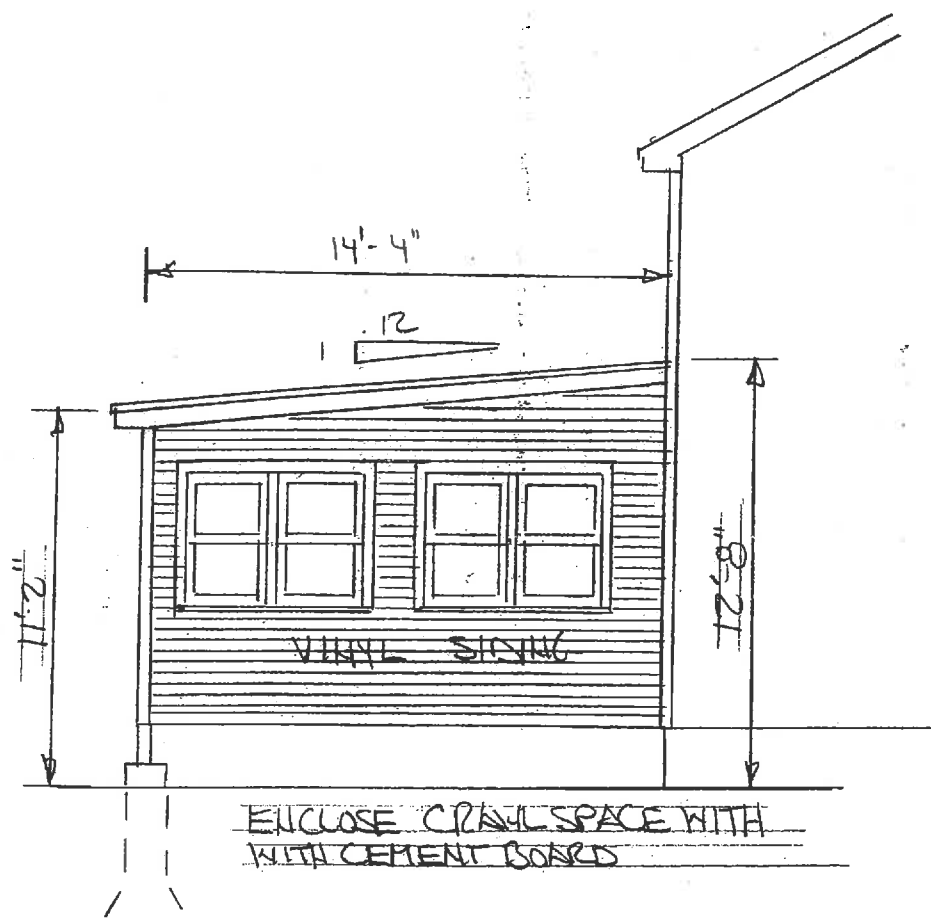


SIDE ELEVATION  
SCALE 1/4"=1'-0"

EXIST.  
DECK



BACK ELEVATION  
SCALE 1/4"=1'-0"



SIDE ELEVATION  
SCALE 1/4"=1'-0"

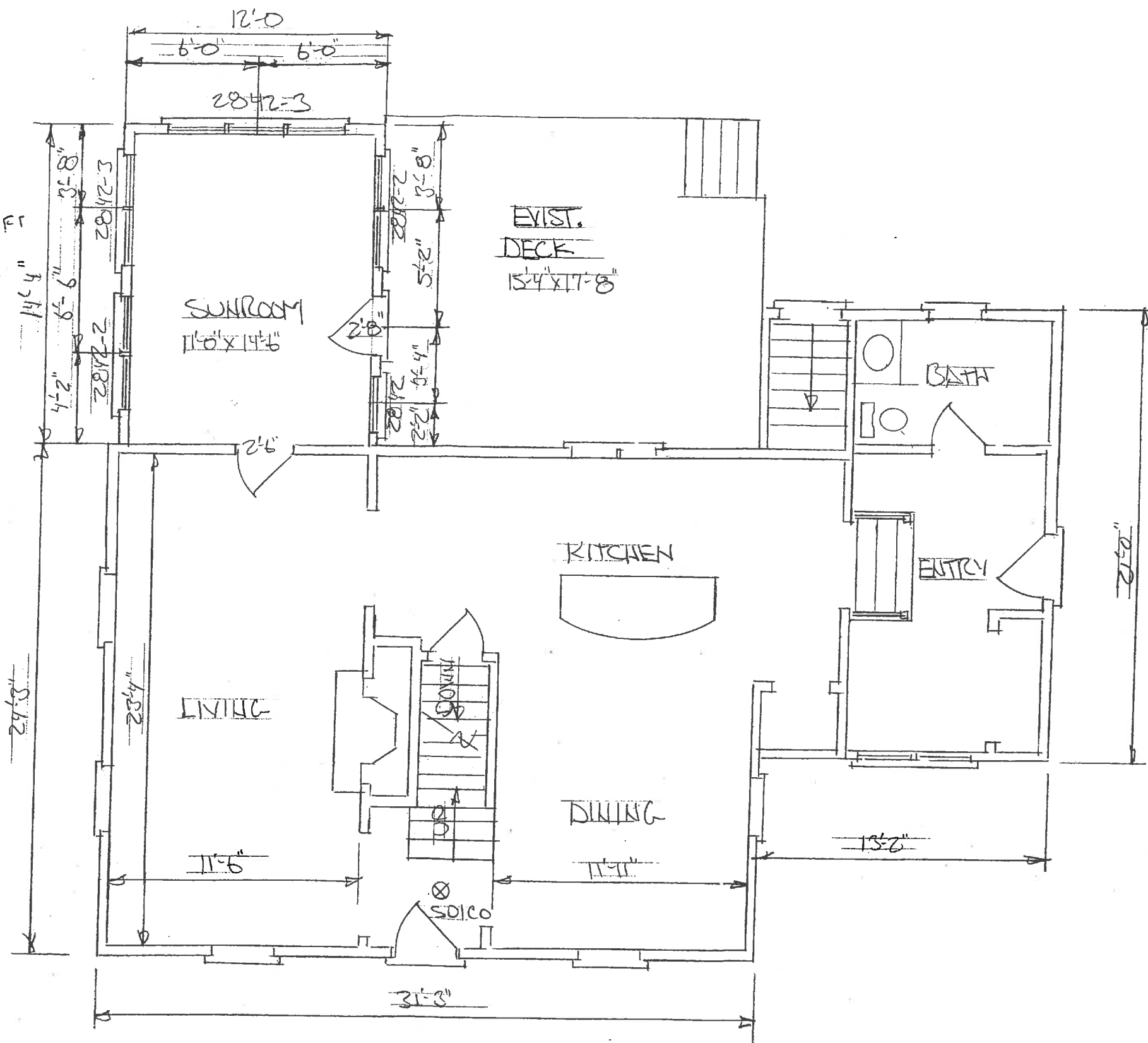
CLARK ARCHITECTURAL  
NO CHILMSFORD MA 978-251-7025

NOVEMBER 15, 2014

SUNROOM  
95 DEAN ST  
BELMONT MA



EXISTING 12'-0" x 8'-0" 96 SQ FT  
 SUNROOM TO BE DELETED  
 NEW 12'-0" x 14'-4" 172 SQ FT  
 SUNROOM  
 ADDITIONAL 76 SQ FT.



FIRST FLOOR PLAN  
 SCALE 1/4" = 1'-0"

FIRST FLOOR 1129 SQ FT  
 SUNROOM ADDITION 88 SQ FT  
 TOTAL 1ST FLOOR 1217 SQ FT.

95 DEAN ST BELMONT MA