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ZONING BOARD OF APPEALS

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Page: 1 of 2 01/25/2019 02:38 PM

**CASE NO.** 18-23

**APPLICANT:** Umberto and Kristen Santagati

**PROPERTY:** 95 Dean Street 59511-189

**DATE OF PUBLIC HEARING:** July 9<sup>th</sup>, 2018

**MEMBERS SITTING:** Nick Iannuzzi, Chairman  
Faustino Lichauco  
Andrew Plunkett  
Jim Zarkadas  
Blake Currier, Associate Member  
Casey Williams, Associate Member

**MEMBERS VOTING:** Nick Iannuzzi, Chairman  
Faustino Lichauco  
Andrew Plunkett  
Jim Zarkadas  
Casey Williams, Associate Member

**Introduction**

This matter came before the Board of Appeals ("Board") of the Town of Belmont ("Town") acting as Variance and Special Permit Granting Authority under the Zoning By-Law of the Town of Belmont, Massachusetts ("By-Law") and Chapter 40A of the Massachusetts General Law ("Zoning Act"). The Applicants Umberto and Kristin Santagati ("Applicant") request one (1) Special Permit under Section 1.5 of the Zoning By-Laws to Construct a One-Story Addition at 95 Dean Street located in a Single Residence C (SRC) Zoning District.

The Board held a duly noticed hearing on the application on July 9<sup>th</sup>, 2018. The Applicant Umberto Santagati, proposed the plan at the hearing and submitted architectural drawings, plot plan, and letter of support. There was no opposition to the Applicants' proposal.

**Proposal**

The applicants would like construct a one-story addition to expand their existing family room at the rear of the property. Section 4.2.2 of the Zoning By-Laws Dimensional Regulations require a minimum side setback of 10.0'. The existing side set back to the dwelling is 7.5' and the proposed side setback to the addition is 8.0'. The proposed one-story addition is in keeping with the character of the neighborhood and is not detrimental to the neighborhood than the existing.

Case No. 18-23  
Address: 95 Dean Street


**Conclusion**

On July 9<sup>th</sup>, 2018, the Board deliberated on The Applicants', Umberto and Kristin Santagati's request for one (1) Special Permit under Section 1.5 of the Zoning By-Laws to Construct a One-Story Addition at 95 Dean Street located in a Single Residence C (SRC) Zoning District.

Accordingly, **upon motion duly made by Nick Iannuzzi and seconded by Jim Zarkadas, the Board voted 5-0 to grant the Applicants the requested one (1) Special Permit.**

For the Board

Dated: July 17, 2018

  
\_\_\_\_\_  
Ara Yogurtian  
Assistant Director  
Office of Community Development

**CERTIFICATION**

I, Ellen O'Brien Cushman, hereby certify that twenty (20) days have elapsed after the decision was filed in the office of the Belmont Town Clerk on July 17, 2018, and further I certify that no appeal has been filed with regard to the granting of said one (1) Special Permit with zero (0) conditions.

January 11, 2019

  
\_\_\_\_\_  
Ellen O'Brien Cushman, Town Clerk  
Belmont, MA

Any appeal from this decision must be made pursuant to Ch.40A, S.17, MGL, and must be filed within 20 days after the filing of such notice in the office of the Town Clerk.