



Arlington Zoning Board of Appeals

Date: Tuesday, May 14, 2024

Time: 7:30 PM

Location:

Additional Details:

Agenda Items

Administrative Items

1. **Conducted by Remote Participation**

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the Arlington Zoning Board of Appeals meetings shall be physically closed to the public to avoid group congregation until further notice. The meeting shall instead be held virtually using Zoom.

Please read Governor Healey's Executive Order Suspending Certain Provision of Open Meeting Law for more information regarding virtual public hearings and meetings: [Massachusetts Open Meeting Law](#)

For additional information on Arlington's Zoning Board please visit their website. Reference material for this meeting will be available 48 business hours prior to the meeting and may be viewed on the Board's Agendas and Minutes page.

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to ZBA@town.arlington.ma.us 48 hours prior to the start of the meeting.

You are invited to a Zoom meeting.

When: May 14, 2024 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting:

[https://town-arlington-ma-us.zoom.us/meeting/register/tZAsduuqrD4iE9OEh0L5duZOYcUSGjyWo7RM](https://town-arlington-ma-us.zoom.us/joining/register/tZAsduuqrD4iE9OEh0L5duZOYcUSGjyWo7RM)

After registering, you will receive a confirmation email containing information about joining the meeting.

Hearings

2. **Docket #3788 70 Robbins Road (continuance)**
3. **Docket #3781 165 Franklin Street (continuance)**
4. **Docket #3794 57 Beacon Street**
5. **Docket #3795 36 Peabody Road**

6. **Docket #3796 49 Valentine Road**

Meeting Adjourn



Town of Arlington, Massachusetts

Conducted by Remote Participation

Summary:

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Town of Arlington, Massachusetts

Docket #3788 70 Robbins Road (continuance)

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	#3788_70_Robbins_Road_Legal.pdf	#3788 70 Robbins Road Legal
▢ Reference Material	#3788_70_Robbins_Road_Special_Permit.pdf	#3788 70 Robbins Road Special Permit
▢ Reference Material	70_Robbins_Rd_Plan_set_special_permit_feb_23.pdf	#3788 70 Robbins Rd Plan set special permit feb 23
▢ Reference Material	70_Robbins_Road_Arlington_Proposed_Plot_Plan_.pdf	#3788 70 Robbins Road Arlington Proposed Plot Plan
▢ Reference Material	ZBA_Memo_04-09-2024.pdf	ZBA Memo 04-09-2024 re 70 Robbins Road



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **Andrew and Janet Sparks** of Arlington, MA. on February 27, 2024, a petition seeking to alter their property located at **70 Robbins Road - Block Plan 149.0-0003-0011.0**. Said petition would require a **Variance** under **Section 5.3.9(D)** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on April 9, 2024, as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**
<https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar> and choose the date of the meeting you wish to attend.

For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

DOCKET NO 3788

Zoning Board of Appeals
Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us**



SP-24-6

Special Use Permit Application (ZBA)

Status: Active

Submitted On: 2/27/2024

Primary Location

70 ROBBINS RD
Arlington, MA 02476

Owner

SPARKS ANDREW W & JANET
K
70 ROBBINS RD ARLINGTON,
MA 02476

Applicant

 Walter Russell
 781-799-4275
 team@hshbuilds.com
 24 Woodland Way
Ayer, MA 01432

Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.*

The requested use is permitted in the R-1 zoning district through the granting of a special permit

Explain why the requested use is essential or desirable to the public convenience or welfare.*

The additional living space created from the front porch will allow the growing family to comfortably stay in their home.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

There would not be an increase in traffic congestion or any impairment to pedestrians safety.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

There would be no change to the current usage of the property and would not create additional burden on municipal systems.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*

The proposed project would not result in the need for special regulations.

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*

70 Robbins Road was built in the mid 1920's along with many other similar houses on Robbins Road and the greater neighborhood. These houses typically included a front porch, and many have been enclosed over the 100 years since they were built. Two others on Robbins Road have successfully incorporated porch areas into their living spaces, at numbers 36 and 42 Robbins. Aesthetically, an enclosed porch area is in keeping with the modifications to these 1920s houses, and will be maintaining the current massing. The roofline will be modified from an existing hip roof to a single plane shed roof for simplicity of building and insulating as well as an improved aesthetic.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

The proposed project will not cause any detrimental excesses.

Dimensional and Parking Information

Present Use/Occupancy *

R1

Proposed Use/Occupancy *

R1

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

2511

Proposed Gross Floor Area (Sq. Ft.)*

2511

Existing Lot Size (Sq. Ft.)*

5000

Proposed Lot Size (Sq. Ft.)* 

5000

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

50

Proposed Frontage (ft.)*

50

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*

0

Proposed Floor Area Ratio*

0

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

22

Proposed Lot Coverage (%)*

22

Max. Lot Coverage required by Zoning*

35

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

0

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

0

Minimum Lot Area per Dwelling Unit required by Zoning*

0

Existing Front Yard Depth (ft.)*

17.5

Proposed Front Yard Depth (ft.)*

17.5

Minimum Front Yard Depth required by Zoning*

25

Existing Left Side Yard Depth (ft.)*

10.2

Proposed Left Side Yard Depth (ft.)*

10.2

Minimum Left Side Yard Depth required by Zoning*

10

Existing Right Side Yard Depth (ft.)*

16

Proposed Right Side Yard Depth (ft.)*

16

Minimum Right Side Yard Depth required by Zoning*

10

Existing Rear Yard Depth (ft.)*

29.1

Proposed Rear Yard Depth (ft.)*

29.1

Minimum Rear Yard Depth required by Zoning*

20

Existing Height (stories)

2.5

Proposed Height (stories)*

2.5

Maximum Height (stories) required by Zoning*

2.5

Existing Height (ft.)*

30.88

Proposed Height (ft.)*

30.88

Maximum Height (ft.) required by Zoning*

35

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

0

Proposed Landscaped Open Space (Sq. Ft.)*

0

Existing Landscaped Open Space (% of GFA)*

0

Proposed Landscaped Open Space (% of GFA)*

0

Minimum Landscaped Open Space (% of GFA)
required by Zoning*

0

Existing Usable Open Space (Sq. Ft.)*

0

Proposed Usable Open Space (Sq. Ft.)*

0

Existing Usable Open Space (% of GFA)*

0

Proposed Usable Open Space (% of GFA)*

0

Minimum Usable Open Space required by Zoning*

753

Existing Number of Parking Spaces*

0

Proposed Number of Parking Spaces*

0

Minimum Number of Parking Spaces required by
Zoning*

0

Existing Parking area setbacks

0

Proposed Parking area setbacks *

0

Minimum Parking Area Setbacks required by Zoning*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

4

Proposed Slope of proposed roof(s) (in. per ft.)*

4

Minimum Slope of Proposed Roof(s) required by Zoning*

2

Existing type of construction*

R1

Proposed type of construction*

R1

Open Space Information

Existing Total Lot Area*

5000

Proposed Total Lot Area*

5000

Existing Open Space, Usable*

0

Proposed Open Space, Usable*

0

Existing Open Space, Landscaped*

0

Proposed Open Space, Landscaped*

0

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

0

Accessory Building, Proposed Gross Floor Area

0

Basement or Cellar, Existing Gross Floor Area ?

716

Basement or Cellar, Proposed Gross Floor Area

716

1st Floor, Existing Gross Floor Area

883

New Field

0

1st Floor, Proposed Gross Floor Area

883

2nd Floor, Existing Gross Floor Area

716

2nd Floor, Proposed Gross Floor Area

716

3rd Floor, Existing Gross Floor Area

—

3rd Floor, Proposed Gross Floor Area

—

4th Floor, Existing Gross Floor Area

—

4th Floor, Proposed Gross Floor Area

—

5th Floor, Existing Gross Floor Area

—

5th Floor, Proposed Gross Floor Area

—

Attic, Existing Gross Floor Area ?

196

Attic, Proposed Gross Floor Area

196

Parking Garages, Existing Gross Floor Area ?

0

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies,
Existing Gross Floor Area

0

All weather habitable porches and balconies,
Proposed Gross Floor Area

0

Total Existing Gross Floor Area

2511



Total Proposed Gross Floor Area

2511

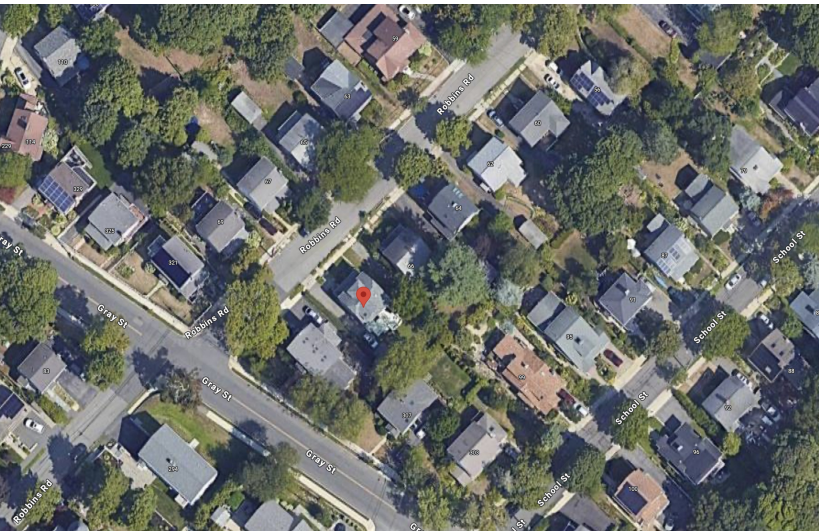




70 ROBBINS ROAD, PROPOSED

70 ROBBINS ROAD

APPLICATION FOR SPECIAL PERMIT TO PARTIALLY ENCLOSE AN EXISTING FRONT PORCH CURRENTLY WITHIN THE FRONT SETBACK



AERIAL PHOTO OF 70 ROBBINS ROAD AND NEIGHBORHOOD



70 ROBBINS ROAD, EXISTING

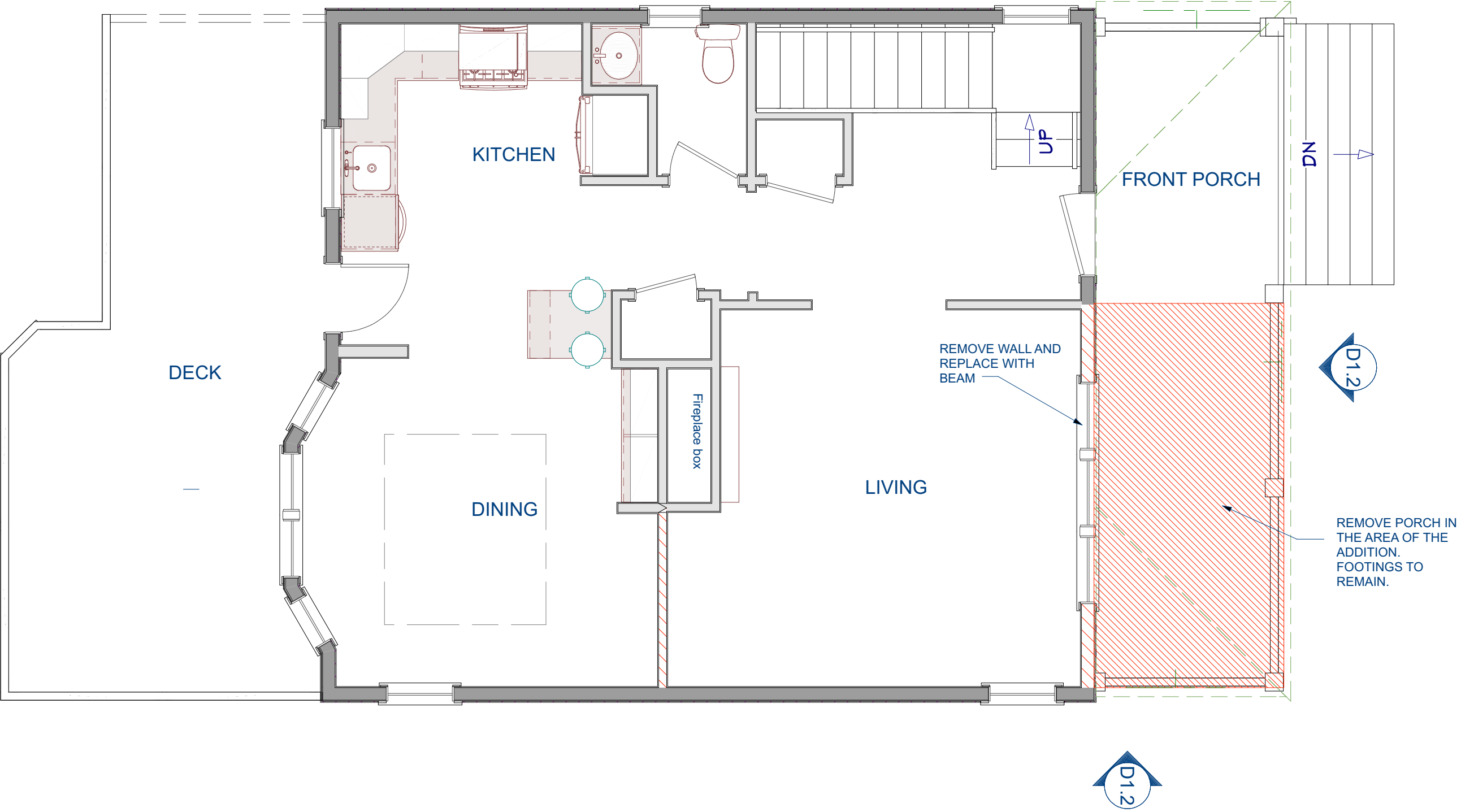


42 ROBBINS ROAD



36 ROBBINS ROAD

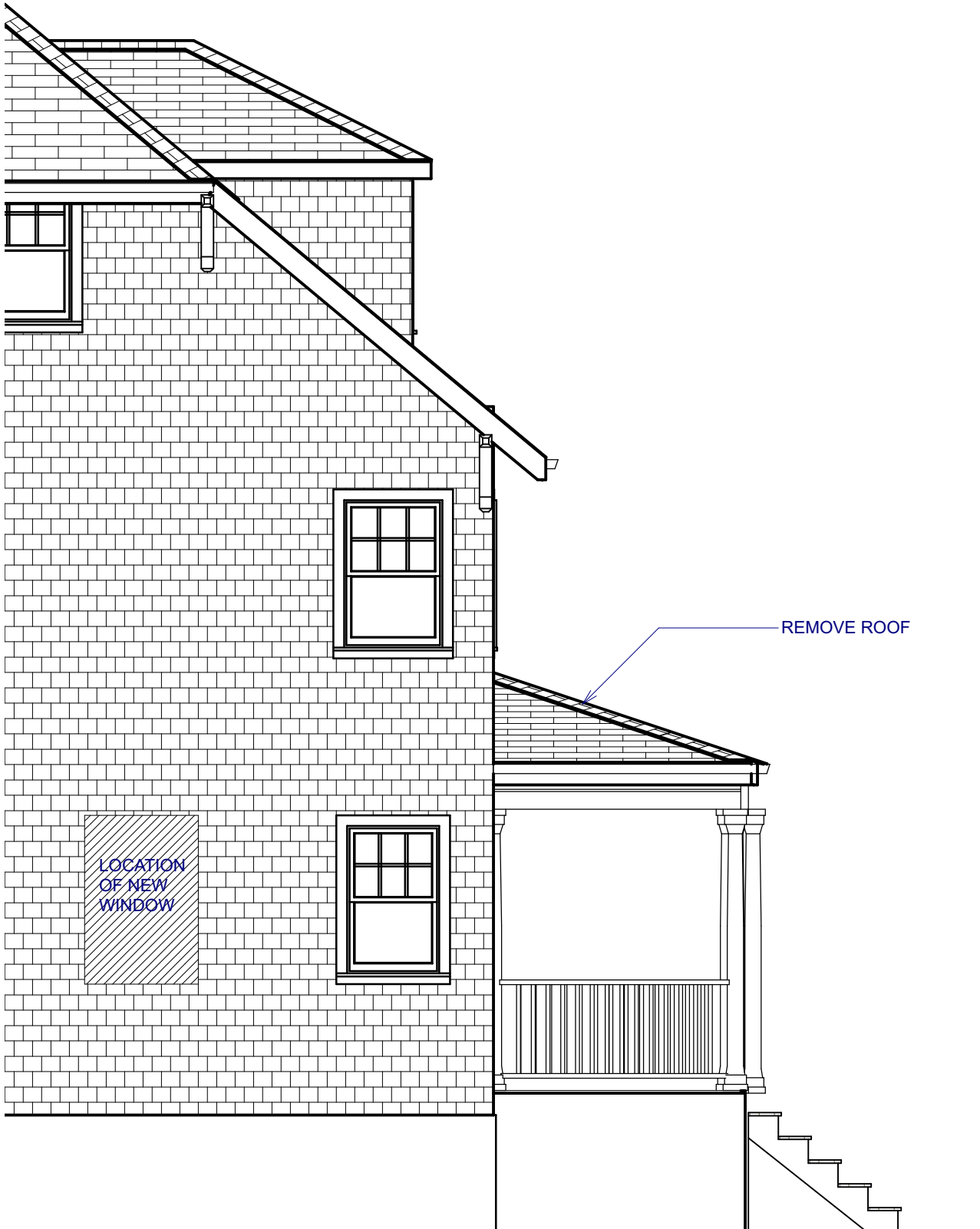
70 Robbins Road was built in the mid 1920s along with many other similar houses on Robbins Road and the greater neighborhood. These houses typically included a front porch, and many have been enclosed over the 100 years since they were built. Two others on Robbins Road have successfully incorporated porch area into their living spaces, at numbers 36 and 42 Robbins. Aesthetically, an enclosed porch area is in keeping with the modifications to these 1920s houses, and will be maintaining the current massing. The roofline will be modified from an existing hip roof to a single plane shed roof for simplicity of building and insulating as well as a preferred aesthetic.



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



FRONT ELEVATION EXISTING
SCALE: 1/4"=1'-0"



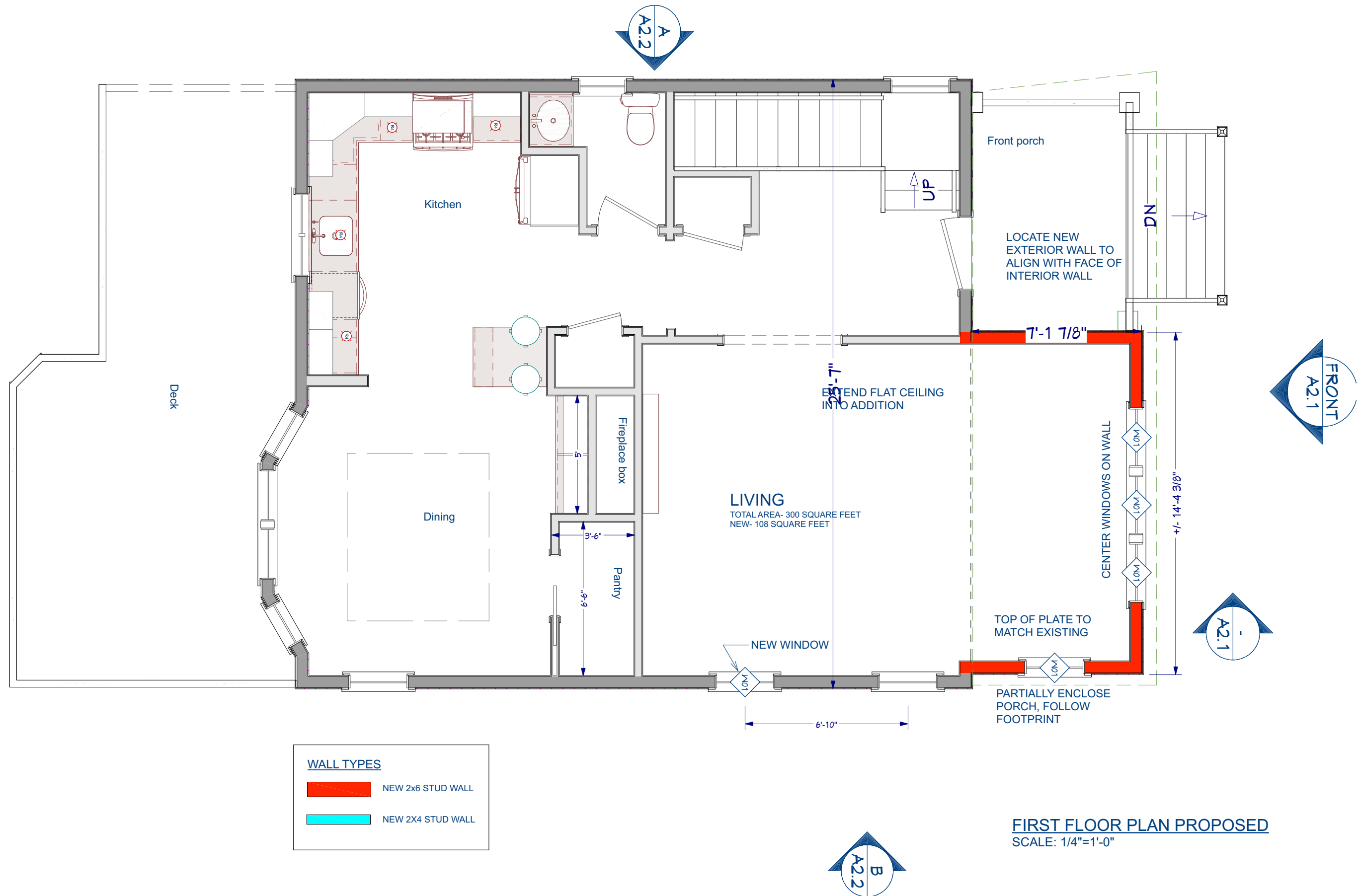
SIDE ELEVATION EXISTING
SCALE: 1/4"=1'-0"

Sparks Residence
70 Robbins Road, Arlington MA

PLAN

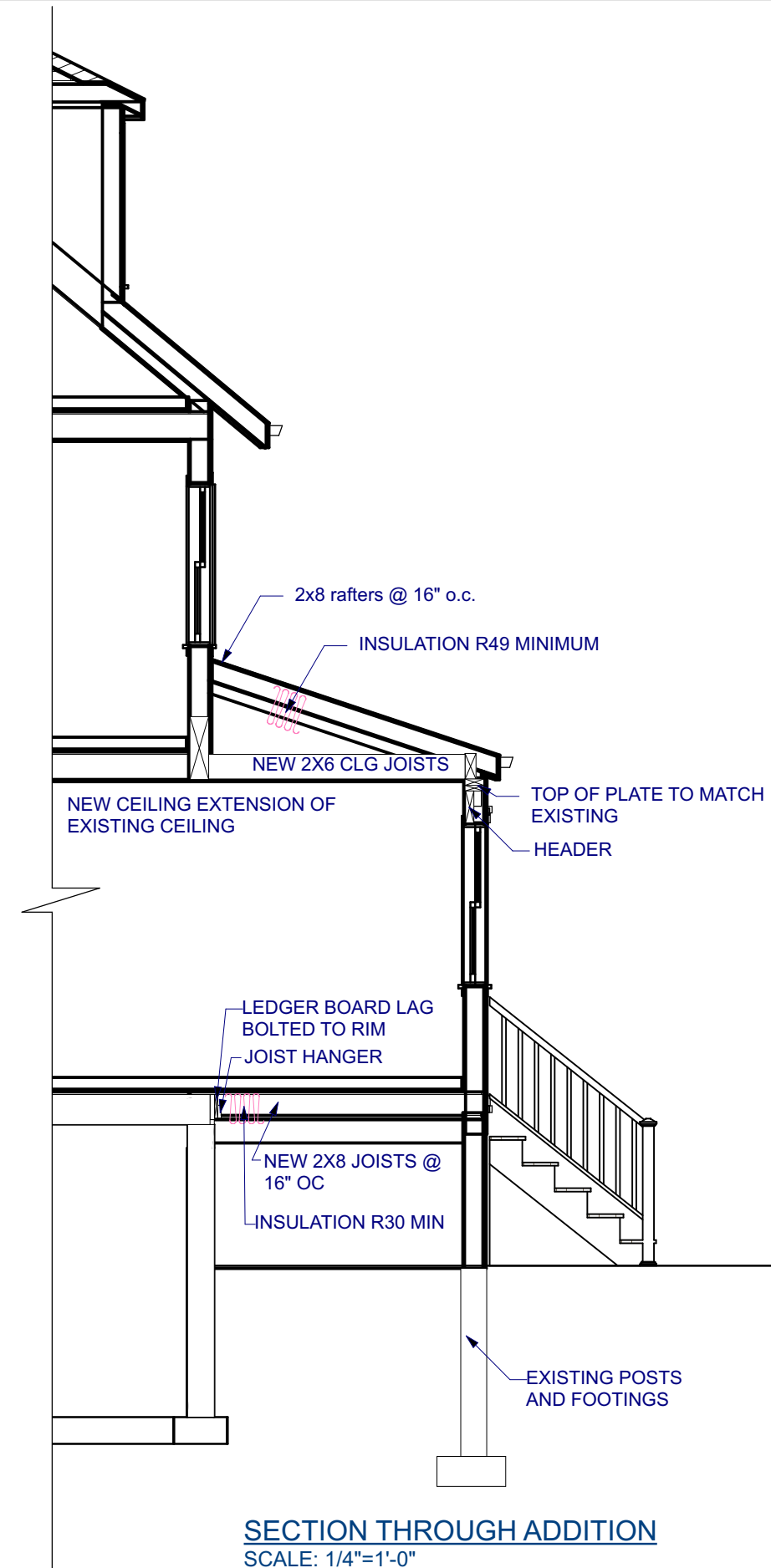
2/23/2024

A1.1

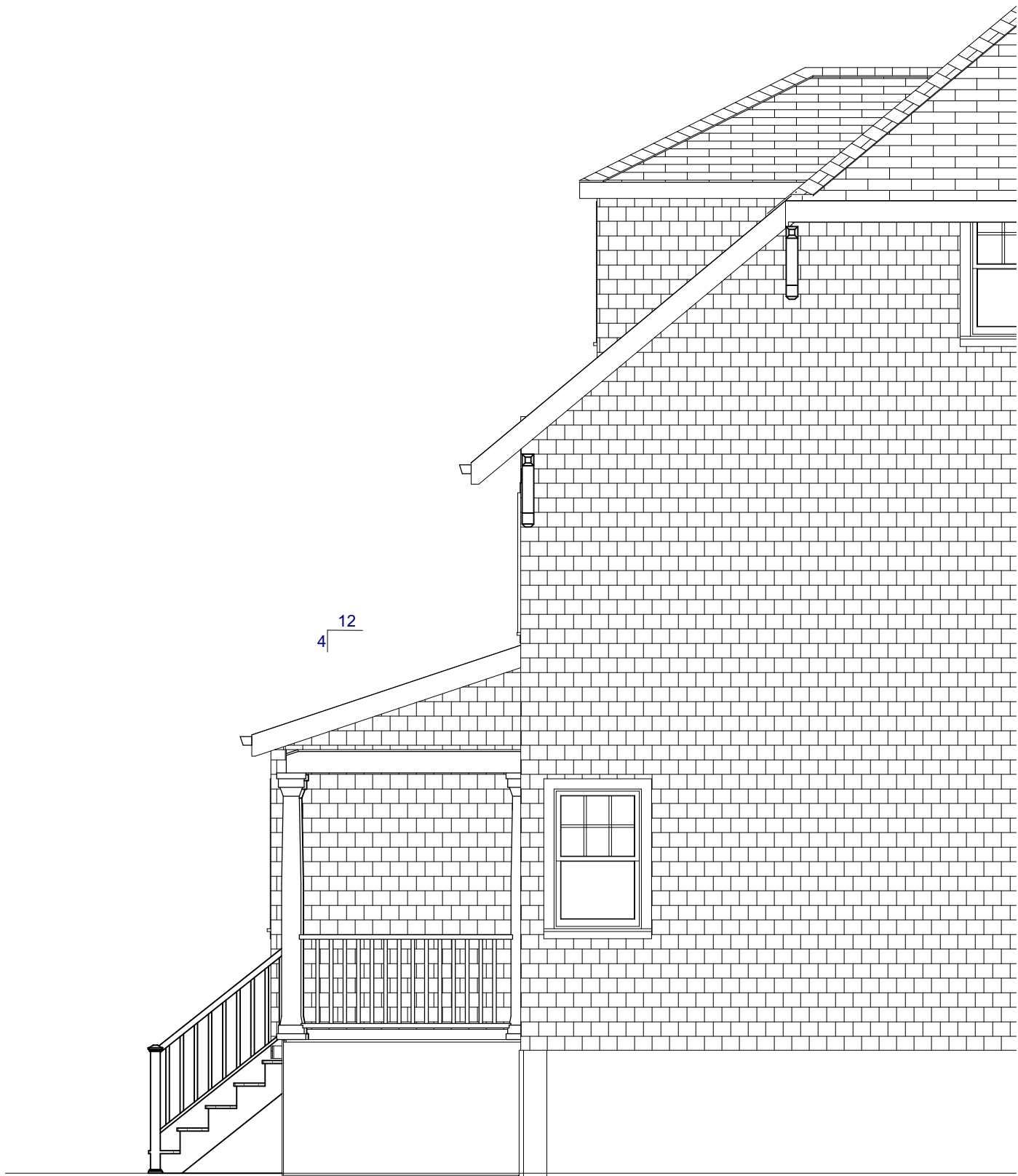




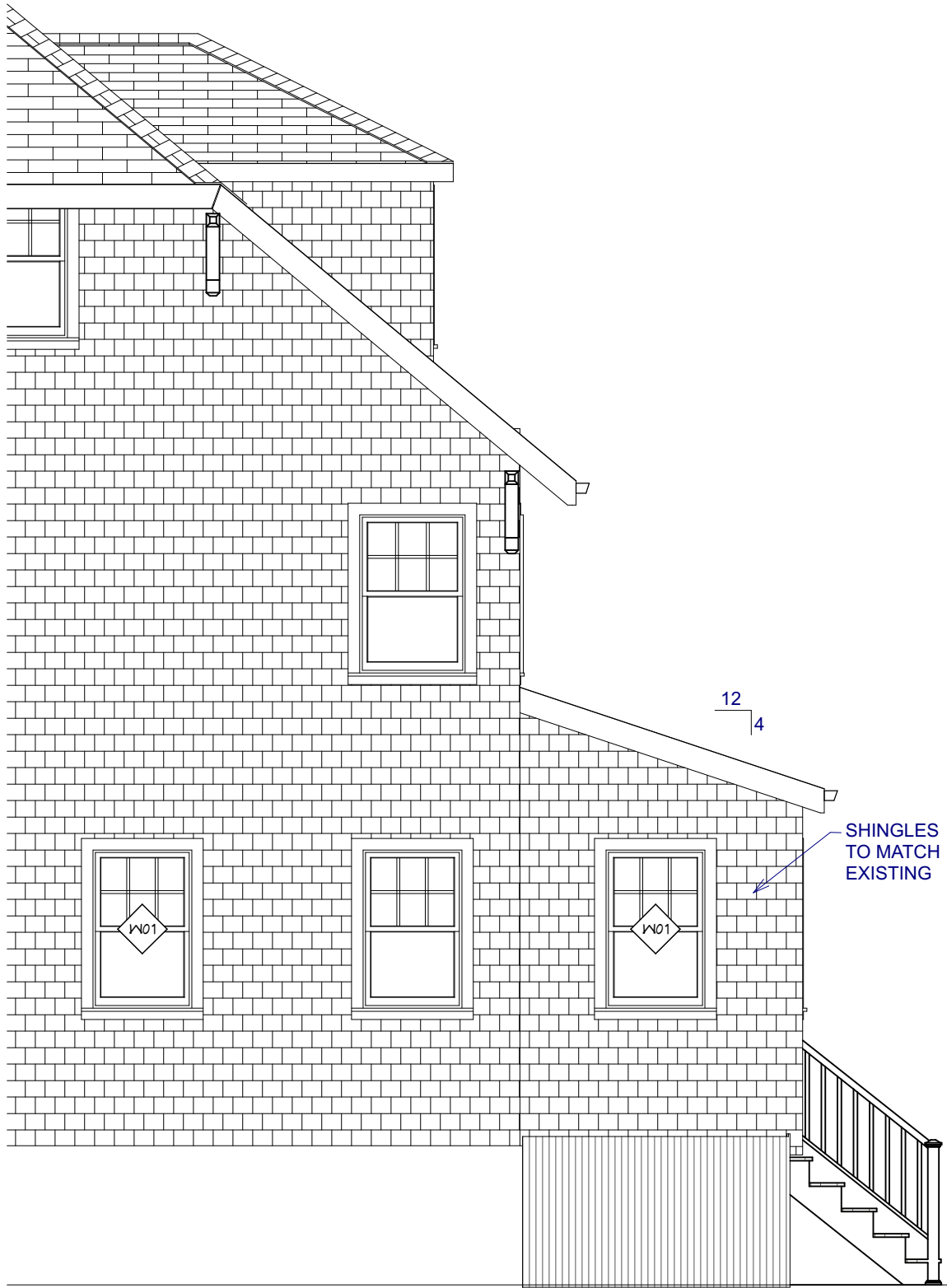
FRONT ELEVATION PROPOSED
SCALE: 1/4"=1'-0"



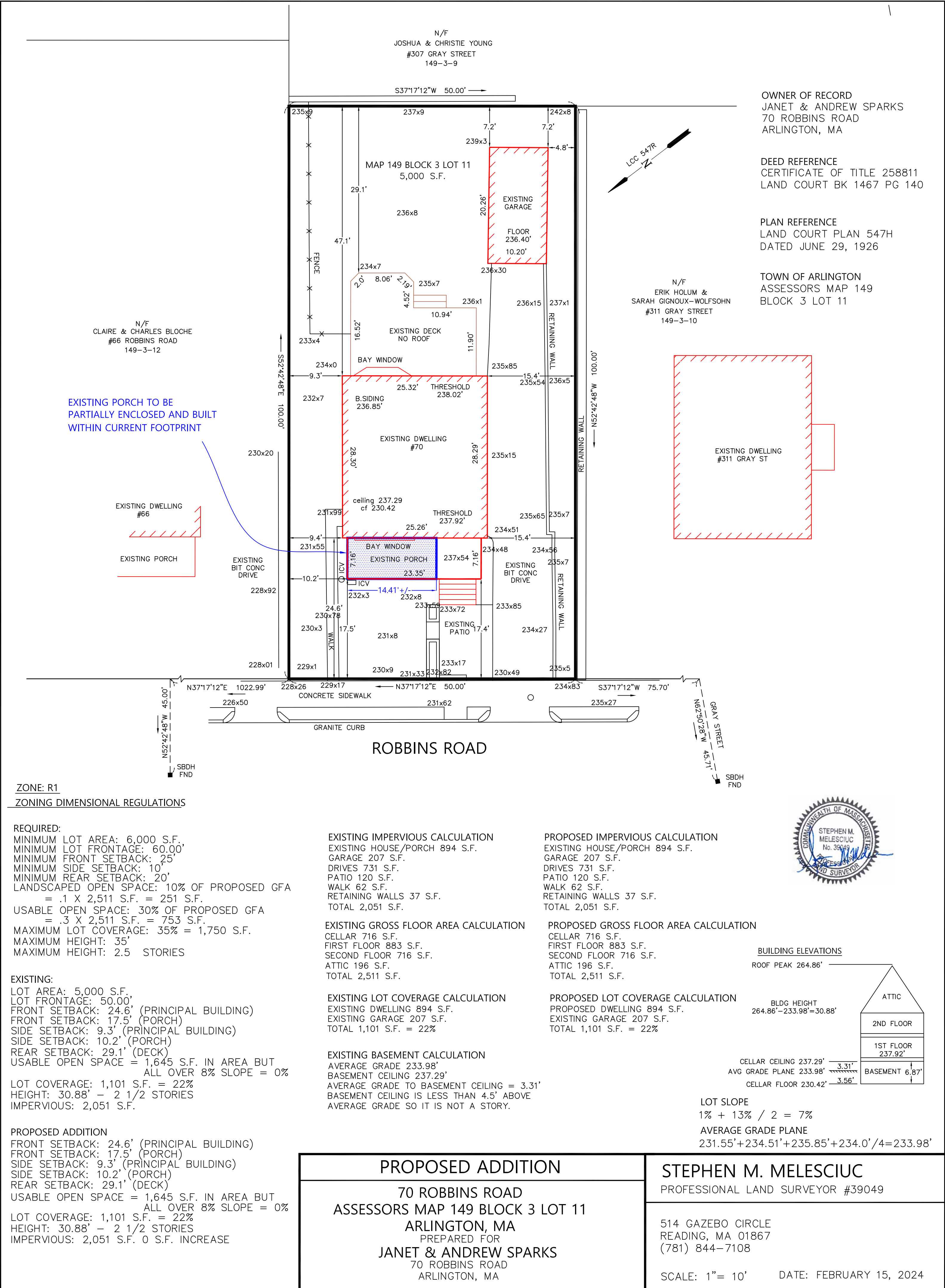
SECTION THROUGH ADDITION
SCALE: 1/4"=1'-0"



ELEVATION A PROPOSED
SCALE: 1/4"=1'-0"



ELEVATION B PROPOSED
SCALE: 1/4"=1'-0"





TOWN OF ARLINGTON
Inspectional Services Department
23 Maple Street
Arlington, Massachusetts 02476
Office (781) 316.3390
inspectionalservices@town.arlington.ma.us

MEMORANDUM

To: Zoning Board of Appeals
From: Mike Ciampa, Director of Inspectional Services
Date: April 4, 2024
Re: Inspectional Services Memo

Docket #3788 70 Robbins Road

This property is a single-family dwelling in an R1 residential zoning district. The applicant is seeking permission to enclose a first-floor front porch which is located within the front yard setback. The applicant is seeking a Special Permit under Section 5.3.9(D), Projections into Minimum Yards, which requires a Special Permit for:

Porches, decks, steps, and landings in the required setback are not considered to be within the foundation wall and may not be enclosed, extended, or built upon except by special permit.



Town of Arlington, Massachusetts

Docket #3781 165 Franklin Street (continuance)

ATTACHMENTS:

Type	File Name	Description
Reference Material	#3781_165_Franklin_Street_Special_Permit.pdf	#3781 165 Franklin Street Special Permit
Reference Material	#3781_165_Franklin_Street_Legal_ad.pdf	#3781 165 Franklin Street Legal ad
Reference Material	23057_-_165_Franklin_St.Arlington_MA_INITIAL_SET.pdf	165 Franklin St. Initial Drawings
Reference Material	165_Franklin_St._Second_Decision_AHC.pdf	165 Franklin St. Second Decision AHC 02052024
Reference Material	ARL.182_Inventory_165-167_Franklin_St.__1850.pdf	ARL.182 Inventory 165-167 Franklin St 1850 AHC 020524
Reference Material	23057_-_165_Franklin_St.Arlington__MA_AHC_09JAN24_(1).pdf	23057 - 165 Franklin St.Arlington, MA AHC 09JAN24
Reference Material	23057_-_165_Franklin_St.Arlington__MA_-_9JAN24_(11X17).pdf	23057 - 165 Franklin St.Arlington, MA - 9JAN24 (11X17)
Reference Material	23057_-_165_Franklin_St.Arlington__MA_9JAN24.pdf	23057 - 165 Franklin St.Arlington, MA 9JAN24
Reference Material	B_Mangrum_letter_165_Franklin.pdf	B Mangrum letter 165 Franklin
Reference Material	23057__165_Franklin_St_Arlington__MA__7MAR24_ZBA11X17.pdf	165 Franklin St Arlington MA 7MAR24
Reference Material	#3781_165_Franklin_St._Arlington_MA_GFA_3-12-2024.pdf	#3781 165 Franklin St. Arlington MA GFA 3-12-2024
Reference Material	#3781_65_Franklin_St_Arlington_MA_Z0_3-12-2024.pdf	#3781 65 Franklin St Arlington MA Z0 3-12-2024
Reference Material	23057__165_Franklin_St_Arlington__MA__9APRIL24_ZBA11X17.pdf	#3781 165 Franklin Street 04-04-2024



SP-23-8

Special Use Permit Application (ZBA)

Status: Active

Submitted On: 12/7/2023

Primary Location


165 FRANKLIN ST
Arlington, MA 02474

Owner


Kristen Germano
FRANKLIN ST 165
ARLINGTON, MA 02474

Applicant

 Gregory Zalanskas

 +1 978-835-5194

greg.zalanskas@comcast.net

 34 Birch Rd
MA Andover, Ma 01810

Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.*

5,4,2,B,6 large additions

Explain why the requested use is essential or desirable to the public convenience or welfare.*

Larger Dwellings units and generous lot will be desirable to families, and long term ownership.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

the intensity of use ,or occupancy does not change from the existing two family residence.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

there is no increase in the number of households and therefore will not result in an increased burden on systems and services.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*

the increase in area will conform to the required setbacks, allowed height, and lot coverage.

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*

the proposed & renovated structure will be in keeping with adjacent structures, and shall not be detrimental to the health or welfare of the neighborhood.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

the use remains a 2 family residence, the massing of 2 attached homes, and character of the structure will be similar to that of detached single family structures in the vicinity.

Dimensional and Parking Information

Present Use/Occupancy *

two family

Proposed Use/Occupancy *

two family

Existing Number of Dwelling Units*

2

Proposed Number of Dwelling Units*

2

Existing Gross Floor Area (Sq. Ft.)*

4102

Proposed Gross Floor Area (Sq. Ft.)*

7563

Existing Lot Size (Sq. Ft.)*

11088

Proposed Lot Size (Sq. Ft.)* ?

11088

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

56

Proposed Frontage (ft.)*

56

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*

0.37

Proposed Floor Area Ratio*

0.68

Max. Floor Area Ratio required by Zoning*

-1

Existing Lot Coverage (%)*

15

Proposed Lot Coverage (%)*

28.5

Max. Lot Coverage required by Zoning*

35

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

5544

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

5544

Minimum Lot Area per Dwelling Unit required by
Zoning*

3000

Existing Front Yard Depth (ft.)*

37

Proposed Front Yard Depth (ft.)*

37

Minimum Front Yard Depth required by Zoning*

20

Existing Left Side Yard Depth (ft.)*

8.8

Proposed Left Side Yard Depth (ft.)*

9

Minimum Left Side Yard Depth required by Zoning*

10

Existing Right Side Yard Depth (ft.)*

11.8

Proposed Right Side Yard Depth (ft.)*

11.2

Minimum Right Side Yard Depth required by Zoning*

10

Existing Rear Yard Depth (ft.)*

94.5

Proposed Rear Yard Depth (ft.)*

32.2

Minimum Rear Yard Depth required by Zoning*

11

Existing Height (stories)

2.5

Proposed Height (stories)*

2.5

Maximum Height (stories) required by Zoning*

2.5

Existing Height (ft.)*

32.25

Proposed Height (ft.)*

32.88

Maximum Height (ft.) required by Zoning*

35

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

5948

Proposed Landscaped Open Space (Sq. Ft.)*

6125

Existing Landscaped Open Space (% of GFA)*

250

Proposed Landscaped Open Space (% of GFA)*

81

Minimum Landscaped Open Space (% of GFA)
required by Zoning*

10

Existing Usable Open Space (Sq. Ft.)*

5948

Proposed Usable Open Space (Sq. Ft.)*

3468

Existing Usable Open Space (% of GFA)*

201

Proposed Usable Open Space (% of GFA)*

46

Minimum Usable Open Space required by Zoning*

30

Existing Number of Parking Spaces*

4

Proposed Number of Parking Spaces*

4

Minimum Number of Parking Spaces required by
Zoning*

2

Existing Parking area setbacks

—

Proposed Parking area setbacks *

64

Minimum Parking Area Setbacks required by
Zoning*

20

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by
Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

8

Proposed Slope of proposed roof(s) (in. per ft.)*

8

Minimum Slope of Proposed Roof(s) required by Zoning*

2

Existing type of construction*

wood

Proposed type of construction*

wood frame

Open Space Information

Existing Total Lot Area*

11088

Proposed Total Lot Area*

11088

Existing Open Space, Usable*

5948

Proposed Open Space, Usable*

3468

Existing Open Space, Landscaped*

250

Proposed Open Space, Landscaped*

81

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

0

Accessory Building, Proposed Gross Floor Area

0

Basement or Cellar, Existing Gross Floor Area 

1159

Basement or Cellar, Proposed Gross Floor Area

1964

1st Floor, Existing Gross Floor Area

1661

New Field

0

1st Floor, Proposed Gross Floor Area

2474

2nd Floor, Existing Gross Floor Area

1183

2nd Floor, Proposed Gross Floor Area

2567

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

0

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area ?

99

Attic, Proposed Gross Floor Area

558

Parking Garages, Existing Gross Floor Area ?

0

Parking Garages, Proposed Gross Floor Area

606

All weather habitable porches and balconies,
Existing Gross Floor Area

0

All weather habitable porches and balconies,
Proposed Gross Floor Area

0

Total Existing Gross Floor Area

4102



Total Proposed Gross Floor Area

8169



Attachments



23057 - 165 Franklin St.Arlington MA INITIAL SET.pdf

23057 - 165 Franklin St.Arlington MA INITIAL SET.pdf

Uploaded by Gregory Zalanskas on Dec 8, 2023 at 2:35 PM



Supporting Documentation [worksheet and drawings]

plans 165 Franklin St. Arlington MA - 1st set for special permit.pdf

Uploaded by Gregory Zalanskas on Dec 7, 2023 at 3:59 PM

REQUIRED

History

Date	Activity
11/25/2023, 9:43:31 AM	Gregory Zalanskas started a draft of Record SP-23-8
11/25/2023, 9:45:59 AM	Gregory Zalanskas altered Record SP-23-8, changed ownerEmail from "" to "greg.zalanskas@comcast.net"
11/25/2023, 9:45:59 AM	Gregory Zalanskas altered Record SP-23-8, changed ownerName from "CHELARIU CRISTIAN" to "Kristen Germano"
11/25/2023, 9:45:59 AM	Gregory Zalanskas altered Record SP-23-8, changed ownerPhoneNo from "" to "6175290332"
11/25/2023, 9:46:00 AM	Gregory Zalanskas altered Record SP-23-8, changed ownerStreetName from "165 FRANKLIN ST" to " FRANKLIN ST"
11/25/2023, 9:46:00 AM	Gregory Zalanskas altered Record SP-23-8, changed ownerStreetNo from "" to "165"
12/7/2023, 4:01:02 PM	Gregory Zalanskas submitted Record SP-23-8
12/7/2023, 4:01:03 PM	Gregory Zalanskas submitted Record SP-23-8
12/7/2023, 4:01:03 PM	approval step Zoning Administrator Reviewwas assigned to Colleen Ralston on Record SP-23-8
12/8/2023, 2:35:35 PM	Gregory Zalanskas added attachment 23057 - 165 Franklin St.Arlington MA INITIAL SET.pdf to Record SP-23-8
12/11/2023, 11:40:32 AM	Colleen Ralston approved approval step Zoning Administrator Review on Record SP-23-8

Date	Activity
12/11/2023, 11:40:32 AM	approval step Building Inspector Review was assigned to Michael Ciampa on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Existing Gross Floor Area (Sq. Ft.) from "4258" to "4102" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Proposed Gross Floor Area (Sq. Ft.) from "6102" to "7563" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Existing Floor Area Ratio from "0.38" to "0.37" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Proposed Floor Area Ratio from "0.55" to "0.68" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Max. Floor Area Ratio required by Zoning from "0" to "-1" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Proposed Lot Coverage (%) from "28" to "28.5" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Existing Rear Yard Depth (ft.) from "94.63" to "94.5" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Proposed Rear Yard Depth (ft.) from "37.2" to "32.2" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Minimum Rear Yard Depth required by Zoning from "12" to "11" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Proposed Landscaped Open Space (Sq. Ft.) from "3468" to "6125" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Existing Landscaped Open Space (% of GFA) from "139" to "250" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Proposed Landscaped Open Space (% of GFA) from "57" to "81" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Existing Usable Open Space (% of GFA) from "139" to "201" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Proposed Usable Open Space (% of GFA) from "57" to "46" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Proposed Parking area setbacks from "65" to "64" on Record SP-23-8
12/13/2023, 10:04:41 AM	Kerri O'Brien changed Minimum Parking Area Setbacks required by Zoning from "15" to "20" on Record SP-23-8
12/13/2023, 10:04:41 AM	Kerri O'Brien changed Minimum Slope of Proposed Roof(s) required by Zoning from "0" to "2" on Record SP-23-8

Date	Activity
12/13/2023, 10:05:08 AM	Kerri O'Brien changed Existing Open Space, Landscaped from "139" to "250" on Record SP-23-8
12/13/2023, 10:05:08 AM	Kerri O'Brien changed Proposed Open Space, Landscaped from "57" to "81" on Record SP-23-8
12/13/2023, 10:06:21 AM	Kerri O'Brien changed Basement or Cellar, Proposed Gross Floor Area from "1936" to "1964" on Record SP-23-8
12/13/2023, 10:06:21 AM	Kerri O'Brien changed Total Proposed Gross Floor Area from "8644" to "8169" on Record SP-23-8
12/13/2023, 10:06:21 AM	Kerri O'Brien changed Attic, Existing Gross Floor Area from "255" to "99" on Record SP-23-8
12/13/2023, 10:06:21 AM	Kerri O'Brien changed Total Existing Gross Floor Area from "4258" to "4102" on Record SP-23-8
12/13/2023, 10:06:21 AM	Kerri O'Brien changed Attic, Proposed Gross Floor Area from "1061" to "558" on Record SP-23-8

Timeline

Label	Activated	Completed	Assignee	Due Date
✓ Zoning Administrator Review	12/7/2023, 4:01:03 PM	12/11/2023, 11:40:32 AM	Colleen Ralston	-
✓ Building Inspector Review	12/11/2023, 11:40:32 AM	-	Michael Ciampa	-
✓ Create Docket Number	-	-	-	-
✓ Create Legal Notice	-	-	-	-
✓ Legal Notice Stamped by Town Clerk	-	-	-	-
✓ Request abutters list from Assessors	-	-	-	-
✓ Send Legal Notice to Newspaper	-	-	-	-
✓ Send Legal Notice to Abutters	-	-	-	-
✓ Create Docket Folder (Z Drive)	-	-	-	-

Label	Activated	Completed	Assignee	Due Date
✓ Share with Planning	-	-	-	-
✓ Create Item in Novus Agenda (add documents)	-	-	-	-
✓ Add Item to Meeting Agenda	-	-	-	-
✓ Building Inspector letter to Novus Agenda	-	-	-	-
✓ Create Meeting for Town Calendar	-	-	-	-
✓ Add Draft decision to the Meeting Agenda	-	-	-	-
✓ Approved Decisions send to Docusign	-	-	-	-
✓ Completed Decisions to the Town Clerk for Date Stamp	-	-	-	-
✓ Completed Decisions with Date Stamp add to the Docket Folder	-	-	-	-
✓ Permit Issued 20 days after decision (signed and stamped)*	-	-	-	-
💰 Application Fee	-	-	Gregory Zalanskas	-



Town of Arlington
Zoning Board of Appeals
23 Maple Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **165 Franklin Street, LLC** of Arlington, MA. on December 7, 2023, a petition seeking to alter their property located at **165 Franklin Street - Block Plan 044.0-0001-0013.0**. Said petition would require a **Special Permit** under **Section 5.4.2(B)(6)** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on February 13, 2024, as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:** <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar> and choose the date of the meeting you wish to attend.

For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

DOCKET NO 3781

Zoning Board of Appeals
Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us**

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JULY 21, 2023 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO A ASSUMED DATUM OF 500.0'

BENCHMARK:
MAG NAIL SET IN UTILITY POLE
ELEV. = 502.3' (ASSUMED)

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0417E
EFFECTIVE DATE: 06-04-2010

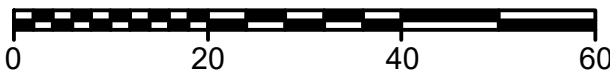
PREPARED FOR:
CARMEN & CRISTIAN CHELARIU
165 FRANKLIN ST.
ARLINGTON, MA

DEED: BK 56731; PG 579
PLAN: BK 1192; PG 181
No. 1324 OF 1929
PL BK 305; PL 19

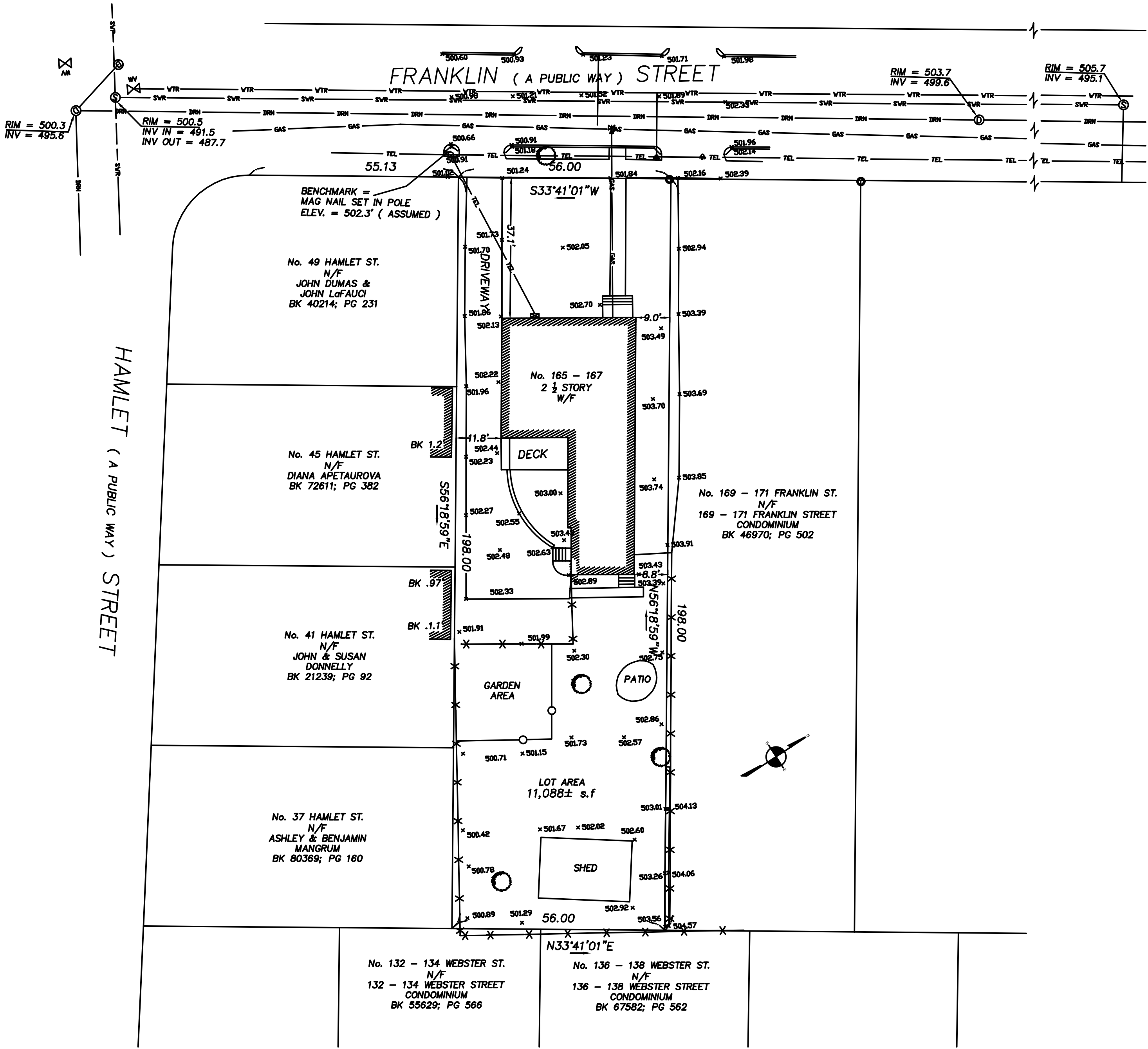
NOTES:
PARCEL ID:044.0-0001-0013.0
ZONING: R2

SITE PLAN OF LAND
LOCATED AT
165 - 167 FRANKLIN STREET
ARLINGTON, MA

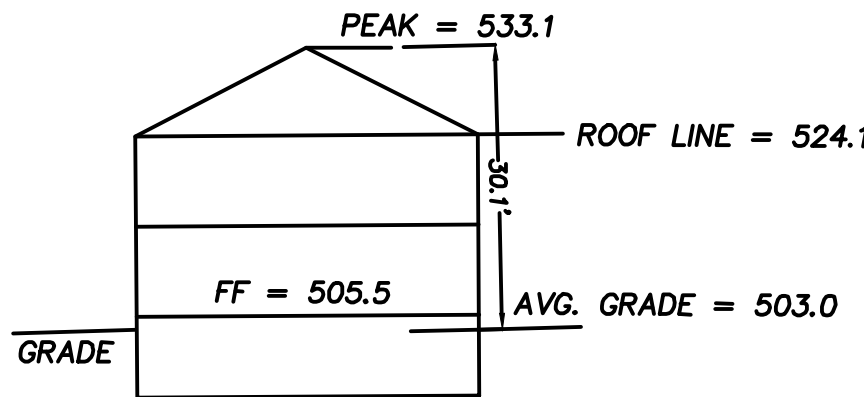
DATE: JULY 23, 2023 SCALE: 1.0 INCH = 20.0 FEET



GEORGE C. COLLINS, P.L.S.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313

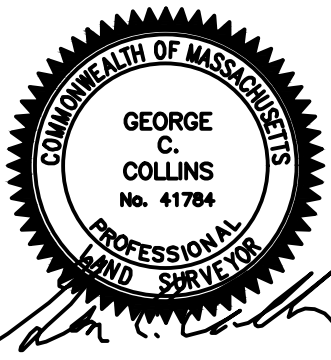


HEIGHT SKETCH:
NOT TO SCALE



ZONING TABLE:	REQUIRED	EXISTING
DISTRICT:	R2	
LOT AREA:	6,000 s.f	11,088 s.f
LOT FRONTAGE:	60'	56'
FRONT SETBACK:	20'	37.1'
SIDE SETBACK:	10'	8.8'
REAR SETBACK:	20'	93.5'
LOT COVERAGE:	35%	19%
OPEN SPACE:	30%	35.9%
LANDSCAPE:	10%	10%
MAX. HEIGHT:	35'	30.1'
MAX. STORIES:	2.5	2.5

FIELD:	JJH
DRAFT:	JJH
CHECK:	GCO
DATE:	07/23/23



A

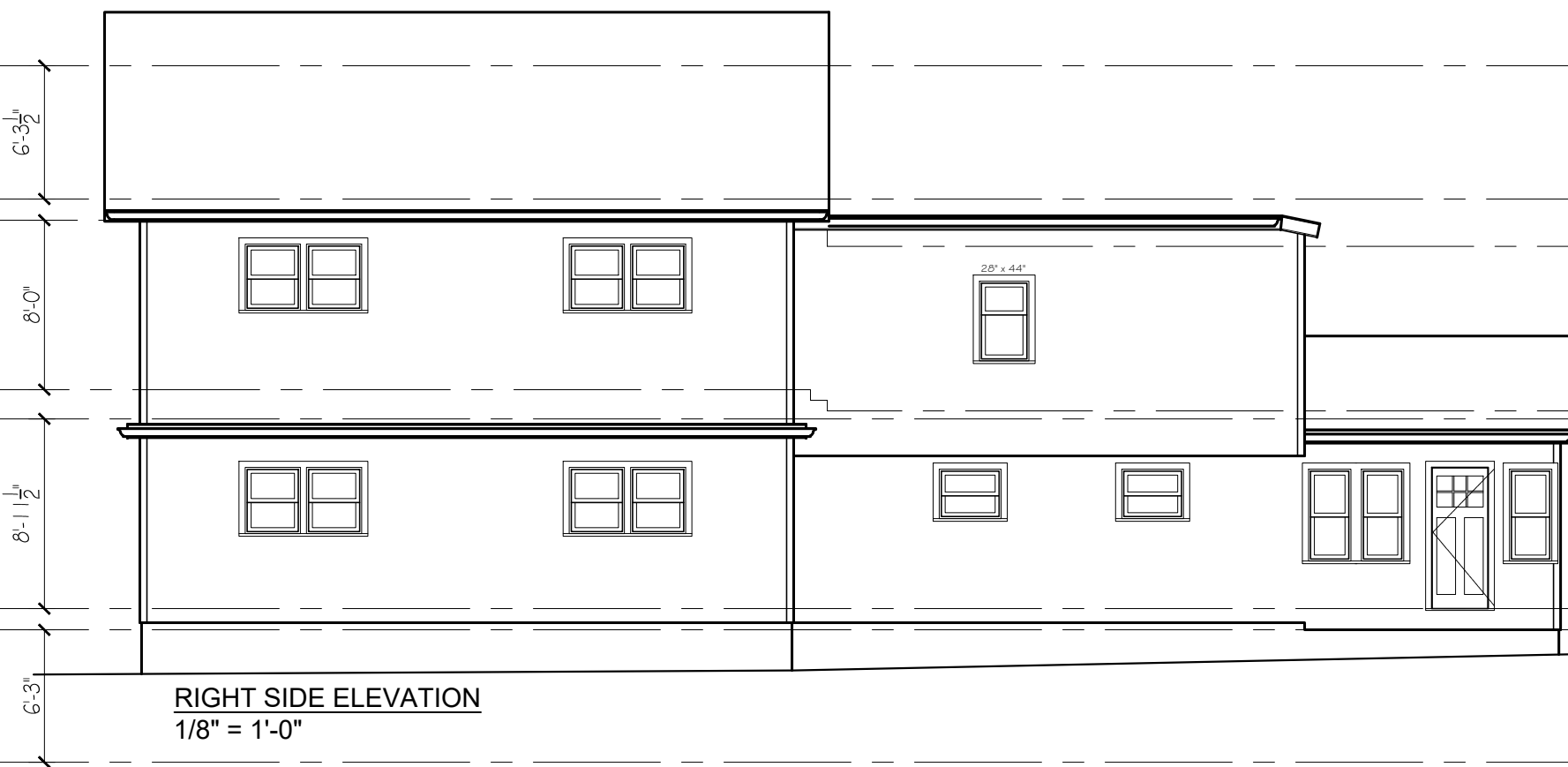
B

C

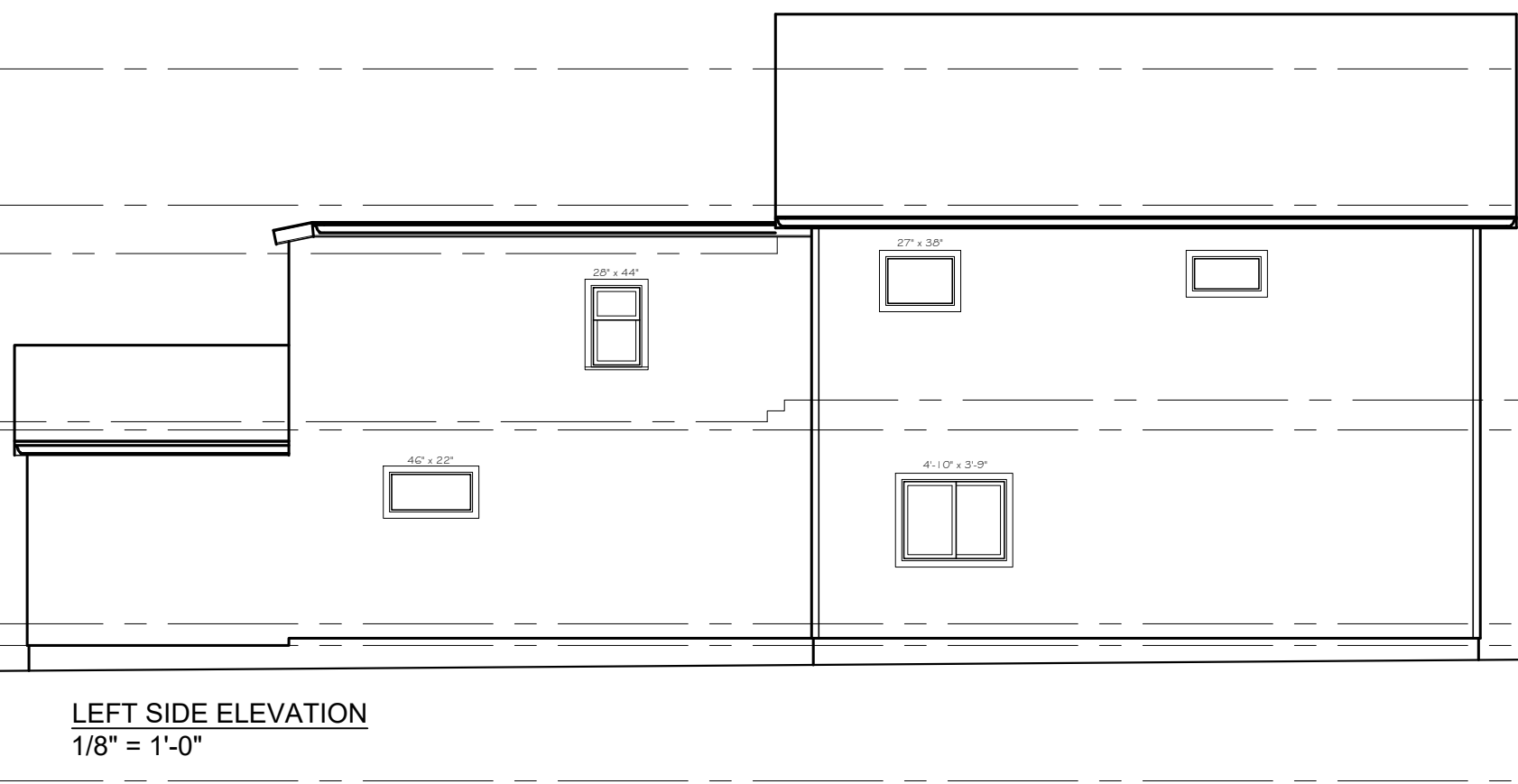
D



FRONT ELEVATION
1/8" = 1'-0"



RIGHT SIDE ELEVATION
1/8" = 1'-0"



LEFT SIDE ELEVATION
1/8" = 1'-0"



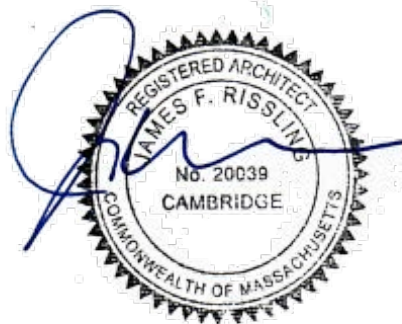
REAR ELEVATION
1/8" = 1'-0"

BASEMENT PLAN
1/8" = 1'-0"

FIRST FLOOR PLAN
1/8" = 1'-0"

SECOND FLOOR PLAN
1/8" = 1'-0"

ATTIC PLAN
1/8" = 1'-0"



165 FRANKLIN STREET
ARLINGTON, MA

EXISTING CONDITIONS:
PLANS AND ELEVATIONS

Drawing Title:

Project Title:

Project #

22028

Drawn By:

EE

Reviewed By:

JFR

Scale:

1/8" = 1'-0"

Date:

8DEC23

Drawing #:

EX1.1

LR Designs

DESIGNERS, ARCHITECTS, PLANNERS, DEVELOPMENT ADVISORS

64 ALSTON STREET, SUITE 5
CAMBRIDGE, MA 02139
LDESIGNINC.COM

A



IMAGE 1
FRONT

B



IMAGE 4
FRONT CIRCA 1980 - MHC IMAGE

C

D



IMAGE 2
FRONT



IMAGE 5
FRONT RIGHT CORNER



IMAGE 3
FRONT



IMAGE 6
REAR RIGHTSIDE

LR Designs

DESIGNS, ARCHITECTS, PLANNERS, DEVELOPMENT ADVISORS

64 ALSTON STREET, SUITE 5
CAMBRIDGE, MA 02139
LRS@LRDN.COM

Project Title:

165 FRANKLIN STREET
ARLINGTON, MA

Drawing Title:

PHOTO MONTAGE

Project #

22028

Drawn By:

EE

Reviewed By:

JFR

Scale:

1/8" = 1'-0"

Date:

8DEC23

Drawing #:

IMAGES

1

37 of 168

2

3

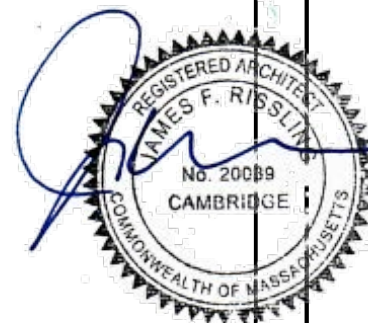
4

5

165 FRANKLIN STREET
ARLINGTON, MA

Project Title:

PROPOSED RENOVATIONS:
SITE DIAGRAM & ZONING
INFORMATION



Drawing Title:

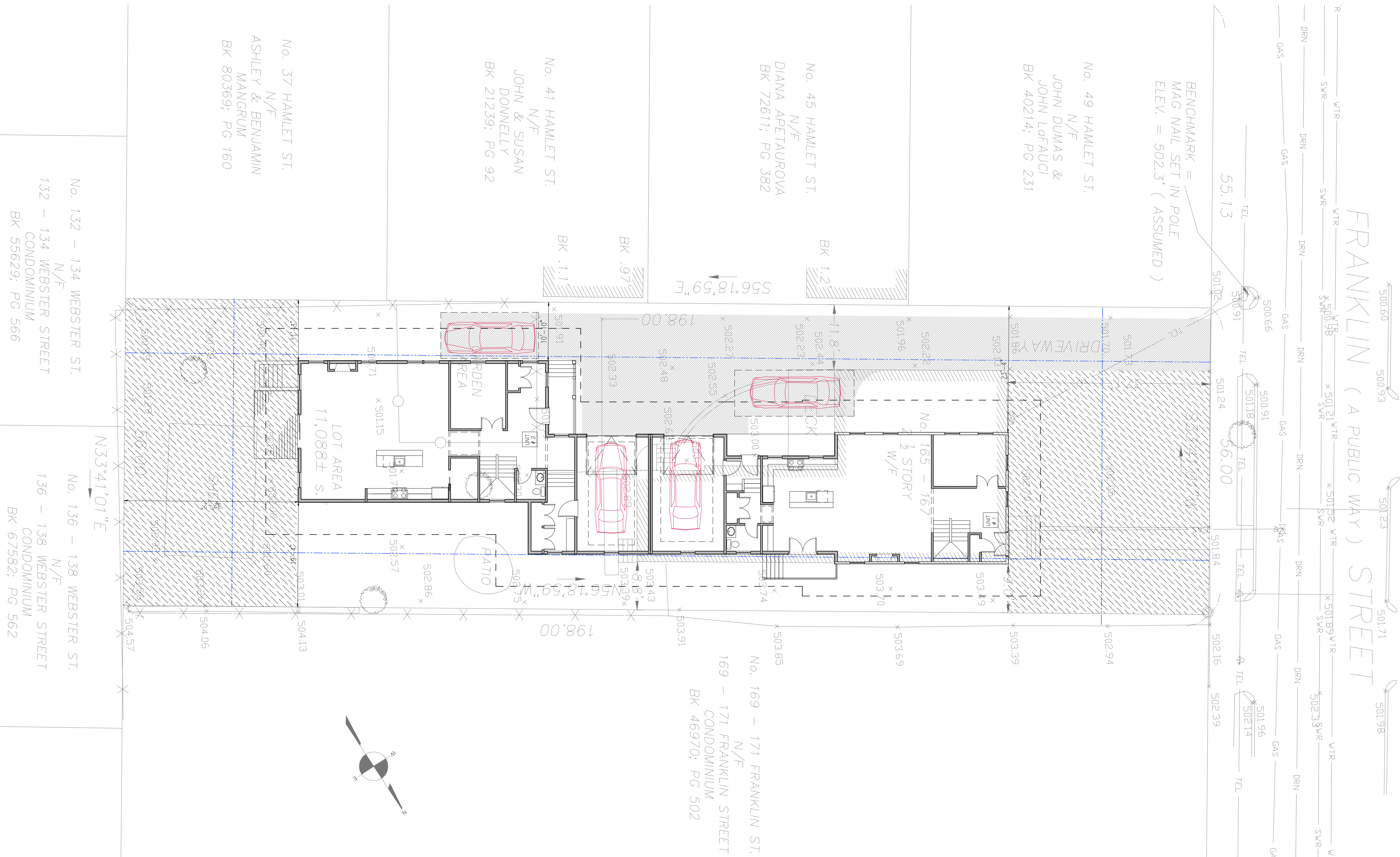
Project #
22028

Drawn By: EE
Reviewed By: JFR

Scale: 1" = 10'
Date: 8DEC23

Drawing #:

Z0.1



BUILDING AREA CALCULATIONS (GROSS SQ. FT.) - ZONING					
	EXIST. AREA (ASSESSORS)	MINUS AREA	ADDED AREA	TOTAL AREA (USING ASSESSORS DATA)	ALLOWED HALF STORY (GREATER THAN F.F.T.) TOTAL ADDITION
BASEMENT (CELLAR)	1,159	391	1,196	1,954	
1ST FLOOR	1,661	886	1,699	2,474	
2ND FLOOR	1,183	408	1,792	2,567	1257.83
ATTIC (SURVEYED)	99	0	459	558	
GARAGE (ACCESSORY PARKING)	0	0	606	606	
TOTAL GROSS FLOOR AREA	4102	1685	5146	7,563	3461.00
TOTAL GROSS AREA	4102	1685	5752	8169	

BUILDING HEIGHT CALCULATION:
SITE SLOPE: >5%
SITE HIGHEST GRADE 503.91'
SITE LOWEST GRADE 500.71'
503.91' - 500.71' = 3.20' / LOT DEPTH 198' = 0.016

0.016% > 1.6% SLOPE
AVERAGE FINISHED GRADE OF SITE @
6' FROM BUILDING (GRADE PLANE): (NOT USED)
503.74' + 500.42' = 1,004.16' / 2 = 502.8'

AVERAGE GRADE = 503.0' (503.0' PER SURVEY)

AVERAGE GRADE @ CURB :
502.14' + 500.91' = 1,003.05' / 2 = 501.525'

ELEVATION OF EXISTING RIDGE = 533.1' (PER SURVEY)

HEIGHT OF EXISTING RIDGE CALCULATED
533.1' - 501.435' = 31.67'

PROPOSED RIDGE
501.435' + 534.33' = 32.895'

32.9' < 35' MAX. ALLOWED

USEABLE OPEN SPACE CALCULATION:
REQUIRED USEABLE, OPEN SPACE
7,563 GSF x 0.30 = 2,268 SF
PROPOSED USEABLE OPEN SPACE: 3,468F
2,268 SF REQUIRED < 3,468 SF PROPOSED

HALF-STORY CALCULATION:
PROPOSED GROSS AREA 2ND FLOOR
2,567 X .49 = 1,257 GSF
TOTAL ALLOWED > 7' = 1,257 GSF
558 GSF PROPOSED < 1,257 GSF ALLOWED

LARGE ADDITION CALCULATION: §5.4.2.B.6
DEMO = 1,685 GSF
PROPOSED = 5,146 GSF
TOTAL ADDITON 3,461 GSF

ZONING DATA PER §6.00 - TABLE OF DIMENSIONAL AND DENSITY REGULATIONS: ARLINGTON, MA					
	ZONING DISTRICT - R2	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
A	MINIMUM LOT SIZE (S.F.)	6,000	±11,088	NO CHANGE	CONFORMS
B	MIN. FRONTAGE (FT)	60	56	NO CHANGE	EXISTING NON-CONF.
C	FLOOR AREA RATIO MAX. (FAR)	NA	--	--	NA
D	LOT COVERAGE MAX. (%) (PROPOSED 3,161 SF / 11,088 SF = 28.5)	35	19	28.5	CONFORMS
E	MINIMUM LOT AREA PER DWELLING UNIT (S.F.)	NA	--	--	NA
F	MIN. FRONT YARD (FT)	20	37.1	NO CHANGE	EXISTING NON-CONF.
G	MIN. SIDE YARD - RIGHT	10	11.8	11.2	CONFORMS
	MIN. SIDE YARD - LEFT	10	8.8	9	EXISTING NON-CONF. (EXISTING STRUCTURE ONLY)
H	MIN. REAR YARD (FT)	20	94.5	32.2	CONFORMS
I	MAX. HEIGHT (STORIES / FT)	2 1/2 / 35	2 1/2 / 32.25	2 1/2 / 32.88	CONFORMS
J	OPEN SPACE: MIN. LANDSCAPED AREA (%) (PROPOSED 6,125 SF / 7,563 GSF = 80.9)	10	250	81	CONFORMS
K	OPEN SPACE: MIN. USABLE AREA (%) (PROPOSED 3,468 SF / 7,563 GSF = 45.8)	30	201	46	CONFORMS
§6.1. 4	MIN. NO. OF PARKING SPACES	2	4	4	CONFORMS

A

B

C

D

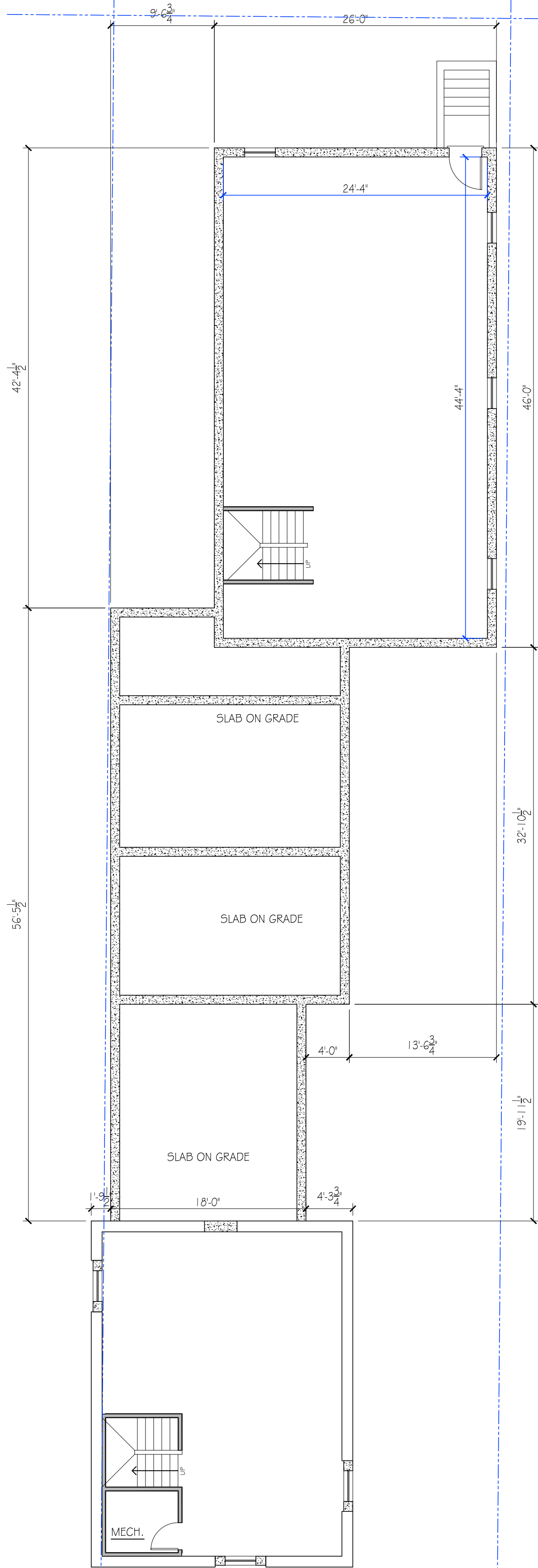
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38 of 168 2

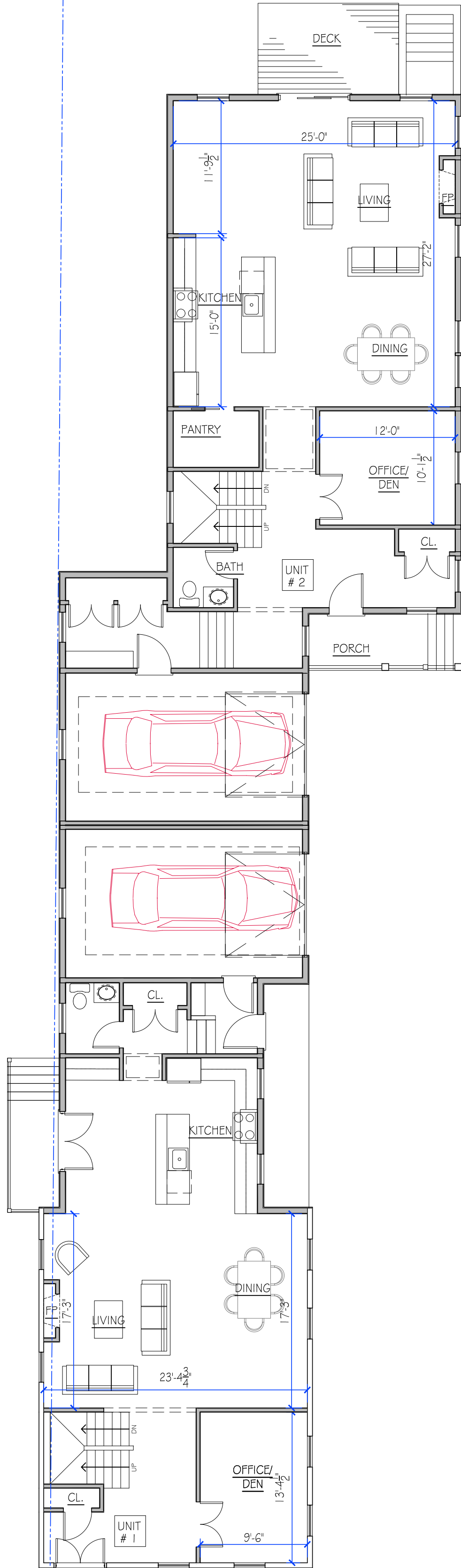
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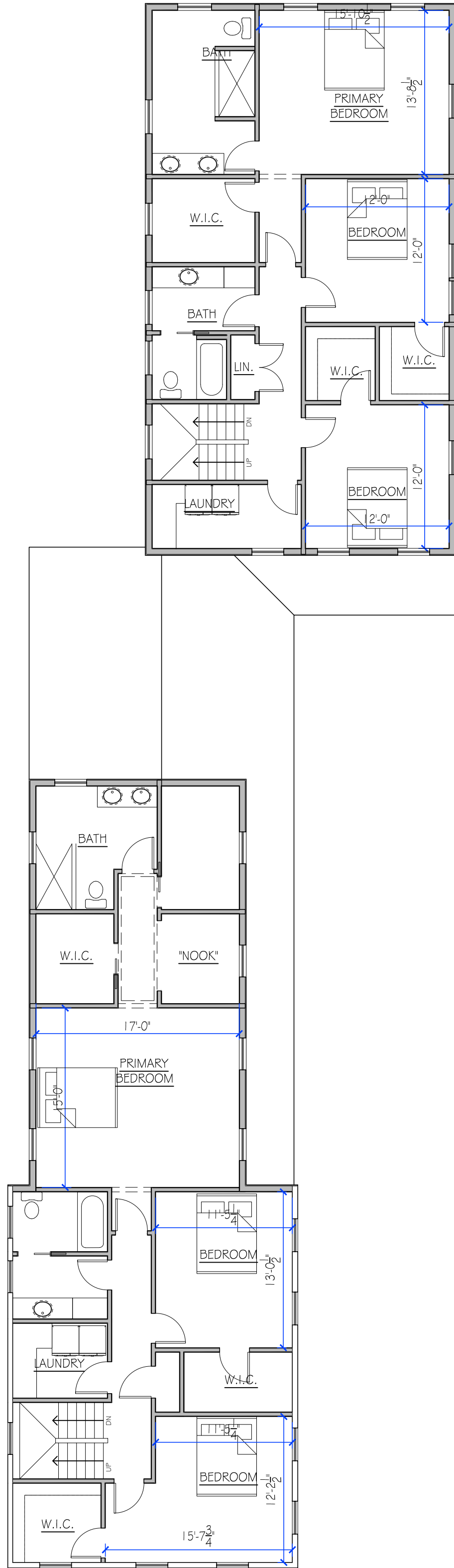
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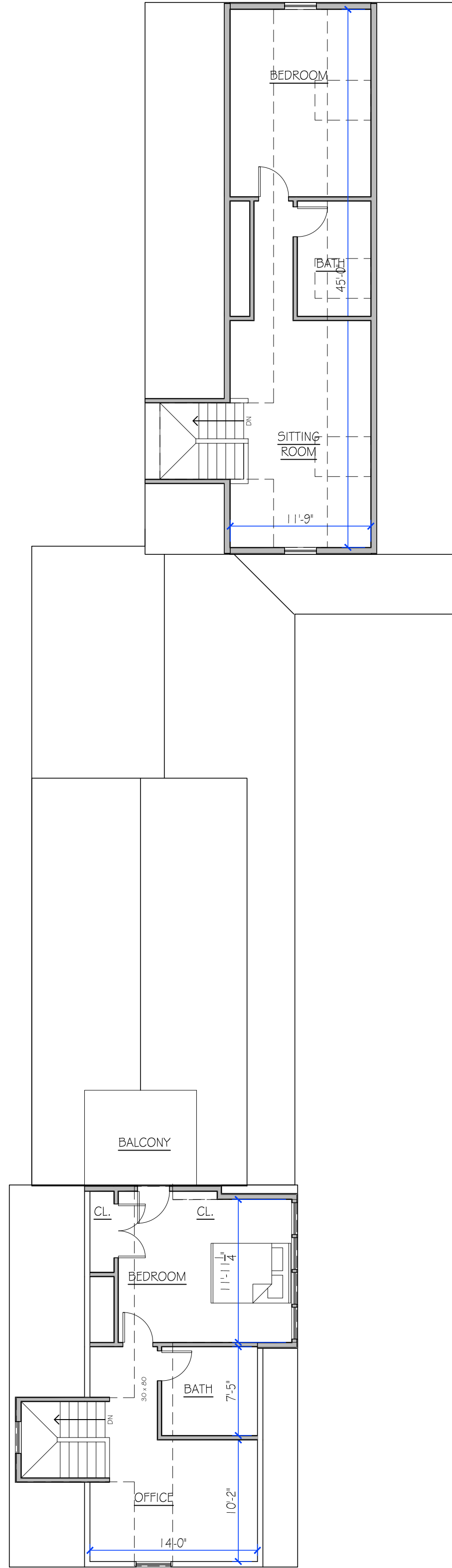
BASEMENT PLAN
1/8" = 1'-0"



FIRST FLOOR PLAN
1/8" = 1'-0"



SECOND FLOOR PLAN
1/8" = 1'-0"



ATTIC PLAN
1/8" = 1'-0"



Project Title:
**165 FRANKLIN STREET
ARLINGTON, MA**

Drawing Title:
**PROPOSED RENOVATIONS:
PLANS**

Project #
22028

Drawn By:
EE

Reviewed By:
JFR

Scale:
1/8" = 1'-0"

Date:
8DEC23

Drawing #:
SD1.1

A



EXISTING FRONT ELEVATION
1/8" = 1'-0"



PROPOSED FRONT ELEVATION
1/8" = 1'-0"

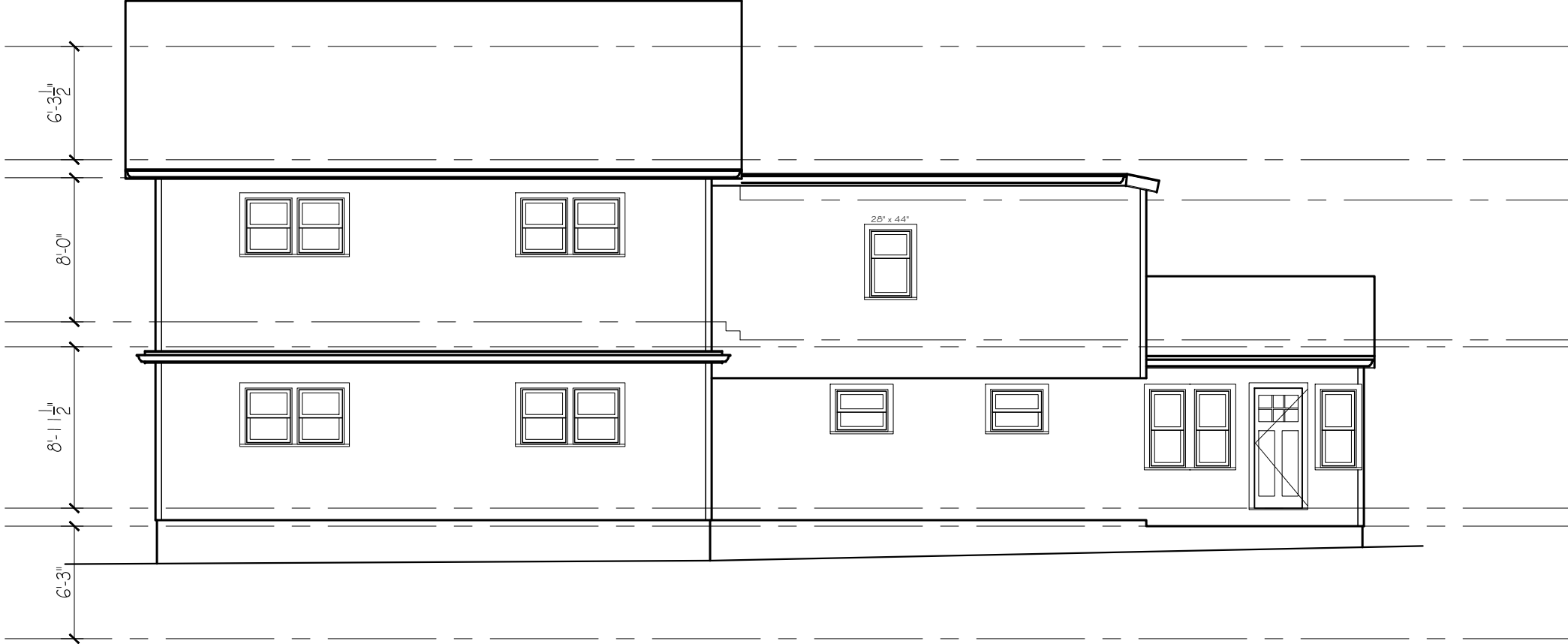


EXISTING REAR ELEVATION
1/8" = 1'-0"



PROPOSED REAR ELEVATION
1/8" = 1'-0"

B

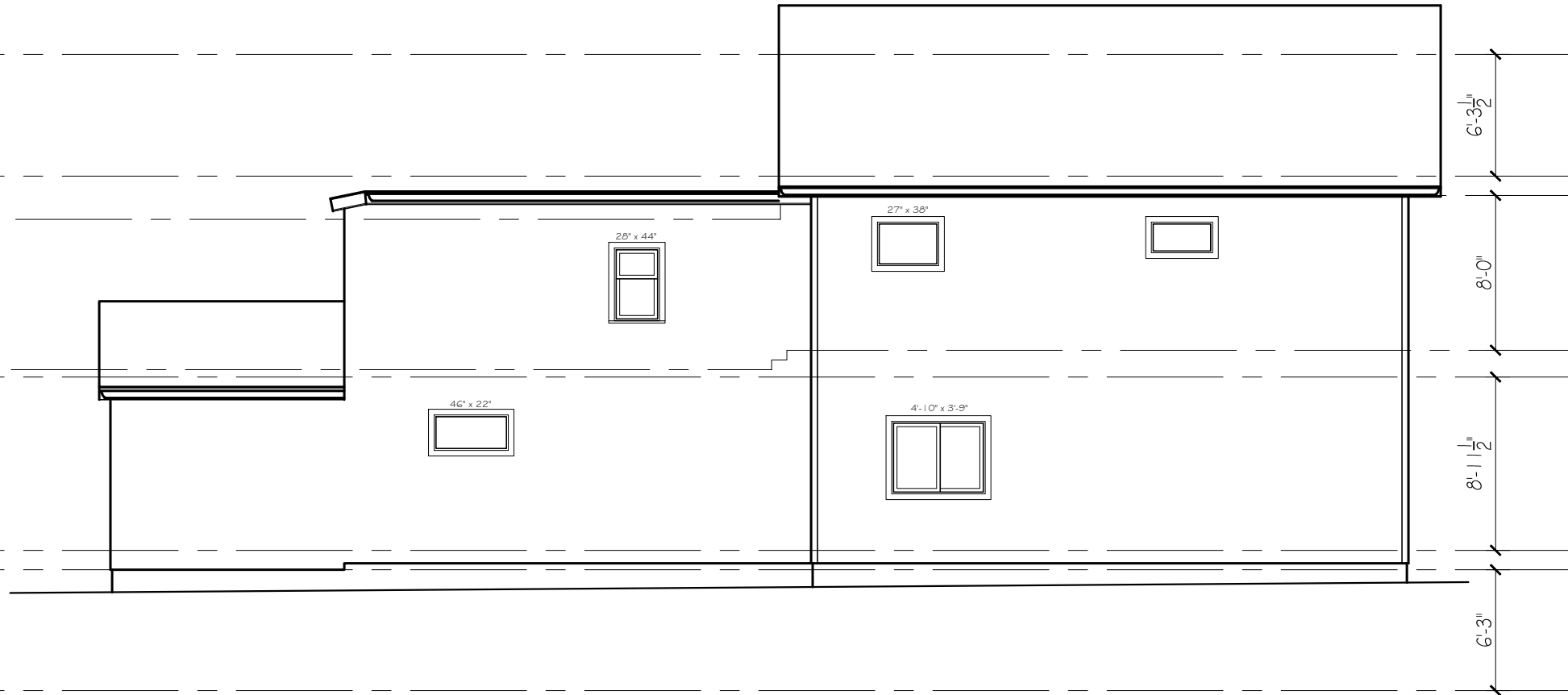


EXISTING RIGHT SIDE ELEVATION
1/8" = 1'-0"

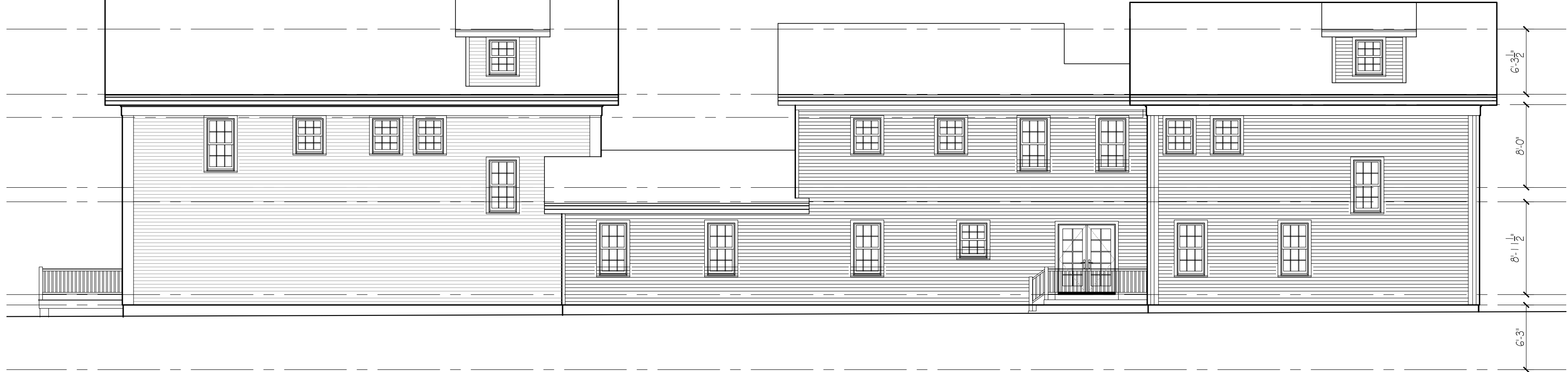


PROPOSED RIGHT SIDE ELEVATION
1/8" = 1'-0"

C



EXISTING LEFT SIDE ELEVATION
1/8" = 1'-0"



PROPOSED LEFT SIDE ELEVATION
1/8" = 1'-0"

D

1

40 of 168 2

3

4

5

LR Designs

DESIGNERS, ARCHITECTS, PLANNERS, DEVELOPMENT ADVISORS

64 ALSTON STREET, SUITE 5
CAMBRIDGE, MA 02139
LDESIGNINC.COM

Project Title:

165 FRANKLIN STREET
ARLINGTON, MA

Drawing Title:

**PROPOSED RENOVATIONS:
EXTERIOR ELEVATIONS
(EXISTING & PROPOSED)**

Project #

22028

Drawn By:

EE

Reviewed By:

JFR

Scale:

1/8" = 1'-0"

Date:

8DEC23

Drawing #:

SD2.2



A

B

C

D



PROPOSED FRONT ELEVATION
1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION
3/16" = 1'-0"



Project Title:

165 FRANKLIN STREET
ARLINGTON, MA

Drawing Title:

PROPOSED RENOVATIONS:
EXTERIOR ELEVATIONS

Project #

22028

Drawn By:

EE

Reviewed By:

JFR

Scale:

1/8" = 1'-0"

Date:

8DEC23

Drawing #:

SD2.1

THE ARLINGTON HISTORICAL COMMISSION
WHITTEMORE ROBBINS HOUSE
ARLINGTON, MASSACHUSETTS 02476

Menotomy • 1635 West Cambridge • 1807 Arlington • 1867

Memorandum

DATE: **January 30, 2024**
TO: **Michael Ciampa, Director, Arlington Inspectional Services**
CC: **zba@town.arlington.ma.us**
FROM: **JoAnn Robinson, Chair, Arlington Historical Commission**
RE: **165 Franklin Street—Second Phase Decision**

This address is included on the Arlington Historical Commission Inventory of Significant Properties. The significant Greek revival building was built about 1850. Please see the attached inventory which describes the existing status in 1980.

At the meeting on January 9, 2024 the Arlington Historical Commission voted to approve the following.

The Commissioners approved the plans to build the garage and additional residence at the back of the original house. The plan for this addition is attached to this email. Once again, we will monitor the materials for all windows, siding, trim, etc. for the garage and second residence.

A motion was made by Commissioner Stange to move forward on the plans that describe the footprint and the dimensions of the addition behind the original building. Commissioner Schaefer seconded the motion and a roll call vote was taken and all voted in favor of the motion.

Please let me know if you have any questions.

Regards



JoAnn Robinson
Chair, Arlington Historical Commission

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	ARL.182
Historic Name:	Jones, William H. House
Common Name:	
Address:	165-167 Franklin St
City/Town:	Arlington
Village/Neighborhood:	Arlington Center;
Local No:	155;
Year Constructed:	C 1850
Architectural Style(s):	Greek Revival;
Use(s):	Multiple Family Dwelling House; Single Family Dwelling House;
Significance:	Architecture;
Area(s):	
Designation(s):	
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Clapboard;
Demolished	No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Tuesday, October 3, 2023 at 4:23 PM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
294 Washington Street, Boston, MA 02108

Area	Form no. <u>155</u> <u>182</u>
------	--------------------------------------

Pl - Arl. Cut.



Draw map showing property location in relation to nearest cross streets and other buildings or geographical features. Indicate north.

Arlington, MA.

65-167 Franklin Street

ic Name William H. Jones House

original residential

resent " "

hip: ☒ Private individual

Private organization

ris F. and Patricia M. Rahilly

Public

original owner William H. Jones

DESCRIPTION:

Date c. 1850

Source Arlington maps and directories

Style Greek Revival/ Frame Vernacular hybrid

Architect

Exterior wall fabric clapboard

Outbuildings

Major alterations (with dates)

Moved Date

Approx. acreage less than 1 acre

Setting

Recorded by E. Gordon, N. Doonan

Organization American Landmarks, Inc.

Date September 23, 1980

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

One of the few houses in Northeast Arlington which possesses characteristics of a specific architectural style, this Greek Revival dwelling dates to Ca. 1850. Most of the houses on Franklin Street date to the early 20th Century. Its main facade is three bays long. Its main entrance is enframed by wide pilasters and a heavy entablature. The length of the windows to the right of the entrance has been reduced. Its stylistic affiliation notwithstanding, this residence plainly betrays its vernacular origins in the treatment of simple rear eaves and fenestration.

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

This house is the southernmost of a trio of houses on Northern Franklin Street built during the mid 19th Century. From the 1860's until the 1880's it was the residence of William H. Jones. He is listed in the Arlington Mass. Business Directories as a clerk in 1869-70 and as a poultry dealer in 1883. By 1890, another poultry dealer, James H. Russell, occupied this dwelling.

BIBLIOGRAPHY and/or REFERENCES

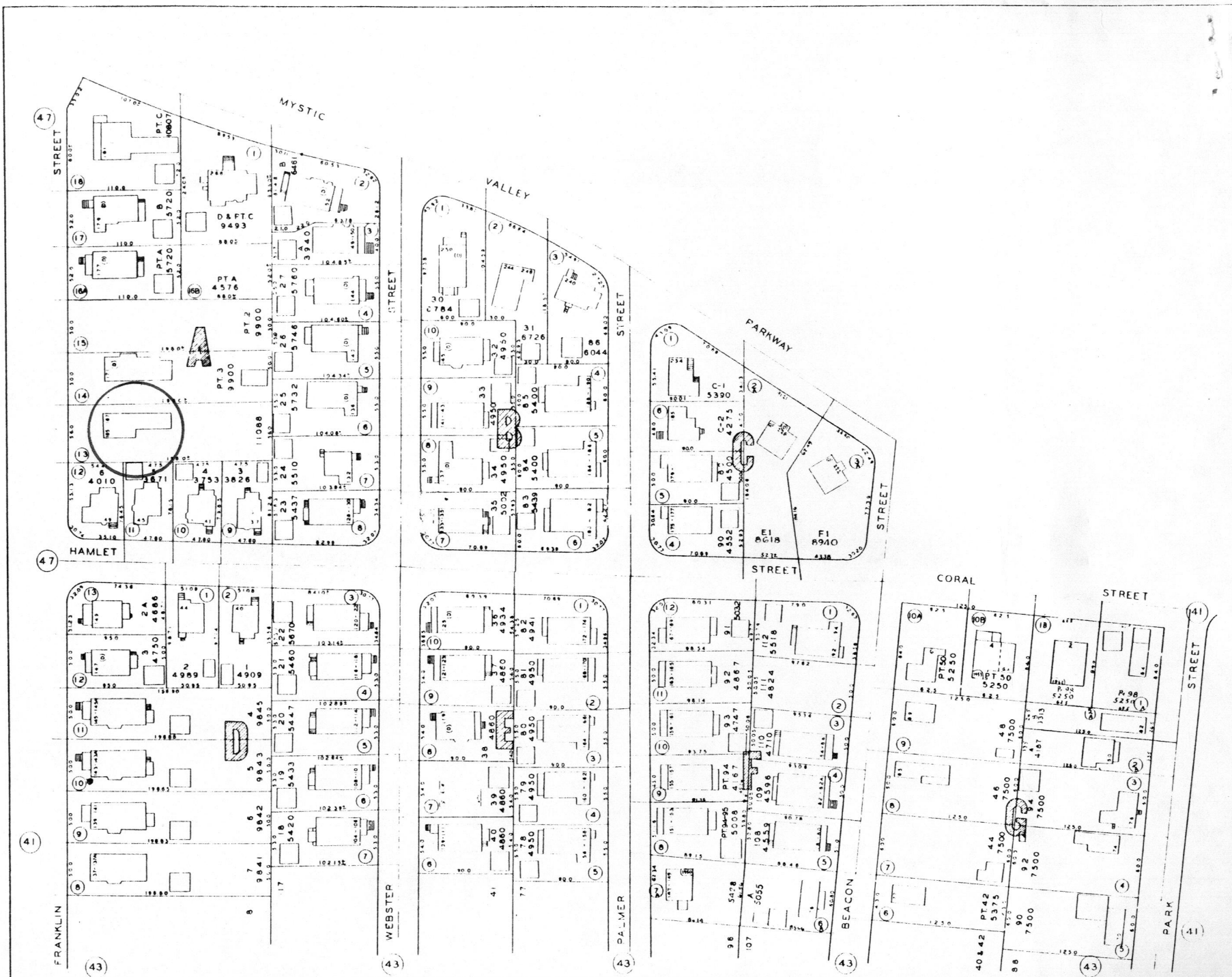
1875 Beers & Co. Atlas

1884 Bird's Eye View of Arlington, Arlington Advocate

1898 Stadley & Co. Atlas

1923 Sanborn Map Co. Atlas

Arlington Directories of 1869/70, 1883, 1890, 1898, 1923



BLOCK PLAN NO. 44

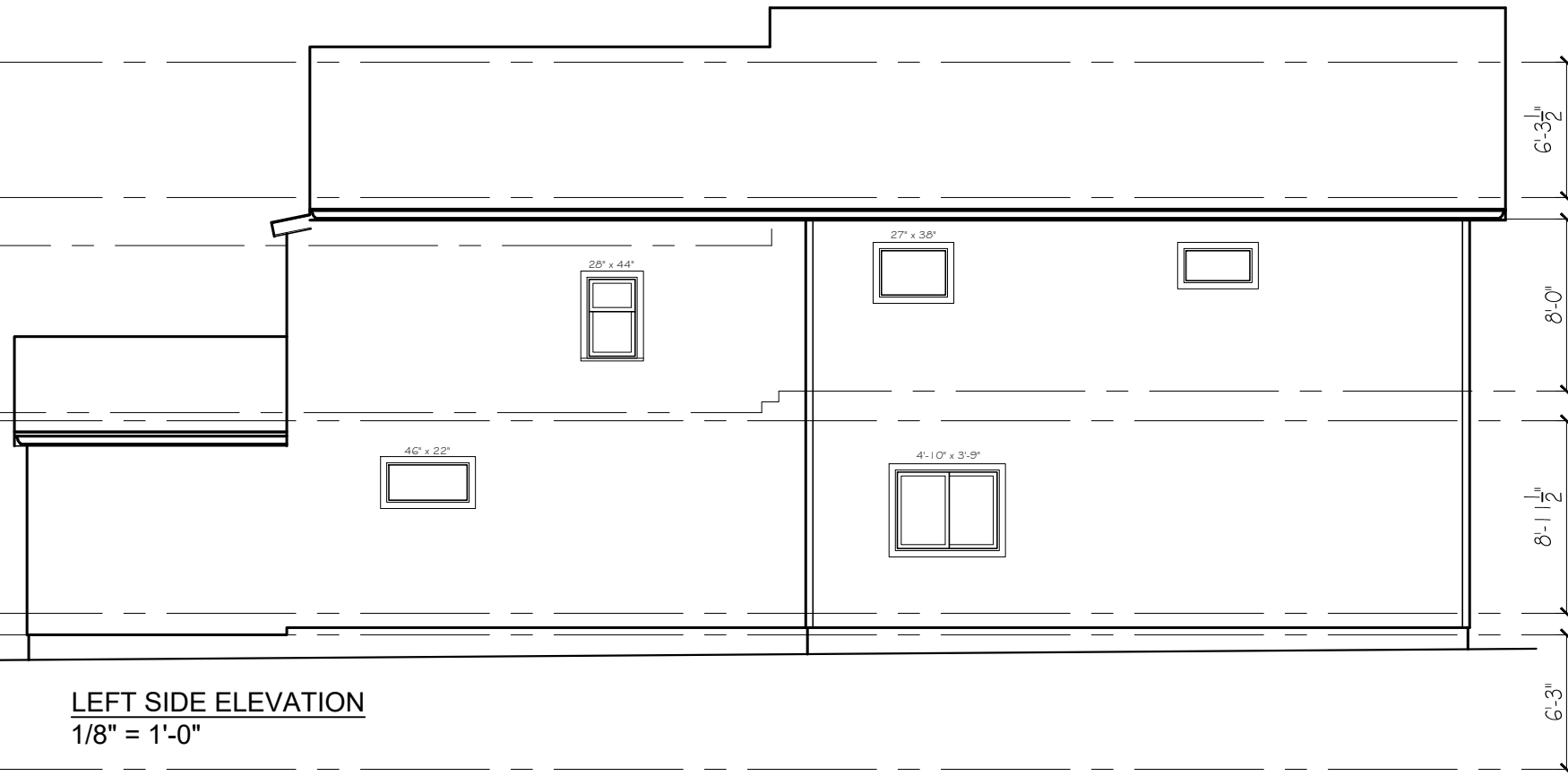
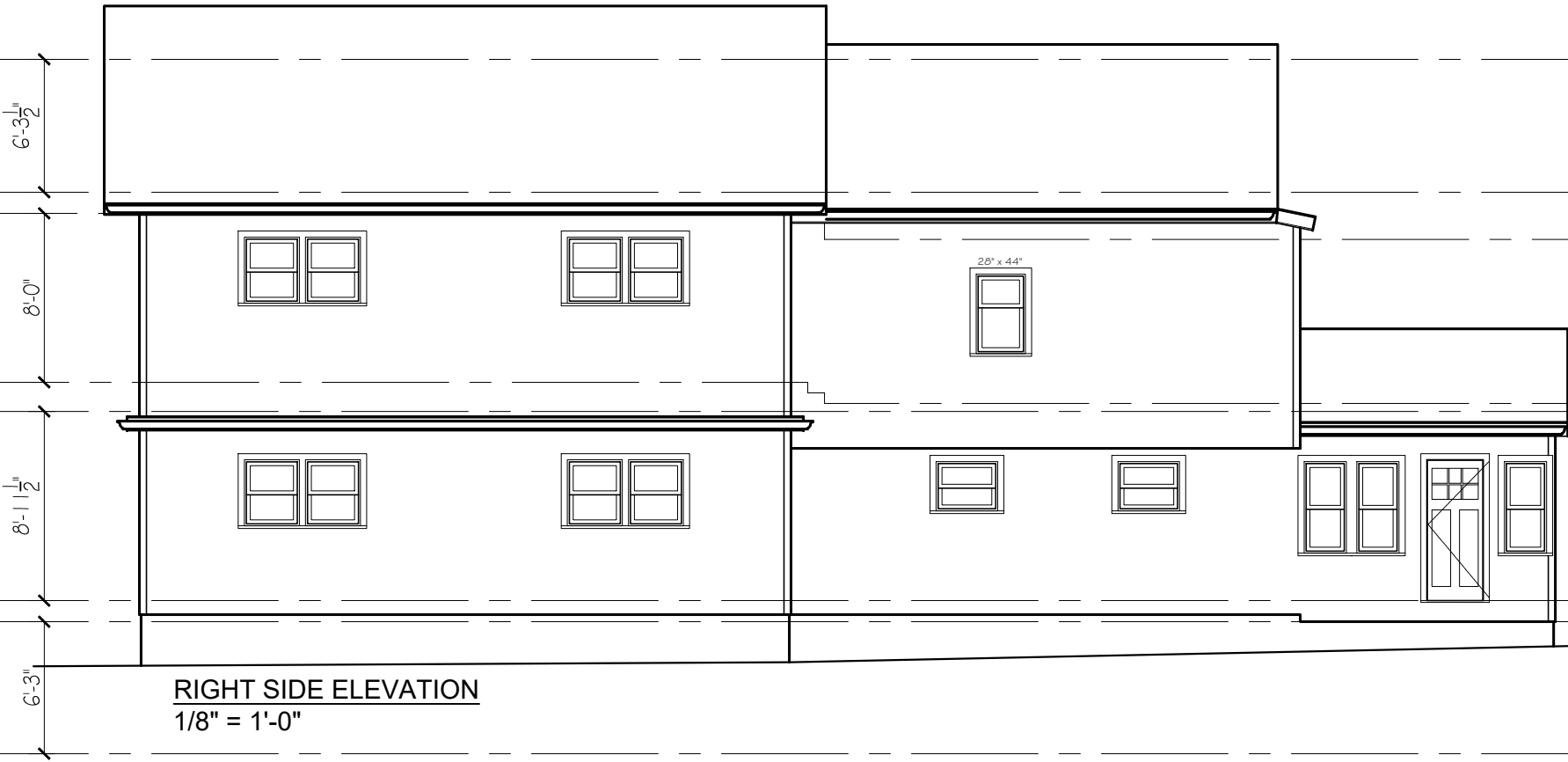
165-167 Franklin Street

A

B

C

D

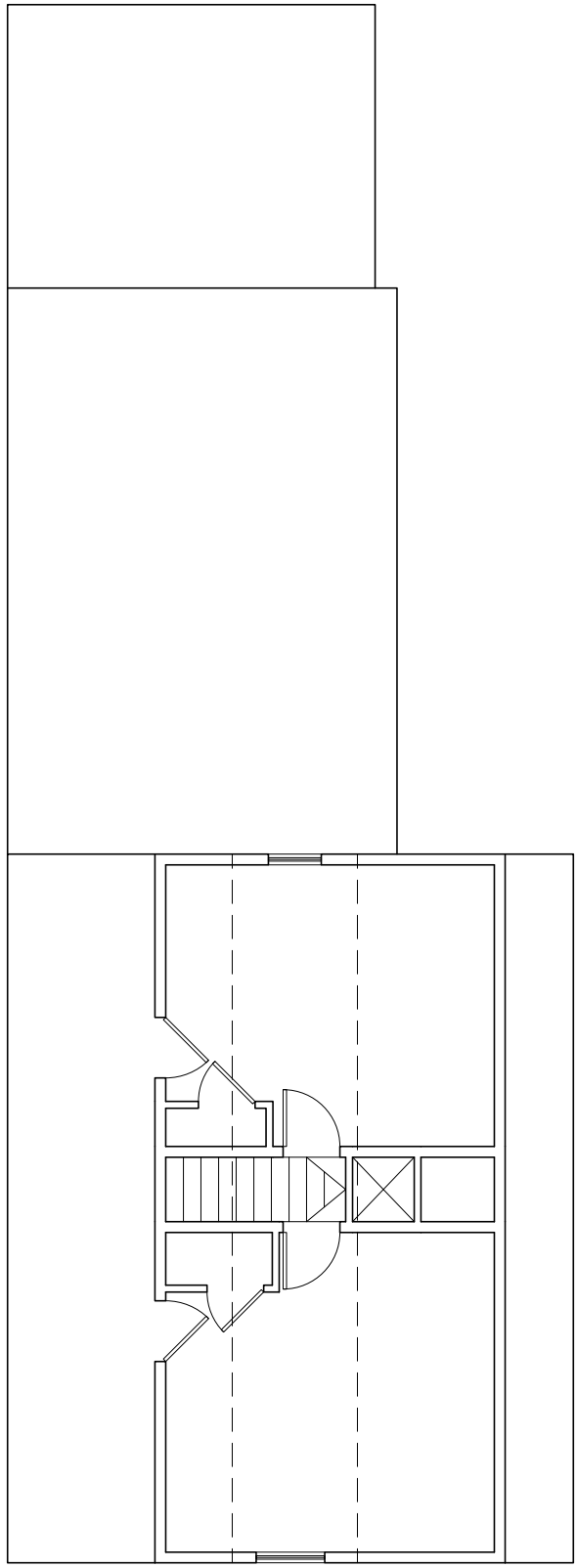
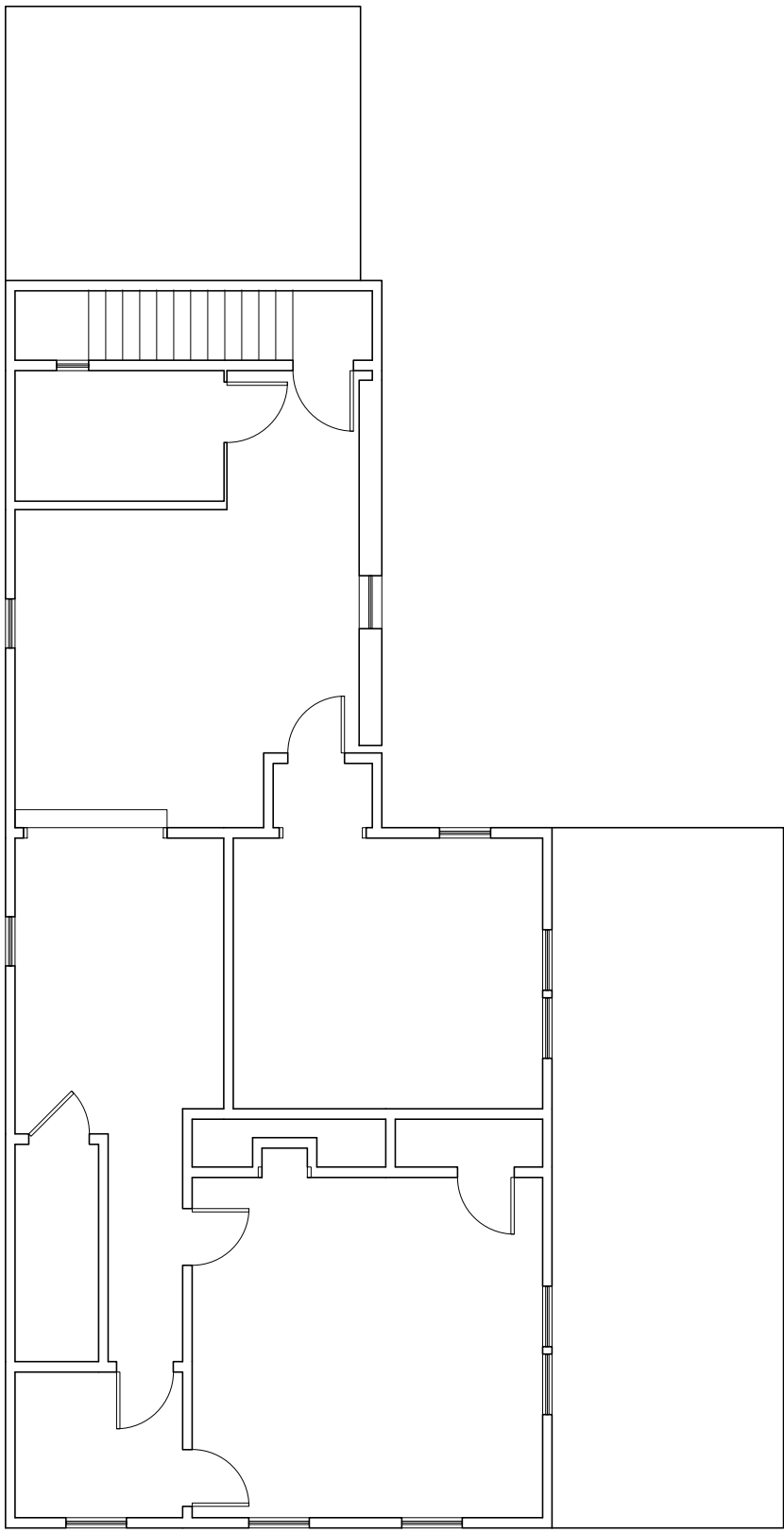
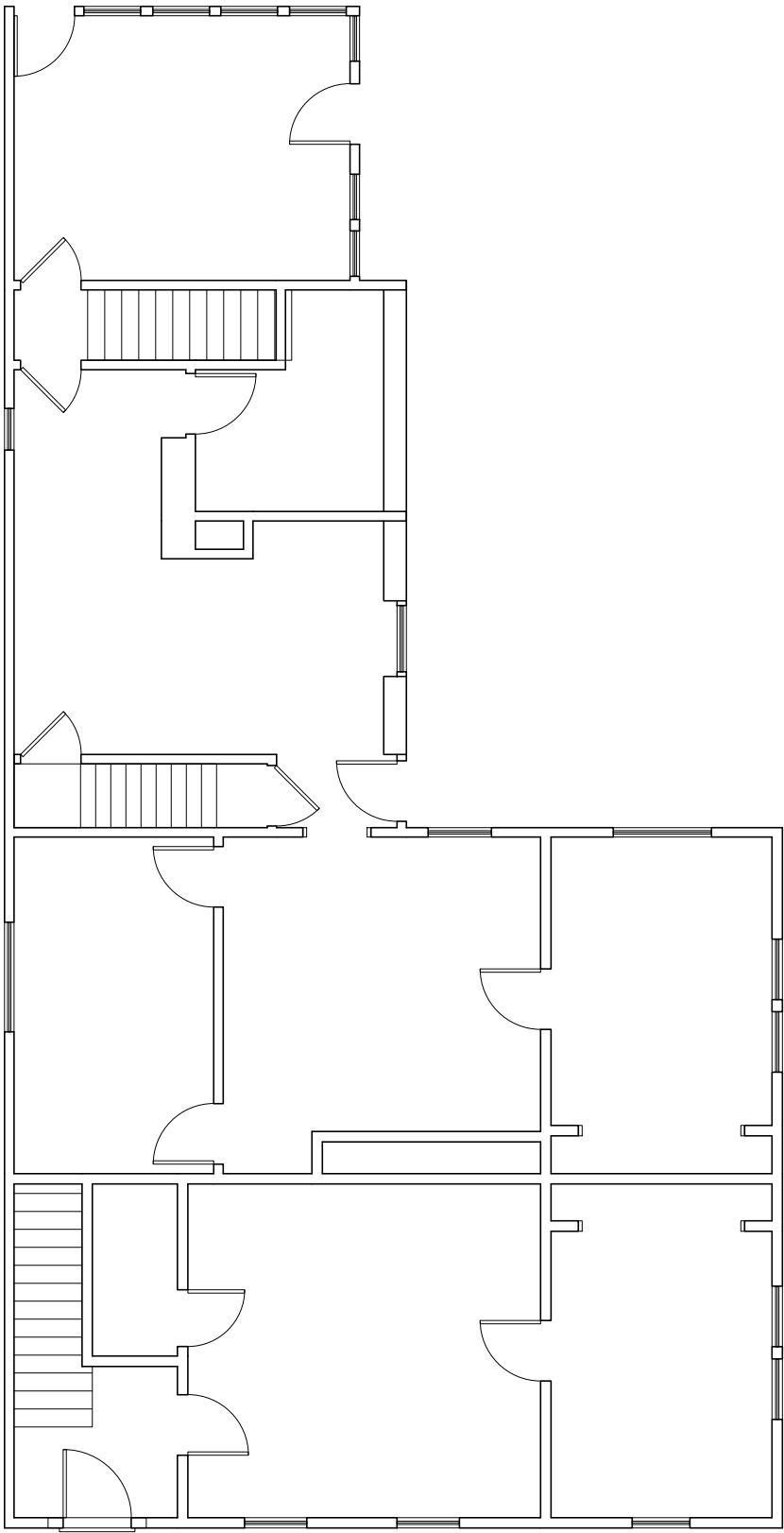
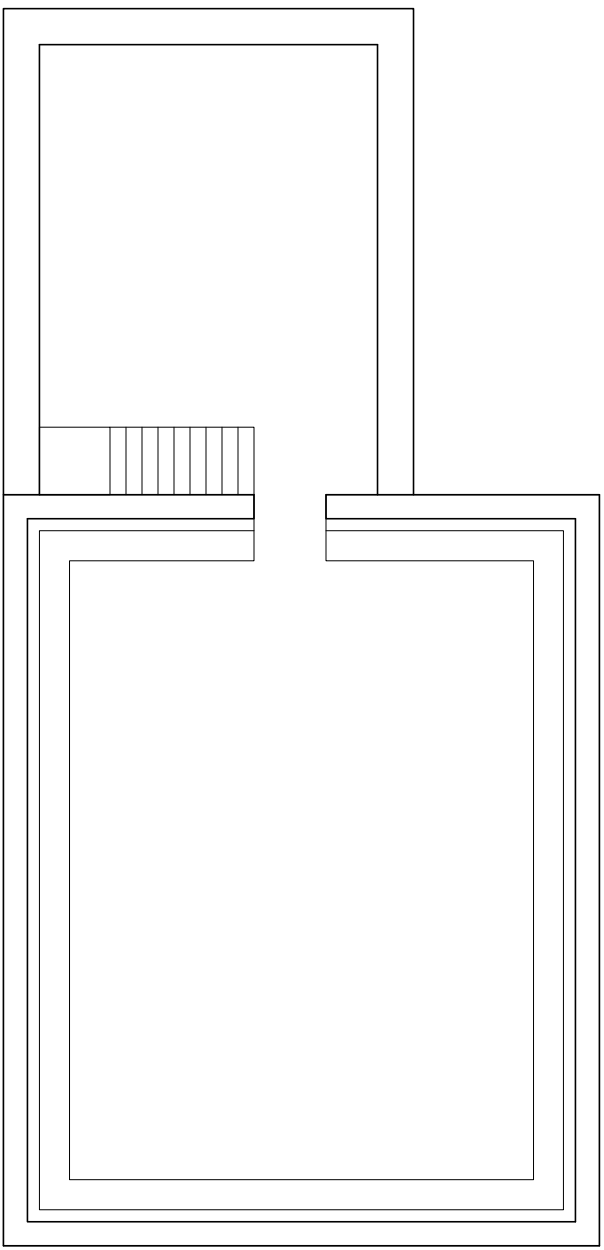


BASEMENT PLAN
1/8" = 1'-0"

FIRST FLOOR PLAN
1/8" = 1'-0"

SECOND FLOOR PLAN
1/8" = 1'-0"

ATTIC PLAN
1/8" = 1'-0"



165 FRANKLIN STREET
ARLINGTON, MA

EXISTING CONDITIONS:
PLANS AND ELEVATIONS

Drawing Title:

Project Title:

Project #

22028

Drawn By:

EE

Reviewed By:

JFR

Scale:

1/8" = 1'-0"

Date:

9JAN24

Drawing #:

EX1.1

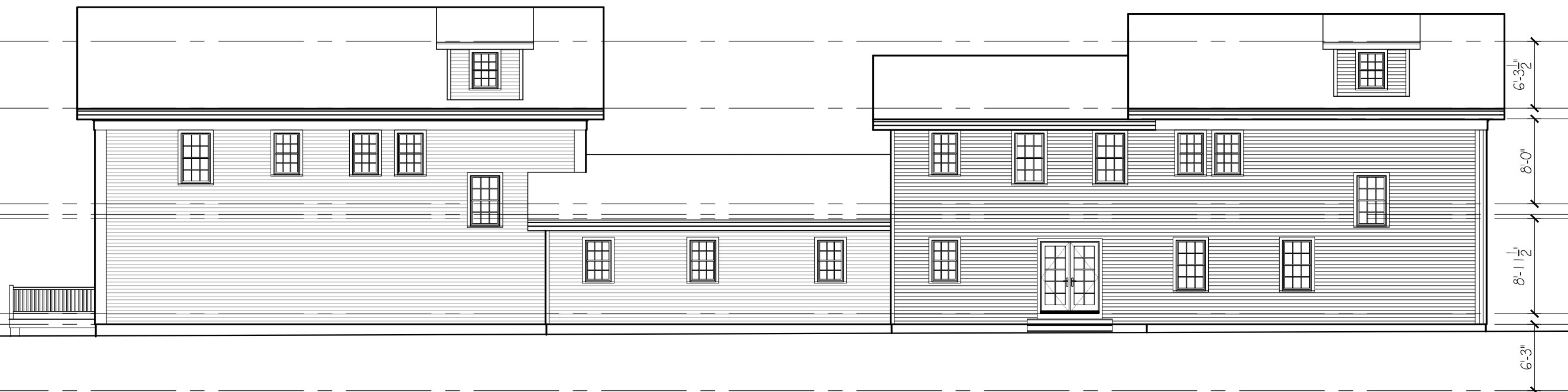
LR Designs

DESIGNERS, ARCHITECTS, PLANNERS, DEVELOPMENT ADVISORS

64 ALSTON STREET, SUITE 5
CAMBRIDGE, MA 02139
LDESIGNINC.COM



REAR ELEVATION
3/32 = 1'-0"



LEFT SIDE ELEVATION
3/32 = 1'-0"

165 Franklin Street
Arlington, MA

ing Title:

**SCHEMATIC DESIGN:
EXTERIOR ELEVATIONS**

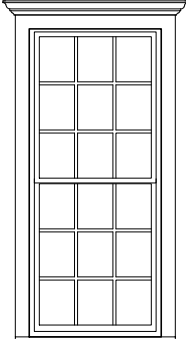
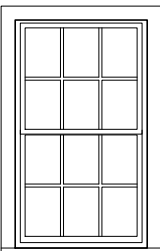
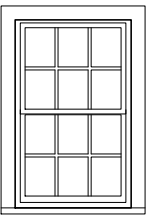
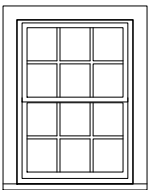
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Project #	23057
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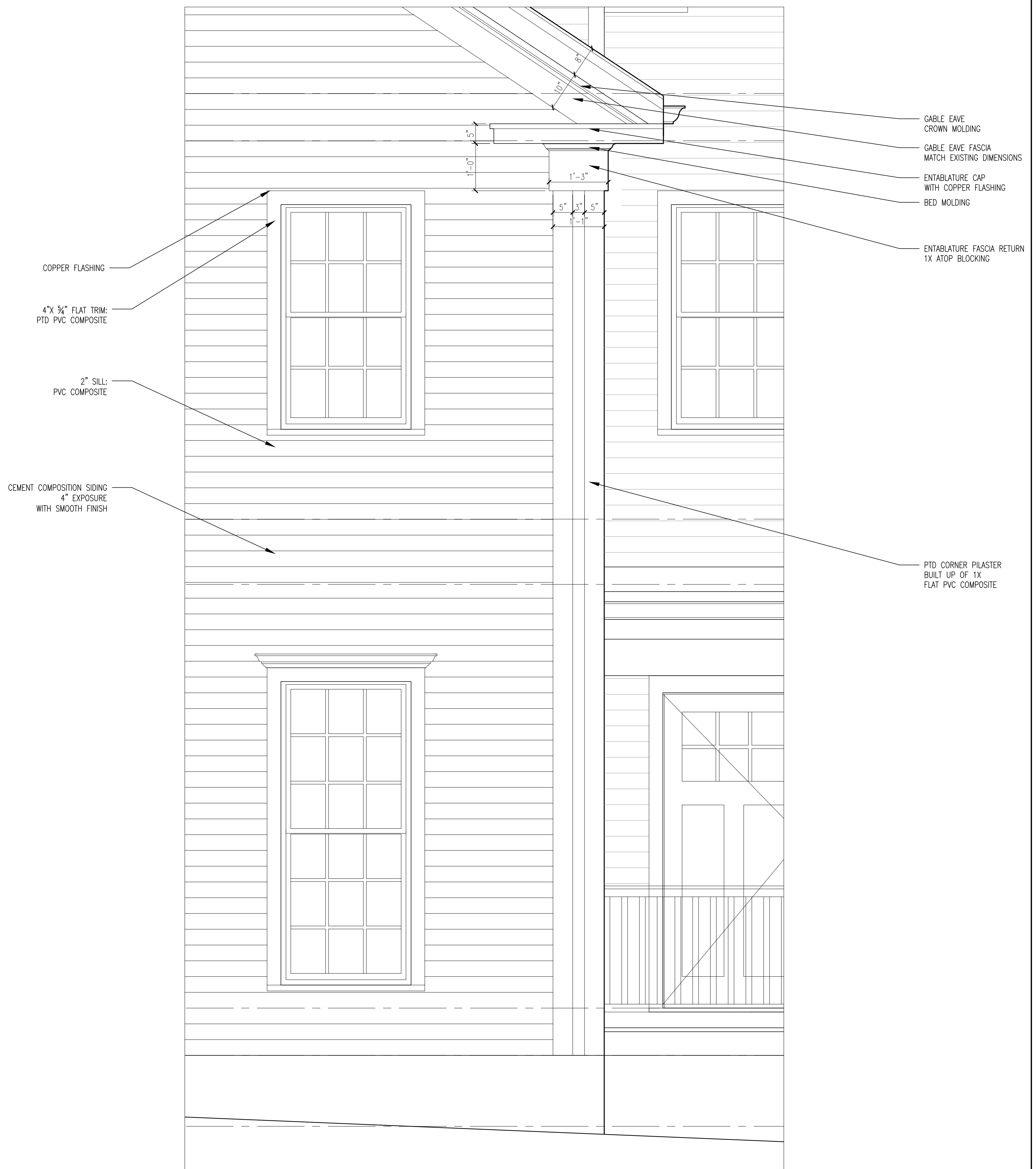
Scale:
3/32" = 1'-0"

Date: 30OCT23
REV 2JAN24

Drawing # SD2.2

WINDOW SCHEDULE							
(A)		(B)		(C)		(D)	
							
ELEVATION - 1/4" = 1'-0"		ELEVATION - 1/4" = 1'-0"		ELEVATION - 1/4" = 1'-0"		ELEVATION - 1/4" = 1'-0"	
MANUFACTURER PELLA - LIFESTYLE	UNIT NUMBER 3377	MANUFACTURER PELLA - LIFESTYLE	UNIT NUMBER 3357	MANUFACTURER PELLA - LIFESTYLE	UNIT NUMBER 2947	MANUFACTURER PELLA - LIFESTYLE	UNIT NUMBER 2941
WINDOW TYPE CLAD DOUBLE-HUNG		WINDOW TYPE CLAD DOUBLE-HUNG		WINDOW TYPE CLAD DOUBLE-HUNG		WINDOW TYPE CLAD DOUBLE-HUNG	
ROUGH OPENING 2'-9 3/4" x 6'-5 3/4"	HEADER HEIGHT TBD	ROUGH OPENING 2'-9 3/4" x 4'-9 3/4"	HEADER HEIGHT TBD	ROUGH OPENING 2'-5 3/4" x 3'-11 3/4"	HEADER HEIGHT TBD	ROUGH OPENING 2'-5 3/4" x 3'-5 3/4"	HEADER HEIGHT TBD
REMARKS SIMULATED DIVIDED LITES TEMPERED AT ALL HAZARD LOCATIONS		REMARKS SIMULATED DIVIDED LITES TEMPERED AT ALL HAZARD LOCATIONS		REMARKS SIMULATED DIVIDED LITES TEMPERED AT ALL HAZARD LOCATIONS		REMARKS SIMULATED DIVIDED LITES TEMPERED AT ALL HAZARD LOCATIONS	

NOTES:
VERIFY ALL ROUGH OPENINGS. QUANTITIES SHALL BE
THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
PROVIDE TEMPERED GLAZING AT ALL HAZARD
LOCATIONS. VERIFY EGRESS DIMENSIONS AT REQUIRED
LOCATIONS.



CORNER BOARD DETAILS
3/4" = 1'-0"

A



IMAGE 1
FRONT

B



IMAGE 4
FRONT CIRCA 1980 - MHC IMAGE

C

D



IMAGE 2
FRONT



IMAGE 5
FRONT RIGHT CORNER



IMAGE 3
FRONT



IMAGE 6
REAR RIGHTSIDE

LR Designs

DESIGNERS, ARCHITECTS, PLANNERS, DEVELOPMENT ADVISORS

64 ALSTON STREET, SUITE 5

CAMBRIDGE, MA 02139

LRDESIGNINC.COM

Project Title:

165 FRANKLIN STREET
ARLINGTON, MA

Drawing Title:

PHOTO MONTAGE

Project #

22028

Drawn By:

EE

Reviewed By:

JFR

Scale:

1/8" = 1'-0"

Date:

9JAN24

Drawing #:

IMAGES

1

51 of 168

2

3

4

5



A

B

C

D

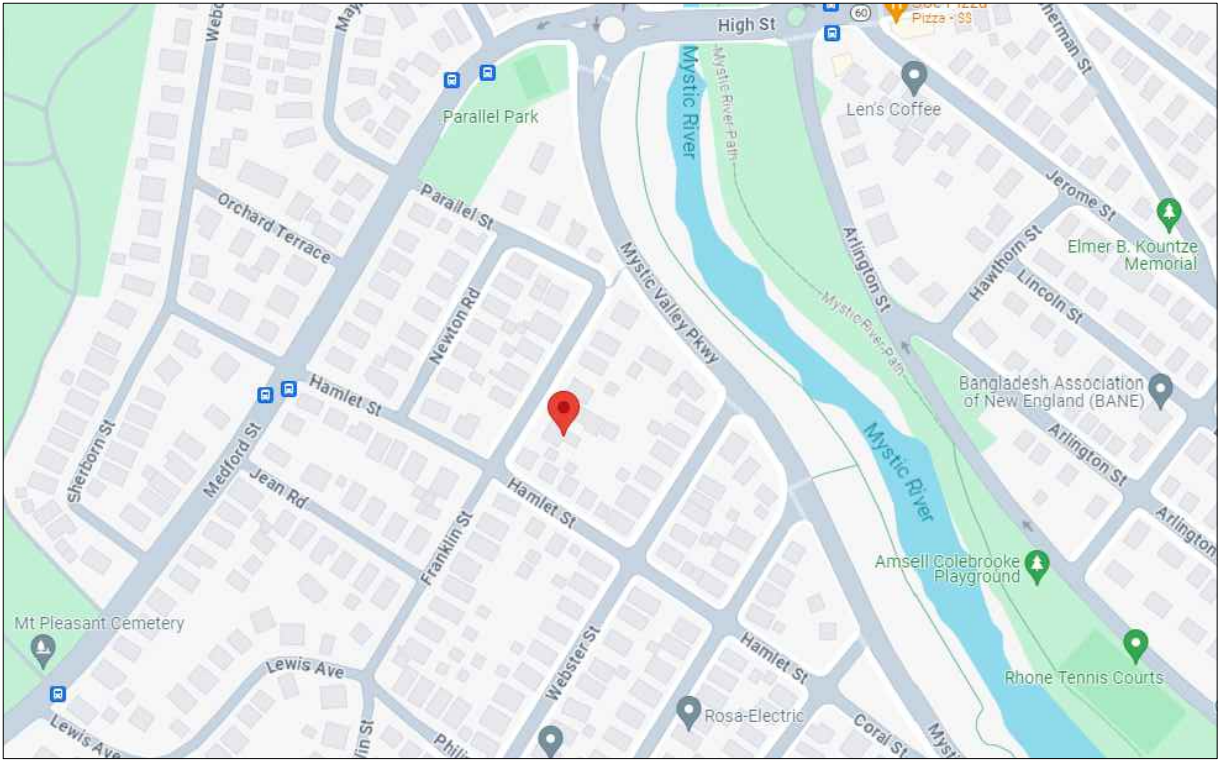
A

B

C

D






PROJECT LOCATION:
165 FRANKLIN ST.
ARLINGTON, MA
ZONING DISTRICT R2- TWO- FAMILY

STRUCTURAL NOTES: ARLINGTON, MA LOADS, PER 780 CMR:
LIVE LOADS 30lb.s/SF (BEDROOMS)
40lb.s/SF (OTHER ROOMS)
GROUND SNOW LOAD 40lb.s/SF
WIND LOAD 127MPH

LIST OF DRAWINGS	
	PERMIT SET
ISSUED	NOV. 15, 2021
COVER	●
Z0.1 ZONING INFORMATION	●
SURVEY	●
EX1.1 EXISTING CONDITIONS: PLANS	●
EX1.2 EXISTING CONDITIONS: PLANS	●
EX2.1 EXISTING CONDITIONS: ELEVATIONS	●
A1.1 PROPOSED PLANS	●
A1.2 PROPOSED PLANS	●
A1.3 PROPOSED PLANS	●
A1.4 PROPOSED PLANS	●
A1.5 PROPOSED PLANS	●
A1.6 PROPOSED PLANS	●
A2.1 PROPOSED ELEVATIONS	●
A3.1 PROPOSED BUILDING DETAILS	●

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT: 780 CMR (2021 IECC)

Building Envelope- Climate Zone 5 Group R	R402.1.3
Roofs	
Attic and other	R-60
Walls, Above Grade	
Wood framed & other	R-20+5
Walls, Below Grade	
Crawlspace Walls	R-15/19
Basement Walls	R-15/19
Floors	
Joist/Framing	R-30
Slab Floors	
Unheated slabs	R-10 for 48 in.
Glazed Fenestration	
Fenestration U- Factor	U-0.30
Skylights	U-0.55
Glazed	U-0.40



DESIGNERS, ARCHITECTS, DEVELOPERS, ADVISORS

165 Franklin Street
Arlington, MA

PROJECT INFORMATION

Revisions:

#	Description	date

Project # 23057

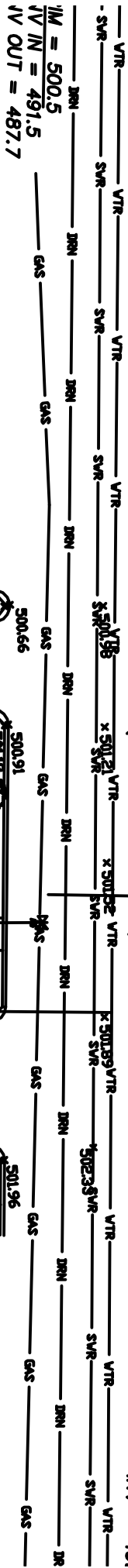
Scale: 1/8" = 1'-0"

Date: 09JAN24

Drawing # COVER

FRANKLIN (A PUBLIC WAY) STREET

RIM = 50
INV = 49.



BENCHMARK =
MAG NAIL SET IN POLE
ELEV. = 502.3' (ASSUMED)

No. 49 HAMLET ST.
N/F
JOHN DUMAS &
JOHN LAFAUDI
BK 40214; PG 231

No. 45 HAMLET ST.
N/F
DIANA APETAUROVA
BK 72611; PG 382

No. 41 HAMLET ST.
N/F
JOHN & SUSAN
DONNELLY
BK 21239; PG 92

No. 37 HAMLET ST.
N/F
ASHLEY & BENJAMIN
MANGRUM
BK 80369; PG 160

No. 132 - 134 WEBSTER ST.
N/F
132 - 134 WEBSTER STREET
CONDOMINIUM
BK 55629; PG 566

No. 136 - 138 WEBSTER ST.
N/F
136 - 138 WEBSTER STREET
CONDOMINIUM
BK 67582; PG 562

No. 169 - 171 FRANKLIN ST.
N/F
169 - 171 FRANKLIN STREET
CONDOMINIUM
BK 46970; PG 502

LOT AREA
11,088± s.f

SHED

PATIO

DECK

No. 165 - 167
2 1/2 STORY
W/F

BK .97
BK .11

S56°18'59"E

198.00

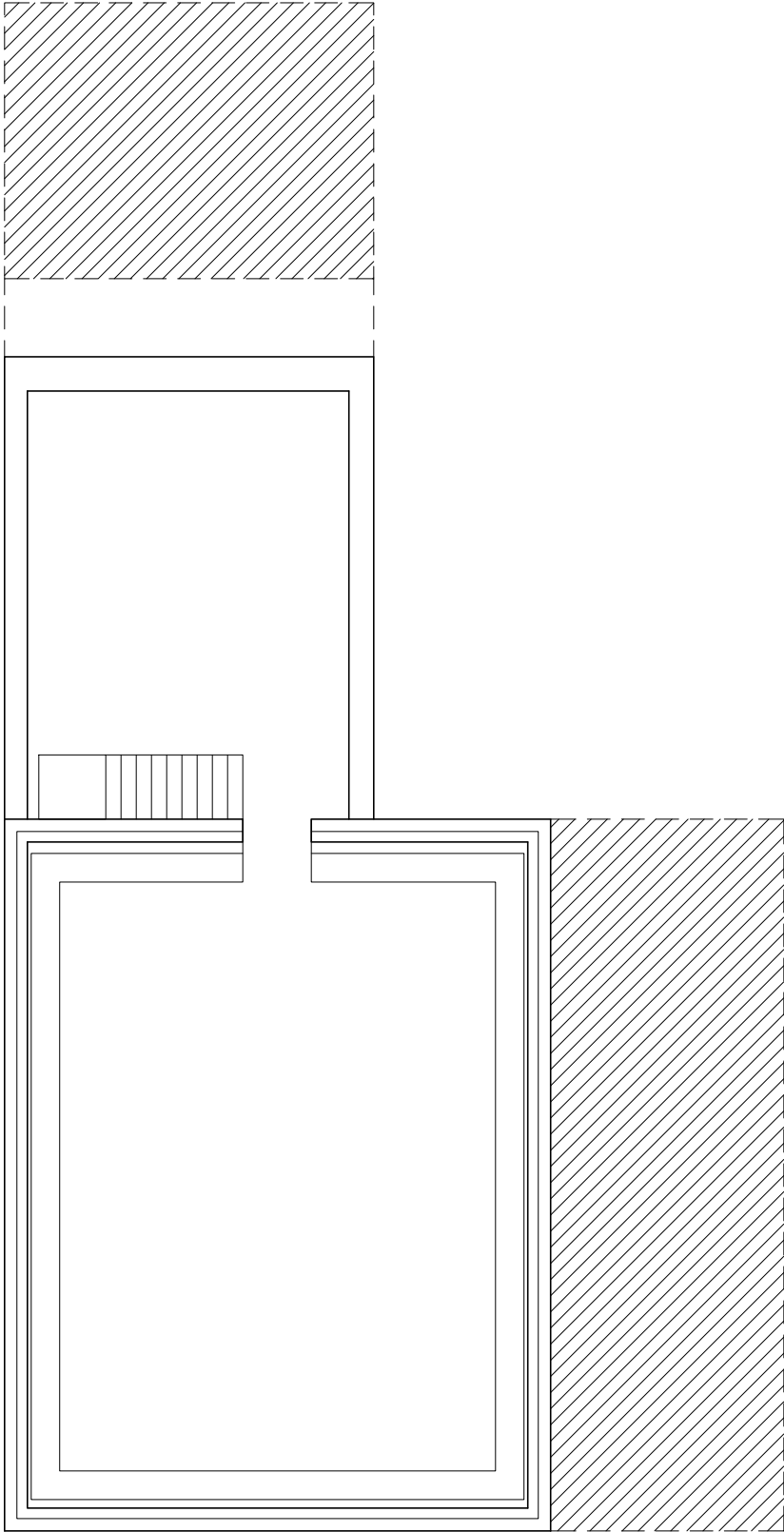


A

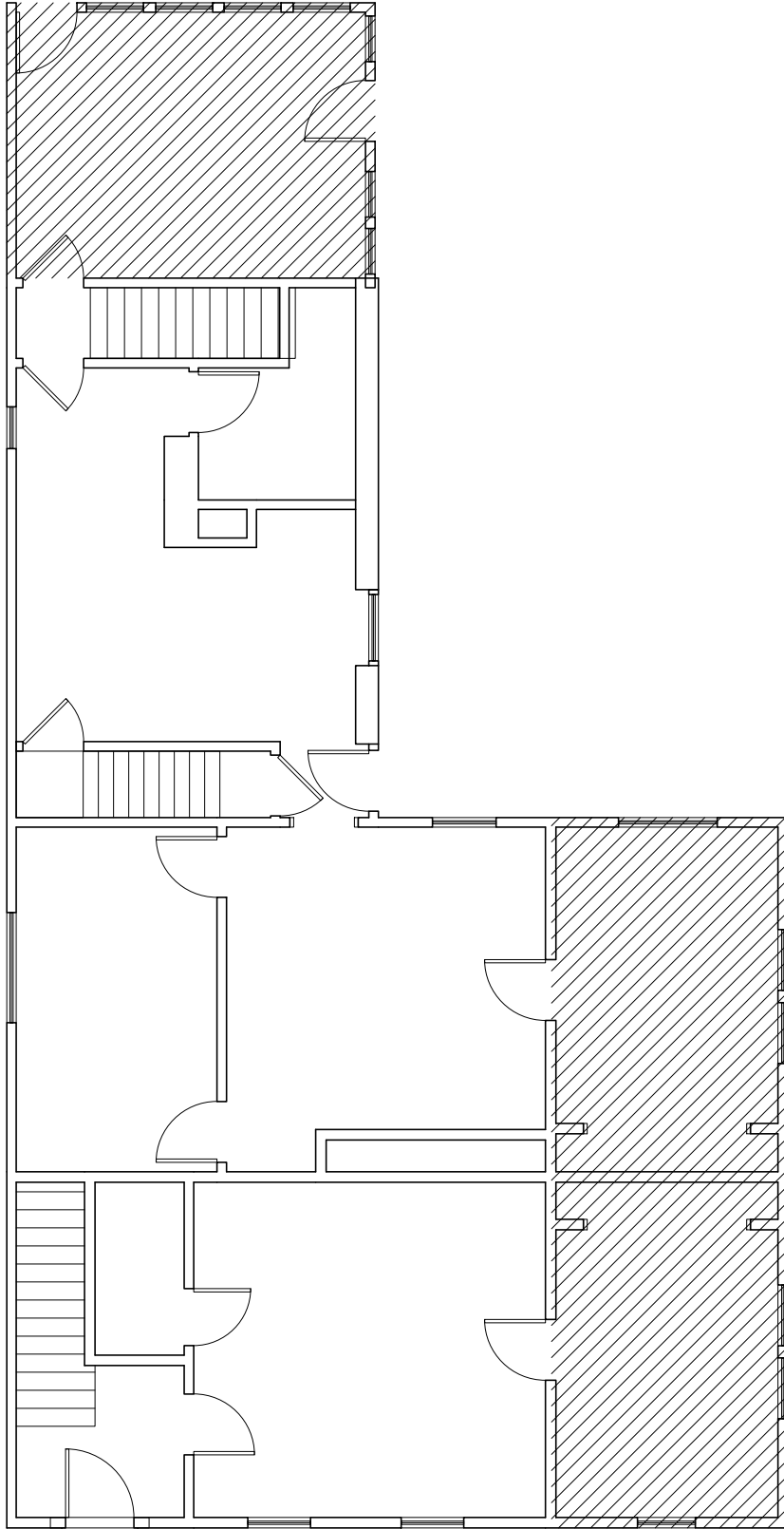
B

C

D



BASEMENT PLAN
1/8" = 1'-0"



FIRST FLOOR PLAN
1/8" = 1'-0"

Revisions:		
#	Description	date

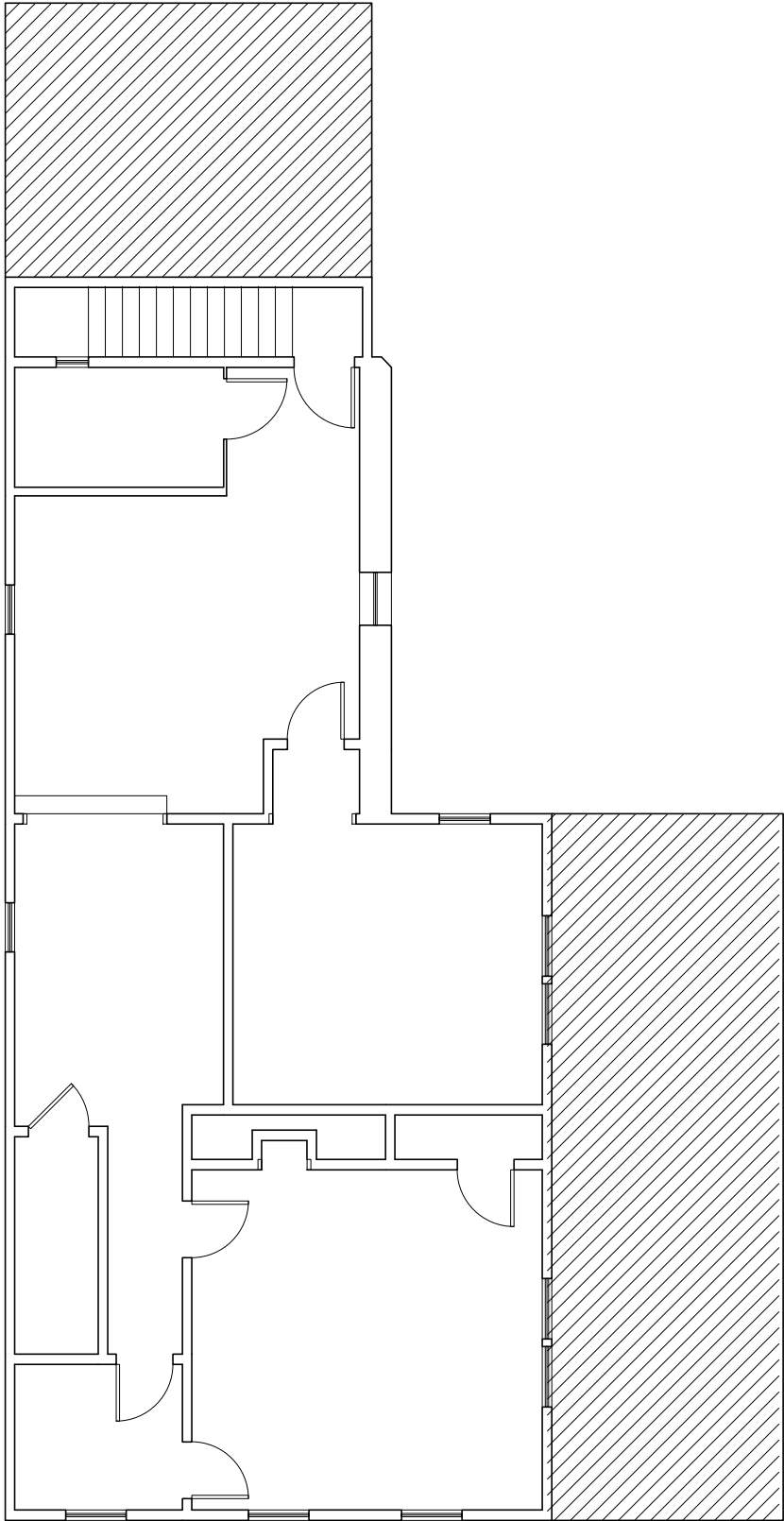
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23057

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1/8" = 1'-0"

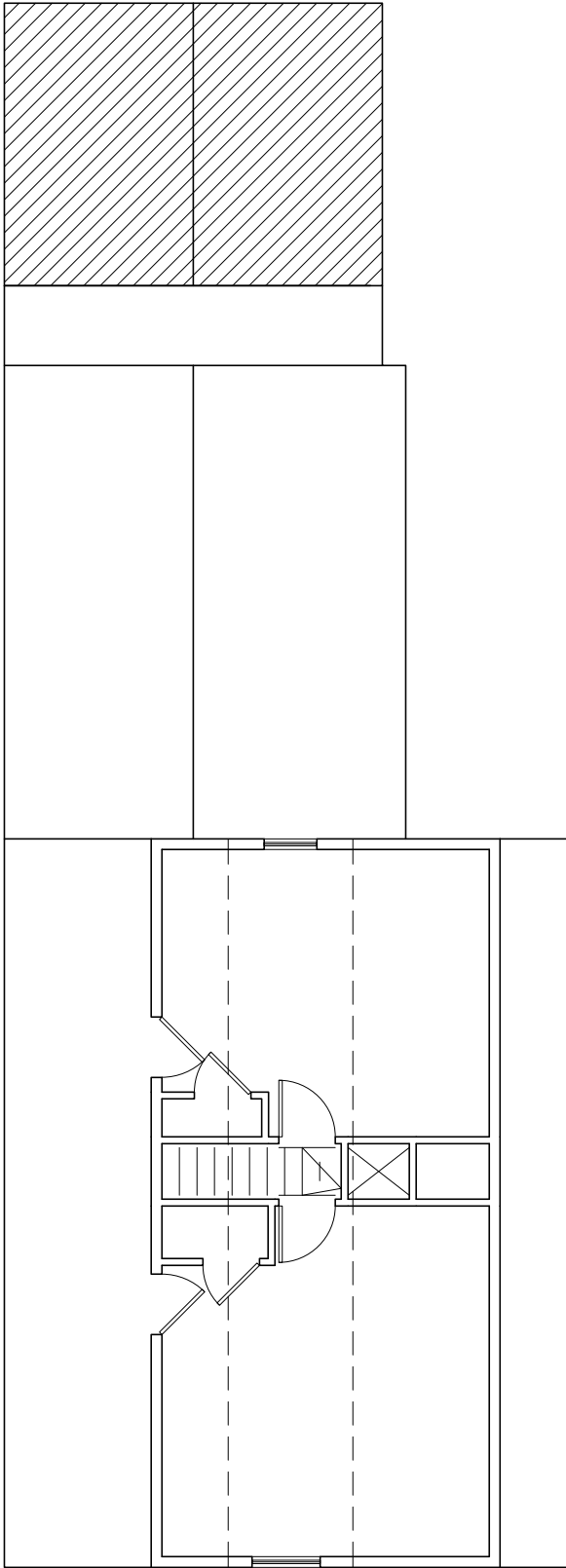
Date:
09JAN24

Drawing #
EX1.1


A
B
C
D



SECOND FLOOR PLAN
1/8" = 1'-0"



ATTIC PLAN
1/8" = 1'-0"



DESIGNERS, ARCHITECTS, DEVELOPMENT ADVISORS

165 FRANKLIN STREET
SUITE 5
ARLINGTON, MA 02159
617.568.2119
LRDESIGNSONLINE.COM

Project Title:

165 Franklin Street
Arlington, MA

Drawing Title:

EXISTING CONDITIONS:
FLOOR PLANS

Revisions:

#	Description	date

Project #

23057

Scale:

1/8" = 1'-0"


Date:

09JAN24

Drawing #

EX1.2





DESIGNERS, ARCHITECTS, DEVELOPERS, ADVISORS

SUITE 5
165 FRANKLIN STREET
ARLINGTON, MA 02153
978.263.2119
LRDESIGNS@GMAIL.COM

Project Title:

165 Franklin Street
Arlington, MA

Drawing Title:

EXISTING CONDITIONS:
EXTERIOR ELEVATIONS

Revisions:

#	Description	date

Project #

23057

Scale:

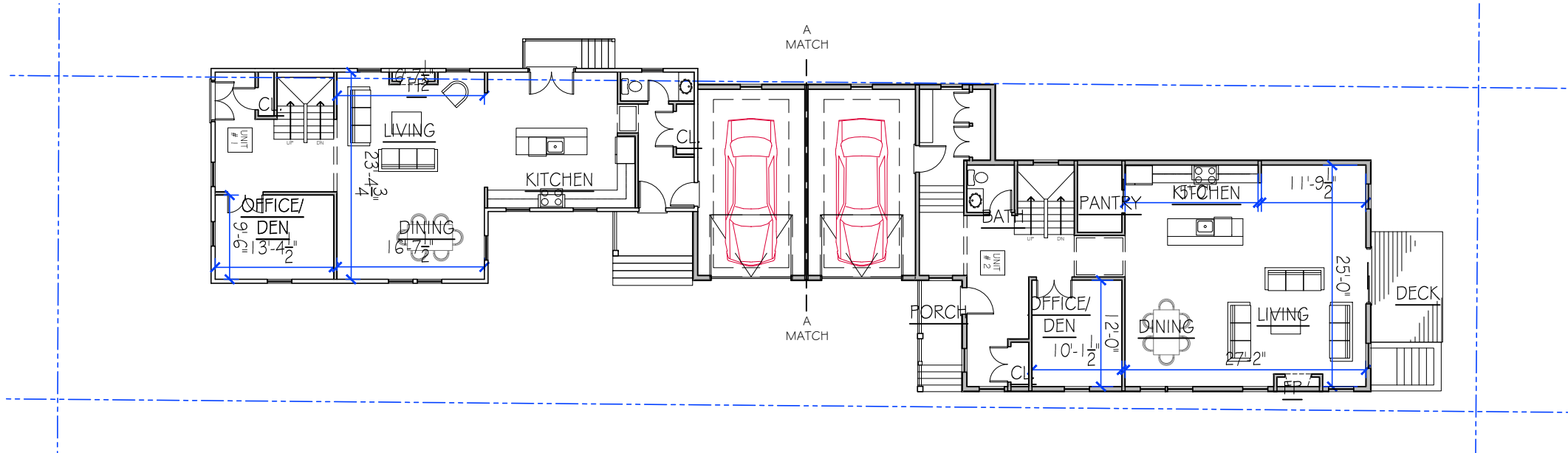
1/8" = 1'-0"

Date:

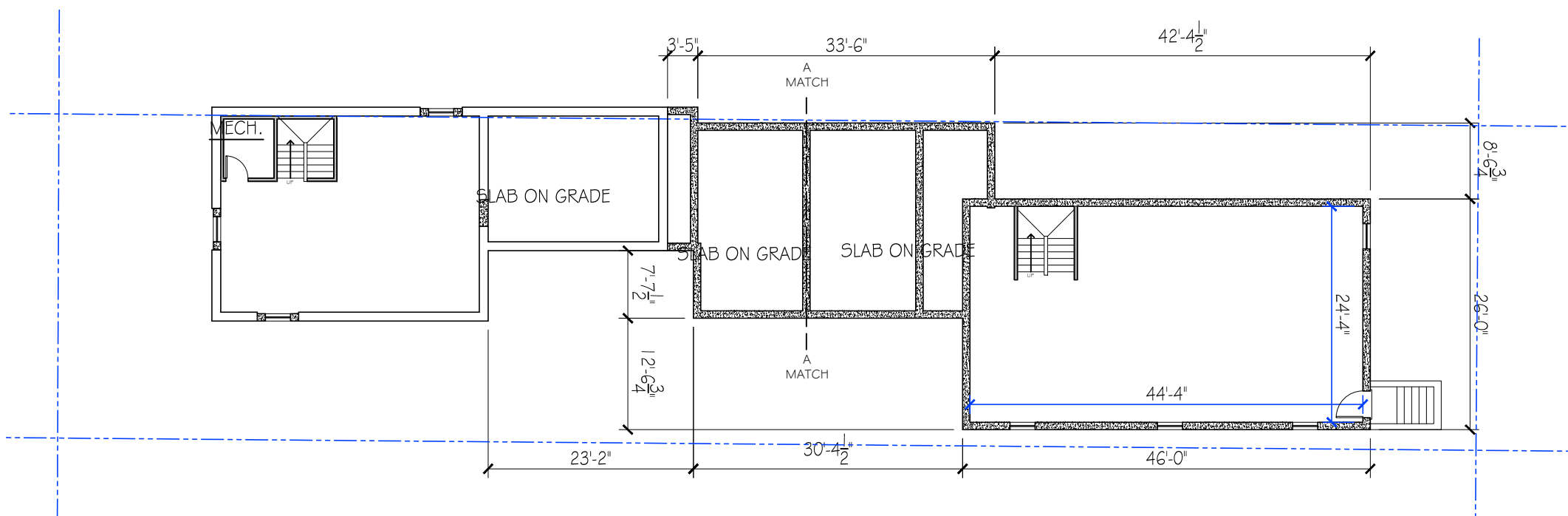
09JAN24

Drawing #

EX2.1



FIRST FLOOR PLAN
1/16" = 1'-0"



BASEMENT PLAN
1/16" = 1'-0"

LEGEND

- 1 HOUR RATED ASSEMBLY
- PROPOSED NEW WALL
- 1 HOUR RATED EXTERIOR WALL BASED ON UL V340
- SMOKE/CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- HEAT DETECTOR

NOTE ON DIMENSIONS:
DIMENSIONS ARE FROM FACE OF NEW FRAMING, UNLESS OTHERWISE NOTED.

Revisions:

#	Description	date

Project #
23057

Scale:
1/8" = 1'-0"

Date:
09JAN24

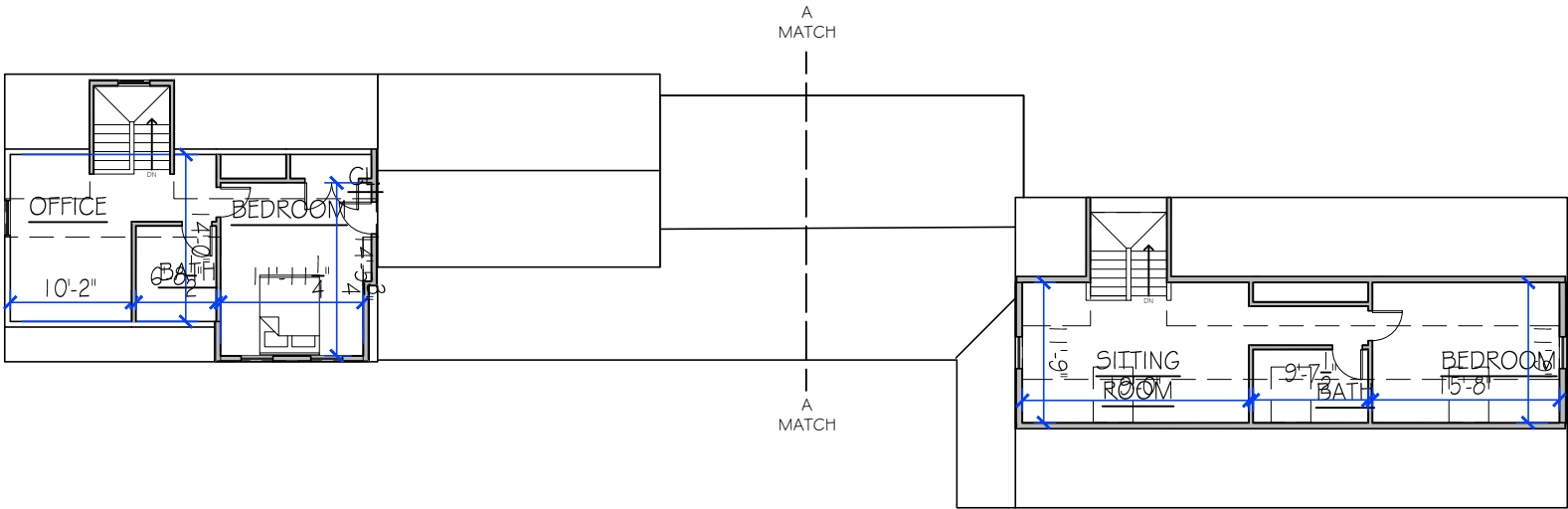
Drawing #
A1.1

A

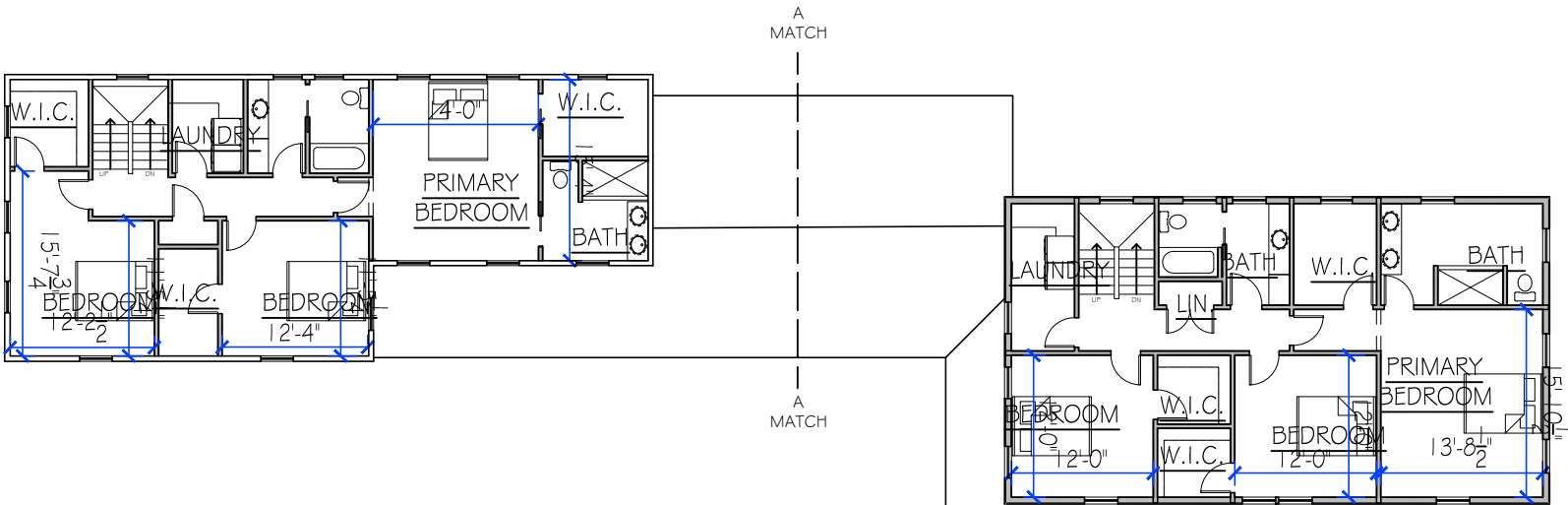
B

C

D



ATTIC PLAN
1/16" = 1'-0"



SECOND FLOOR PLAN
1/16" = 1'-0"

LEGEND		
	1 HOUR RATED ASSEMBLY	
	PROPOSED NEW WALL	
	1 HOUR RATED EXTERIOR WALL BASED ON UL V340	
	SMOKE/CARBON MONOXIDE DETECTOR	
	SMOKE DETECTOR	
	HEAT DETECTOR	

NOTE ON DIMENSIONS:
DIMENSIONS ARE FROM FACE OF NEW
FRAMING, UNLESS OTHERWISE NOTED.

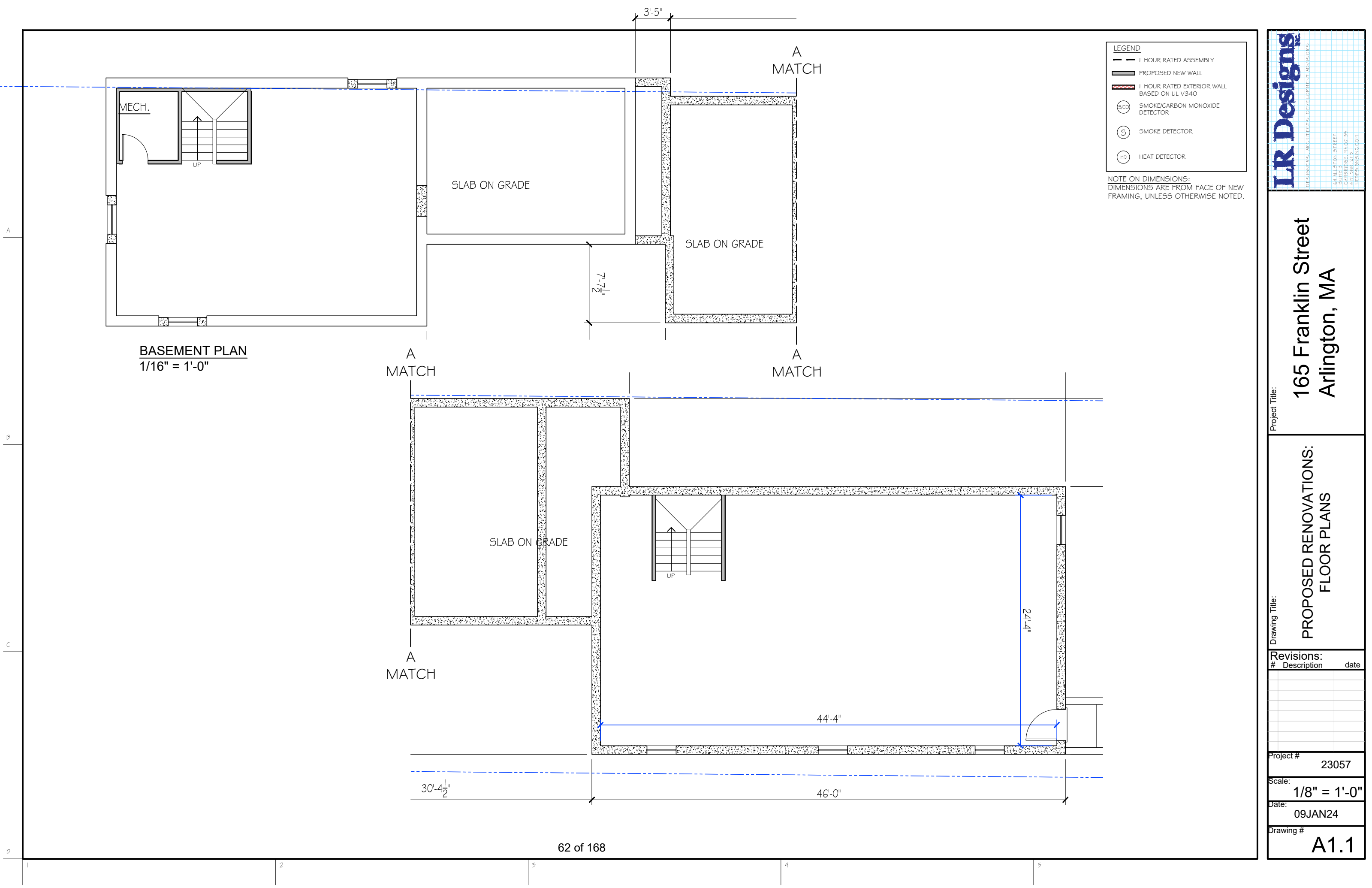
2

3

4

5

Revisions:		
#	Description	date



L.R. Designs

DESIGNERS, ARCHITECTS, DEVELOPERS, ADVISORS

165 FRANKLIN STREET
SUITE 5
ARLINGTON, MA 02159
617.568.2119
LRDESIGNSONLINE.COM

Project Title:

165 Franklin Street
Arlington, MA

Drawing Title:

PROPOSED RENOVATIONS:
FLOOR PLANS

Revisions:

#	Description	date

Project #

23057

Scale:

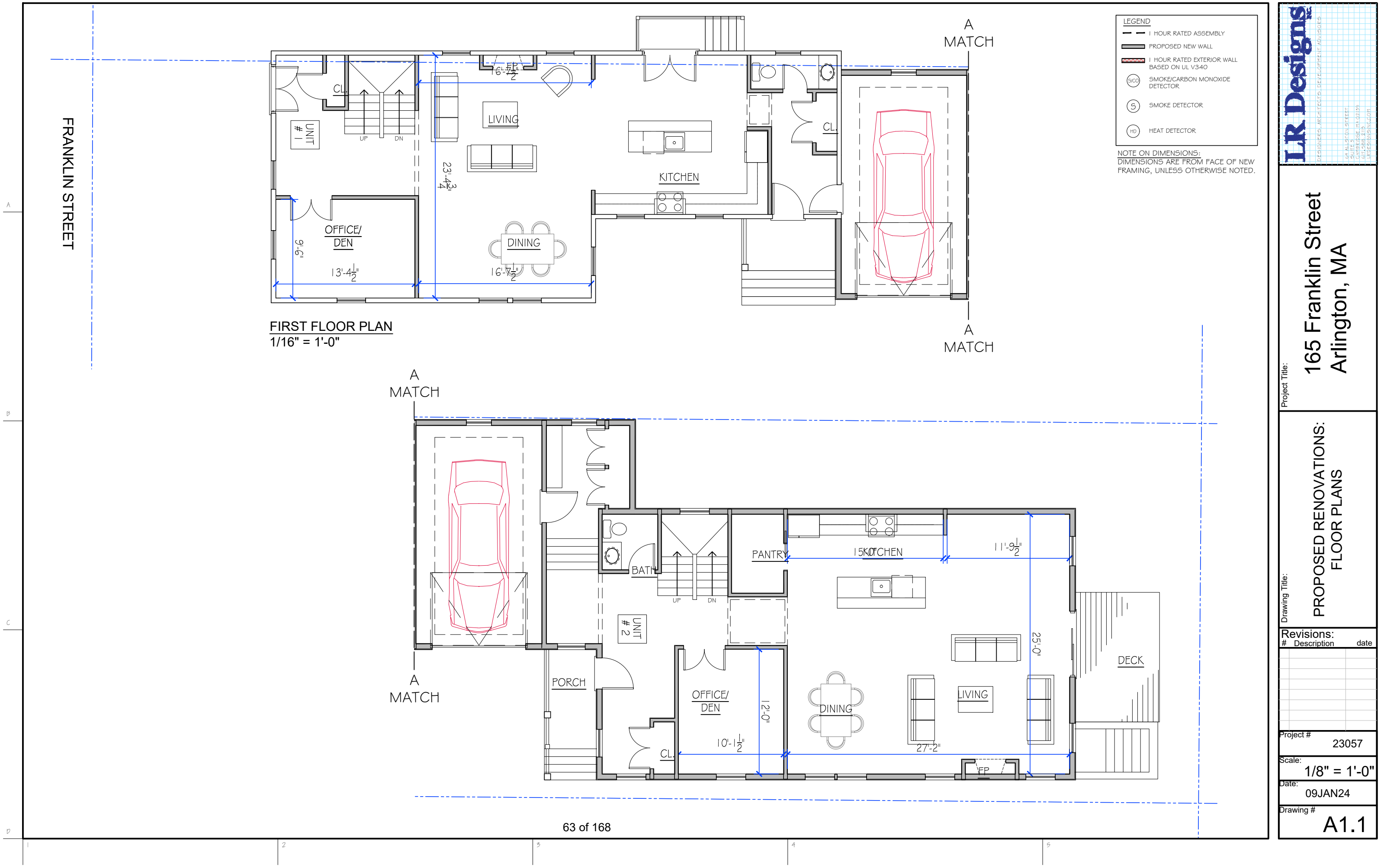
1/8" = 1'-0"

Date:

09JAN24

Drawing #

A1.1



L.R. Designs
DESIGNERS, ARCHITECTS, DEVELOPMENT ADVISORS

165 Franklin Street
Arlington, MA

Project Title:

PROPOSED RENOVATIONS:
FLOOR PLANS

Drawing Title:

Revisions:		
#	Description	date

Project #

23057

Scale:

1/8" = 1'-0"

Date:

09JAN24

Drawing #

A1.1

A

B

C

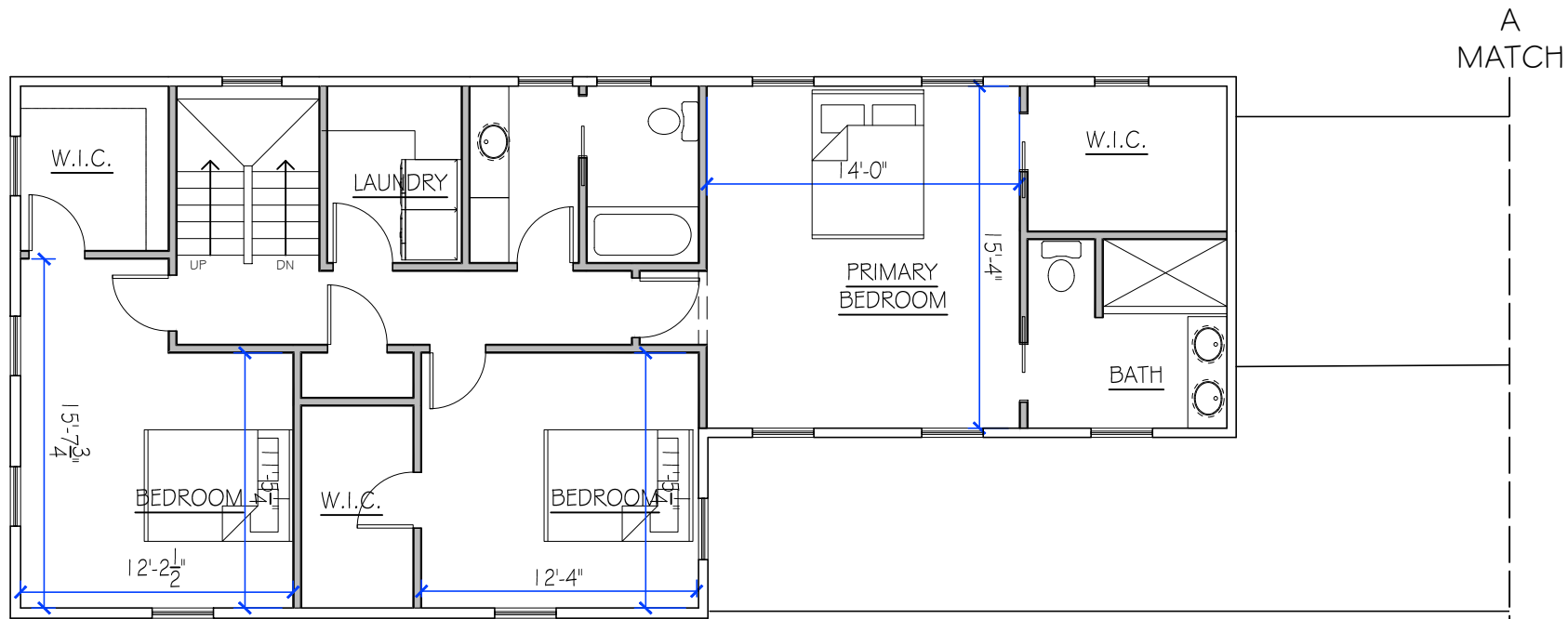
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2

3

4

5

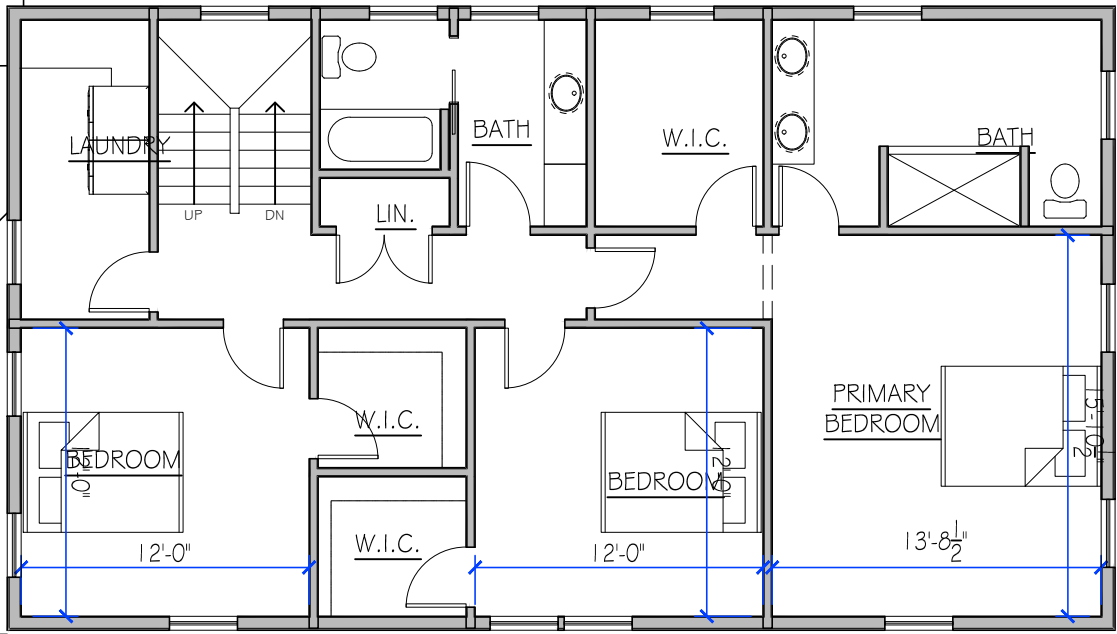


SECOND FLOOR PLAN
1/16" = 1'-0"

A
MATCH

A
MATCH

A
MATCH



LEGEND

- 1 HOUR RATED ASSEMBLY
- PROPOSED NEW WALL
- 1 HOUR RATED EXTERIOR WALL BASED ON UL V340
- SMOKE/CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- HEAT DETECTOR

NOTE ON DIMENSIONS:
DIMENSIONS ARE FROM FACE OF NEW FRAMING, UNLESS OTHERWISE NOTED.

DESIGNERS, ARCHITECTS, DEVELOPMENT ADVISORS
165 FRANKLIN STREET
SUITE 5
ARLINGTON, MA 02159
617.563.2119
LRDESIGNSONLINE.COM

Project Title:

165 Franklin Street
Arlington, MA

Drawing Title:

PROPOSED RENOVATIONS:
FLOOR PLANS

Revisions:		
#	Description	date

Project #

23057

Scale:

1/8" = 1'-0"

Date:

09JAN24

Drawing #

A1.1

A

B

C

D

2

3

4

5



FRONT ELEVATION
1/16" = 1'-0"



RIGHT SIDE ELEVATION
1/16" = 1'-0"



LEFT SIDE ELEVATION
1/16" = 1'-0"



REAR ELEVATION
1/16" = 1'-0"

Revisions:		
#	Description	date

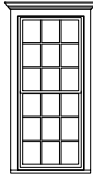
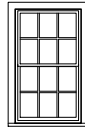
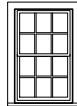
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
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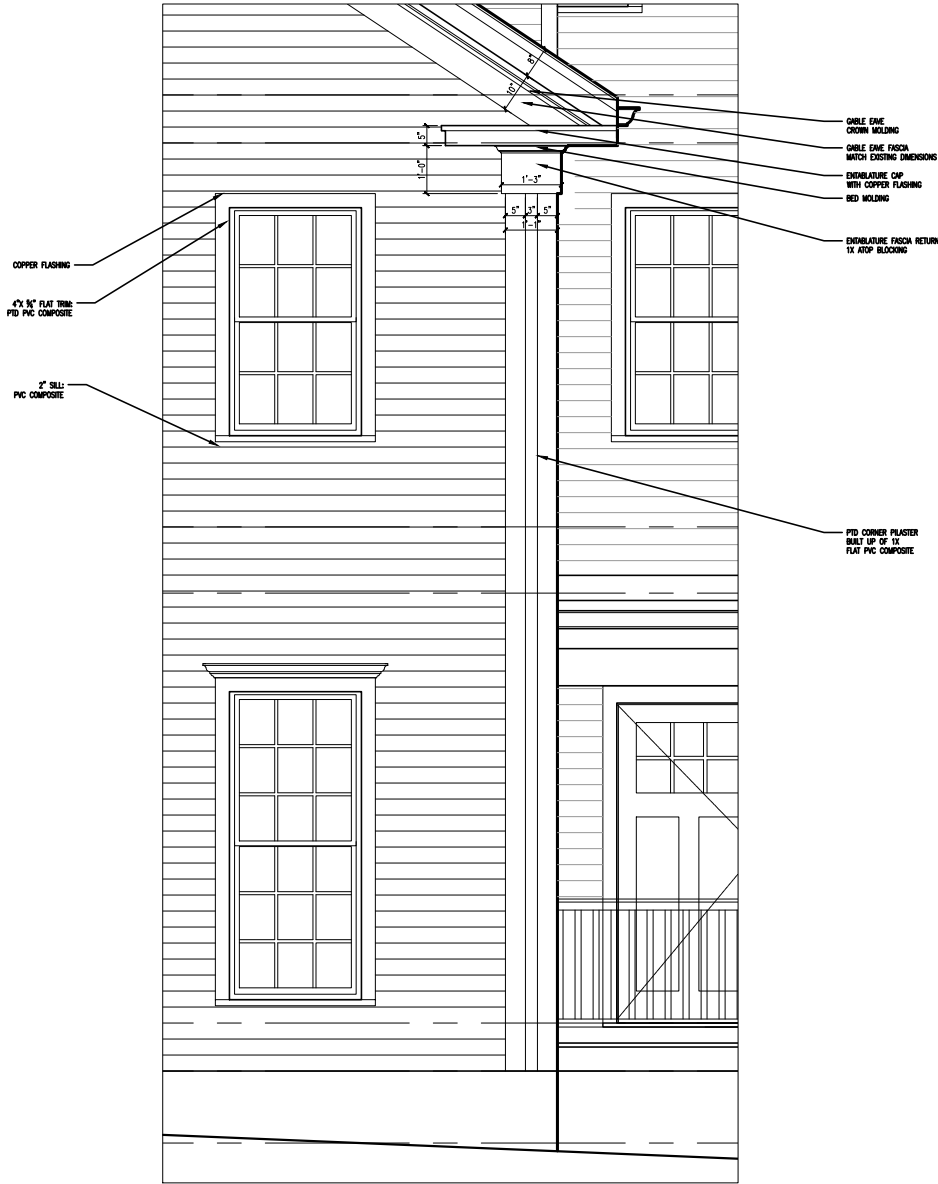
Drawing # **A2.1**

Revisions:		
#	Description	date

WINDOW SCHEDULE					
<div>A</div> 		<div>B</div> 		<div>C</div> 	
ELEVATION - 1/4" = 1'-0"		ELEVATION - 1/4" = 1'-0"		ELEVATION - 1/4" = 1'-0"	
MANUFACTURER PELLA - LIFESTYLE	UNIT NUMBER 3377	MANUFACTURER PELLA - LIFESTYLE	UNIT NUMBER 3357	MANUFACTURER PELLA - LIFESTYLE	UNIT NUMBER 2947
WINDOW TYPE CLAD DOUBLE-HUNG		WINDOW TYPE CLAD DOUBLE-HUNG		WINDOW TYPE CLAD DOUBLE-HUNG	
ROUGH OPENING 2'-9 3/4" x 6'-5 3/4"	HEADER HEIGHT TBD	ROUGH OPENING 2'-9 3/4" x 4'-9 3/4"	HEADER HEIGHT TBD	ROUGH OPENING 2'-5 3/4" x 3'-11 3/4"	HEADER HEIGHT TBD
REMARKS SIMULATED DIVIDED LITES TEMPERED AT ALL HAZARD LOCATIONS		REMARKS SIMULATED DIVIDED LITES TEMPERED AT ALL HAZARD LOCATIONS		REMARKS SIMULATED DIVIDED LITES TEMPERED AT ALL HAZARD LOCATIONS	

<div>D</div> 	
ELEVATION - 1/4" = 1'-0"	
MANUFACTURER PELLA - LIFESTYLE	UNIT NUMBER 2941
WINDOW TYPE CLAD DOUBLE-HUNG	
ROUGH OPENING 2'-5 3/4" x 3'-5 3/4"	HEADER HEIGHT TBD
REMARKS SIMULATED DIVIDED LITES TEMPERED AT ALL HAZARD LOCATIONS	

NOTES:
VERIFY ALL ROUGH OPENINGS. QUANTITIES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
PROVIDE TEMPERED GLAZING AT ALL HAZARD LOCATIONS. VERIFY EGRESS DIMENSIONS AT REQUIRED LOCATIONS.



CORNER BOARD DETAILS
1/4" = 1'-0"

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JULY 21, 2023 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO A ASSUMED DATUM OF 500.0'

BENCHMARK:
MAG NAIL SET IN UTILITY POLE
ELEV. = 502.3' (ASSUMED)

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0417E
EFFECTIVE DATE: 06-04-2010

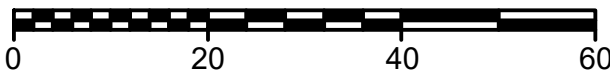
PREPARED FOR:
CARMEN & CRISTIAN CHELARIU
165 FRANKLIN ST.
ARLINGTON, MA

DEED: BK 56731; PG 579
PLAN: BK 1192; PG 181
No. 1324 OF 1929
PL BK 305; PL 19

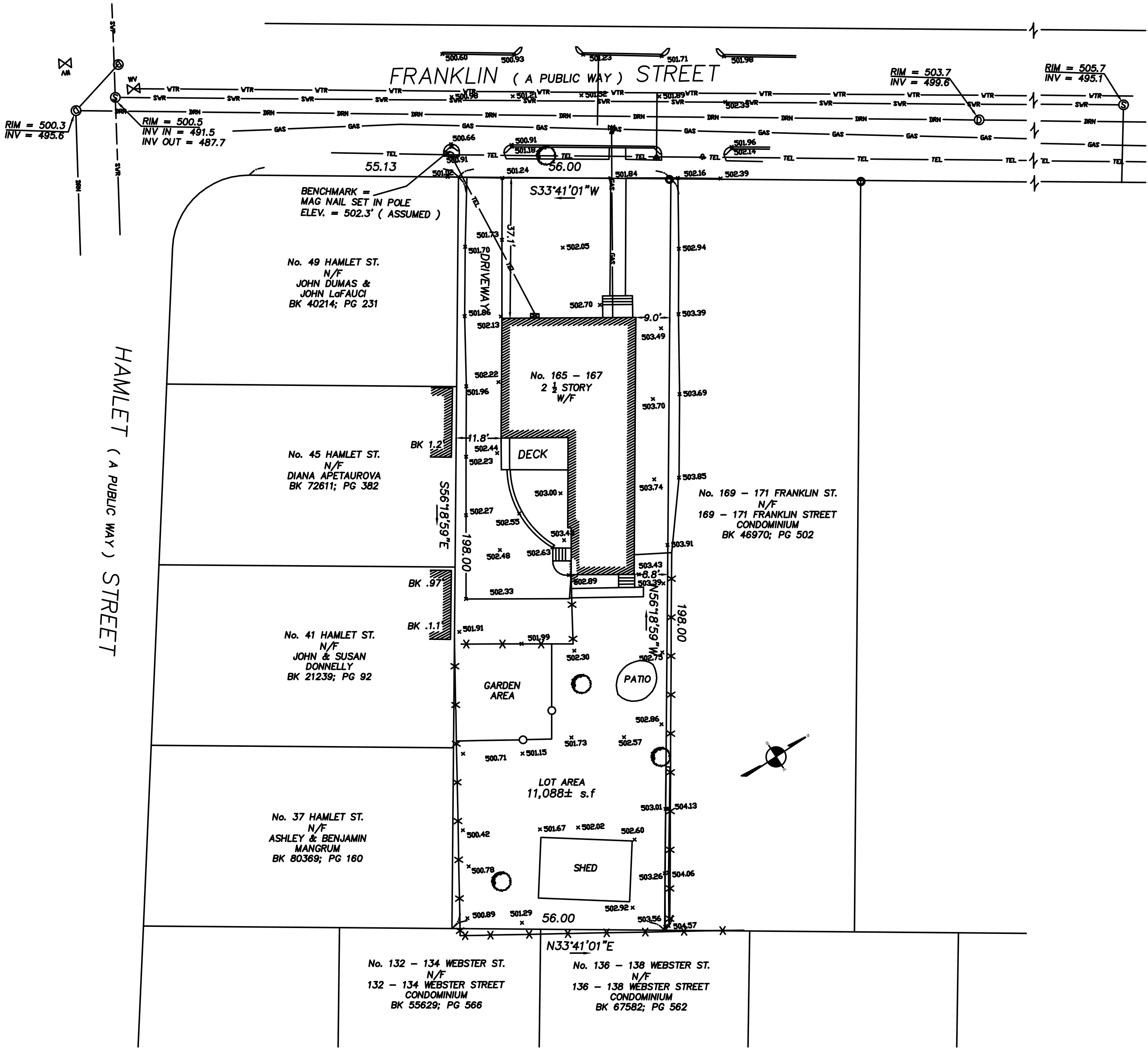
NOTES:
PARCEL ID:044.0-0001-0013.0
ZONING: R2

SITE PLAN OF LAND
LOCATED AT
165 - 167 FRANKLIN STREET
ARLINGTON, MA

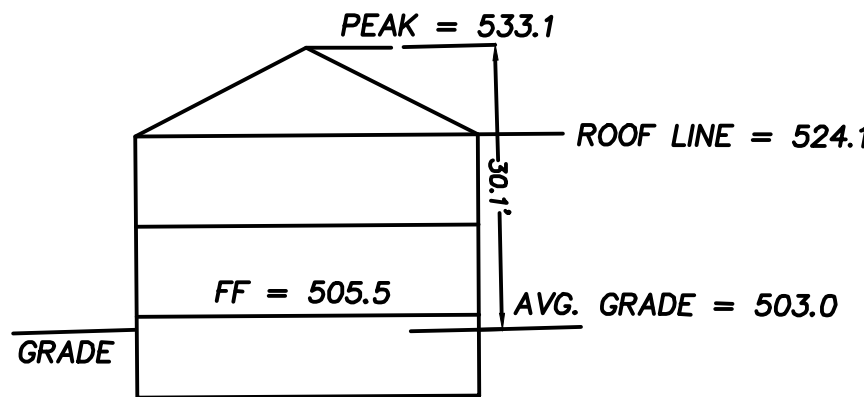
DATE: JULY 23, 2023 SCALE: 1.0 INCH = 20.0 FEET



GEORGE C. COLLINS, P.L.S.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313

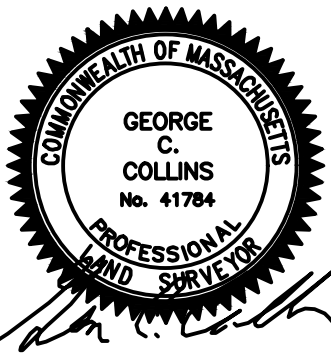


HEIGHT SKETCH:
NOT TO SCALE



ZONING TABLE:	REQUIRED	EXISTING
DISTRICT:	R2	
LOT AREA:	6,000 s.f	11,088 s.f
LOT FRONTAGE:	60'	56'
FRONT SETBACK:	20'	37.1'
SIDE SETBACK:	10'	8.8'
REAR SETBACK:	20'	93.5'
LOT COVERAGE:	35%	19%
OPEN SPACE:	30%	35.9%
LANDSCAPE:	10%	10%
MAX. HEIGHT:	35'	30.1'
MAX. STORIES:	2.5	2.5

FIELD:	JJH
DRAFT:	JJH
CHECK:	GCC
DATE:	07/23/23



165 FRANKLIN STREET
ARLINGTON, MA

Project Title:

PROPOSED RENOVATIONS:
SITE DIAGRAM & ZONING
INFORMATION

Drawing Title:

Project #

22028

Drawn By:

Reviewed By:

EE

JFR

Scale:

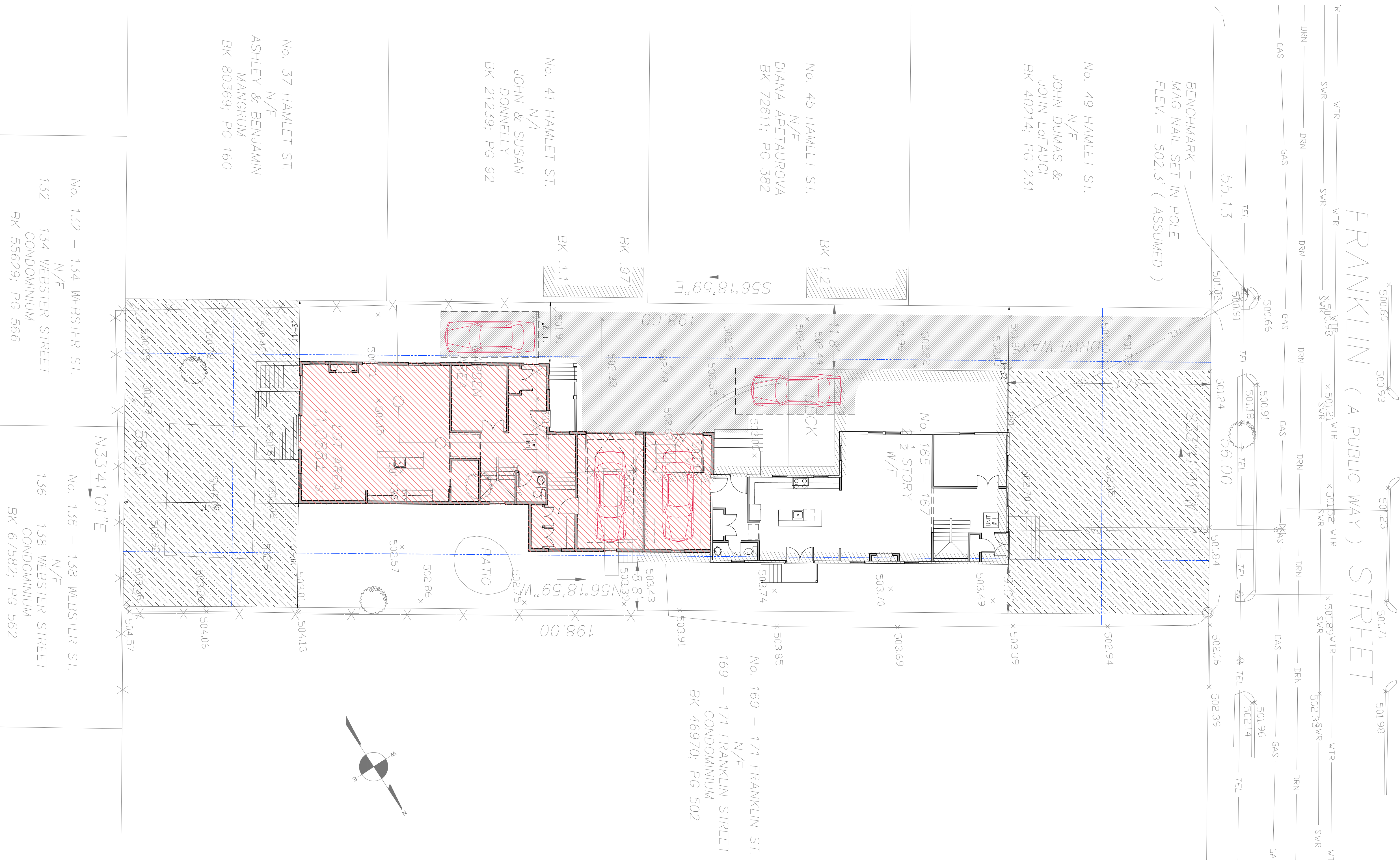
Date:

1" = 10'

9JAN24

Drawing #:

Z0.1



GROSS FLOOR AREA CALCULATIONS BY UNIT (GROSS SQ. FT.) - ZONING									
	EXIST. AREA (ASSESSORS)	MINUS AREA UNIT 1	MINUS AREA UNIT 2	ADDED AREA UNIT 1	ADDED AREA UNIT 2	TOTAL AREA UNIT 1	TOTAL AREA UNIT 2		ALLOWED HALF STORY (GREATER THAN FILL) TOTAL ADDITION
BASEMENT	1,159	0	0	0	1,196	1,159	1,196	2,355.0	
1ST FLOOR	1,661	510	0	0	1,339	1,151	1,339	2,490.0	
2ND FLOOR	1,183	0	0	0	1,188	1,183	1,188	2,371.0	1161.79
ATTIC (7" HGT.)	99	0	0	90.0	263.0	189.0	263.0	452.0	++++
TOTAL GROSS FLOOR AREA	4102	510	0	90.0	3,986.0	3,682.0	3,986.0	7,668.0	3566.0
GARAGE (ACCESSORY PARKING)						273	275		
TOTAL GROSS AREA						3955.0	4261.0	8,216.0	

BUILDING HEIGHT CALCULATION:
SITE SLOPE: >5%
SITE HIGHEST GRADE 503.91'
SITE LOWEST GRADE 500.71'
503.91' - 500.71' = 3.20' / LOT DEPTH 198' = 0.016

0.016% > 1.6% SLOPE

AVERAGE FINISHED GRADE OF SITE @
6' FROM BUILDING (GRADE PLANE): (NOT USED)
503.74' + 500.42' = 1,004.16' / 2 = 502.8'

AVERAGE GRADE = 503.0' (503.0' PER SURVEY)

AVERAGE GRADE @ CURB :
502.14' + 500.91' = 1,003.05' / 2 = 501.525'

ELEVATION OF EXISTING RIDGE = 533.1' (PER SURVEY)

HEIGHT OF EXISTING RIDGE CALCULATED
533.1' - 501.435' = 31.67'

PROPOSED RIDGE
501.435' + 534.33' = 32.895'

32.9' < 35' MAX. ALLOWED

USEABLE OPEN SPACE CALCULATION:
REQUIRED USEABLE, OPEN SPACE
7,668 GSF x 0.30 = 2,300 SF
PROPOSED USEABLE OPEN SPACE: 3,468F
2,300 SF REQUIRED < 3,468 SF PROPOSED

HALF-STORY CALCULATION:
PROPOSED GROSS AREA 2ND FLOOR
2,567 X .49 = 1,257 GSF
TOTAL ALLOWED > 7' = 1,257 GSF
452 GSF PROPOSED < 1,257 GSF ALLOWED

LARGE ADDITION CALCULATION: §5.4.2.B.6
DEMO = 510 GSF
PROPOSED = 4,076 GSF
TOTAL ADDITON 3,566 GSF

ZONING DATA PER §6.00 - TABLE OF DIMENSIONAL AND DENSITY REGULATIONS: ARLINGTON, MA				
	ZONING DISTRICT - R2	ALLOWED/ REQUIRED	EXISTING	PROPOSED
A	MINIMUM LOT SIZE (S.F.)	6,000	±11,088	NO CHANGE
B	MIN. FRONTAGE (FT)	60	56	NO CHANGE
C	FLOOR AREA RATIO MAX. (FAR)	NA	--	--
D	LOT COVERAGE MAX. (%) (PROPOSED 3,021 SF / 11,088 SF = 27.2)	35	19	27.2
E	MINIMUM LOT AREA PER DWELLING UNIT (S.F.)	NA	--	--
F	MIN. FRONT YARD (FT)	20	37.1	NO CHANGE
G	MIN. SIDE YARD - RIGHT	10	11.8	11.2
	MIN. SIDE YARD - LEFT	10	8.8	NO CHANGE
H	MIN. REAR YARD (FT)	20	94.5	32.2
I	MAX. HEIGHT (STORIES / FT)	2 1/2 / 35	2 1/2 / 32.25	2 1/2 / 32.88
J	OPEN SPACE: MIN. LANDSCAPED AREA (%) (PROPOSED 6,192 SF / 7,668 GSF = 80.75)	10	250	80
K	OPEN SPACE: MIN. USABLE AREA (%) (PROPOSED 3,468 SF / 7,668 GSF = 45.2)	30	201	45
§6.1 4	MIN. NO. OF PARKING SPACES	2	4	4

A

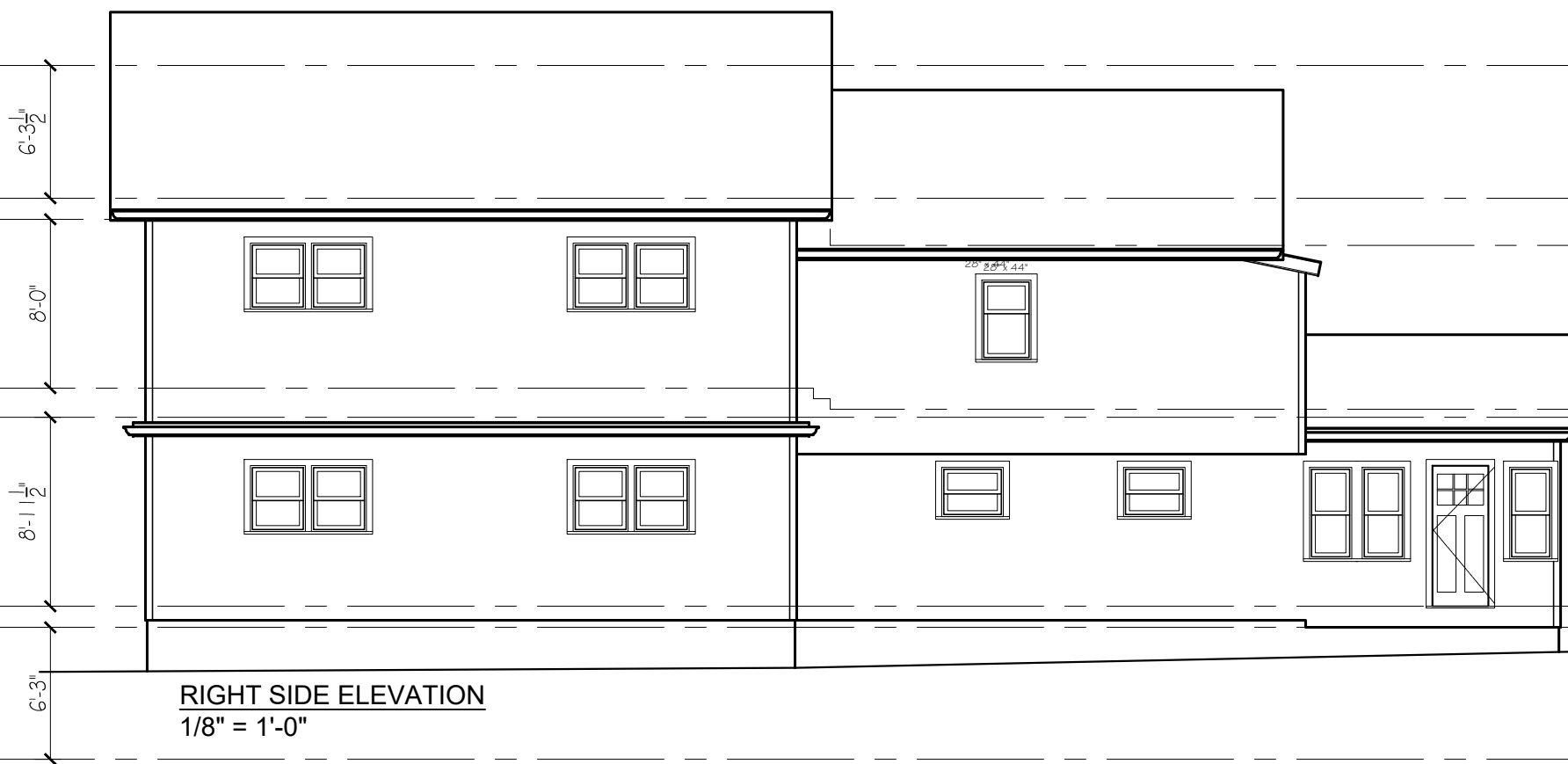
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C

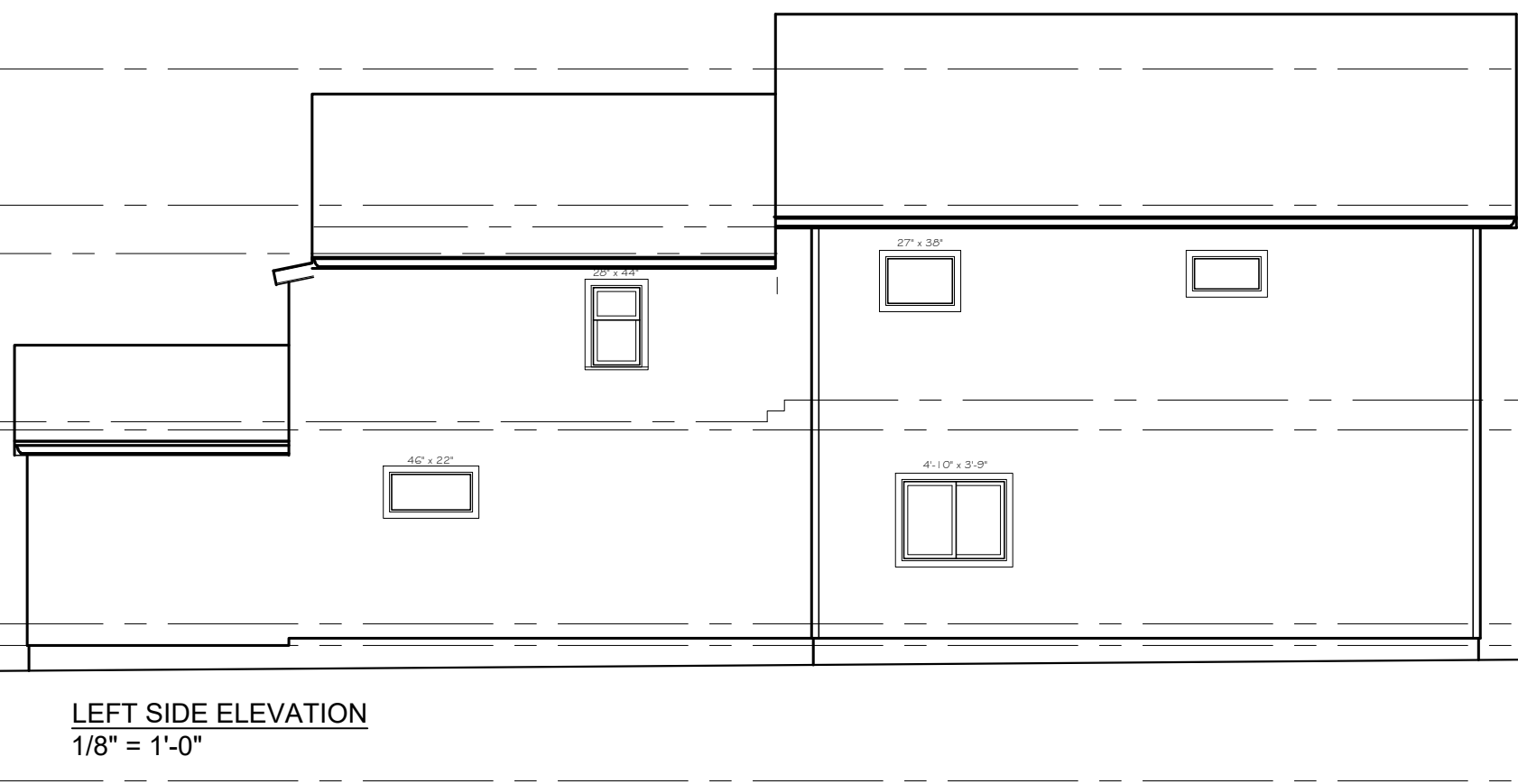
D



FRONT ELEVATION
1/8" = 1'-0"



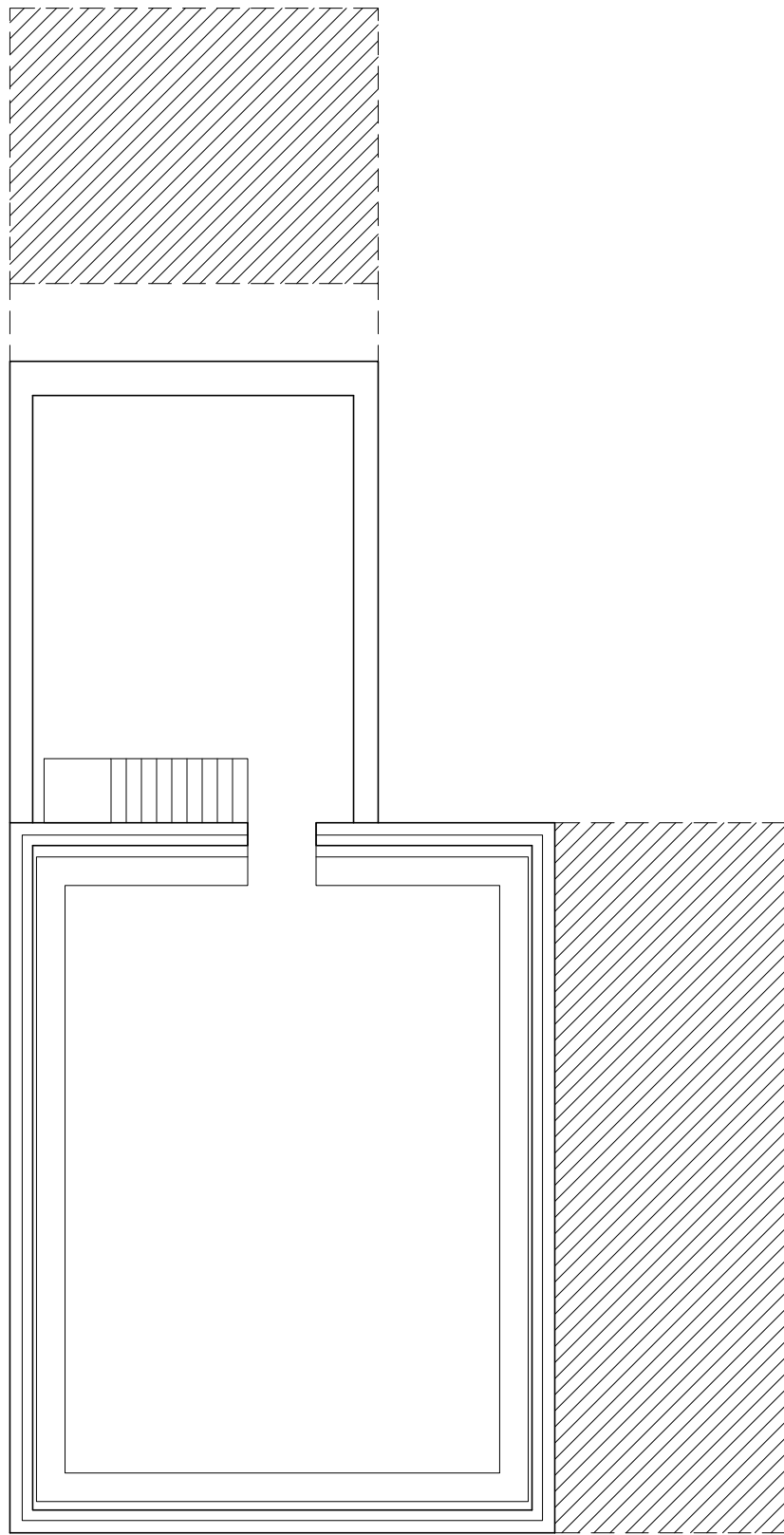
RIGHT SIDE ELEVATION
1/8" = 1'-0"



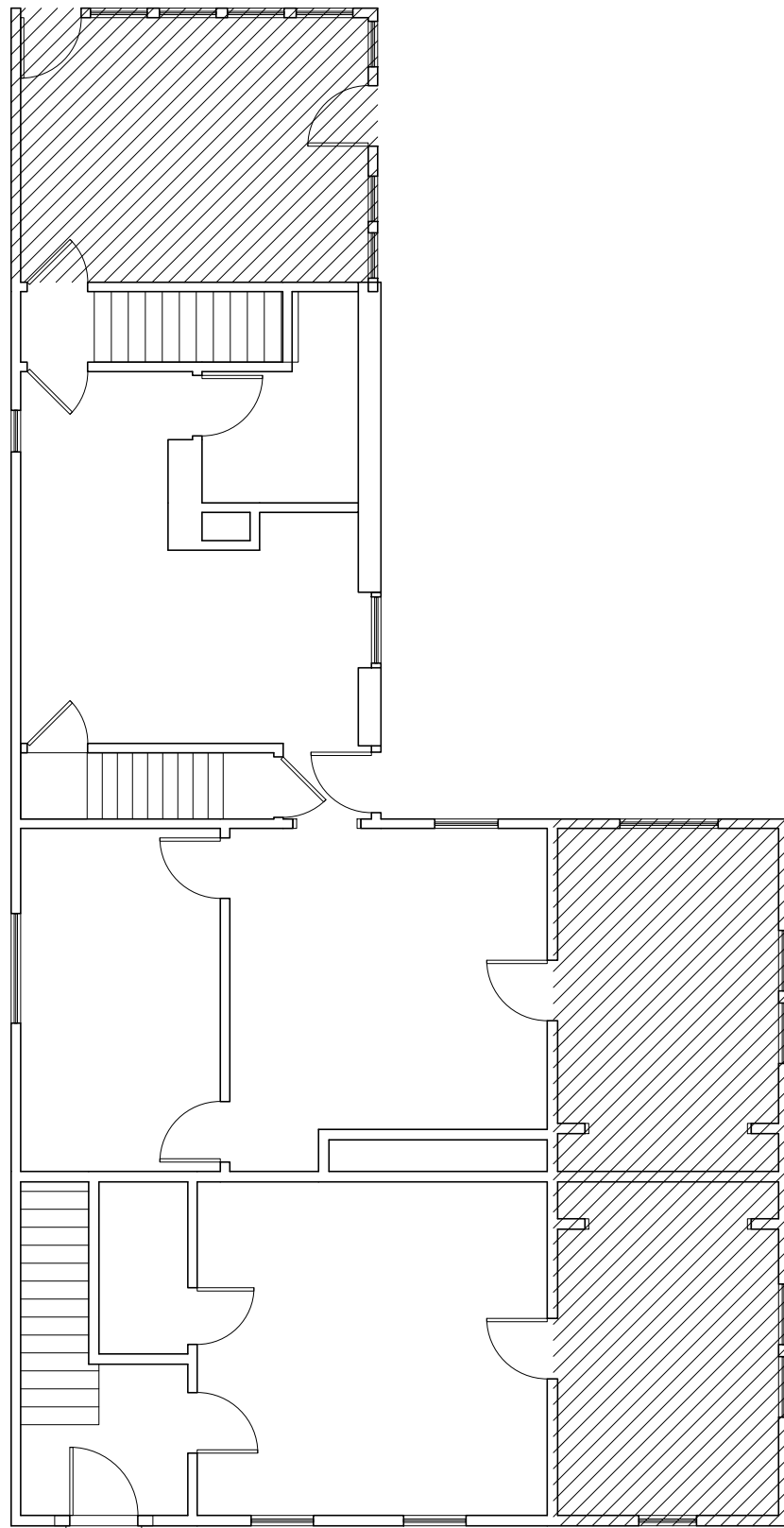
LEFT SIDE ELEVATION
1/8" = 1'-0"



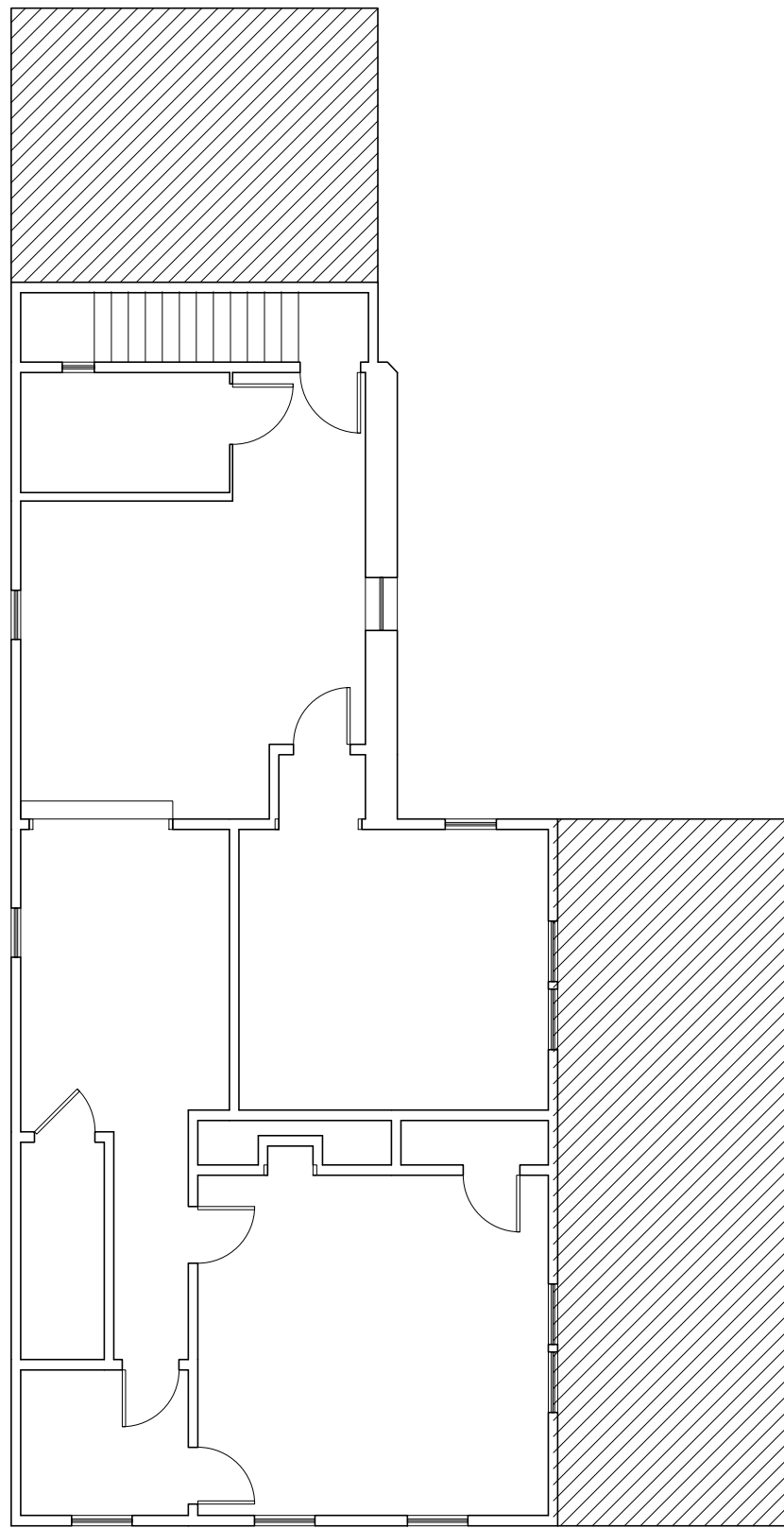
REAR ELEVATION
1/8" = 1'-0"



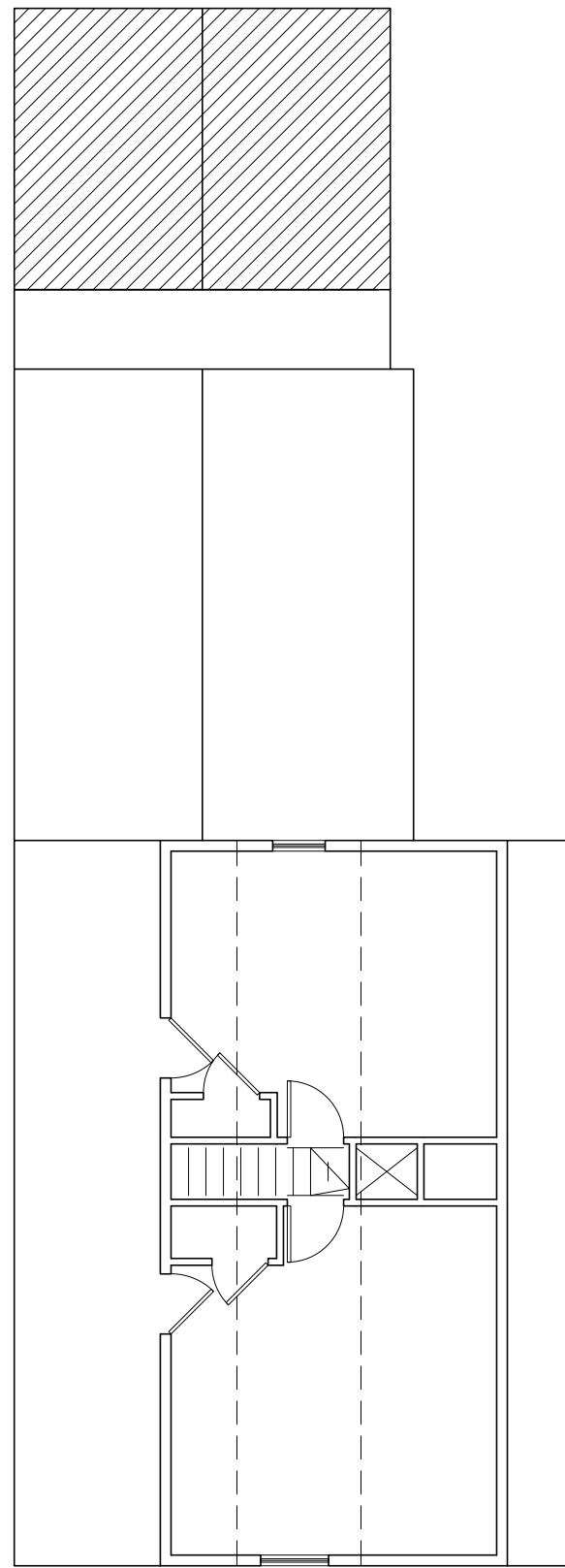
BASEMENT PLAN
1/8" = 1'-0"



FIRST FLOOR PLAN
1/8" = 1'-0"



SECOND FLOOR PLAN
1/8" = 1'-0"



ATTIC PLAN
1/8" = 1'-0"

Project Title:

165 FRANKLIN STREET
ARLINGTON, MA

Drawing Title:

EXISTING CONDITIONS:
PLANS AND ELEVATIONS

Project #

22028

Drawn By:

EE

Reviewed By:

JFR

Scale:

1/8" = 1'-0"

Date:

9JAN24

Drawing #:

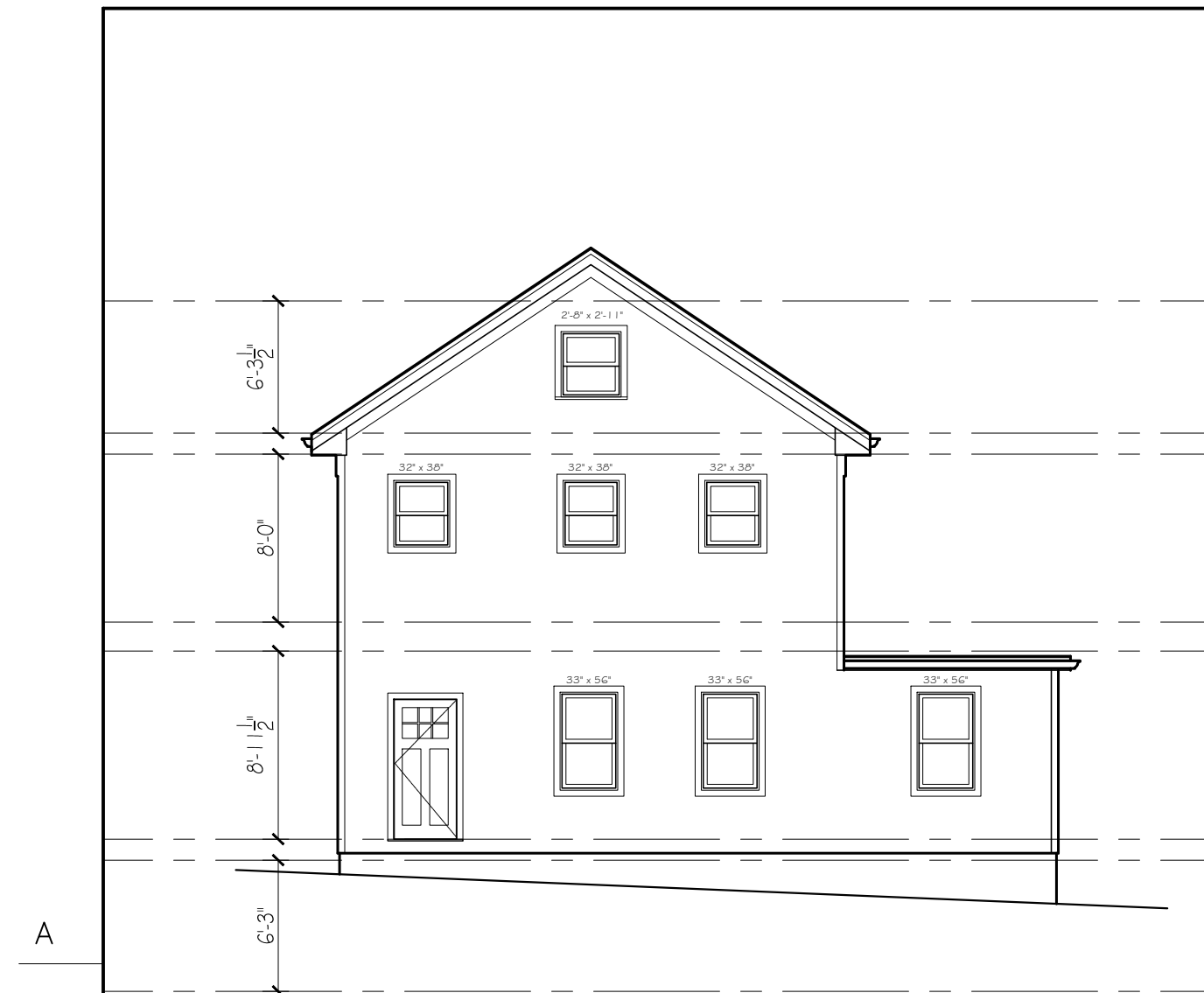
EX1.1

BASEMENT PLAN
1/8" = 1'-0"

FIRST FLOOR PLAN
1/8" = 1'-0"

SECOND FLOOR PLAN
1/8" = 1'-0"

ATTIC PLAN
1/8" = 1'-0"



EXISTING FRONT ELEVATION
1/8" = 1'-0"



PROPOSED FRONT ELEVATION
1/8" = 1'-0"



EXISTING REAR ELEVATION
1/8" = 1'-0"



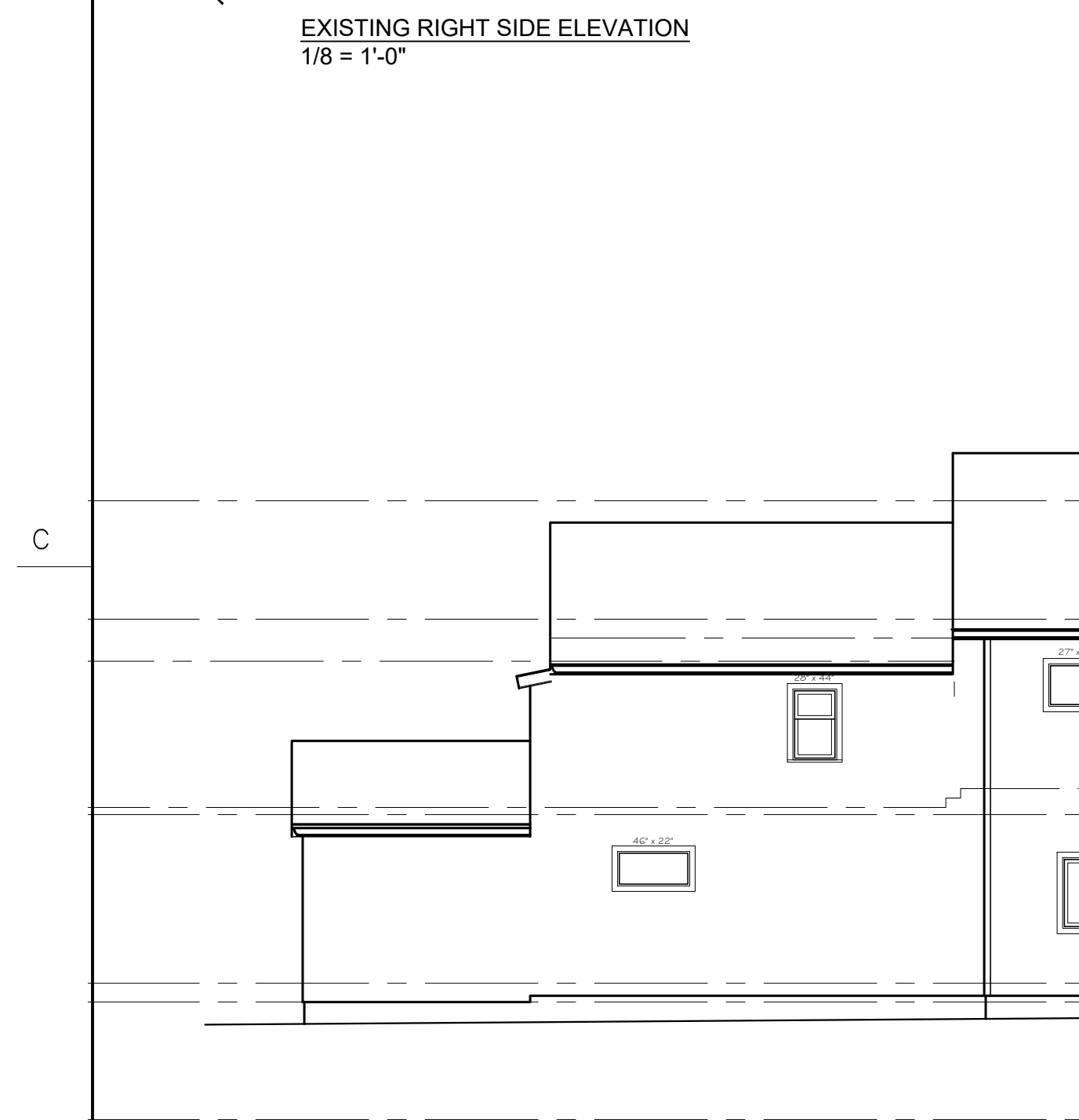
PROPOSED REAR ELEVATION
1/8" = 1'-0"



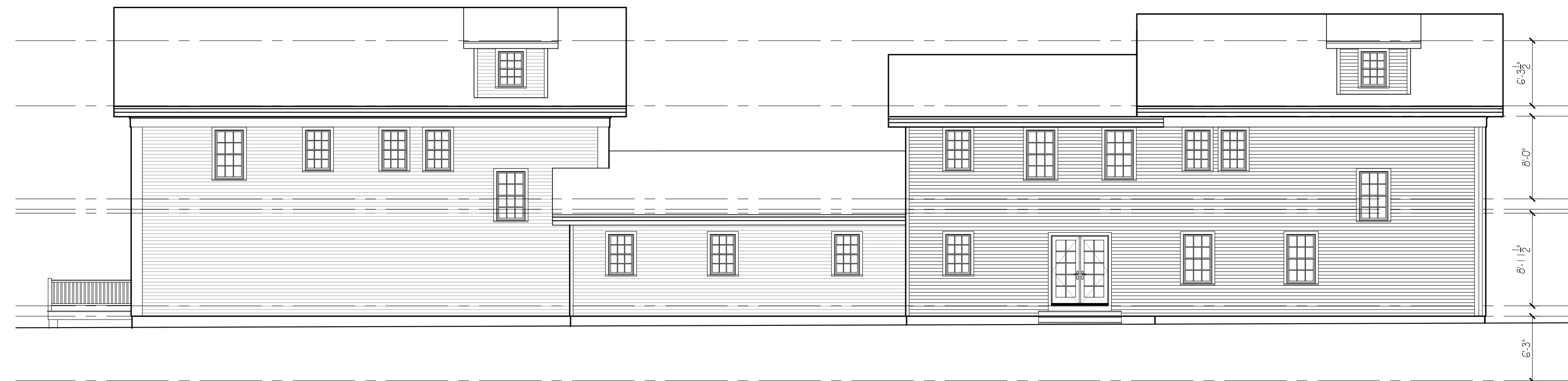
EXISTING RIGHT SIDE ELEVATION
1/8 = 1'-0"



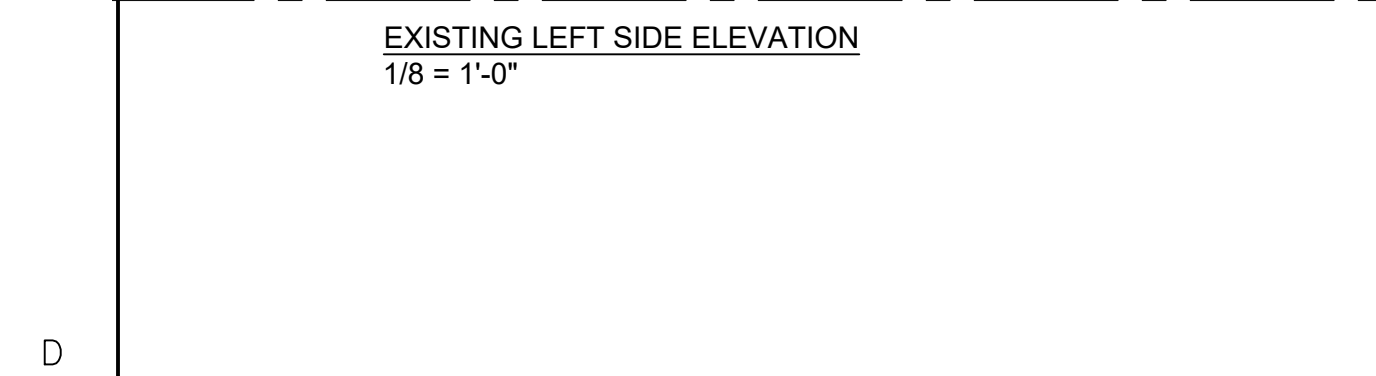
PROPOSED RIGHT SIDE ELEVATION
1/8" = 1'-0"



EXISTING LEFT SIDE ELEVATION
1/8 = 1'-0"



PROPOSED LEFT SIDE ELEVATION
1/8" = 1'-0"



A

B

C

D



PROPOSED FRONT ELEVATION
1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION
3/16" = 1'-0"

Project Title:

165 FRANKLIN STREET
ARLINGTON, MA

Drawing Title:

PROPOSED RENOVATIONS:
EXTERIOR ELEVATIONS

Project #

22028

Drawn By:

EE

Reviewed By:

JFR

Scale:

1/8" = 1'-0"

Date:

9JAN24

Drawing #:

SD2.1



D

B Mangrum <benjamin.mangrum@gmail.com>

To:ZBA

Mon 2/12/2024 9:33 PM

Hello,

I am writing to express opposition to the petition for a special permit to alter the property located at 165 Franklin Street. My name is Ben Mangrum, and I live at 37 Hamlet Street, which abuts the property in question.

Please forgive the length of this email, but I believe there are several reasons that the Zoning Board of Appeals should not grant the developer's petition. I outline these reasons as follows:

1. I am aware that bylaw 5.4.2.B.6 states that no alteration above 750 square feet or 50% or more of the building's gross floor area should be permitted unless the alteration is (a) within the existing foundation, or (b) the alteration is in harmony with other structures and uses in the vicinity. The developer's plan obviously does not stay within the existing foundation. Therefore, the only allowable justification for such a large addition would be if the large addition were harmonious with other properties in the area. As a resident in an abutting property, I can attest that the proposed addition would not be harmonious with my property or my neighbors' homes. There is no home in the vicinity that resembles the proposed alteration in size (gross floor area), look, or layout across the property line.
2. The developer's petition claims "the use remains a 2 family residence" and the "character of the structure will be similar to that of detached single family structures in the vicinity." This explanation contradicts the rationale for a large addition while also being misleading in its characterization of the structures in the vicinity.
 1. If the existing structure is already divided into a two-family home, why does the neighborhood need a large addition to allow for a second family to live on the property? Two families can already live at 165-167 Franklin Street in the current size and structure of the property. The only reason for the large addition is the developer's profit, and the Town Bylaws do not allow for profit as an adequate justification for a large addition.
 2. The developer's justification is also misleading because the large addition would not be continuous with prior use. In the "Dimensional and Parking Information" of the developer's petition (p.63 of the Agenda Meeting document), the developer implies that there were 2 dwelling units and the large addition would be consistent with this prior use. However, the previous owner only had one structure divided into a two-family dwelling, so the implication that the large addition is consistent with the prior land use is misleading. This is a second structure for dwelling; no other nearby properties include a second structure of this kind. I plead with the Zoning Board to notice the developer's misleading representation of the addition.
3. Perhaps there is a technicality in which the proposed addition stays within the letter of the bylaws in terms of being a single continuous structure. I am not a lawyer, so I cannot speak to the letter of the law. However, the proposed addition obviously breaks with the *spirit* of the bylaws. Having a second dwelling structure connected by only a garage would be a total rupture from the kinds of structures in the neighborhood. I cannot believe that either the Town as a people or the Bylaws as the expression of our local government envisioned such a proposed alteration as a permissible land use, much less as a justification for a large addition.
4. The proposed addition would also be an aesthetic eye sore. It would mar the historic character of the surrounding homes.
5. I moved to 37 Hamlet Street in July 2022. I moved into my new home with the expectation that my backyard would overlook my neighbor's backyard, as was the case with the previous owner. I have attached pictures that show the current view from my backyard. The developer's plan would ruin this view by erecting a 2 or 2.5 story structure. The negative consequences of this large addition for my property include:

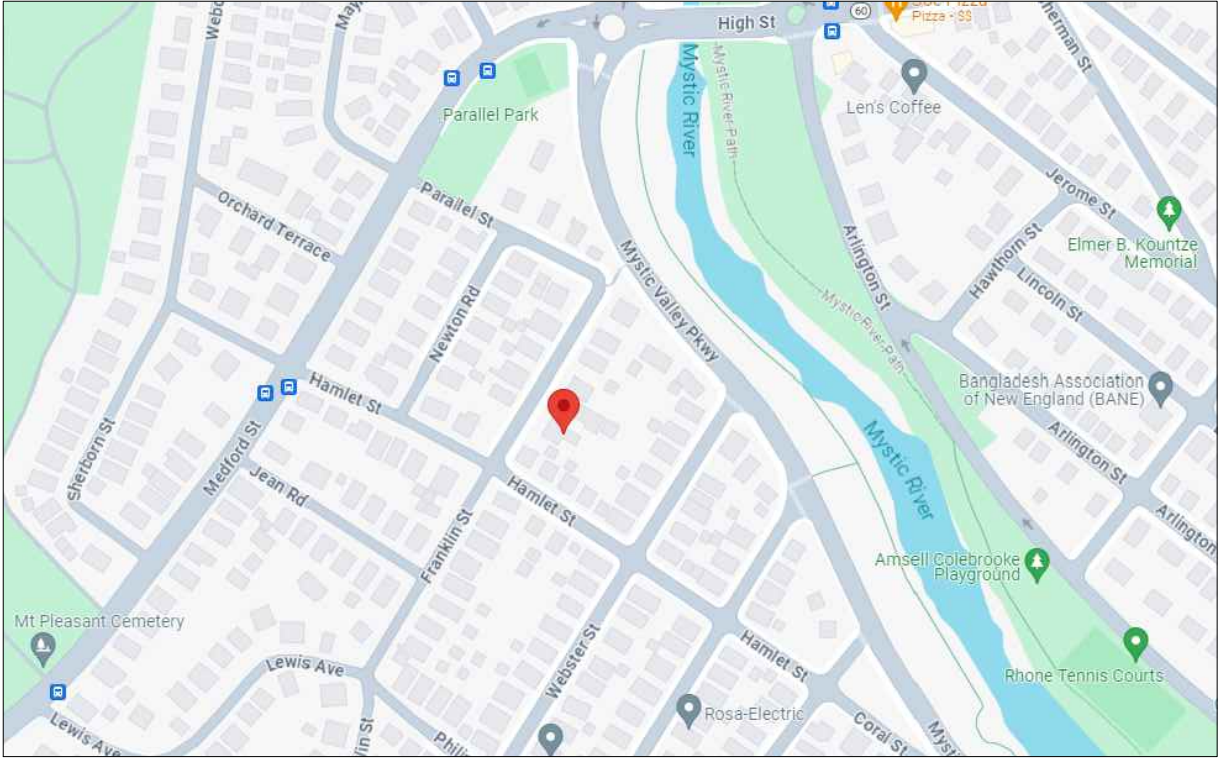
1. My children would be visible from the windows of this second dwelling structure as they play in my yard.
2. I would not be able to see sky and trees as I currently do.
3. Rather than seeing sky and trees, I would look from my window to see a 2 or 2.5-story dwelling that I had no reason to expect the town would allow to be built when I purchased my home a year and a half ago. Permitting this large addition would fundamentally change the way I experience my new home.
6. I also worry that the large addition would create noise, light, and other nuisances that would change the character of the neighborhood. How will the proposed large addition provide light to its driveway and front yard? The light would by necessity shine into the backyards and windows of the abutting properties, particularly those on Hamlet Street. Having a second family live in the backside of the lot at 165 Franklin St would be completely incongruous with the neighborhood and create new, unnecessary conflicts between neighbors. Again, this conflict would mar the character of the neighborhood, but it would inevitable because of the design of the proposed large addition.
7. Currently, the driveway at 165 Franklin does not extend to my back fence. Allowing the developer to extend the driveway and build a large addition would create noise, carlights, and other disturbances that would betray the land use I had good reason to expect when purchasing the home in 2022. How would the residents of the second home get to their front doors on the backside of the property? They would need to use an extended driveway that would be adjacent to my backyard. If approved, the petition would mean that my backyard would be beset by lights, noise, car traffic, and I would also suffer a substantial loss of privacy.
8. Although the lot is long and narrow, this shape does not mean that square footage of living space should run the length of that property. Property shape is not in itself a license to build. Just as a profit-motive is not listed in the Bylaws as an adequate justification for a large addition, it is also the case that “because there’s space” is not an adequate justification. Allowing the large addition would only benefit the corporate developer, who doesn’t live in the neighborhood.
9. The large addition does not address the need for more housing in Arlington. Because the current structure at 165 Franklin Street already allows for two families, extending the habitable structure (i.e. square feet of living space) by more than double would not allow for *more families* to move to Arlington. It would only allow the developer to make more profit off the sale of the property.
10. The large addition would not bring more affordable housing to Arlington. In fact, the large square footage created would be more *unaffordable* for families of modest income. Preserving the historic character of the current structure on the property is more likely to provide an affordable home for two families.
11. Finally, I would like to reject the implication in the developer’s petition that this large addition might benefit the abutting properties. How? It will not increase our property values, because the resale of our homes will be marred by the view of a 2 or 2.5 story second structure from our backyard. Again, the proposed large addition only benefits the developer, who does not have the right (according to Town Bylaws) to make such a large addition unless it is harmonious with the vicinity. And as I have shown in the points above, the large addition is not harmonious with the neighborhood.

Thank you for considering these points. Kind regards,

Ben Mangrum







PROJECT LOCATION:
165 FRANKLIN ST.
ARLINGTON, MA
ZONING DISTRICT R2- TWO- FAMILY

STRUCTURAL NOTES: ARLINGTON, MA LOADS, PER 780 CMR:
LIVE LOADS 30lb.s/SF (BEDROOMS)
40lb.s/SF (OTHER ROOMS)
GROUND SNOW LOAD 40lb.s/SF
WIND LOAD 127MPH

LIST OF DRAWINGS	
	PERMIT SET
ISSUED	MAR. 6, 2024
COVER	●
Z0.1 ZONING INFORMATION	●
Z0.2 ZONING INFORMATION	●
SURVEY	●
EX1.1 EXISTING CONDITIONS: PLANS	●
EX1.2 EXISTING CONDITIONS: PLANS	●
EX2.1 EXISTING CONDITIONS: ELEVATIONS	●
A1.1 PROPOSED PLANS	●
A1.2 PROPOSED PLANS	●
A1.3 PROPOSED PLANS	●
A1.4 PROPOSED PLANS	●
A1.5 PROPOSED PLANS	●
A1.6 PROPOSED PLANS	●
A2.1 PROPOSED ELEVATIONS	●
A3.1 PROPOSED BUILDING DETAILS	●

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT: 780 CMR (2021 IECC)

Building Envelope- Climate Zone 5 Group R	R402.1.3
Roofs	
Attic and other	R-60
Walls, Above Grade	
Wood framed & other	R-20+5
Walls, Below Grade	
Crawlspace Walls	R-15/19
Basement Walls	R-15/19
Floors	
Joist/Framing	R-30
Slab Floors	
Unheated slabs	R-10 for 48 in.
Glazed Fenestration	
Fenestration U- Factor	U-0.30
Skylights	U-0.55
Glazed	U-0.40

LR Designs

DESIGNERS, ARCHITECTS, DEVELOPERS, ADVISORS

165 FRANKLIN STREET
SUITE 5
ARLINGTON, MA 02159
(617) 563-2119
LRDESIGNSONLINE.COM

Project Title:

165 Franklin Street
Arlington, MA

Drawing Title:

PROJECT INFORMATION

Revisions:

#	Description	date

Project #

23057

Scale:

1/8" = 1'-0"

Date:

07MAR24

Drawing #

COVER

WEBSTER STREET

HAMLET STREET

FRANKLIN STREET

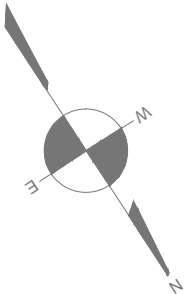


FIGURE GROUND DIAGRAM
1"= 30'-0"

L.R. Designs

DESIGNERS, ARCHITECTS, DEVELOPMENT ADVISORS

165 FRANKLIN STREET

SUITE 5

ARLINGTON, MA 02159

978.268.2119

LRDESIGNSONLINE.COM

Project Title:

165 Franklin Street
Arlington, MA

Drawing Title:

ZONING INFORMATION

Revisions:		
#	Description	date

Project #

23057

Scale:

1/8" = 1'-0"

Date:

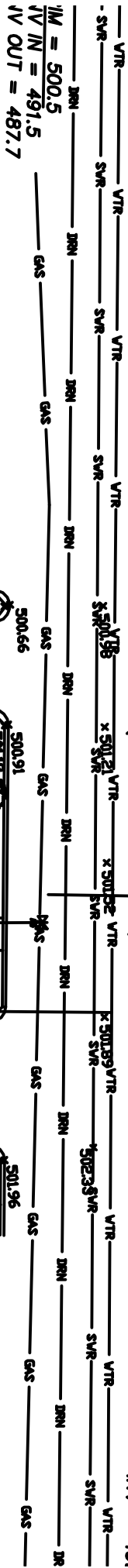
07MAR24

Drawing #

Z0.2

FRANKLIN (A PUBLIC WAY) STREET

RIM = 50
INV = 49.



BENCHMARK =
MAG NAIL SET IN POLE
ELEV. = 502.3' (ASSUMED)

No. 49 HAMLET ST.
N/F
JOHN DUMAS &
JOHN LAFALCI
BK 40214; PG 231

No. 45 HAMLET ST.
N/F
DIANA APETAUROVA
BK 72611; PG 382

No. 41 HAMLET ST.
N/F
JOHN & SUSAN
DONNELLY
BK 21239; PG 92

No. 37 HAMLET ST.
N/F
ASHLEY & BENJAMIN
MANGRUM
BK 80369; PG 160

No. 132 - 134 WEBSTER ST.
N/F
132 - 134 WEBSTER STREET
CONDOMINIUM
BK 55629; PG 566

No. 136 - 138 WEBSTER ST.
N/F
136 - 138 WEBSTER STREET
CONDOMINIUM
BK 67582; PG 562

No. 169 - 171 FRANKLIN ST.
N/F
169 - 171 FRANKLIN STREET
CONDOMINIUM
BK 46970; PG 502

LOT AREA
11,088± s.f

SHED

PATIO

DECK

No. 165 - 167
2 1/2 STORY
W/F

GARDEN
AREA

S56°18'59"E

N56°18'59"E

N33°41'01"E

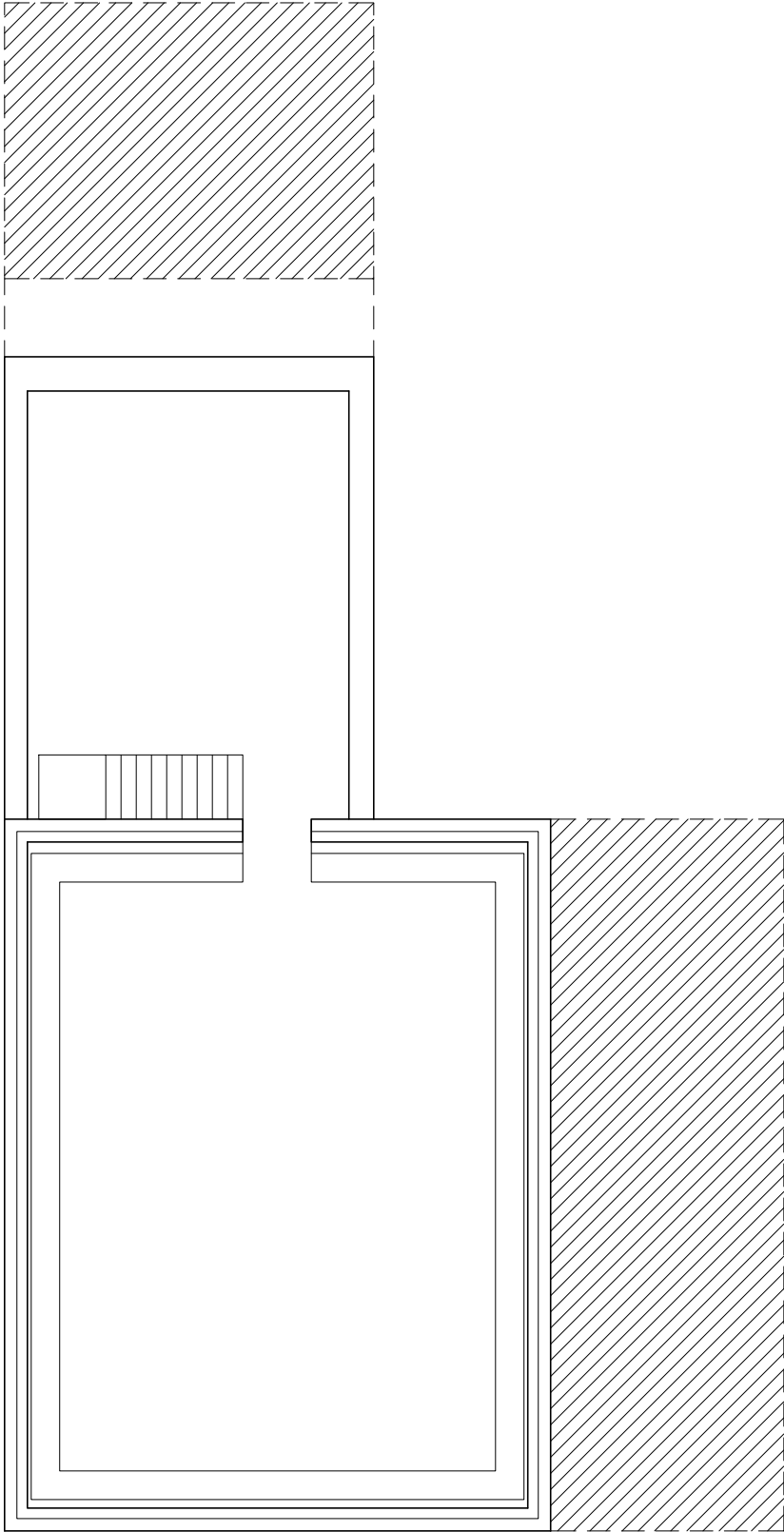


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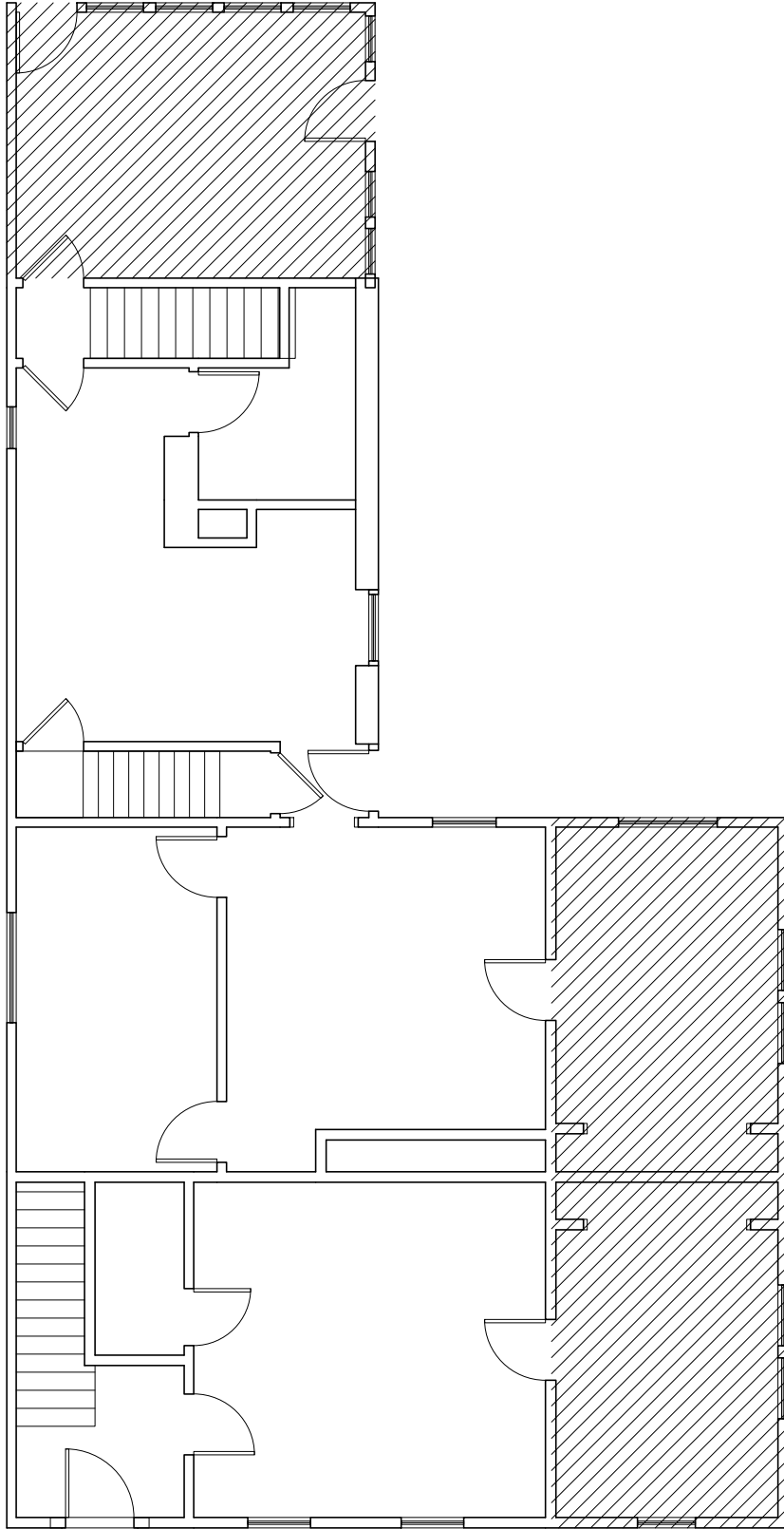
B

C

D



BASEMENT PLAN
1/8" = 1'-0"



FIRST FLOOR PLAN
1/8" = 1'-0"

L.R. Designs

DESIGNERS, ARCHITECTS, DEVELOPMENT ADVISORS

165 FRANKLIN STREET
SUITE 5
ARLINGTON, MA 02159
617.568.2119
LRDESIGNSONLINE.COM

Project Title:

165 Franklin Street
Arlington, MA

Drawing Title:

EXISTING CONDITIONS:
FLOOR PLANS

Revisions:		
#	Description	date

Project #

23057

Scale:

1/8" = 1'-0"

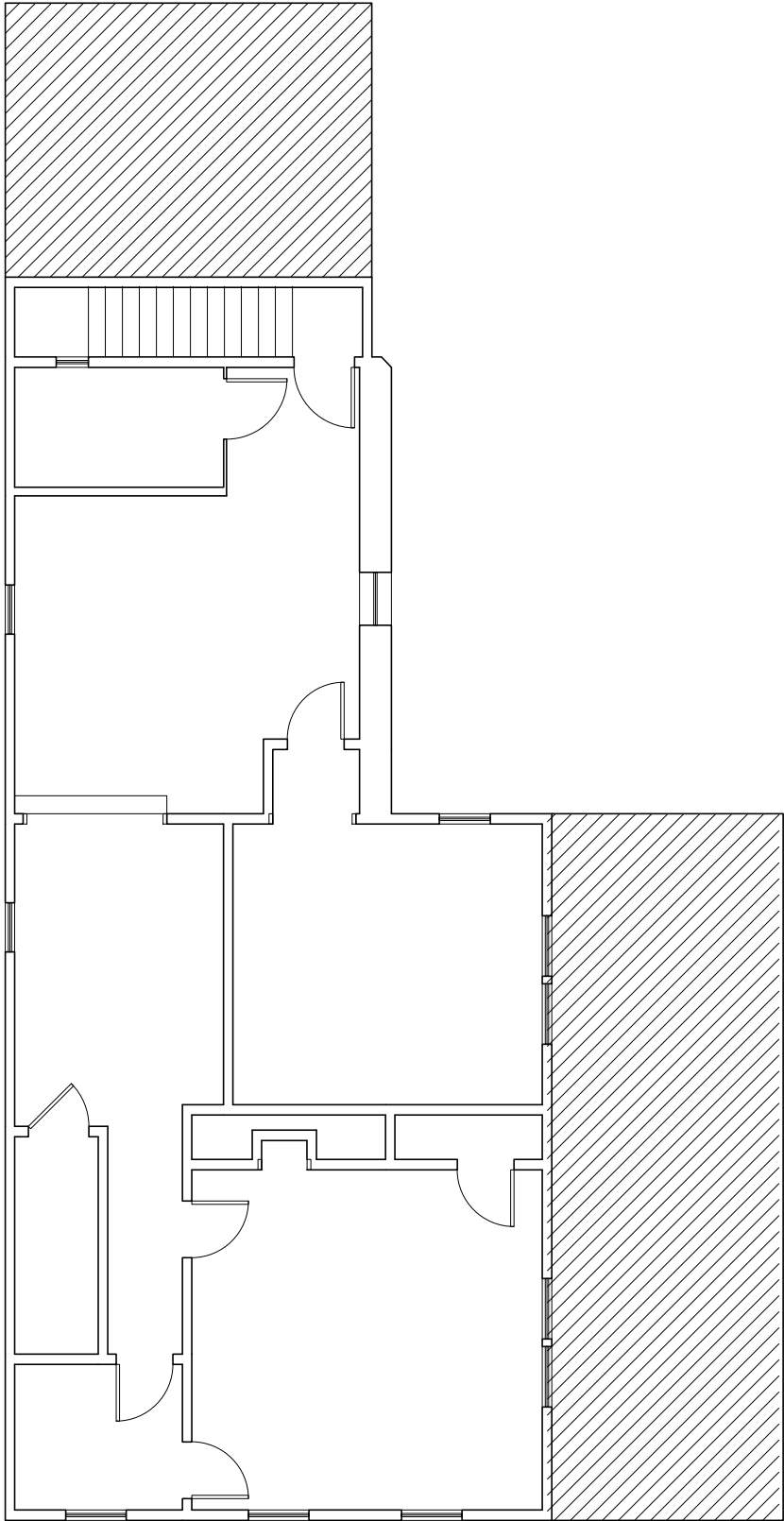
Date:

07MAR24

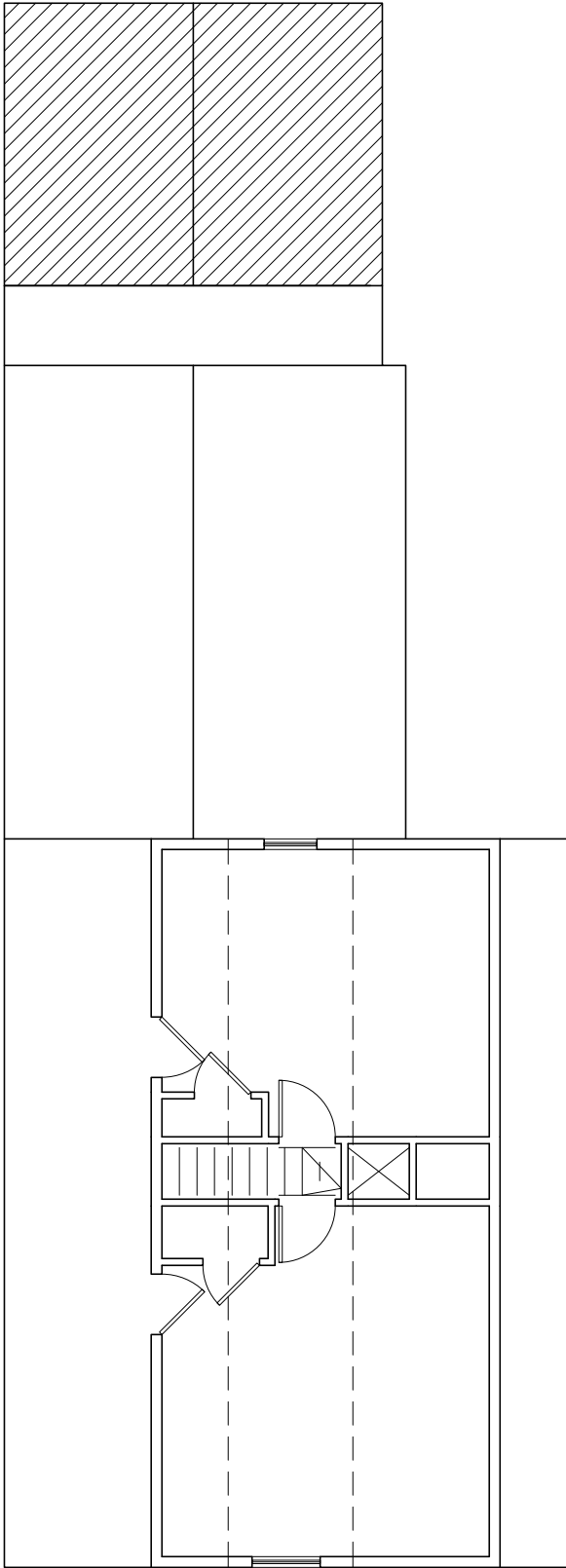
Drawing #

EX1.1


A
B
C
D



SECOND FLOOR PLAN
1/8" = 1'-0"



ATTIC PLAN
1/8" = 1'-0"



DESIGNERS, ARCHITECTS, DEVELOPMENT ADVISORS

165 FRANKLIN STREET
SUITE 5
ARLINGTON, MA 02159
617.568.2119
LRDESIGNSONLINE.COM

Project Title:

165 Franklin Street
Arlington, MA

Drawing Title:

EXISTING CONDITIONS:
FLOOR PLANS

Revisions:

#	Description	date

Project #

23057

Scale:

1/8" = 1'-0"

Date:

07MAR24

Drawing #

EX1.2



L.R. Designs
DESIGNERS, ARCHITECTS, DEVELOPERS, ADVISORS
165 FRANKLIN STREET
SUITE 5
ARLINGTON, MA 02153
978.263.2119
LRDESIGNS@GMAIL.COM

Project Title:

165 Franklin Street
Arlington, MA

Drawing Title:

EXISTING CONDITIONS:
EXTERIOR ELEVATIONS

Revisions:

#	Description	date

Project #

23057

Scale:

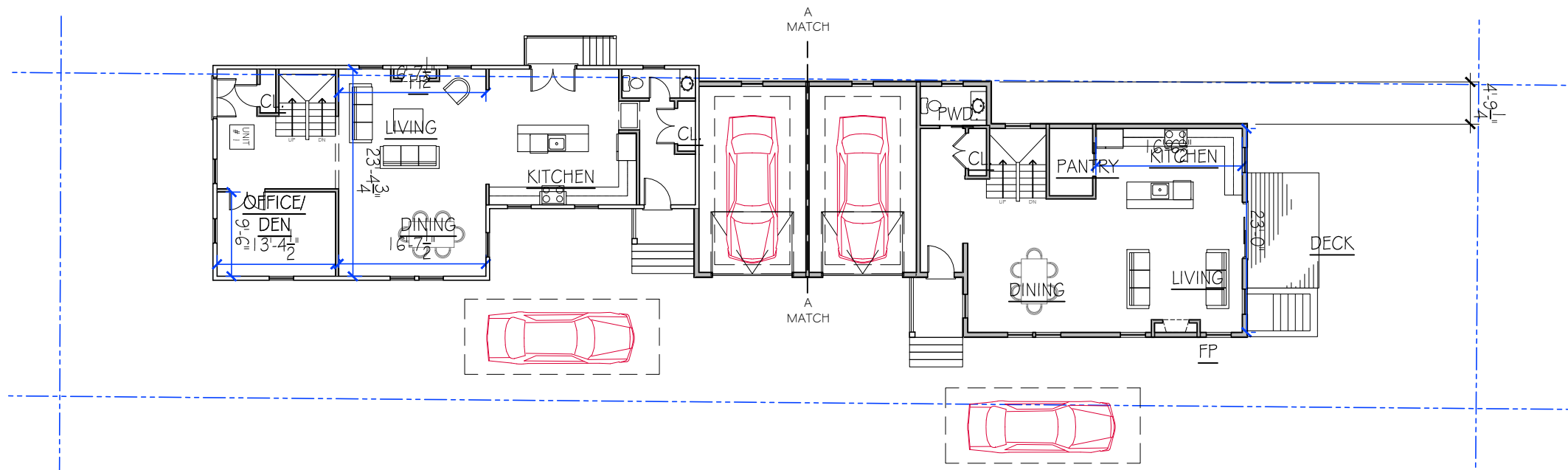
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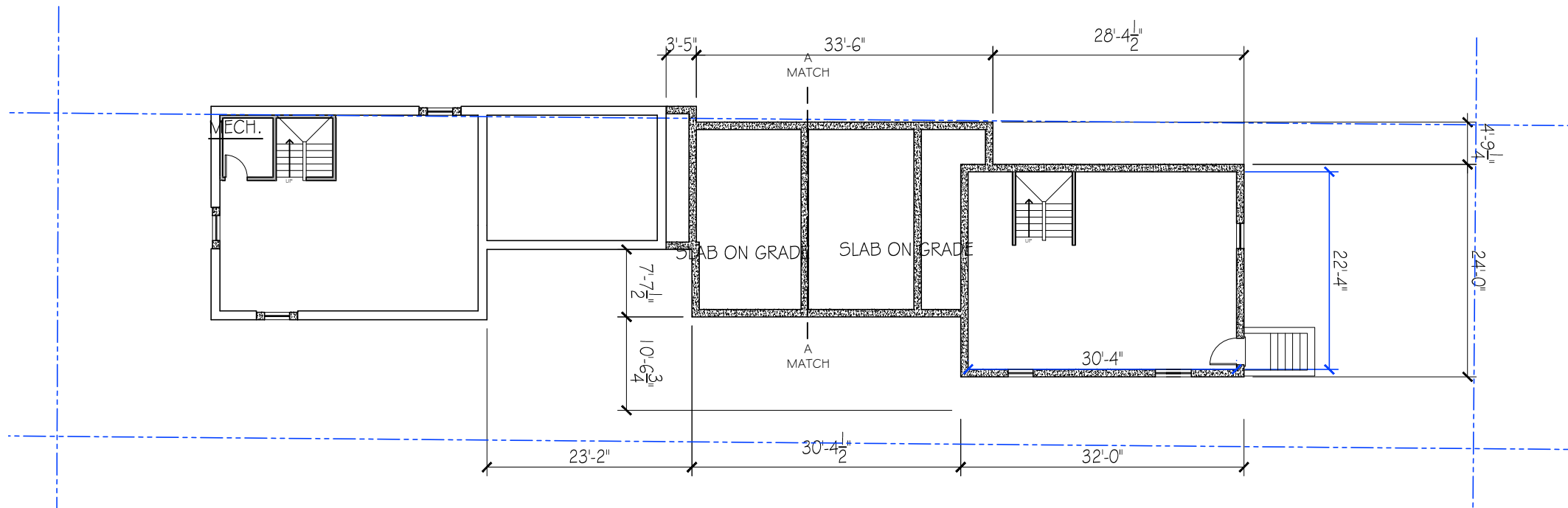
07MAR24

Drawing #

EX2.1



FIRST FLOOR PLAN
1/16" = 1'-0"



BASEMENT PLAN
1/16" = 1'-0"

Revisions:		
#	Description	date

Project #
23057

Scale:
1/8" = 1'-0"

Date:
07MAR24

Drawing #
A1.1

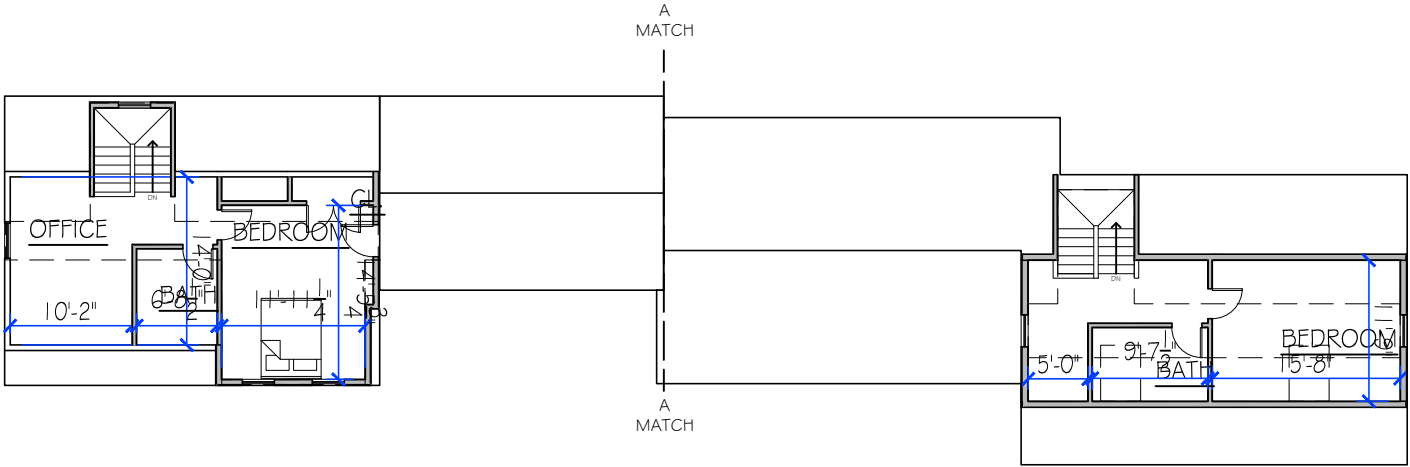
A

B

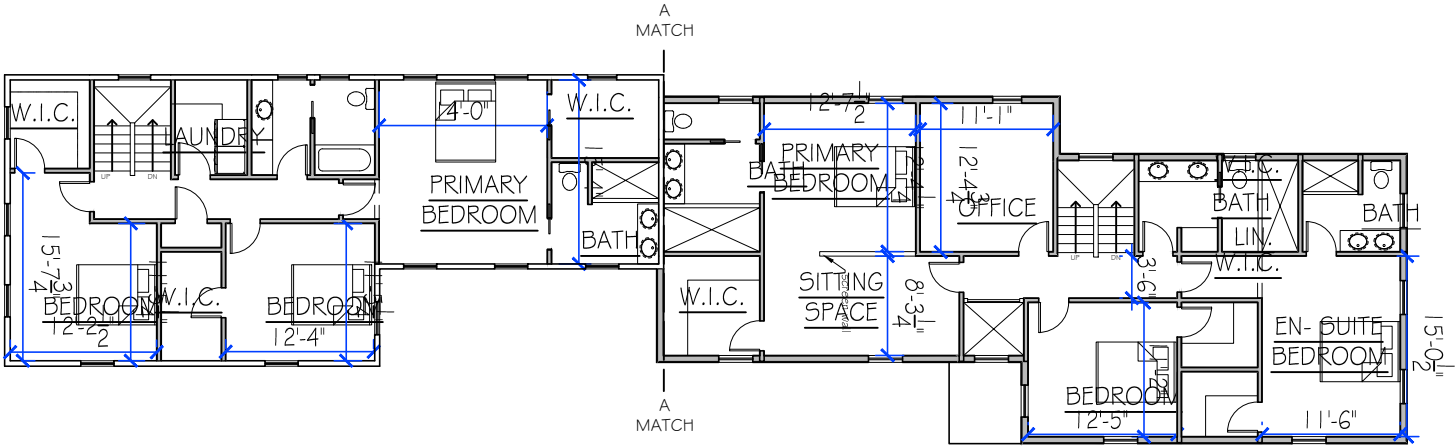
C

D

ATTIC PLAN
1/16" = 1'-0"



SECOND FLOOR PLAN
1/16" = 1'-0"



- LEGEND**
- 1 HOUR RATED ASSEMBLY
 - PROPOSED NEW WALL
 - 1 HOUR RATED EXTERIOR WALL BASED ON UL V340
 - SMOKE/CARBON MONOXIDE DETECTOR
 - SMOKE DETECTOR
 - HEAT DETECTOR

NOTE ON DIMENSIONS:
DIMENSIONS ARE FROM FACE OF NEW
FRAMING, UNLESS OTHERWISE NOTED.

Project Title:
**165 Franklin Street
Arlington, MA**

Drawing Title:
**PROPOSED RENOVATIONS:
FLOOR PLANS**

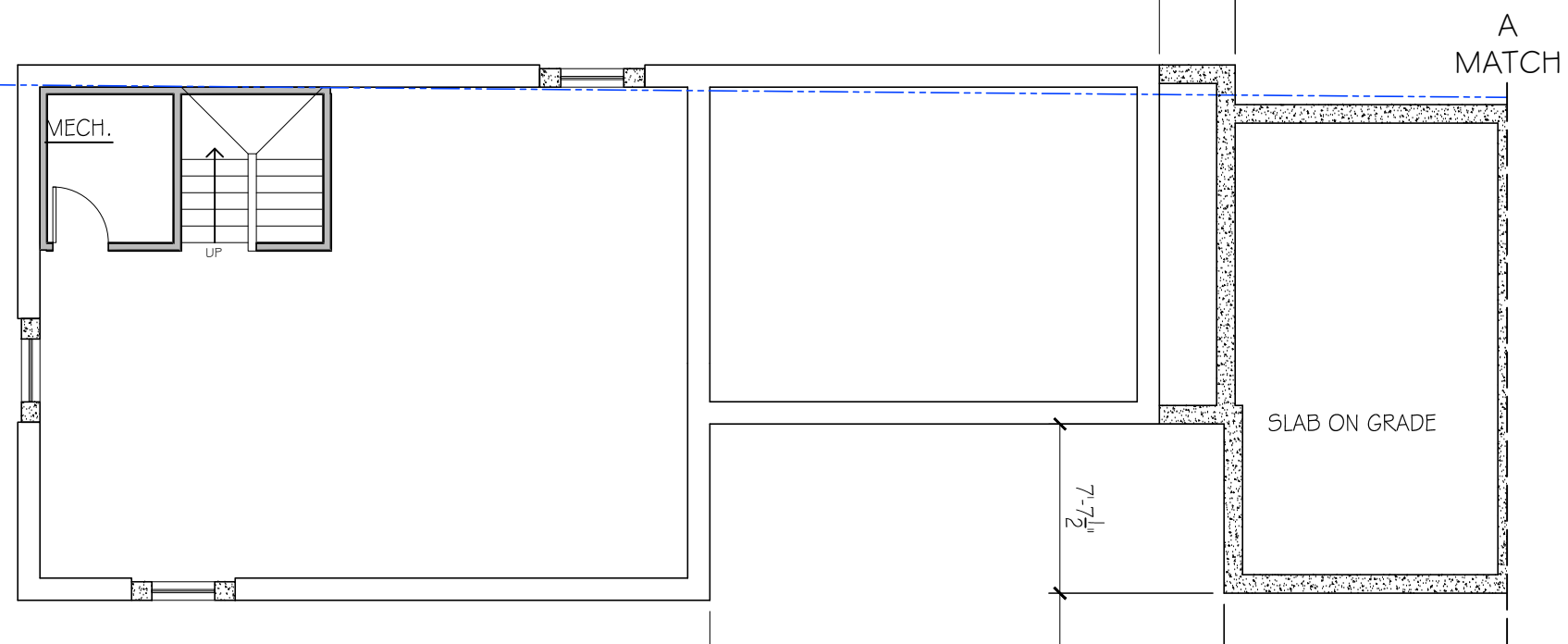
Revisions:		
#	Description	date

Project #
23057

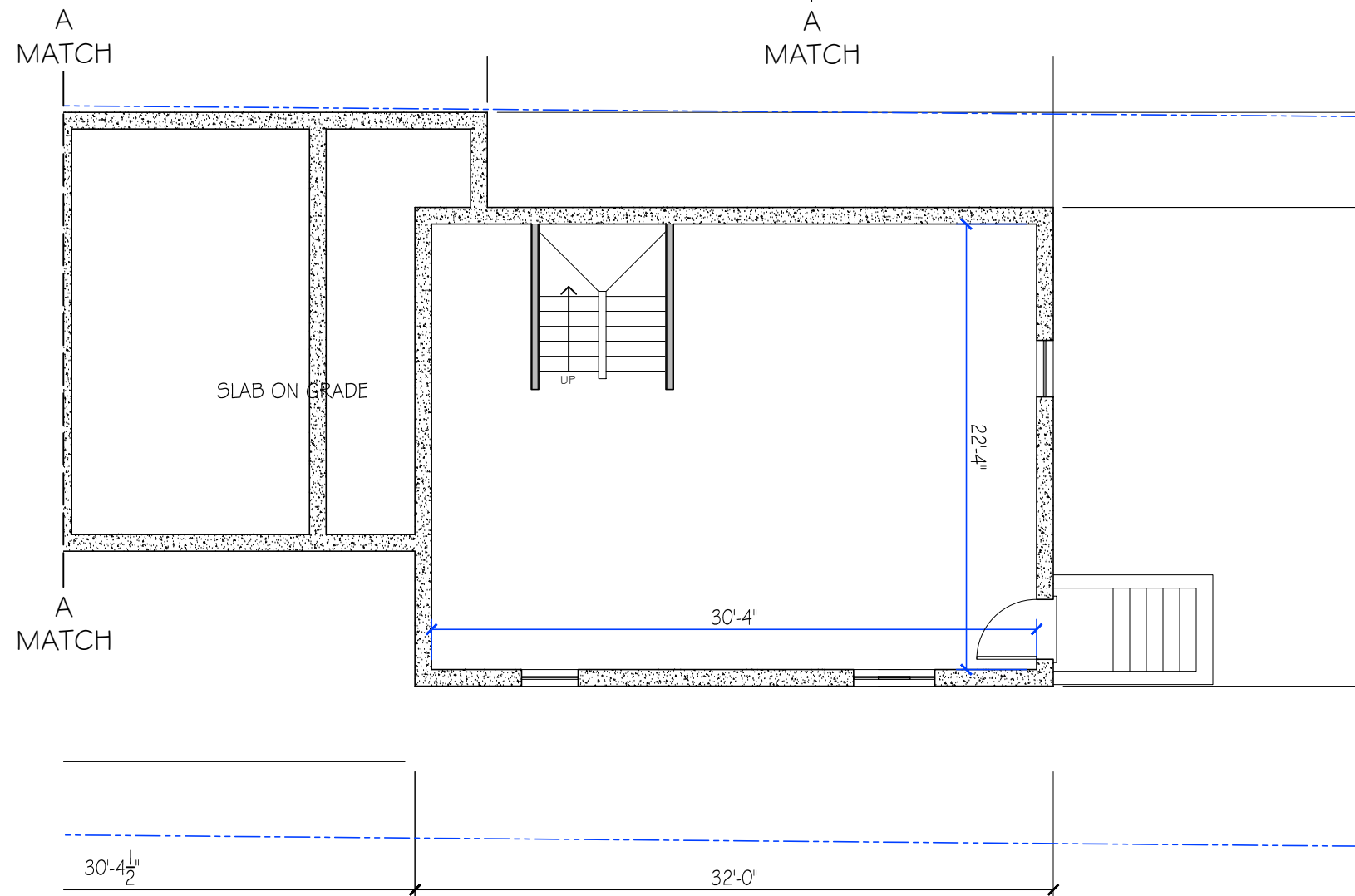
Scale:
1/8" = 1'-0"

Date:
07MAR24

Drawing #
A1.2



BASEMENT PLAN
1/16" = 1'-0"



90 of 168

LEGEND

- I HOUR RATED ASSEMBLY
- ▬ PROPOSED NEW WALL
- ▬ I HOUR RATED EXTERIOR WALL BASED ON UL V340
- (S/C) SMOKE/CARBON MONOXIDE DETECTOR
- (S) SMOKE DETECTOR
- (HD) HEAT DETECTOR

NOTE ON DIMENSIONS:
DIMENSIONS ARE FROM FACE OF NEW
FRAMING, UNLESS OTHERWISE NOTED.

L.R. Designs
DESIGNERS, ARCHITECTS, DEVELOPMENT ADVISORS

64 ALGONQUY STREET
SUITE 5
CAMBRIDGE, MA 02195
617.262.4110
L.R.DESIGNS.COM

165 Franklin Street
Arlington, MA

Drawing Title:

**PROPOSED RENOVATIONS:
FLOOR PLANS**

[illegible]

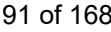
Project #	23057
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Scale: $1/8" = 1'-0"$

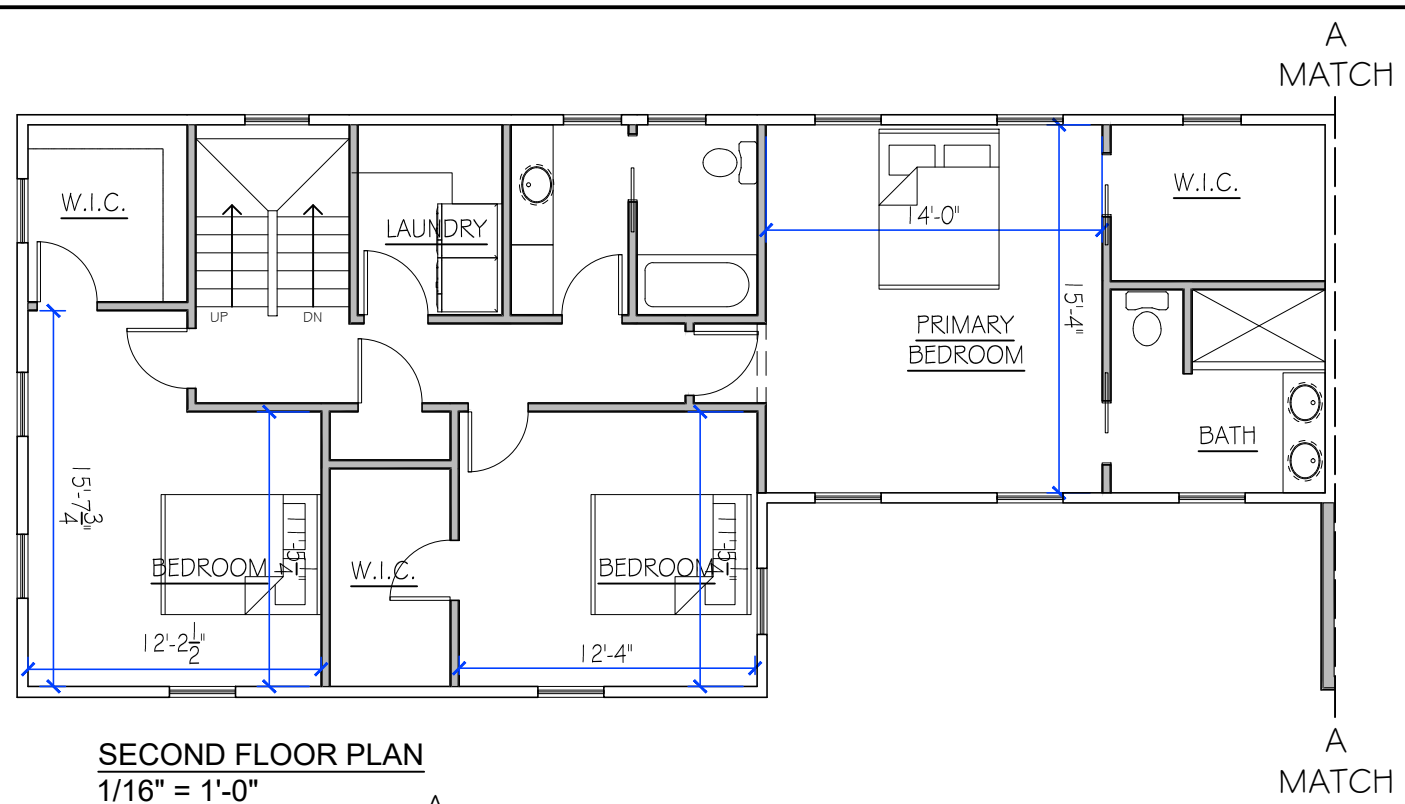
Date: 07MAR24

Drawing #

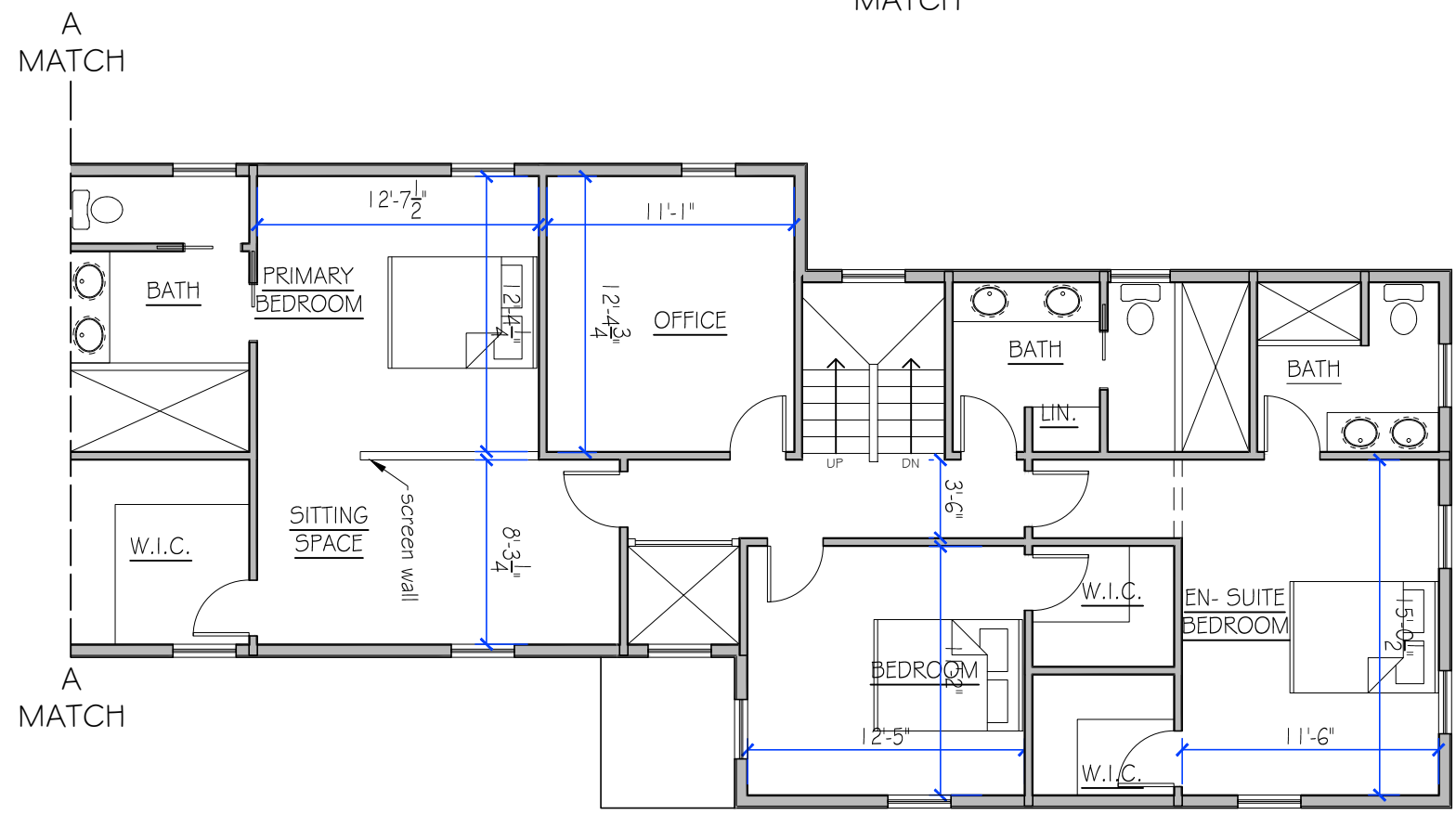
A1.1



A
B
C
D



SECOND FLOOR PLAN
1/16" = 1'-0"



LEGEND

- 1 HOUR RATED ASSEMBLY
- PROPOSED NEW WALL
- 1 HOUR RATED EXTERIOR WALL BASED ON UL V340
- SMOKE/CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- HEAT DETECTOR

NOTE ON DIMENSIONS:
DIMENSIONS ARE FROM FACE OF NEW FRAMING, UNLESS OTHERWISE NOTED.

DESIGNERS, ARCHITECTS, DEVELOPMENT ADVISORS

165 Franklin Street
Arlington, MA

Project Title:

PROPOSED RENOVATIONS:
FLOOR PLANS

Revisions:		
#	Description	date

Project # 23057

Scale: 1/8" = 1'-0"

Date: 07MAR24

Drawing # A1.2A

A



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D



94 of 168

A



C

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9



LK Designs
DESIGNERS, ARCHITECTS, DEVELOPMENT ADVISORS

6A ALLISON STREET
SUITE 5
CAMBRIDGE, MA 02129
617.283.4100
LKDESIGNS.COM

Drawing Title:

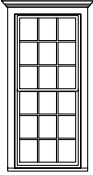
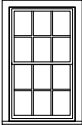
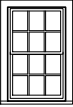

Revisions:		
#	Description	date

Project #	23057
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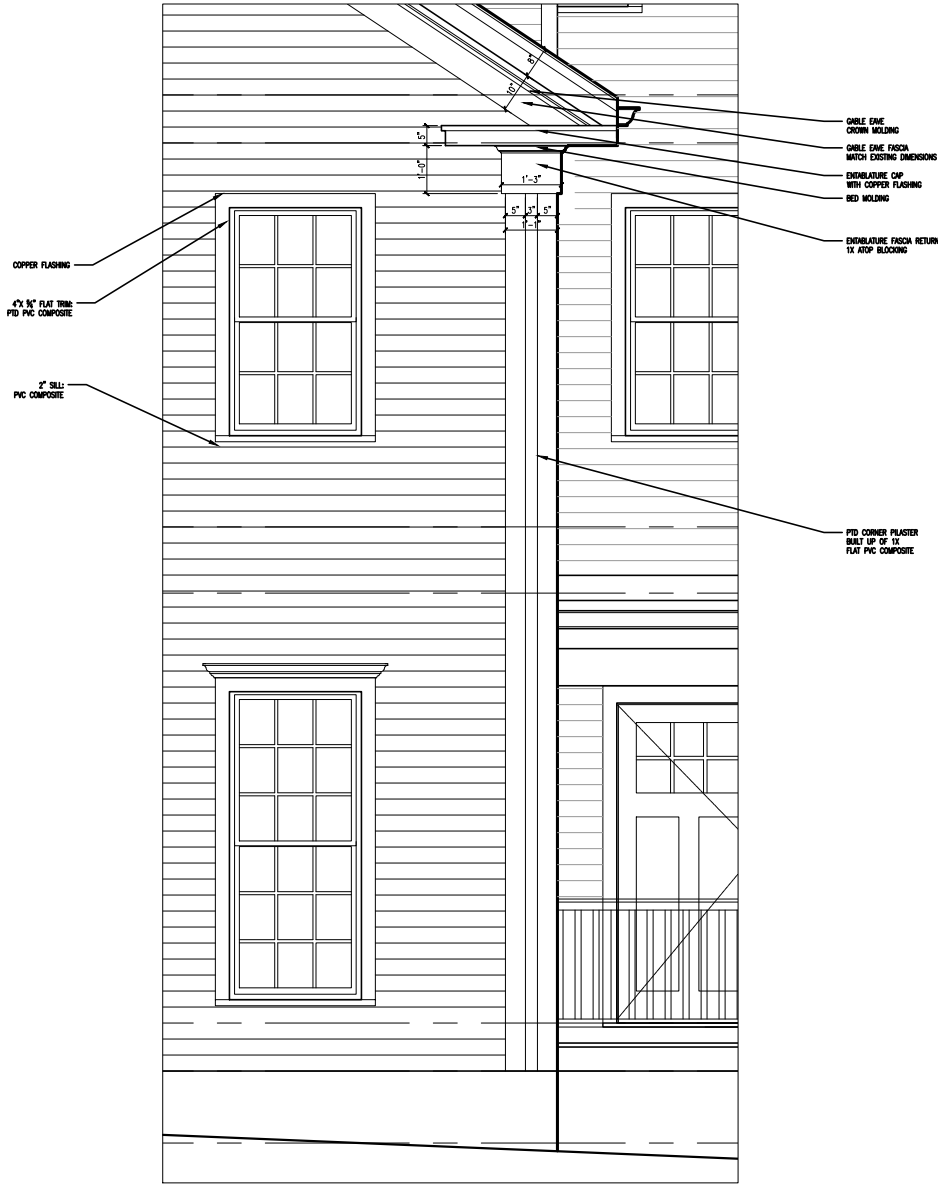
Date: 07MAR24

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Revisions:		
#	Description	date

WINDOW SCHEDULE					
A		B		C	
					
ELEVATION - 1/4" = 1'-0"		ELEVATION - 1/4" = 1'-0"		ELEVATION - 1/4" = 1'-0"	
MANUFACTURER PELLA - LIFESTYLE	UNIT NUMBER 3377	MANUFACTURER PELLA - LIFESTYLE	UNIT NUMBER 3357	MANUFACTURER PELLA - LIFESTYLE	UNIT NUMBER 2947
WINDOW TYPE CLAD DOUBLE-HUNG		WINDOW TYPE CLAD DOUBLE-HUNG		WINDOW TYPE CLAD DOUBLE-HUNG	
ROUGH OPENING 2'-9 3/4" x 6'-5 3/4"	HEADER HEIGHT TBD	ROUGH OPENING 2'-9 3/4" x 4'-9 3/4"	HEADER HEIGHT TBD	ROUGH OPENING 2'-5 3/4" x 3'-11 3/4"	HEADER HEIGHT TBD
REMARKS: SIMULATED DIVIDED LITES TEMPERED AT ALL HAZARD LOCATIONS		REMARKS: SIMULATED DIVIDED LITES TEMPERED AT ALL HAZARD LOCATIONS		REMARKS: SIMULATED DIVIDED LITES TEMPERED AT ALL HAZARD LOCATIONS	
D					
					
ELEVATION - 1/4" = 1'-0"					
MANUFACTURER PELLA - LIFESTYLE	UNIT NUMBER 2941				
WINDOW TYPE CLAD DOUBLE-HUNG					
ROUGH OPENING 2'-5 3/4" x 3'-5 3/4"	HEADER HEIGHT TBD				
REMARKS: SIMULATED DIVIDED LITES TEMPERED AT ALL HAZARD LOCATIONS					

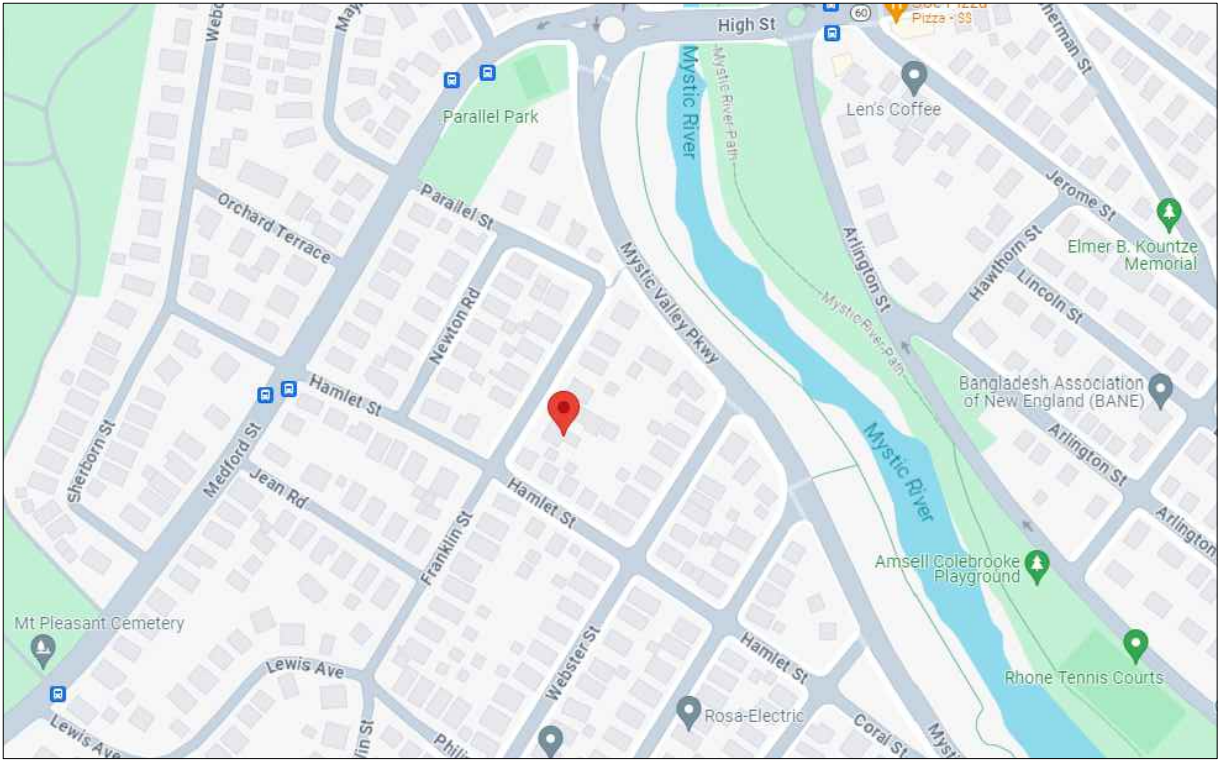
NOTES:
VERIFY ALL ROUGH OPENINGS. QUANTITIES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
PROVIDE TEMPERED GLAZING AT ALL HAZARD LOCATIONS. VERIFY EGRESS DIMENSIONS AT REQUIRED LOCATIONS.



CORNER BOARD DETAILS
1/4" = 1'-0"

BUILDING AREA CALCULATIONS (GROSS SQ. FT.) - ZONING

	EXIST. AREA (ASSESSORS)	APPLICATION (TOTAL AREA)	PREVIOUSLY PROPOSED (TOTAL AREA)	CURRENT PROPOSED (TOTAL AREA)	CURRENT PROPOSED TOTAL ADDITION
BASEMENT (CELLAR)	1,159	1,964	2,355	1,927	
1ST FLOOR	1,661	2,474	2,490	2,603	
2ND FLOOR	1,183	2,567	2,371	2,603	
ATTIC (SURVEYED)	99	558	452	493	
GARAGE (ACCESSORY PARKING)	0	606	548	549	
TOTAL GROSS FLOOR AREA	4102	7,563	7,668	7,077	2,975
TOTAL GROSS AREA	4102	8,169	8,216	7,626	



PROJECT LOCATION:
165 FRANKLIN ST.
ARLINGTON, MA
ZONING DISTRICT R2- TWO- FAMILY

STRUCTURAL NOTES: ARLINGTON, MA LOADS, PER 780 CMR:
LIVE LOADS 30lb.s/SF (BEDROOMS)
40lb.s/SF (OTHER ROOMS)
GROUND SNOW LOAD 40lb.s/SF
WIND LOAD 127MPH

LIST OF DRAWINGS		
	SPECIAL PERMIT	SPECIAL PERMIT
ISSUED	MAR. 6, 2024	APRIL 9, 2024
COVER	<input type="radio"/>	<input checked="" type="radio"/>
Z0.1 ZONING INFORMATION	<input type="radio"/>	<input checked="" type="radio"/>
Z0.2 ZONING INFORMATION	<input type="radio"/>	<input checked="" type="radio"/>
SURVEY	<input type="radio"/>	<input checked="" type="radio"/>
EX1.1 EXISTING CONDITIONS: PLANS	<input type="radio"/>	<input checked="" type="radio"/>
EX1.2 EXISTING CONDITIONS: PLANS	<input type="radio"/>	<input checked="" type="radio"/>
EX2.1 EXISTING CONDITIONS: ELEVATIONS	<input type="radio"/>	<input checked="" type="radio"/>
A1.1 PROPOSED PLANS	<input type="radio"/>	<input checked="" type="radio"/>
A1.2 PROPOSED PLANS	<input type="radio"/>	<input checked="" type="radio"/>
A1.3 PROPOSED PLANS	<input type="radio"/>	<input checked="" type="radio"/>
A1.4 PROPOSED PLANS	<input type="radio"/>	<input checked="" type="radio"/>
A1.5 PROPOSED PLANS	<input type="radio"/>	<input checked="" type="radio"/>
A1.6 PROPOSED PLANS	<input type="radio"/>	<input checked="" type="radio"/>
A2.1 PROPOSED ELEVATIONS	<input type="radio"/>	<input checked="" type="radio"/>
A3.1 PROPOSED BUILDING DETAILS	<input type="radio"/>	

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT: 780 CMR (2021 IECC)

Building Envelope- Climate Zone 5 Group R	R402.1.3
Roofs	
Attic and other	R-60
Walls, Above Grade	
Wood framed & other	R-20+5
Walls, Below Grade	
Crawlspace Walls	R-15/19
Basement Walls	R-15/19
Floors	
Joist/Framing	R-30
Slab Floors	
Unheated slabs	R-10 for 48 in.
Glazed Fenestration	
Fenestration U- Factor	U-0.30
Skylights	U-0.55
Glazed	U-0.40

L.R. Designs

DESIGNERS, ARCHITECTS, DEVELOPERS, ADVISORS

165 FRANKLIN STREET
SUITE 2
ARLINGTON, MA 02153
978.263.2119
LRDESIGNS.COM

Project Title:

165 Franklin Street
Arlington, MA

Drawing Title:

PROJECT INFORMATION

Revisions:

#	Description	date

Project #

23057

Scale:

1/8" = 1'-0"

Date:

07MAR24
12MAR24
9APRIL24

Drawing #

COVER

WEBSTER STREET

HAMLET STREET

FRANKLIN STREET

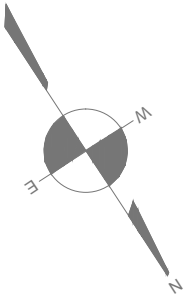


FIGURE GROUND DIAGRAM
1"= 30'-0"

L.R. Designs

DESIGNERS, ARCHITECTS, DEVELOPMENT ADVISORS

165 FRANKLIN STREET
SUITE 5
CAMBRIDGE, MA 02139
617.553.3119
LRDESIGNSONLINE.COM

Project Title:

165 Franklin Street
Arlington, MA

Drawing Title:

ZONING INFORMATION

Revisions:		
#	Description	date

Project #

23057

Scale:

1/8" = 1'-0"

Date:

07MAR24
12MAR24
9APRIL24

Drawing #

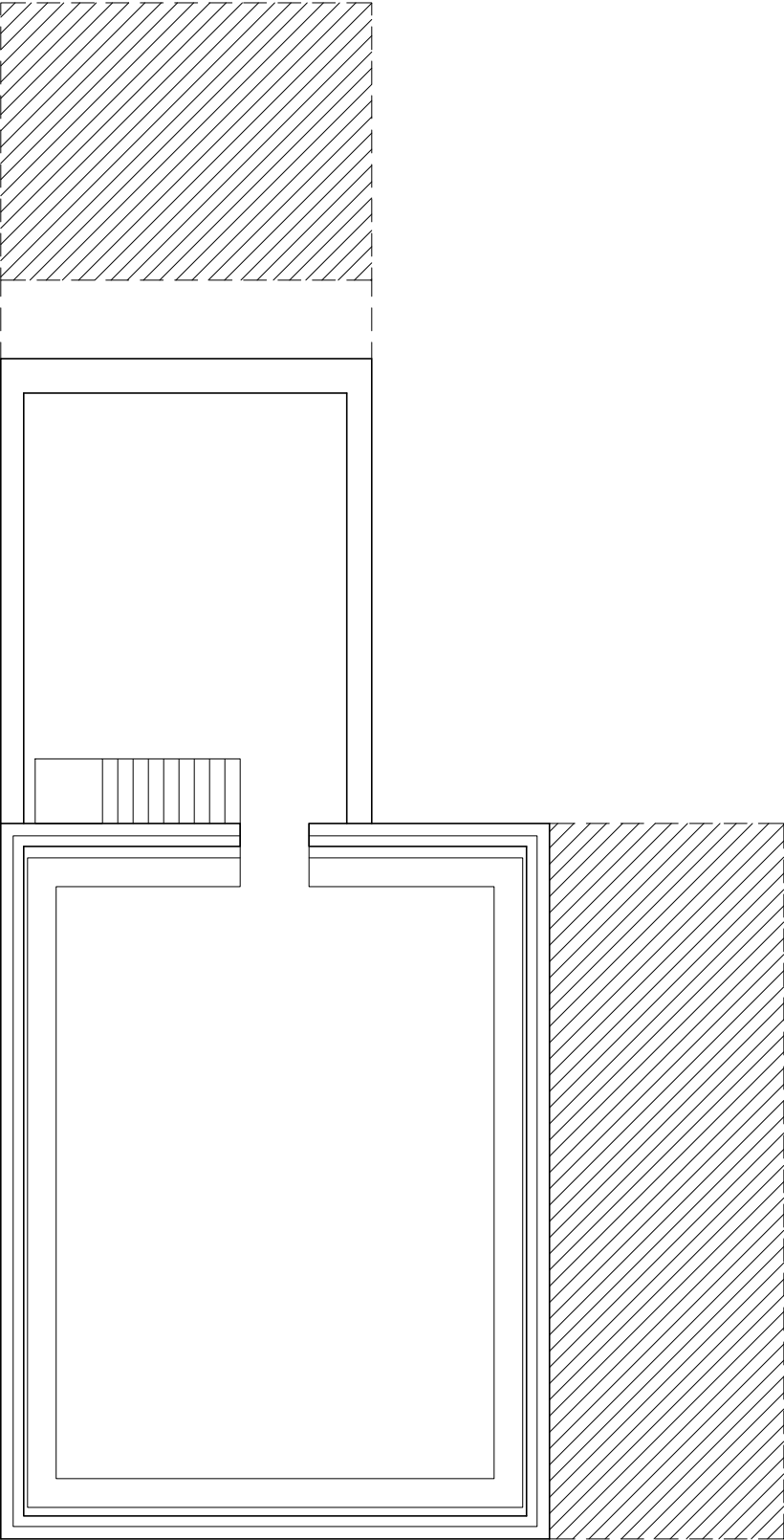
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A

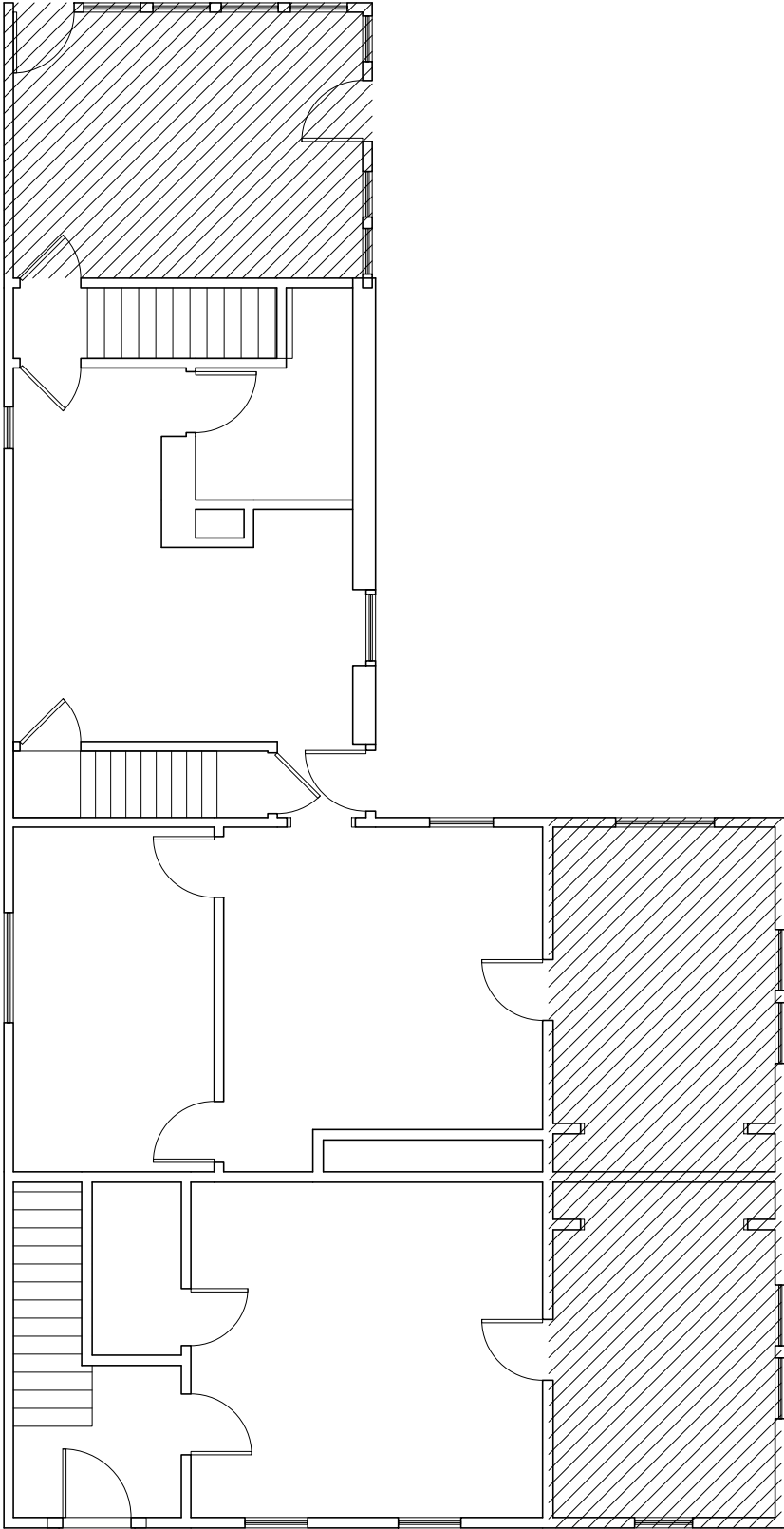
B

C

D



BASEMENT PLAN
1/8" = 1'-0"



FIRST FLOOR PLAN
1/8" = 1'-0"

Revisions:		
#	Description	date

Project #

23057

Scale:

1/8" = 1'-0"

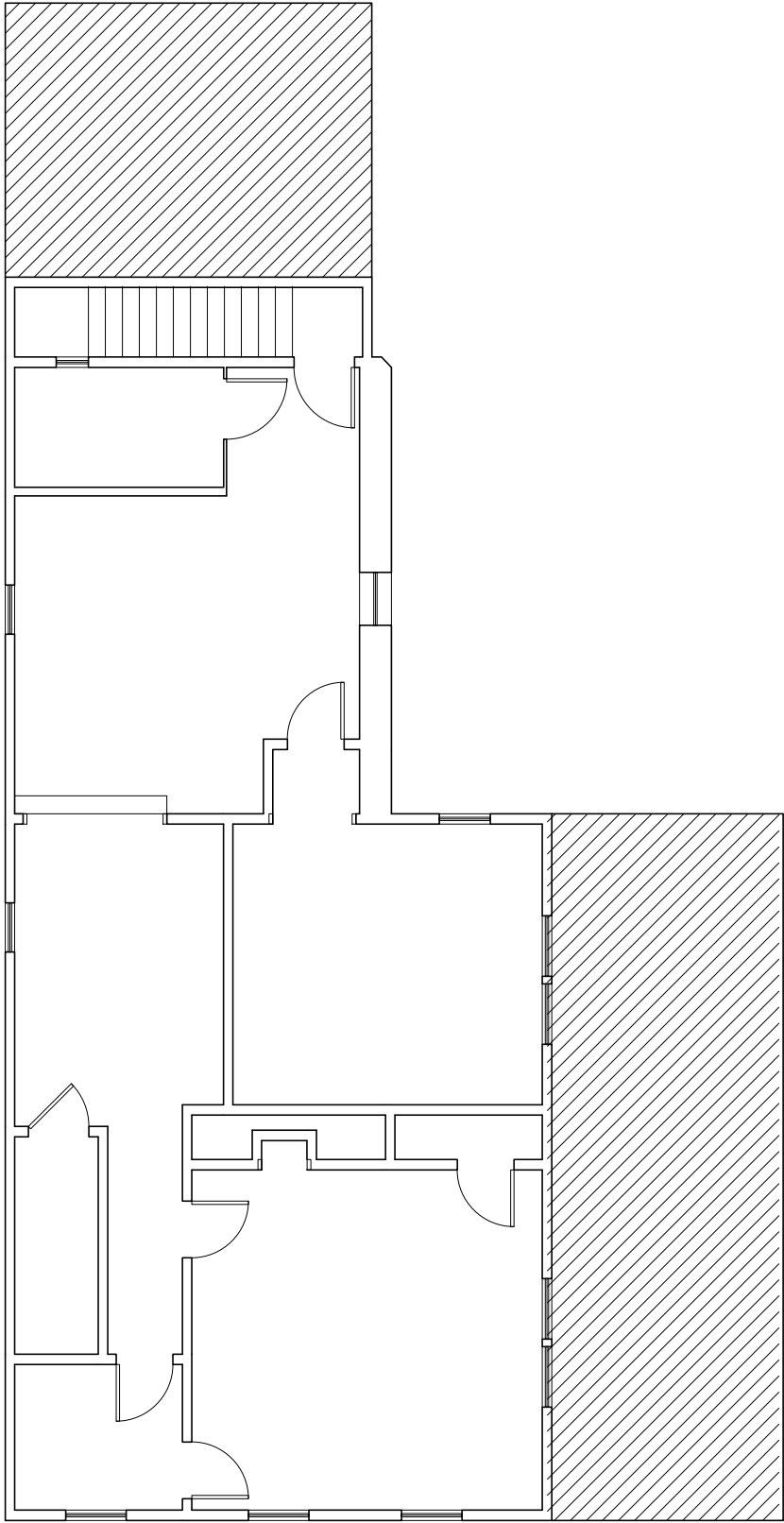
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07MAR24
12MAR24
9APRIL24

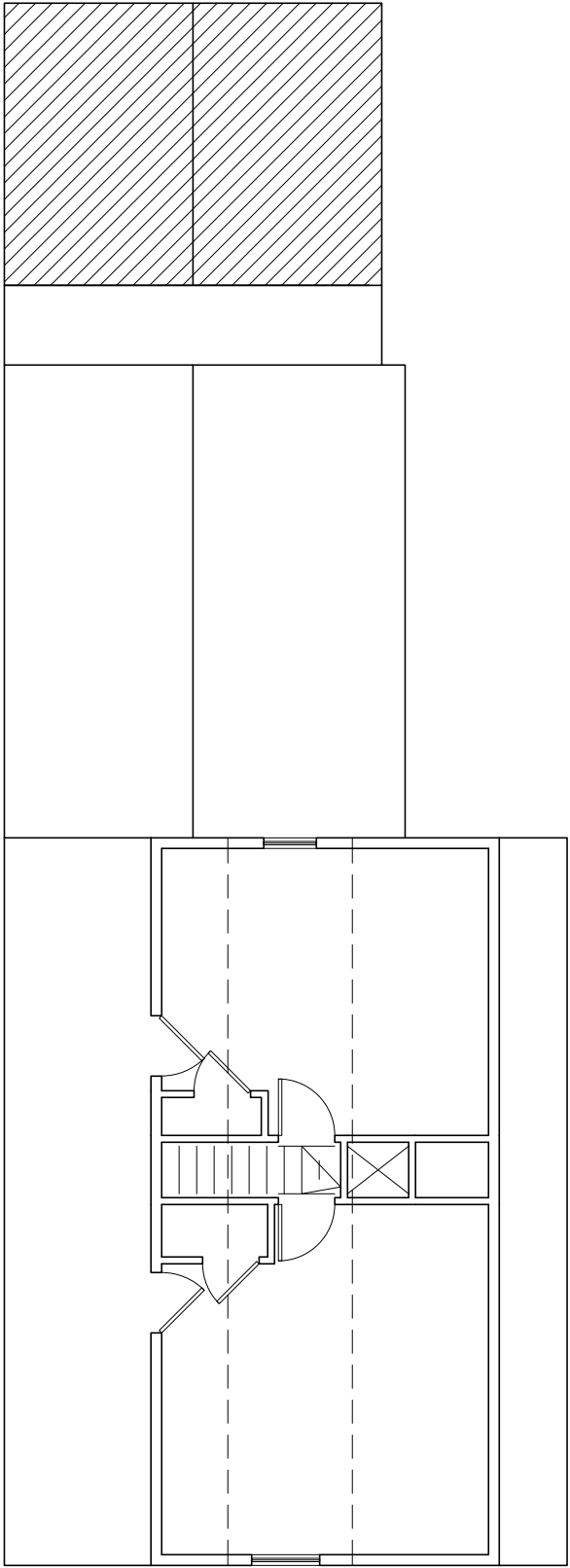
Drawing #

EX1.1


A
B
C
D
1
2
3
4
5



SECOND FLOOR PLAN
1/8" = 1'-0"



ATTIC PLAN
1/8" = 1'-0"



DESIGNERS, ARCHITECTS, DEVELOPMENT ADVISORS
165 FRANKLIN STREET
SUITE 5
ARLINGTON, MA 02159
617.568.2119
LRDESIGNSONLINE.COM

Project Title:

165 Franklin Street
Arlington, MA

Drawing Title:

EXISTING CONDITIONS:
FLOOR PLANS

Revisions:

#	Description	date

Project #

23057

Scale:

1/8" = 1'-0"

Date:

07MAR24
12MAR24
9APRIL24

Drawing #

EX1.2



L.R. Designs
DESIGNERS, ARCHITECTS, DEVELOPERS, ADVISORS
165 FRANKLIN STREET
SUITE 5
ARLINGTON, MA 02153
978.268.2119
LRDESIGNS@GMAIL.COM

Project Title:

165 Franklin Street
Arlington, MA

Drawing Title:

EXISTING CONDITIONS:
EXTERIOR ELEVATIONS

Revisions:

#	Description	date

Project #

23057

Scale:

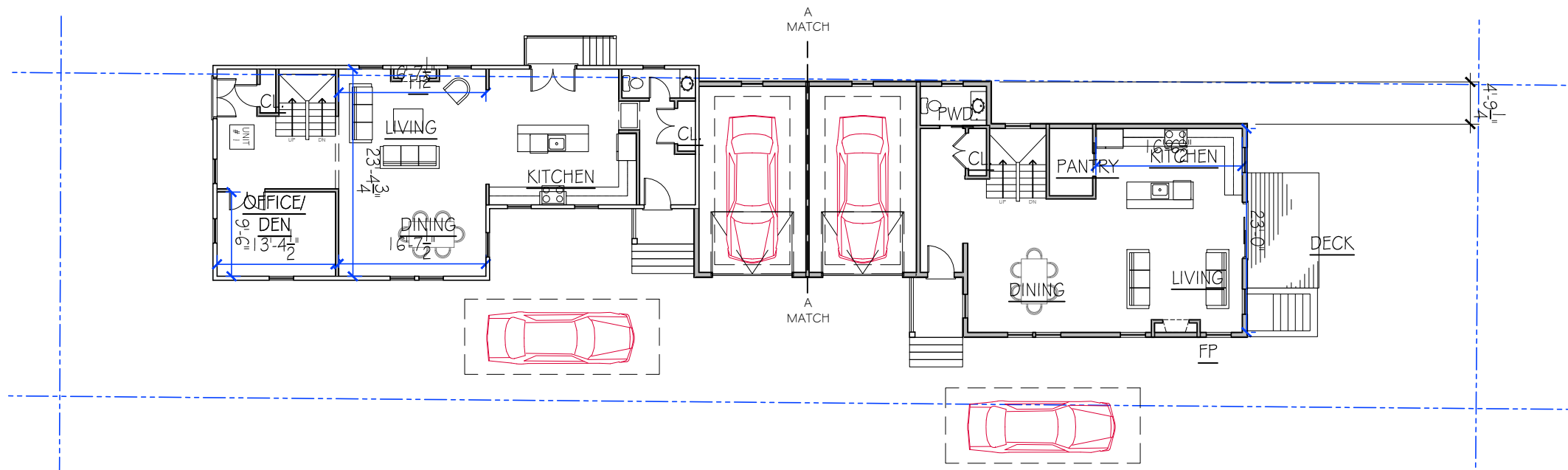
1/8" = 1'-0"

Date:

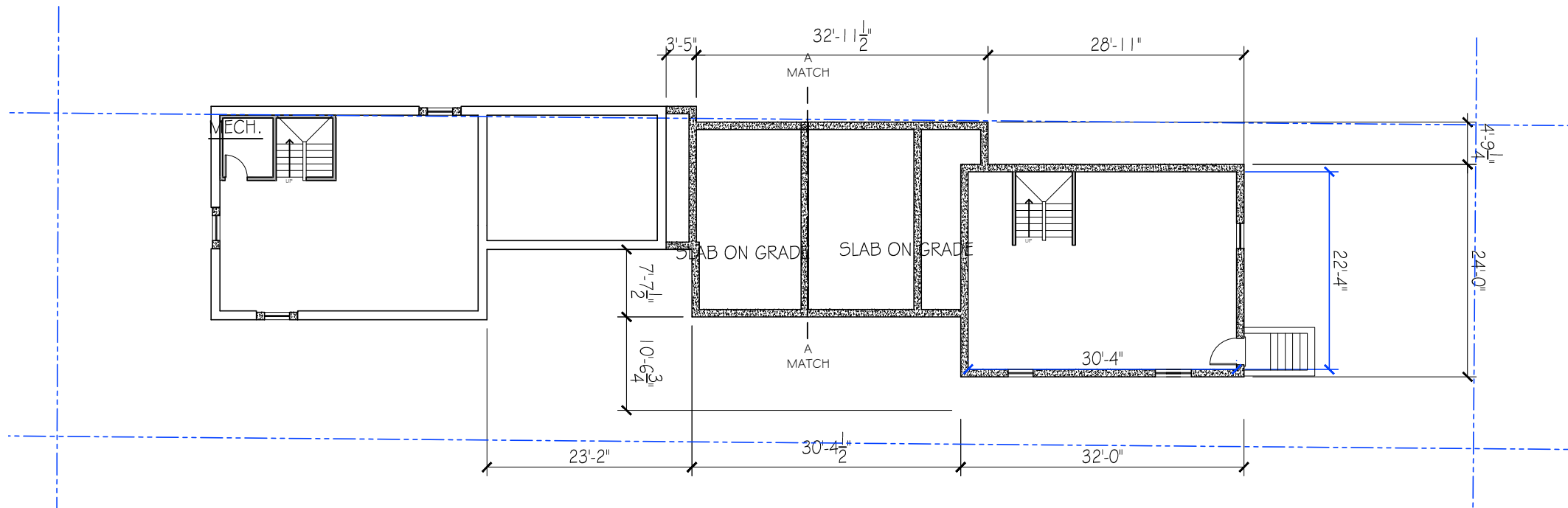
07MAR24
12MAR24
9APRIL24

Drawing #

EX2.1



FIRST FLOOR PLAN
1/16" = 1'-0"



BASEMENT PLAN
1/16" = 1'-0"

Revisions:		
#	Description	date

Project #
23057

Scale:
1/8" = 1'-0"

Date: 07MAR24
12MAR24
9APRIL24

Drawing #

A1.1

A

B

C

D

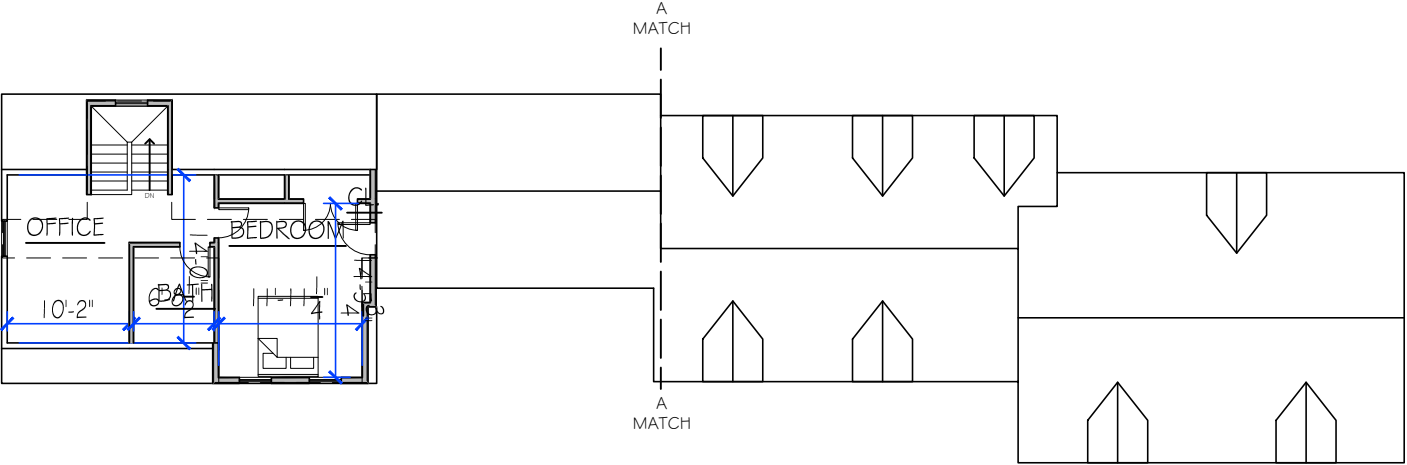
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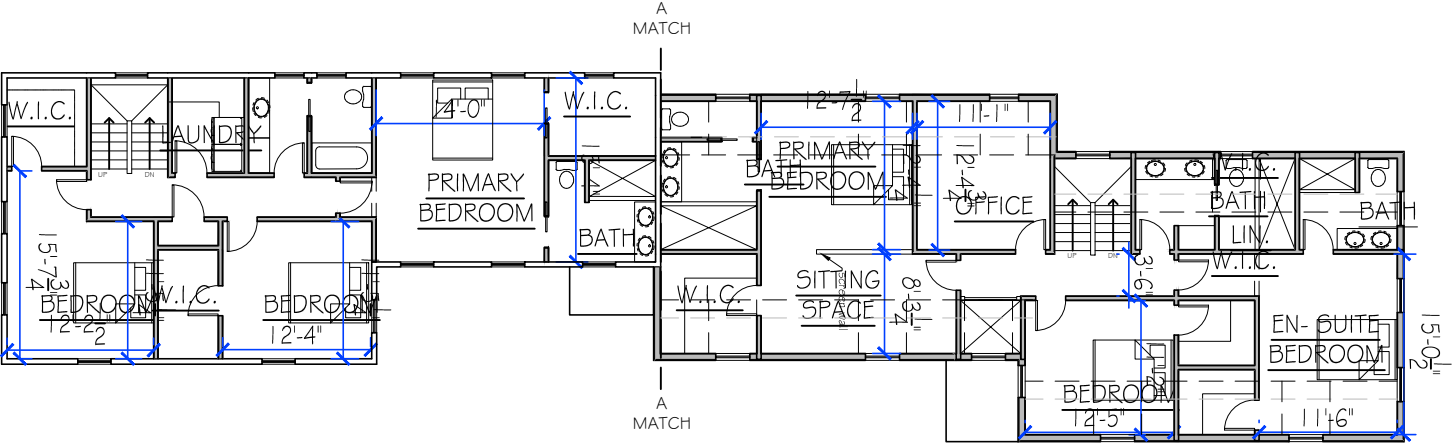
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4

5



ATTIC PLAN
1/16" = 1'-0"



SECOND FLOOR PLAN
1/16" = 1'-0"

LEGEND

- 1 HOUR RATED ASSEMBLY
- PROPOSED NEW WALL
- 1 HOUR RATED EXTERIOR WALL BASED ON UL V340
- SMOKE/CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- HEAT DETECTOR

NOTE ON DIMENSIONS:
DIMENSIONS ARE FROM FACE OF NEW FRAMING, UNLESS OTHERWISE NOTED.

L.R. Designs

DESIGNERS, ARCHITECTS, DEVELOPERS, ADVISORS

165 FRANKLIN STREET
SUITE 5
ARLINGTON, MA 02159
617.568.2119
LRDESIGNSONLINE.COM

Project Title:

**165 Franklin Street
Arlington, MA**

Drawing Title:

**PROPOSED RENOVATIONS:
FLOOR PLANS**

Revisions:		
#	Description	date

Project #

23057

Scale:

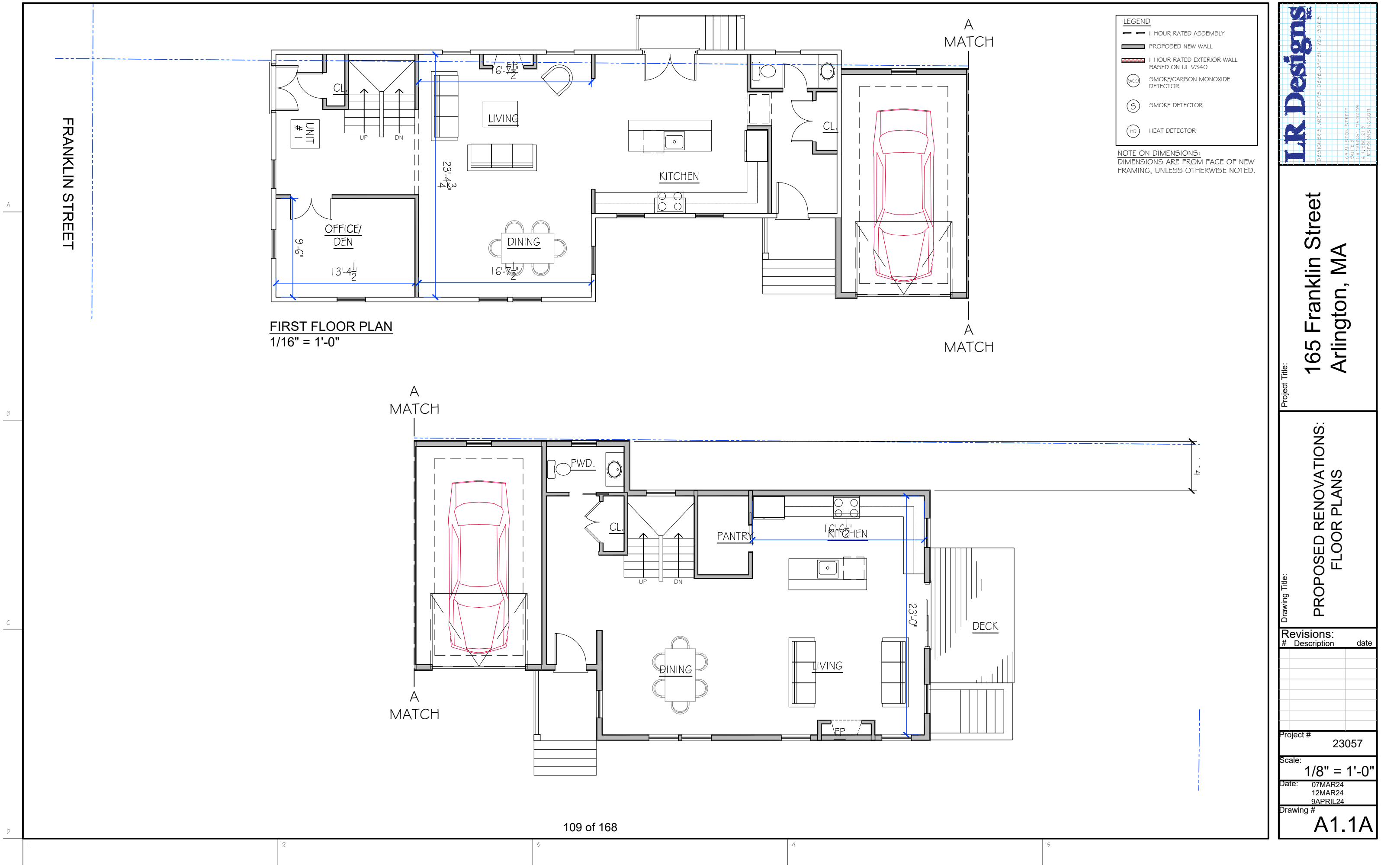
1/8" = 1'-0"

Date:

07MAR24
12MAR24
9APRIL24

Drawing #

A1.2



165 Franklin Street
Arlington, MA

Project Title:

PROPOSED RENOVATIONS:
FLOOR PLANS

Drawing Title:

Revisions:

#	Description	date

Project #

23057

Scale:

1/8" = 1'-0"

Date:

07MAR24
12MAR24
9APRIL24

Drawing #

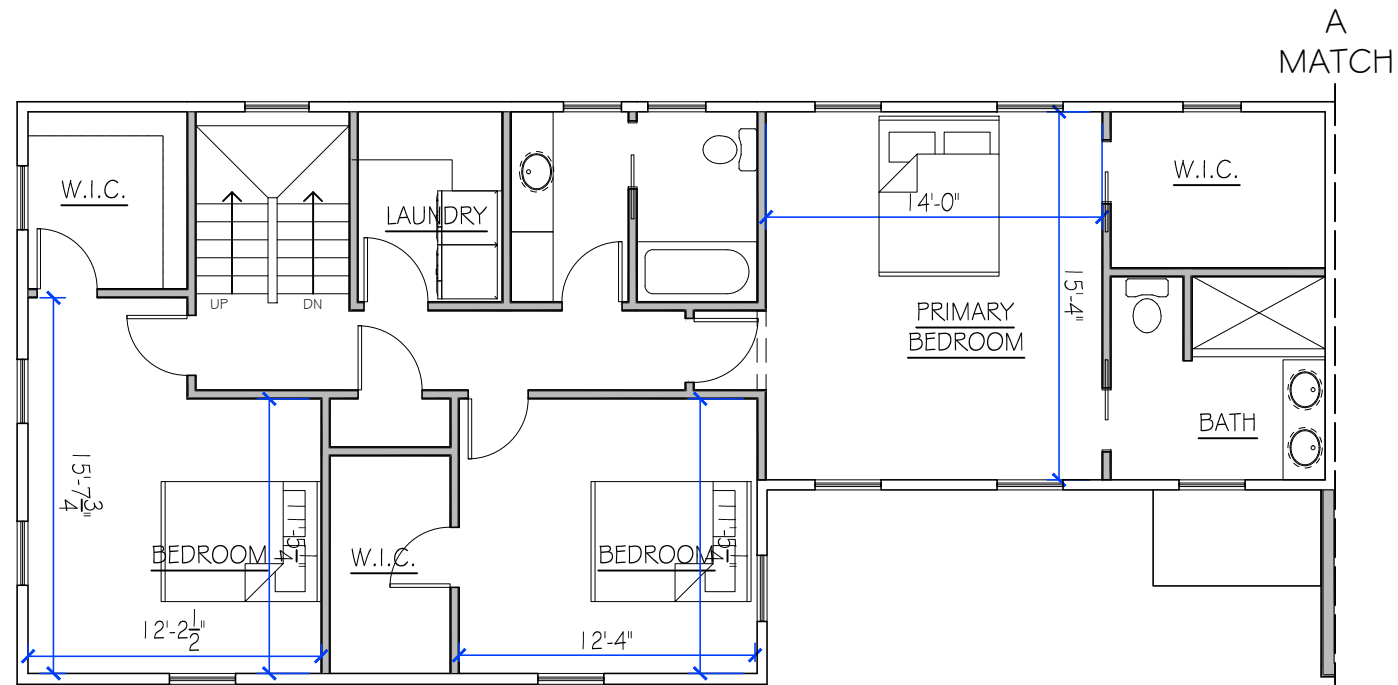
A1.1A

L.R. Designs

DESIGNERS, ARCHITECTS, DEVELOPMENT ADVISORS

165 FRANKLIN STREET
SUITE 5
ARLINGTON, MA 02464
617.563.2119
LRDESIGNS@GMAIL.COM

109 of 168

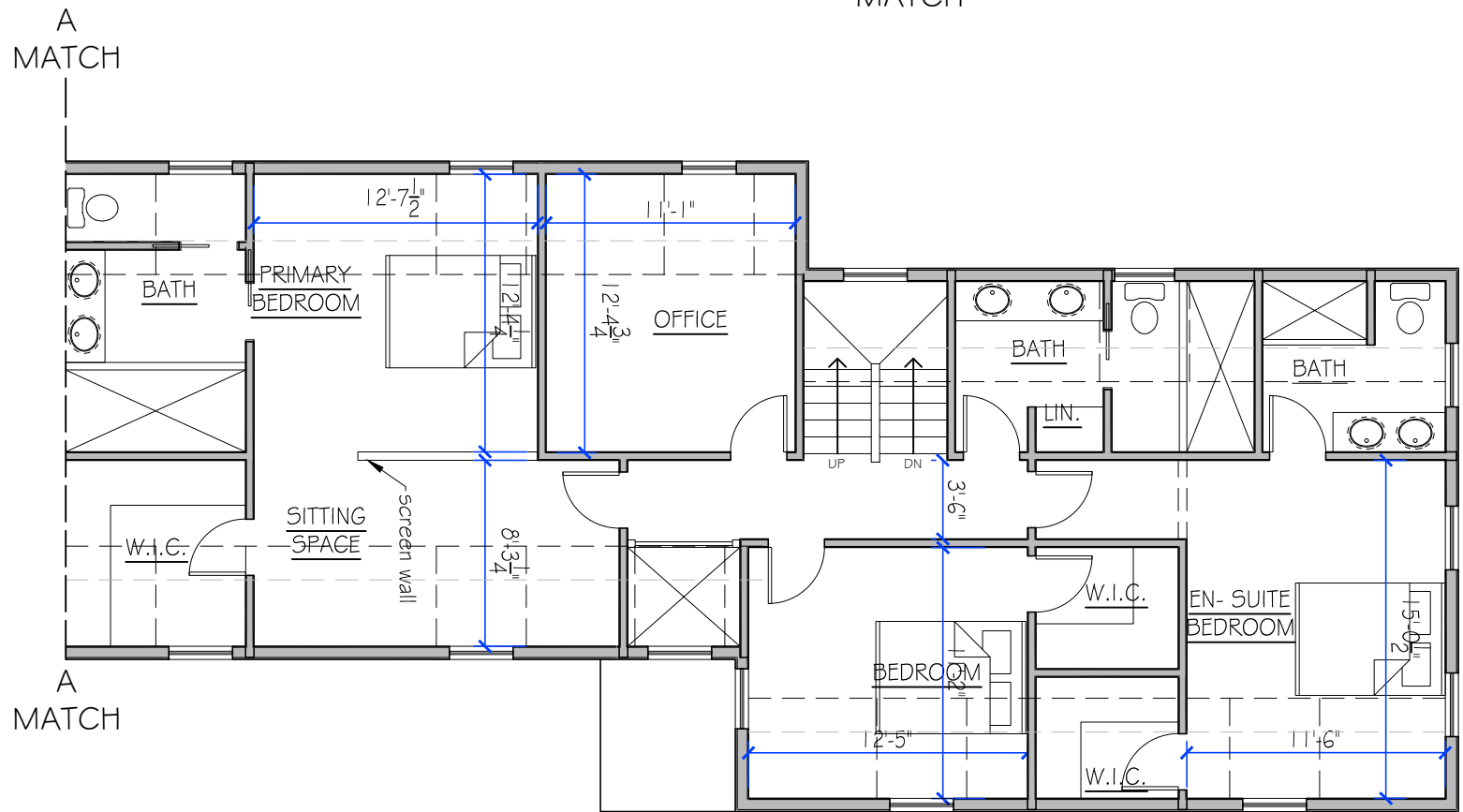


SECOND FLOOR PLAN
1/16" = 1'-0"

LEGEND

- 1 HOUR RATED ASSEMBLY
- PROPOSED NEW WALL
- 1 HOUR RATED EXTERIOR WALL BASED ON UL V340
- SMOKE/CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- HEAT DETECTOR

NOTE ON DIMENSIONS:
DIMENSIONS ARE FROM FACE OF NEW FRAMING, UNLESS OTHERWISE NOTED.



DESIGNERS, ARCHITECTS, DEVELOPMENT ADVISORS

165 FRANKLIN STREET
SUITE 5
CAMBRIDGE, MA 02142
617.268.2119
LRDESIGNS.COM

Project Title:

165 Franklin Street
Arlington, MA

Drawing Title:

PROPOSED RENOVATIONS:
FLOOR PLANS

Revisions:

#	Description	date

Project #

23057

Scale:

1/8" = 1'-0"

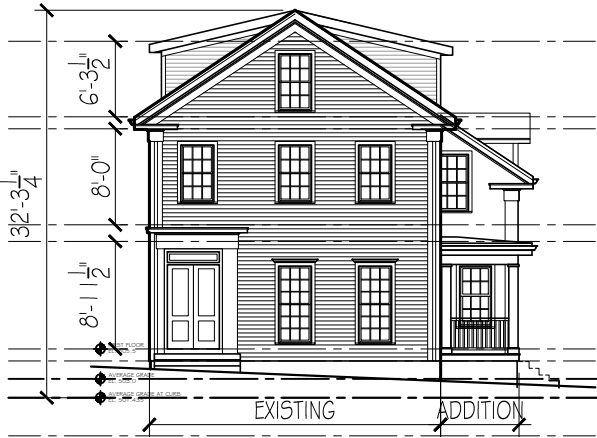
Date:

07MAR24
12MAR24
9APRIL24

Drawing #

A1.2A

CURRENT PROPOSED

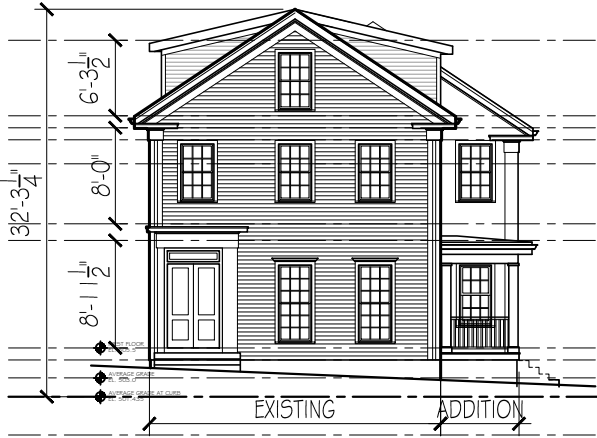


FRONT ELEVATION
1/16" = 1'-0"



RIGHT SIDE ELEVATION
1/16" = 1'-0"

PREVIOUS PROPOSED - March 12, 2024



PREVIOUS PROPOSED - January 2, 2024



FRONT ELEVATION
1/16" = 1'-0"



RIGHT SIDE ELEVATION
1/16" = 1'-0"

Revisions:		
#	Description	date

A



C



113 of 168



4



ELEVATION
0"

[illegible]




Town of Arlington, Massachusetts


Docket #3794 57 Beacon Street

ATTACHMENTS:

Type	File Name	Description
Reference Material	#3794_57_Beacon_Street_SP_application.pdf	#3794 57 Beacon Street SP application
Reference Material	#3794_57_Beacon_Street_proposed_plot_plan.pdf	#3794 57 Beacon Street proposed plot plan
Reference Material	#3794_57_Beacon_Street_Kelleher_final_building_plans.pdf	#3794 57 Beacon Street final building plans
Reference Material	#3794_57_Beacon_Street_Image_1.pdf	#3794 57 Beacon Street Image 1
Reference Material	#3794_57_Beacon_Street_Image_2.pdf	#3794 57 Beacon Street Image 2
Reference Material	#3794_57_Beacon_Street_Image_3.pdf	#3794 57 Beacon Street Image 3
Reference Material	#3794_57_Beacon_Street_Image_4.pdf	#3794 57 Beacon Street Image 4
Reference Material	#3794_57_Beacon_Street_Image_5.pdf	#3794 57 Beacon Street Image 5

SP-24-10	Primary Location	Applicant
Special Use Permit	57 BEACON ST	 Michael Daniell
Application (ZBA)	Arlington, MA 02474	 781-648-2835
Status: Active	Owner	 michael@custom-
Submitted On: 4/5/2024	KELLEHER KAREN	contracting.com
	Beacon St 57 ARLINGTON,	 1267A Mass Ave
	MA 02474	Arlington, MA 02476

Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. ***Please LIST BYLAW(S)**** 

lot does not meet open space requirements in section 5-14

Explain why the requested use is essential or desirable to the public convenience or welfare.*

the proposed addition is part of the owners investment in updating a smaller starter home built before 1900 to modern standards for family use. The town contains many older homes that require investment to continue to provide healthy, safe, desirable housing in the community. A proposed addition of just 172 square feet will not materially change the character of the dwelling or the neighborhood, but will adapt its small footprint to be much more appropriate for a modern 3 bedroom home.

the owner recently completed a weatherization of the home to full electric heat pumps and tankless hotwater heater. the proposed renovation will update the current galley style kitchen, replace the half bath with a 2nd full bath, bring laundry facilities into the living space and add a pantry to provide much needed storage in a small house.

the existing dwelling is a 3 bedroom home with 1.5 baths containing only 1485 sq ft. the original dwelling was built circa 1900 with a 1st floor footprint of 580 sq ft. A rear porch enclosure in 2000 added 180 sq ft, including an additional common room and tiny half bath carved out in this room. The owner proposes to renovate the kitchen to modern size and standards for a 3 bedroom home. To do so effectively, she proposes a one story 11.8 x 14.6 addition that will cover a little used corner of the lot, squaring off the back of the house. This will make it possible to remove the half bath that currently projects awkwardly into a modest dining room, add a second 3/4 bath expected in a 3 bedroom home, bring laundry facilities into the living space and create a pantry to provide adequate food and appliance storage.

in addition, the owner's niece, who has lived in the home most of last year, has rare mold allergies and cannot enter the home's basement, or be around items stored there due to the age of the basement. the proposed renovation will prevent the need to frequently access the basement and bring items to the basement, making it possible for the niece to live in the house as needed, and to visit regularly.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

the renovation will not increase the occupancy of the dwelling or affect parking, traffic, or pedestrian safety in any way

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

the proposed renovation will not increase the occupancy of the dwelling, so will not increase use of the public water, drainage, sewer system or any other municipal system. There will be no impact on the health, safety, or general welfare. Homes in the immediate vicinity do not experience regular drainage or flooding issues. The coverage of an additional 172 sq ft of the lot is not expected to have any impact on drainage or sewer capacity

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*

the existing lot does not confirm with the open space requirements.
section 8.1.1 provides that pre-existing nonconforming structures, or uses
maybe extened or altered is there is a finding by the board of appeals that such
change, extension or alteration, shall not be more detrimental than the exisiting
nonconforming structure or used to the neighborhood. we are asking the board
to make this findind

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*

The subject dwelling is in the R2 district, where the predominant use is two-family dwellings, Following the proposed renovations, the subject home will comprise only 1,656 square feet, which is much smaller the the many new 2 family condominiums that have replaced single family homes on Beaco St. since 2006 when the owner purchased the home.
Further more, the addition will be in the rear of the home, where it will never be visible to the street or most neighbors. Two adjacent neighbors whose viwe of the subject dwelling will be affected have provided letters supporting the proposed renovation (the owners of 59 Beacon to the rear of the home and 61 Beacon which is adjacent on the affected side of home) It will only be one story, and less than 173 sq ft., so it will not substantially affect the massing of the home. The space it will occupy is currently used prodominantly to provide access to the bulkhead, which will become and internal basemnet staircase as a result of the renovation

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

as indicated above the modification will not increase the occupancy, is supported by the neighbors, and the addition will barley be visible from the street. The resulting home, increased by only 172 sq ft. to 1,658 sq ft. is well within the character of the neighborhoos, which is densley developed and would still be one of the smallest structures in the neighborhood and in the R2 zone


Dimensional and Parking Information

Present Use/Occupancy *

single family

Proposed Use/Occupancy *

single family

Existing Number of Dwelling Units*	Proposed Number of Dwelling Units*
1	1
Existing Gross Floor Area (Sq. Ft.)*	Proposed Gross Floor Area (Sq. Ft.)*
1485	1658
Existing Lot Size (Sq. Ft.)*	Proposed Lot Size (Sq. Ft.)* 
3750	3750
Minimum Lot Size required by Zoning*	Existing Frontage (ft.)*
3750	60
Proposed Frontage (ft.)*	Minimum Frontage required by Zoning*
60	60
Existing Floor Area Ratio*	Proposed Floor Area Ratio*
445.5	497.4
Max. Floor Area Ratio required by Zoning*	Existing Lot Coverage (%)*
0	45.8
Proposed Lot Coverage (%)*	Max. Lot Coverage required by Zoning*
49.7	0
Existing Lot Area per Dwelling Unit (Sq. Ft.)*	Proposed Lot Area per Dwelling Unit (Sq. Ft.)*
3750	3750
Minimum Lot Area per Dwelling Unit required by Zoning*	Existing Front Yard Depth (ft.)*
6000	5.4

Proposed Front Yard Depth (ft.)*	Minimum Front Yard Depth required by Zoning*
5.4	20
Existing Left Side Yard Depth (ft.)*	Proposed Left Side Yard Depth (ft.)*
14.4	14
Minimum Left Side Yard Depth required by Zoning*	Existing Right Side Yard Depth (ft.)*
10	21.9
Proposed Right Side Yard Depth (ft.)*	Minimum Right Side Yard Depth required by Zoning*
21.9	10
Existing Rear Yard Depth (ft.)*	Proposed Rear Yard Depth (ft.)*
9.7	9.7
Minimum Rear Yard Depth required by Zoning*	Existing Height (stories)
9	2.5
Proposed Height (stories)*	Maximum Height (stories) required by Zoning*
2.5	2.5
Existing Height (ft.)*	Proposed Height (ft.)*
37	37
Maximum Height (ft.) required by Zoning*	
35	

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

54.2

Proposed Landscaped Open Space (Sq. Ft.)*

50.3

Existing Landscaped Open Space (% of GFA)*

0

Proposed Landscaped Open Space (% of GFA)*

0

Minimum Landscaped Open Space (% of GFA)
required by Zoning*

0

Existing Usable Open Space (Sq. Ft.)*

0

Proposed Usable Open Space (Sq. Ft.)*

0

Existing Usable Open Space (% of GFA)*

0

Proposed Usable Open Space (% of GFA)*

0

Minimum Usable Open Space required by Zoning*

30

Existing Number of Parking Spaces*

1

Proposed Number of Parking Spaces*

1

Minimum Number of Parking Spaces required by
Zoning*

0

Existing Parking area setbacks

0

Proposed Parking area setbacks *

0

Minimum Parking Area Setbacks required by
Zoning*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by Zoning*	Existing Slope of proposed roof(s) (in. per ft.)*
0	8
Proposed Slope of proposed roof(s) (in. per ft.)*	Minimum Slope of Proposed Roof(s) required by Zoning*
8	1
Existing type of construction*	Proposed type of construction*
wood	wood

Open Space Information

Existing Total Lot Area*	Proposed Total Lot Area*
3750	3750
Existing Open Space, Usable*	Proposed Open Space, Usable*
0	0
Existing Open Space, Landscaped*	Proposed Open Space, Landscaped*
54.2	50.3

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area	Accessory Building, Proposed Gross Floor Area
0	0
Basement or Cellar, Existing Gross Floor Area ?	Basement or Cellar, Proposed Gross Floor Area
0	0

1st Floor, Existing Gross Floor Area

781

New Field

0

1st Floor, Proposed Gross Floor Area

954

2nd Floor, Existing Gross Floor Area

589

2nd Floor, Proposed Gross Floor Area

589

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

0

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area 

115

Attic, Proposed Gross Floor Area

115

Parking Garages, Existing Gross Floor Area 

0

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies,
Existing Gross Floor Area

0

All weather habitable porches and balconies,
Proposed Gross Floor Area

0

Total Existing Gross Floor Area

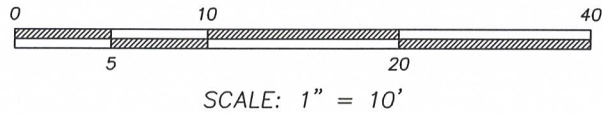
1485



Total Proposed Gross Floor Area

1658





ZONE: R2

	REQUIRED	EXISTING	PROPOSED
FRONT YARD	20	5.4	NO CHANGE
SIDE YARD	10	14.4	14.0
REAR YARD	12.5	9.7	9.7
LANDSCAPE OPEN SPACE%	10%	54.2%	50.3%
USABLE OPEN SPACE%	30%	0	0
MAX LOT COV %	35%	26.1%	30.0%

NOTE: SUBJECT TO A RIGHT OF WAY TO PASS AND REPASS UNOBSTRUCTED ACROSS THE NORTHEASTERLY SIDE OF THE PREMISES.

NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: KAREN KELLEHER
TITLE REFERENCE: BK 48315 PG 287
PLAN REFERENCE: BK OF PLANS 6 PLAN 9

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

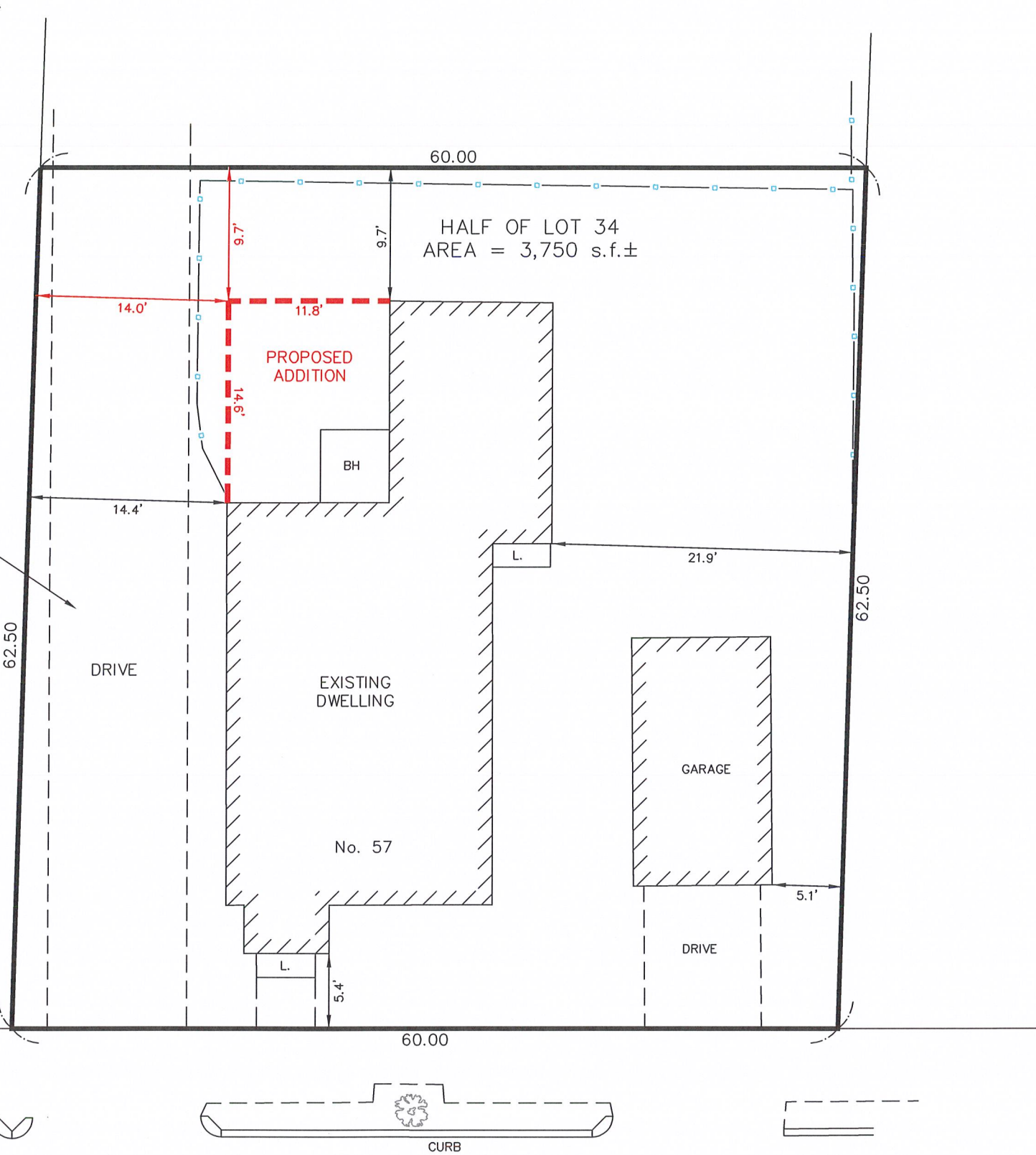
TO: KAREN KELLEHER

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: NOVEMBER 13, 2023
DATE OF PLAN: NOVEMBER 14, 2023
DATE OF PLAN: FEBRUARY 29, 2024 (PROPOSED)


RICHARD J. MEDE, JR. P.L.S.

02/29/2024
DATE:



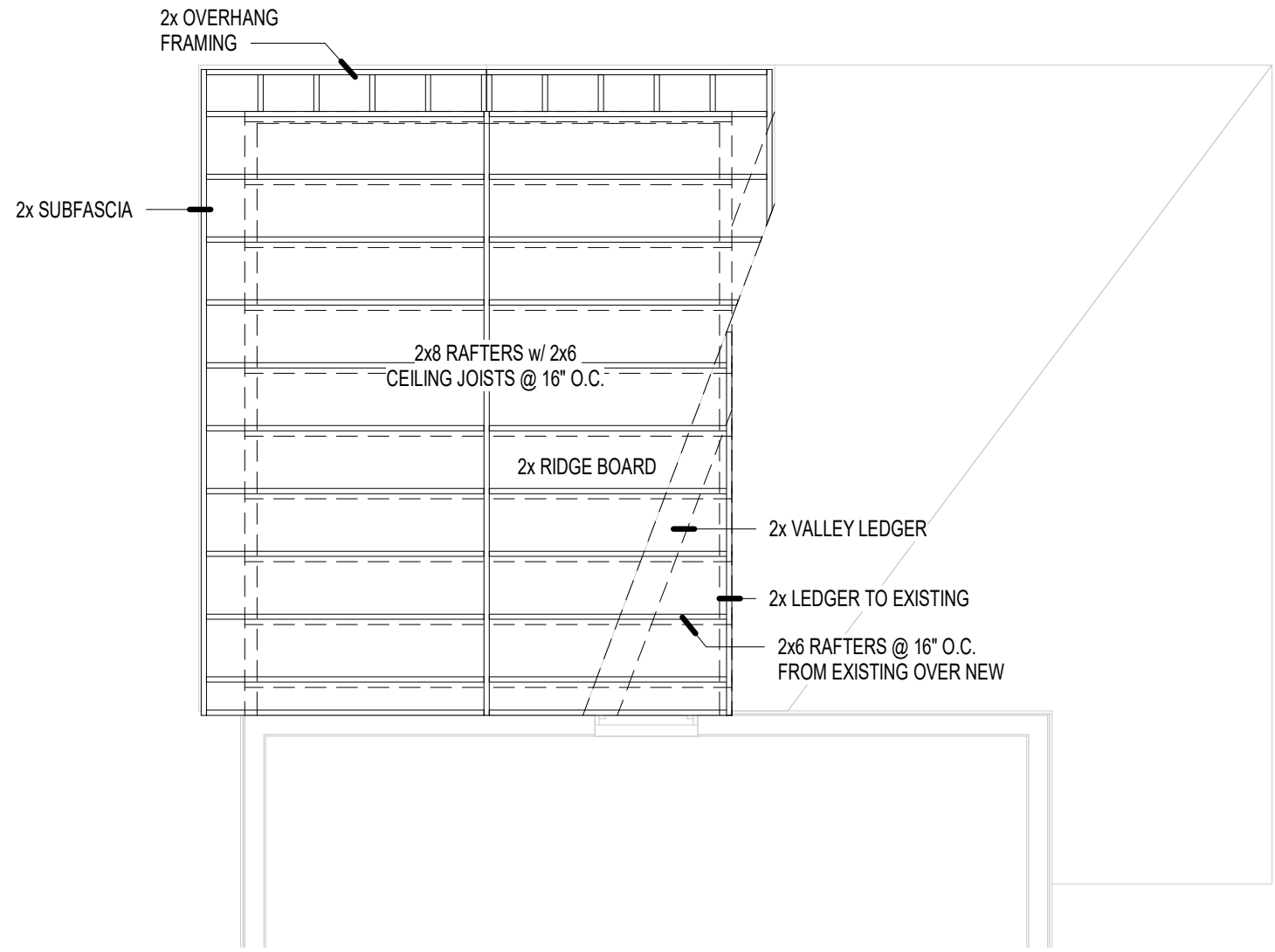
CERTIFIED PLOT PLAN
57 BEACON STREET
ARLINGTON, MA.
(MIDDLESEX COUNTY)

PREPARED BY:

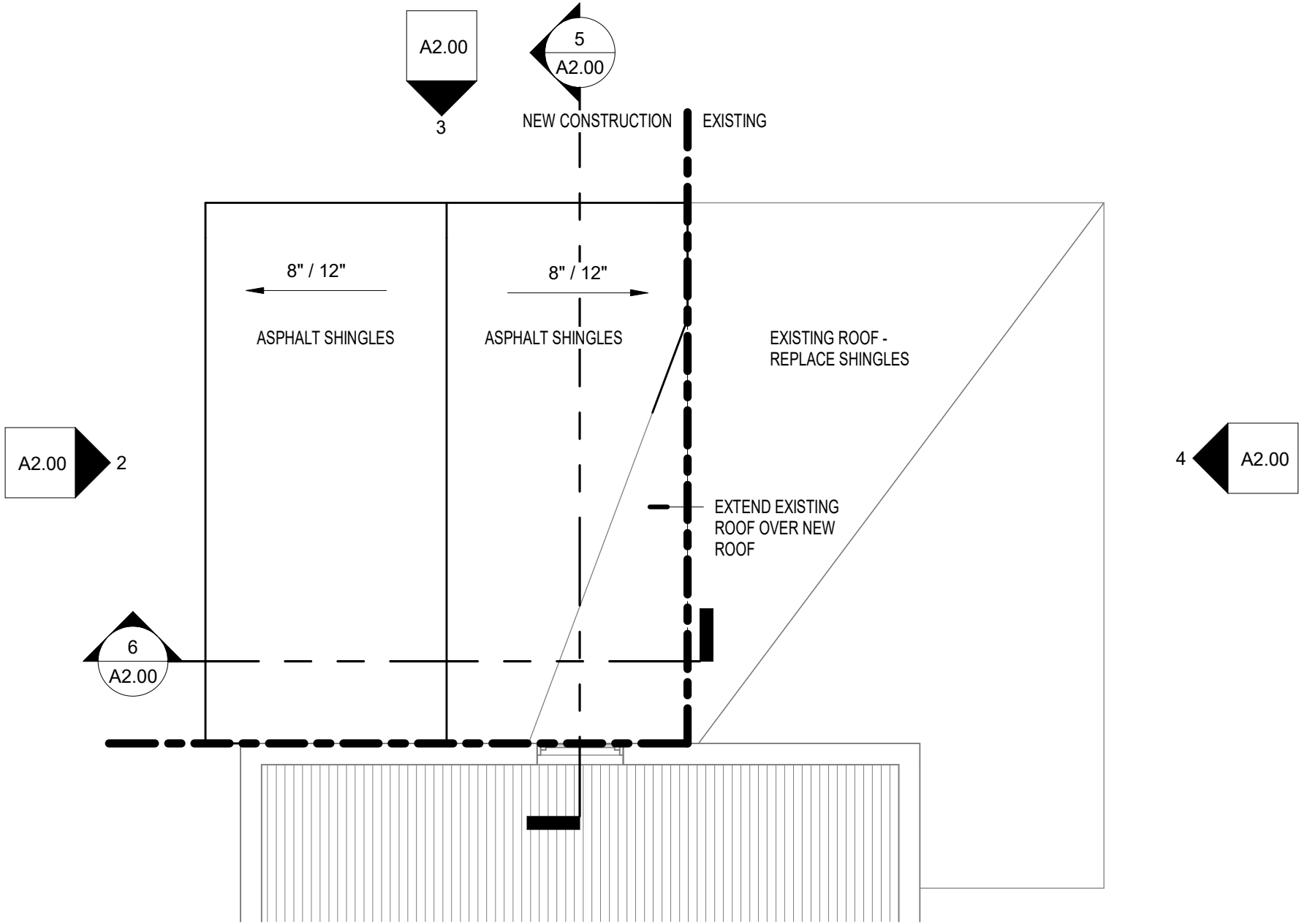


PREPARED FOR:
KAREN KELLEHER

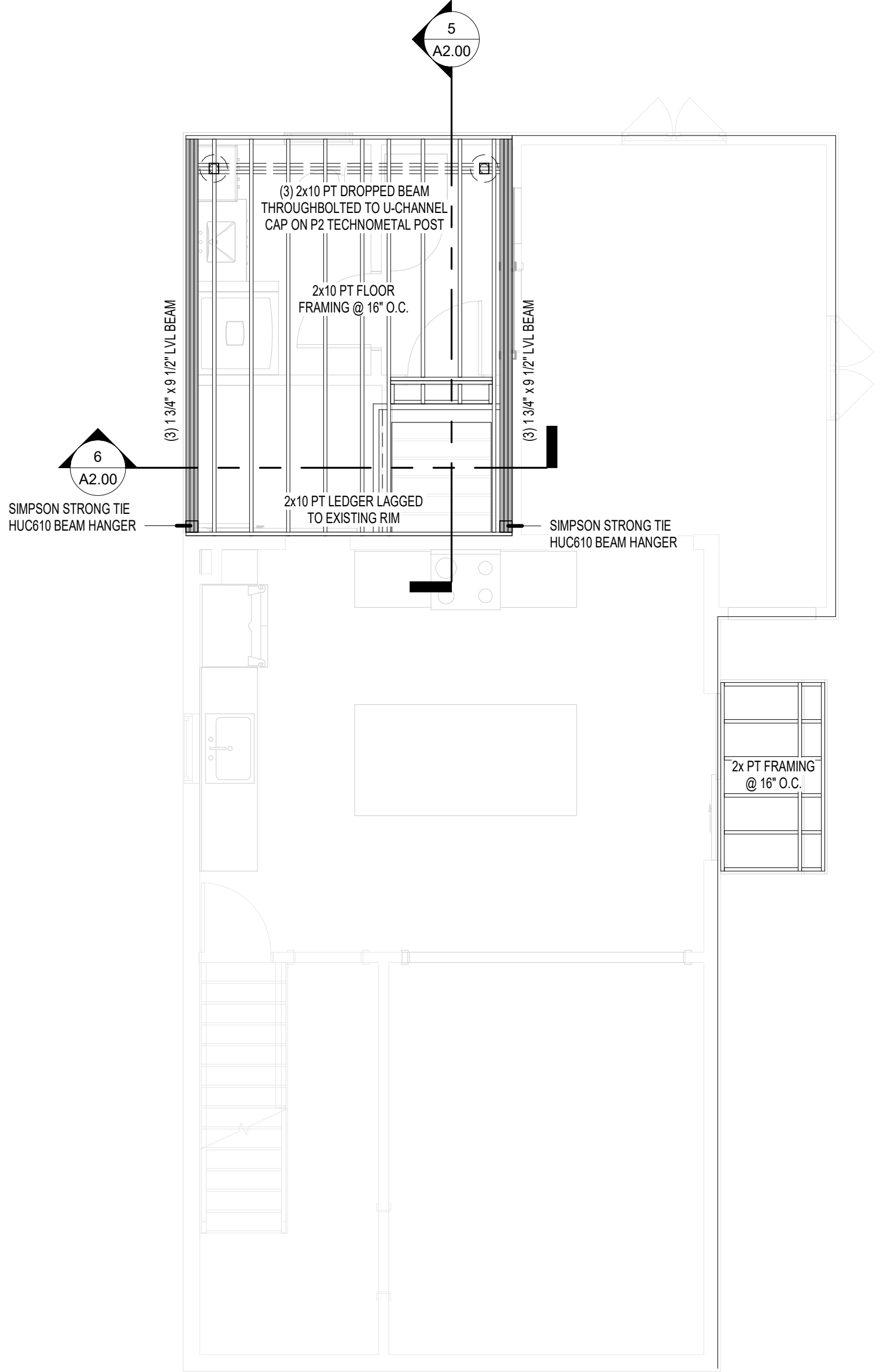
DRAWN	CHECKED	FILE No.
CAV	RJM	22109



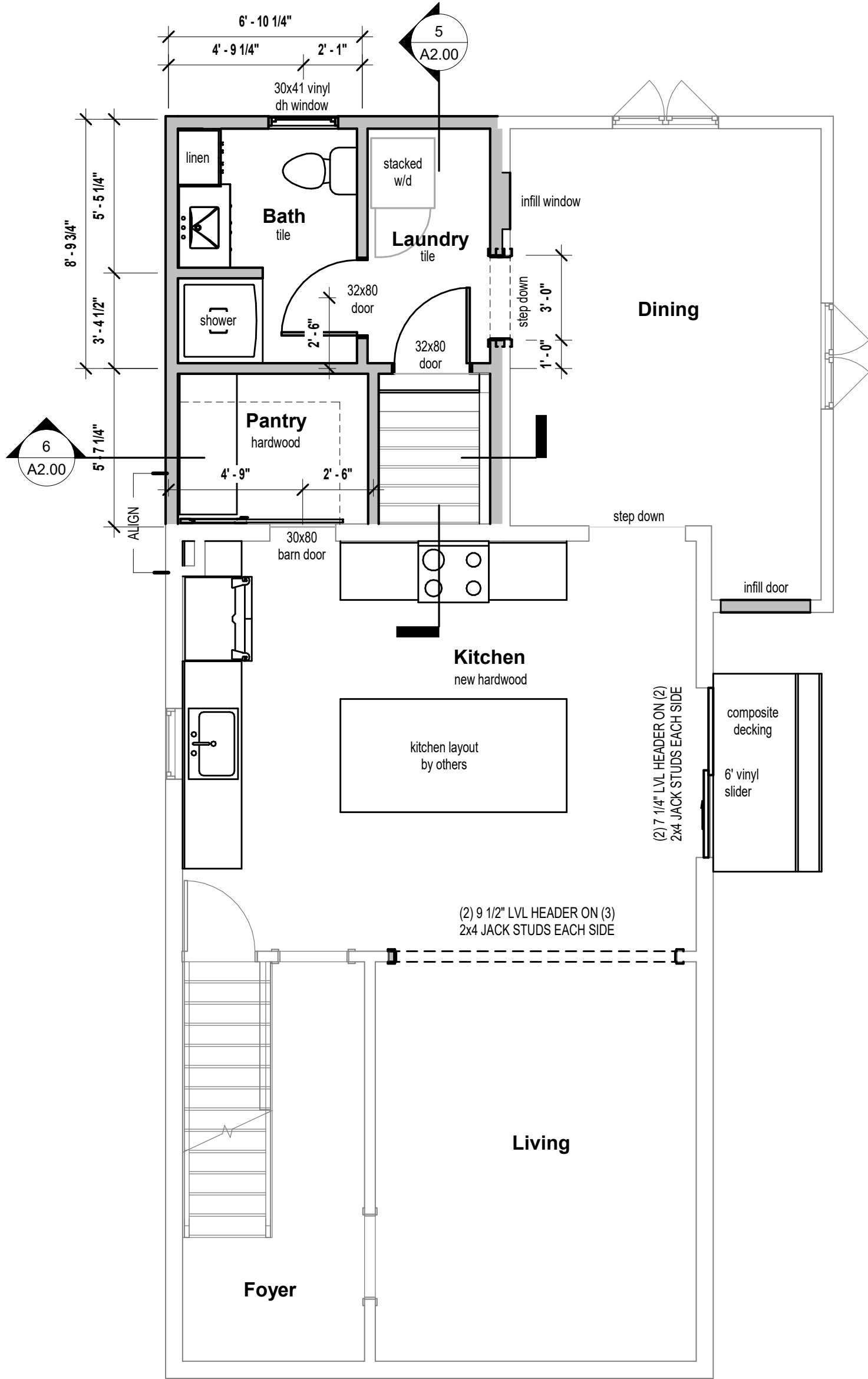
4 Roof - Framing
1/4" = 1'-0"



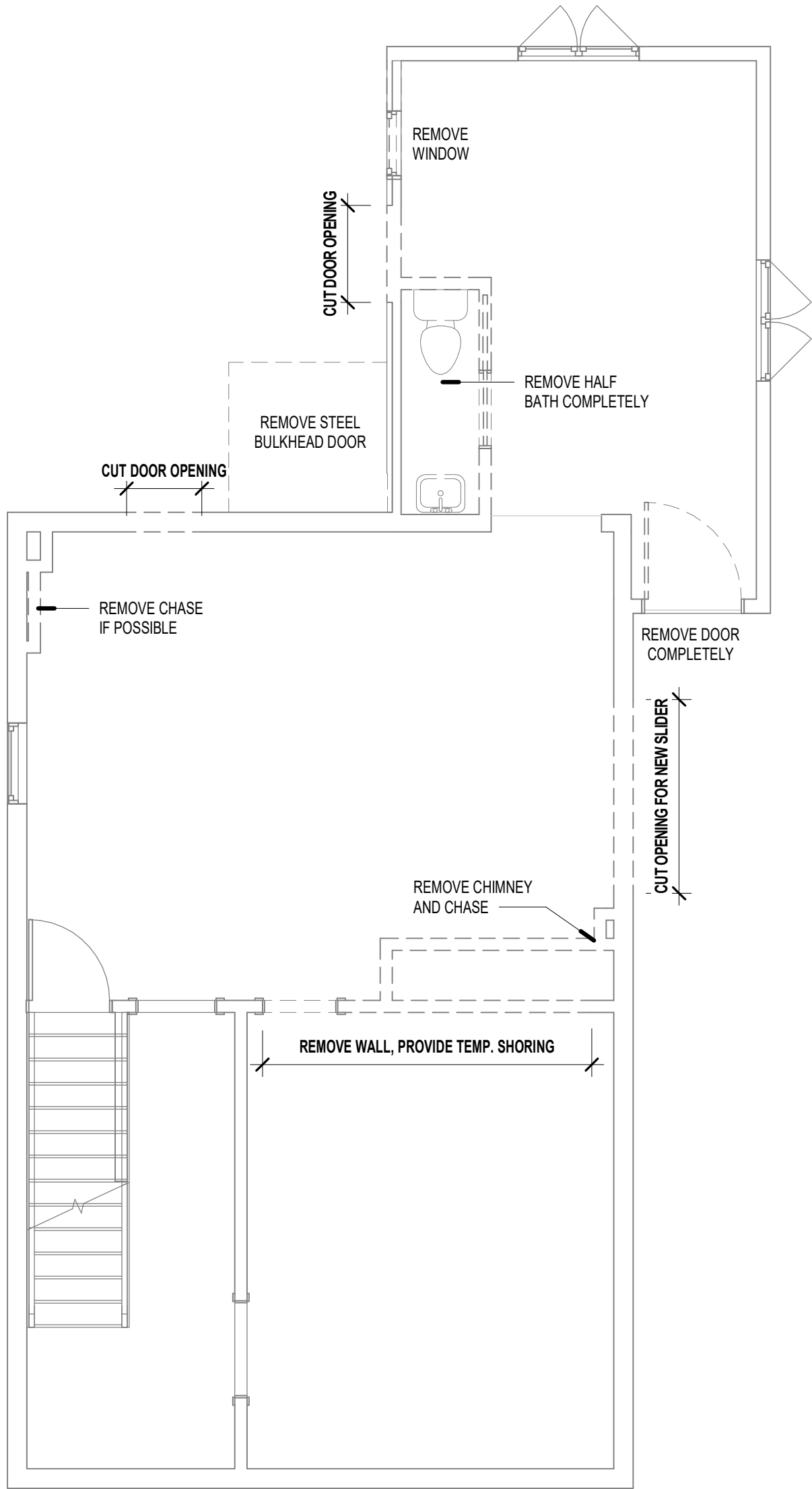
3 Roof - New Construction
1/4" = 1'-0"



2 First Floor - Framing
1/4" = 1'-0"



1 First Floor - New Construction
1/4" = 1'-0"



0 First Floor - Demolition
1/4" = 1'-0"

- NOTES**
1. IT IS CONTRACTOR'S RESPONSIBILITY TO VERIFY AND EXECUTE ALL WORK IN STRICT ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS.
 2. DO NOT SCALE THE DRAWINGS. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO WORK AND COORDINATE ACCORDINGLY. THE CONTRACTOR SHALL REPORT ANY DISCRENCIES TO THE ARCHITECT (AND/OR ENGINEER) PRIOR TO ANY CONSTRUCTION.
 3. ALL ENGINEERED LUMBER AND CONNECTORS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
 4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL TEMPORARY CONDITIONS THROUGHOUT CONSTRUCTION.
 5. ALL DOORS AND FENESTRATION TO BE U-30 OR BETTER. ALL OTHER THERMAL INSULATION VALUES AS INDICATED. PRESCRIPTIVELY COMPLIES WITH MA CMR 780 and IRC 2021 SECTION 1102 BUILDING THERMAL ENVELOPE.
 6. ALL LUMBER TO BE SPF #2 OR BETTER UNLESS INDICATED OTHERWISE.
 7. DESIGN SNOW LOAD FOR ARLINGTON, MA = 40 PSF.
 8. ALL SMOKE DETECTORS (SD), CARBON MONOXIDE DETECTORS (CO), COMBINATION UNITS (SICO), AND HEAT DETECTORS TO BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP. SMOKE DETECTORS TO BE PHOTOELECTRIC.

REVISIONS		REV. DATE	REV. DESCRIPTION
REV. NO.	REV. NO.	02.15.2024	Permit Issue
1			

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CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND SHALL REPORT ANY ERRORS OR DISCREPANCIES WITHOUT DELAY.

ARCHITECT

CRAFT
ARCHITECTURE LLC
28 QUEEN STREET
FRANKLIN, MA 02038
978 457 2832

STAMP

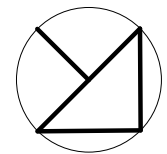


PROJECT NAME

Kelleher

PROJECT ADDRESS

57 Beacon Street
Arlington, MA



SCALE 1/4" = 1'-0"

DRAWN BY SLW

CHECKED BY -

PROJECT NO. #

DATE Date

DRAWING TITLE

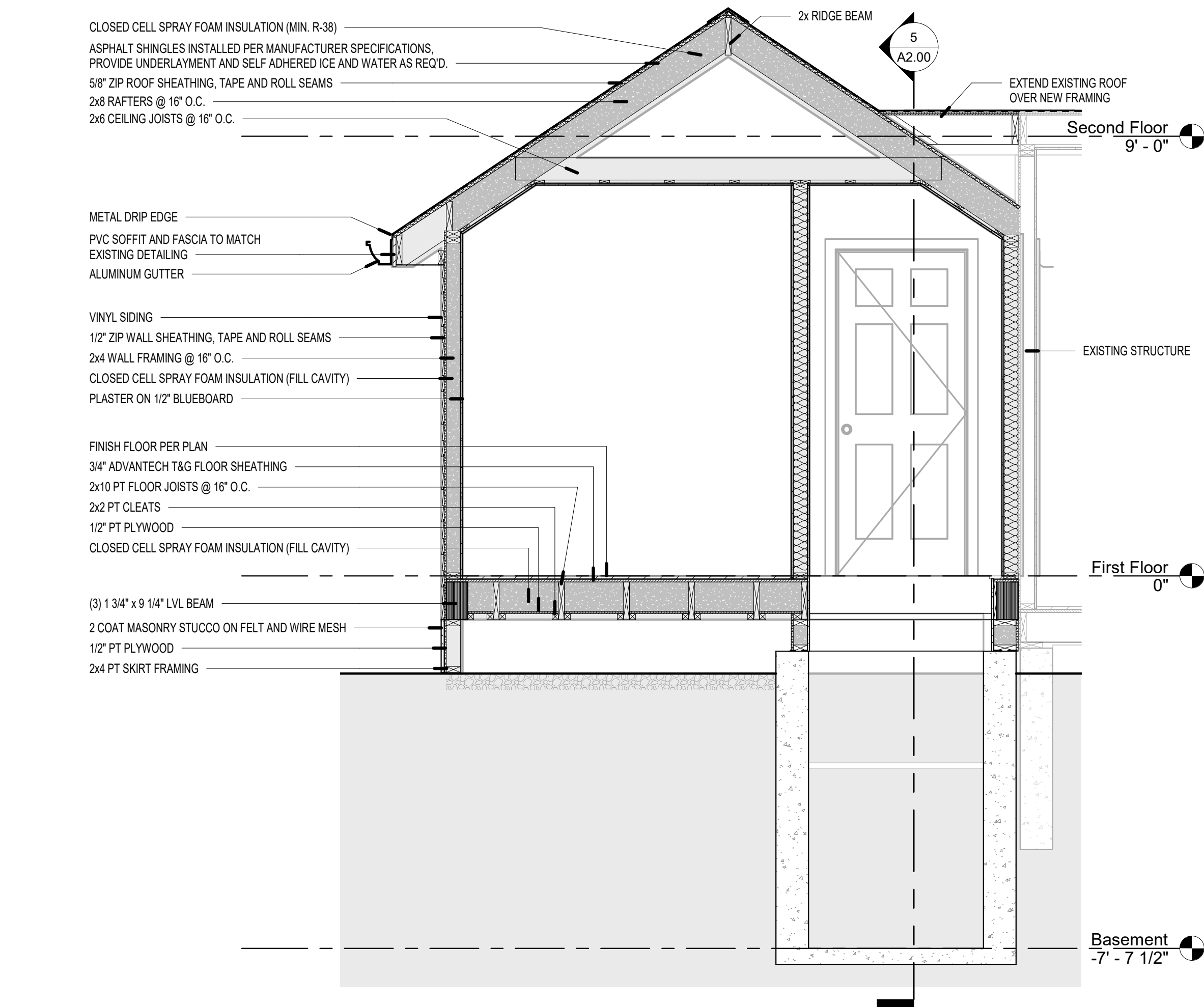
Plans

SHEET

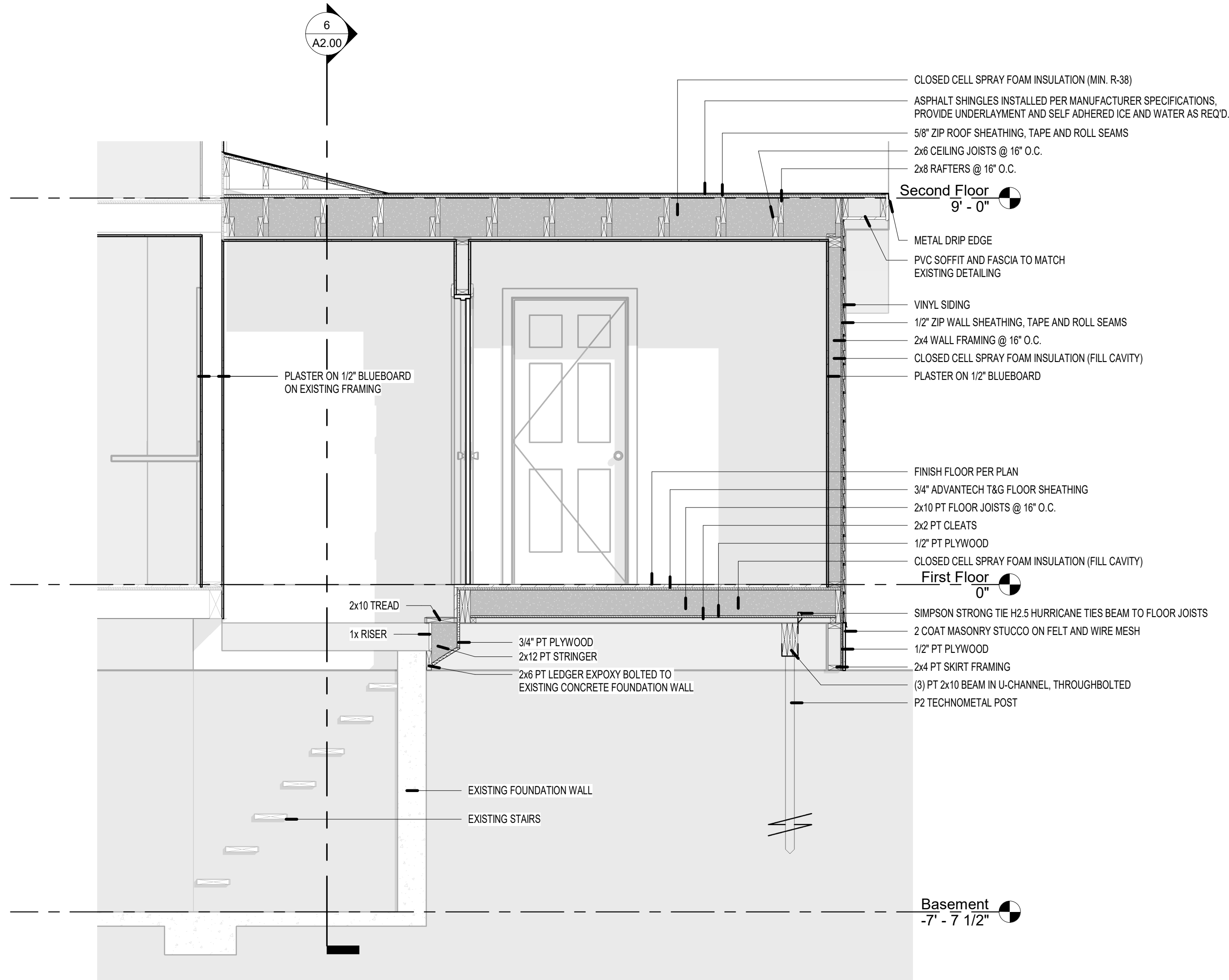
A1.00

REV.

1



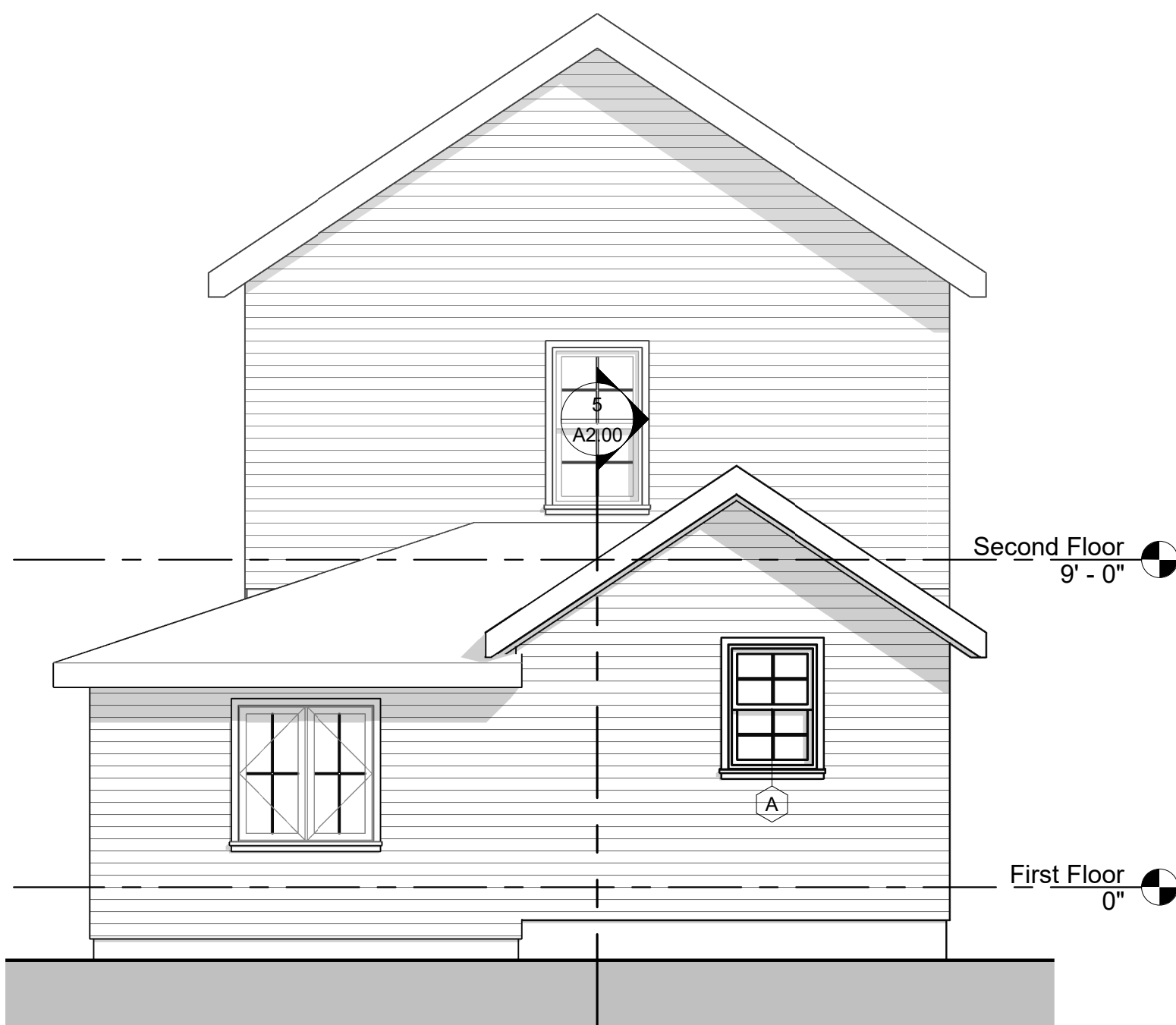
6 Section 2
1/2" = 1'-0"



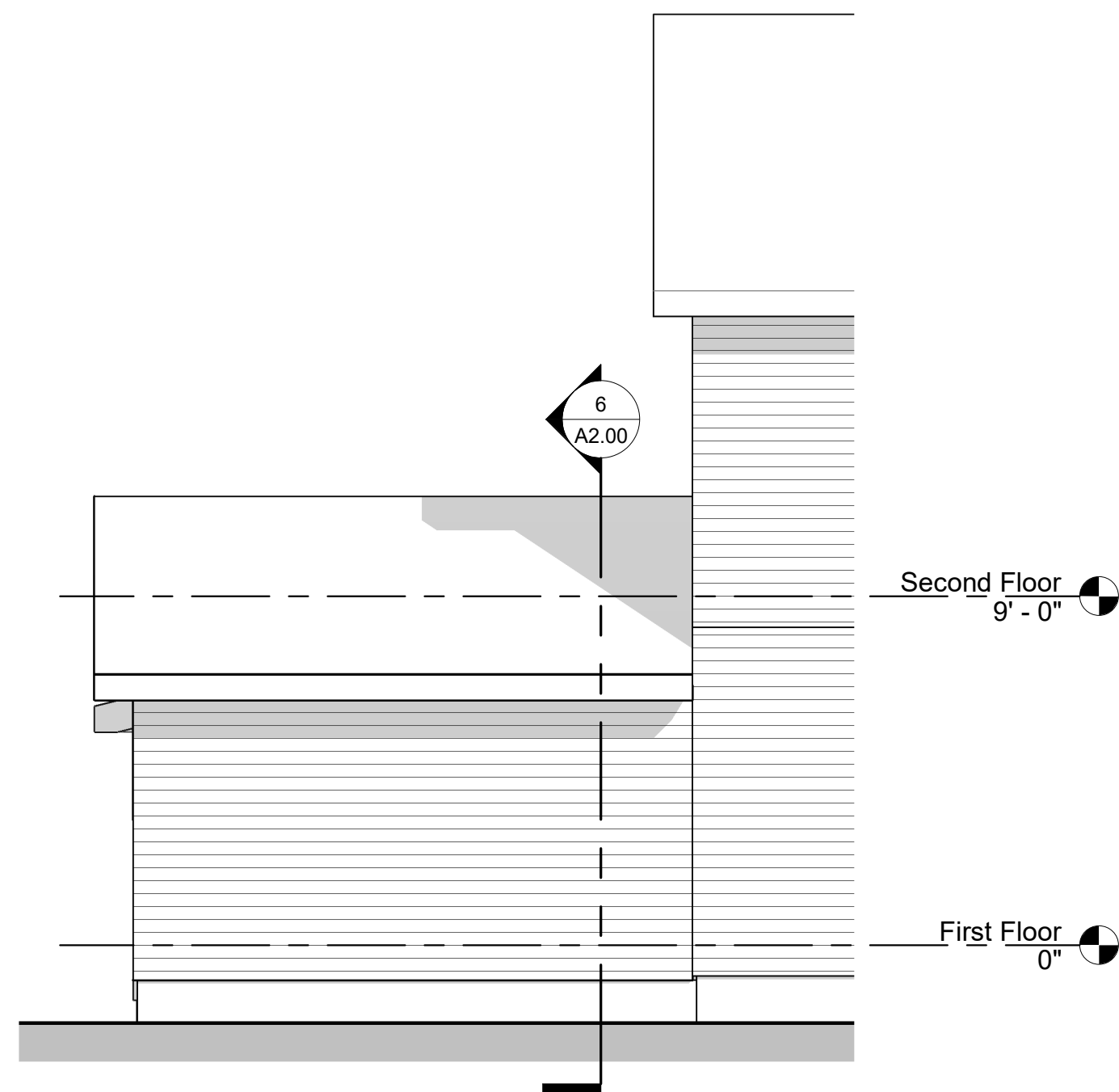
5 Section 1
1/2" = 1'-0"



4 Right
1/4" = 1'-0"



3 Rear
1/4" = 1'-0"



2 Left
1/4" = 1'-0"

REVISIONS	REV. NO.		REV. DATE	REV. DESCRIPTION
	1		02.15.2024	Permit Issue

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CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND SHALL REPORT ANY ERRORS OR DISCREPANCIES WITHOUT DELAY.

ARCHITECT

CRAFT
ARCHITECTURE LLC

28 QUEEN STREET
FRANKLIN, MA 02038
978 457 2832

STAMP

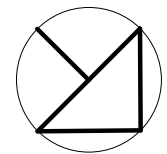


PROJECT NAME

Kelleher

PROJECT ADDRESS

57 Beacon Street
Arlington, MA



SCALE As indicated

DRAWN BY SLW

CHECKED BY -

PROJECT NO. #

DATE Date

DRAWING TITLE

Elevations and
Sections

SHEET

A2.00

REV.

1



59 Beacon

1 story addition
here

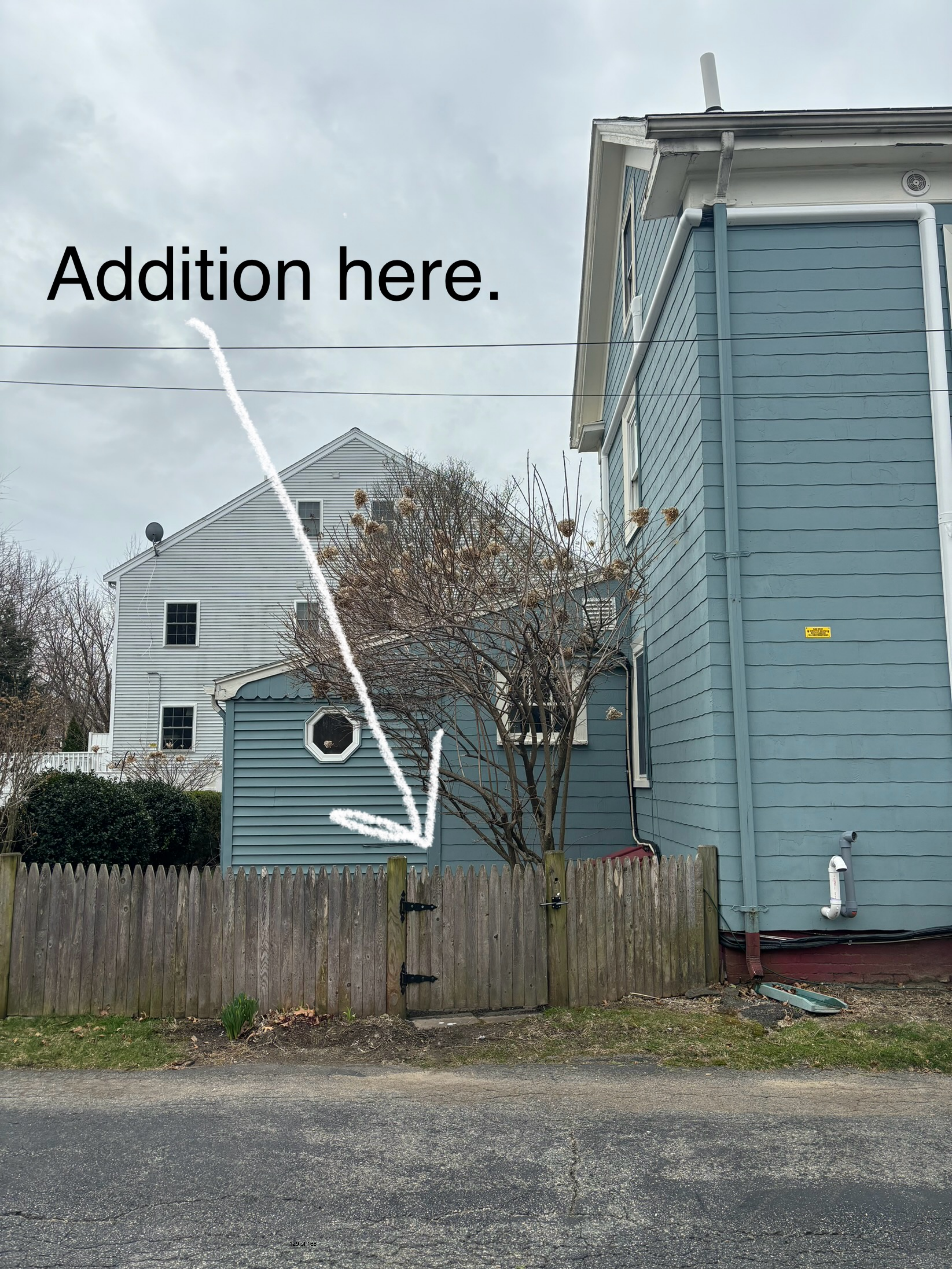
Location of 61 Beacon addition

Text



Location of addition.

Addition here.





View from the street



Town of Arlington, Massachusetts

Docket #3795 36 Peabody Road

ATTACHMENTS:

Type	File Name	Description
Reference Material	#3795_36_Peabody_Road_SP_application.pdf	#3795 36 Peabody Road SP application
Reference Material	#3795_36_Peabody_Road_Construction_Drawings_Mon_Apr_1_2024.pdf	#3795 36 Peabody Road Construction_Drawings_Mon_Apr_1_2024
Reference Material	#3795_36_Peabody_Plot_Plan_Tue_Apr_2_2024.pdf	#3795 36 Peabody Plot Plan_Tue_Apr_2_2024



SP-24-9

Special Use Permit Application (ZBA)

Status: Active

Submitted On: 4/1/2024

Primary Location

36 PEABODY RD

Arlington, MA 02476

Owner

Ian Jessen

PEABODY RD 36 Arlington, MA 02476

Applicant



Fred Doucette



603-401-3939



fdoucette@blackdogbuilders.com



7 Red Roof Lane, Unit 1

Salem, NH 03079

Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. ***Please LIST BYLAW(S)*** [?](#)

5.4.3.B(6) Large Addition (over 750 sq ft)

Explain why the requested use is essential or desirable to the public convenience or welfare.*

The requested use (addition of 2 bedrooms to existing 3BR home in zone R1) addresses an urgent need for housing for multi-generational families, without burdening the community with new housing construction and simultaneously preserving in place and character a 100+ year old Arlington home.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

The property is at the end of a quiet private way. The existing site provides 3 off-street parking spaces, which will remain. Parking is currently underutilized by the homeowners and will be available to workers during construction.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

The addition includes the provision of 2.5 baths to accommodate the additional living space. The existing sewer line to street is already sized to accommodate this extra capacity. No additional capacity is being added to the sewer. Water runoff from the property flows directly into Spy Pond and does not drain to any stormwater catchment. Substantial work has already been accomplished to mediate erosion, as overseen by Conservation Commission.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*

No applicable special regulations for the intended use

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*

The addition was designed in accordance with the town's Residential Design Guidelines and faithfully adheres to the style of the existing structure, with a particular focus on presenting a well-matched facade to the street.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

The addition of 2 bedrooms to an owner-occupied home to support multi-generational families is perfectly in keeping with the residential nature of the neighborhood. No detrimental effects to the character of the neighborhood can be anticipated.

Dimensional and Parking Information

Present Use/Occupancy *

Detached single-family residence

Proposed Use/Occupancy *

Detached single-family residence

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

2731

Proposed Gross Floor Area (Sq. Ft.)*

3548

Existing Lot Size (Sq. Ft.)*

17704

Proposed Lot Size (Sq. Ft.)* ?

17704

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

103.7

Proposed Frontage (ft.)*

103.7

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*

0.15

Proposed Floor Area Ratio*

0.2

Max. Floor Area Ratio required by Zoning*

1

Existing Lot Coverage (%)*

9.4

Proposed Lot Coverage (%)*

11.6

Max. Lot Coverage required by Zoning*

35

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

17704

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

17704

Minimum Lot Area per Dwelling Unit required by Zoning*

6000

Existing Front Yard Depth (ft.)*

17.2

Proposed Front Yard Depth (ft.)*

17.2

Minimum Front Yard Depth required by Zoning*

25

Existing Left Side Yard Depth (ft.)*

11.1

Proposed Left Side Yard Depth (ft.)*

11.1

Minimum Left Side Yard Depth required by Zoning*

10

Existing Right Side Yard Depth (ft.)*

41.3

Proposed Right Side Yard Depth (ft.)*

25.5

Minimum Right Side Yard Depth required by Zoning*

10

Existing Rear Yard Depth (ft.)*

102.5

Proposed Rear Yard Depth (ft.)*

82.1

Minimum Rear Yard Depth required by Zoning*

20

Existing Height (stories)

2

Proposed Height (stories)*

2

Maximum Height (stories) required by Zoning*

2.5

Existing Height (ft.)*

29.2

Proposed Height (ft.)*

29.2

Maximum Height (ft.) required by Zoning*

35

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

10009.7

Proposed Landscaped Open Space (Sq. Ft.)*

9592.5

Existing Landscaped Open Space (% of GFA)*

351

Proposed Landscaped Open Space (% of GFA)*

270

Minimum Landscaped Open Space (% of GFA)
required by Zoning*

10

Existing Usable Open Space (Sq. Ft.)*

1289

Proposed Usable Open Space (Sq. Ft.)*

1289

Existing Usable Open Space (% of GFA)*

47

Proposed Usable Open Space (% of GFA)*

36

Minimum Usable Open Space required by Zoning*

1064

Existing Number of Parking Spaces*

3

Proposed Number of Parking Spaces*

3

Minimum Number of Parking Spaces required by Zoning*

1

Existing Parking area setbacks

25

Proposed Parking area setbacks *

25

Minimum Parking Area Setbacks required by Zoning*

25

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

8

Proposed Slope of proposed roof(s) (in. per ft.)*

8

Minimum Slope of Proposed Roof(s) required by Zoning*

0

Existing type of construction*

Wood frame

Proposed type of construction*

Wood frame

Open Space Information

Existing Total Lot Area*

17704

Proposed Total Lot Area*

17704

Existing Open Space, Usable*

1289

Proposed Open Space, Usable*

1289

Existing Open Space, Landscaped*

10009.7

Proposed Open Space, Landscaped*

9592.5

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

0

Accessory Building, Proposed Gross Floor Area

0

Basement or Cellar, Existing Gross Floor Area ?

0

Basement or Cellar, Proposed Gross Floor Area

0

1st Floor, Existing Gross Floor Area

1365

New Field

0

1st Floor, Proposed Gross Floor Area

1782

2nd Floor, Existing Gross Floor Area

1365

2nd Floor, Proposed Gross Floor Area

1765

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

0

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area ?

0

Attic, Proposed Gross Floor Area

0

Parking Garages, Existing Gross Floor Area 

0

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies,
Existing Gross Floor Area

0

All weather habitable porches and balconies,
Proposed Gross Floor Area

0

Total Existing Gross Floor Area

2730



Total Proposed Gross Floor Area

3547





EXIST'G FRONT



EXIST'G REAR

CONTENTS

- 1. COVER
- 2. FOUNDATION AS-BUILT PLAN
- 3. 1ST FLOOR AS-BUILT PLAN
- 4. 2ND FLOOR AS-BUILT PLAN
- 5. PROPOSED FOUNDATION PLAN
- 6. PROPOSED 1ST FLOOR PLAN
- 7. PROPOSED 2ND FLOOR PLAN
- 8. PERSPECTIVE
- 9. PERSPECTIVE
- 10. 1ST FLOOR PROPOSED PLAN DETAIL AND WINDOW SCHEDULE
- 11. 2ND FLOOR PROPOSED PLAN DETAIL AND DOOR SCHEDULE
- 12. PROPOSED ROOF PLAN
- 13. PROPOSED ROOF RENDERING
- 14. PROPOSED EXTERIO ELEVATIONS
- 15. PROPOSED EXTERIOR ELEVATION
- 16. PROPOSED SECTIONS
- 17. PROPOSED SECTION
- 18. PROPOSED FOUNDATION ELECTRICAL PLAN AND SCHEDULE
- 19. PROPOSED 1ST AND 2ND FLOOR ELECTRICAL PLAN
- 20. SITE PLAN
- 21. PHOTOGRAPHS
- 22. RENDERING
- 23. PROPOSED DECK ONLY FLOOR PLAN
- 24. PROPOSED REAR ELEVATION WITH DECK
- 25. PROPOSED PRIMARY BATH TILE LAYOUT
- 26. PROPOSED TILE RENDERING
- 27. PROPOSED COUNTERS LAYOUT



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HATCH-JESSEN
36 PEABODY
ARLINGTON MA

E.H.
INITIALS

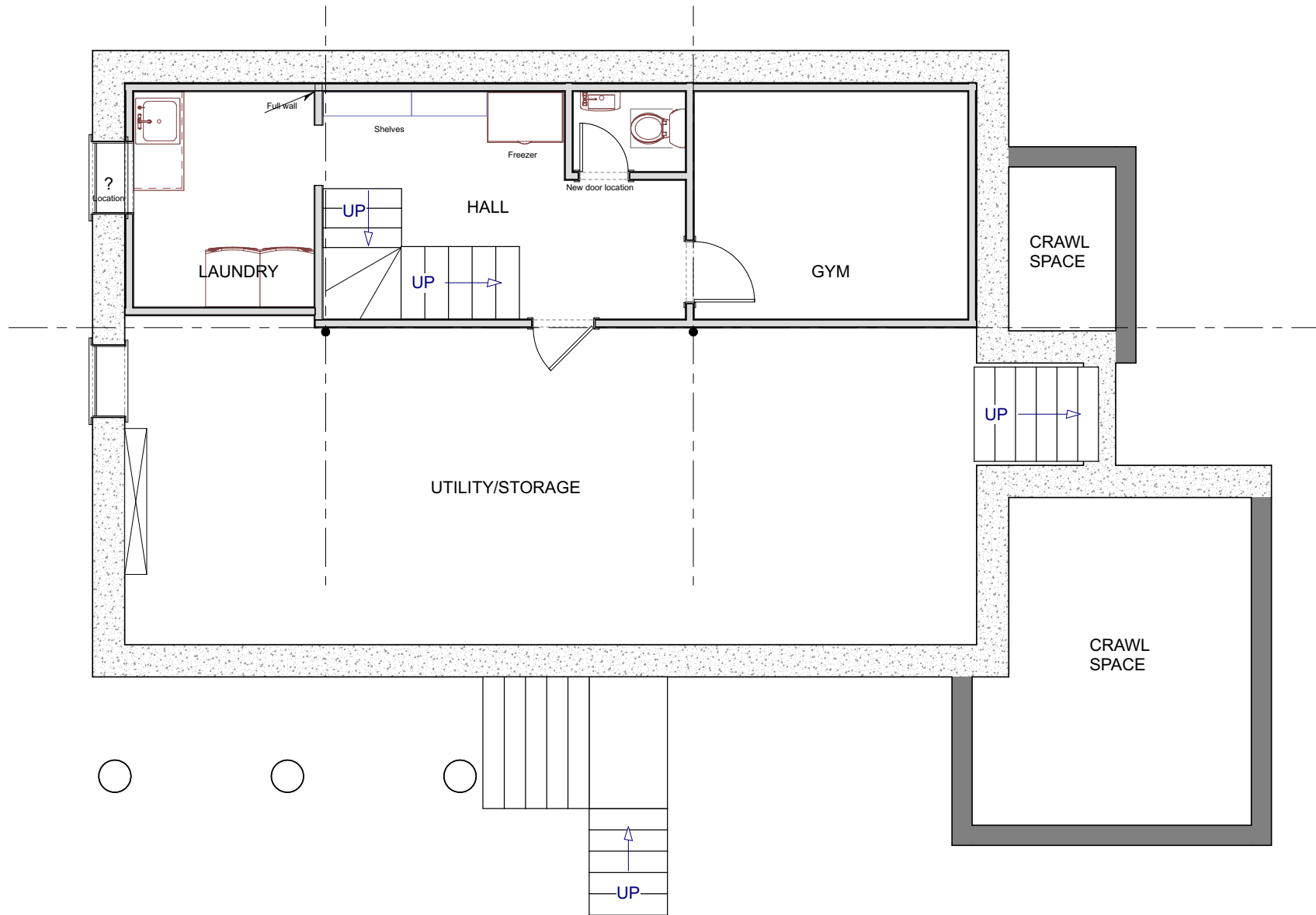
DATE:

05/24/2023

SCALE:

SHEET:

1



EXIST'G FOUNDATION

141 of 168



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36 PEABODY
ARLINGTON MA

E.H. INITIALS

DATE:

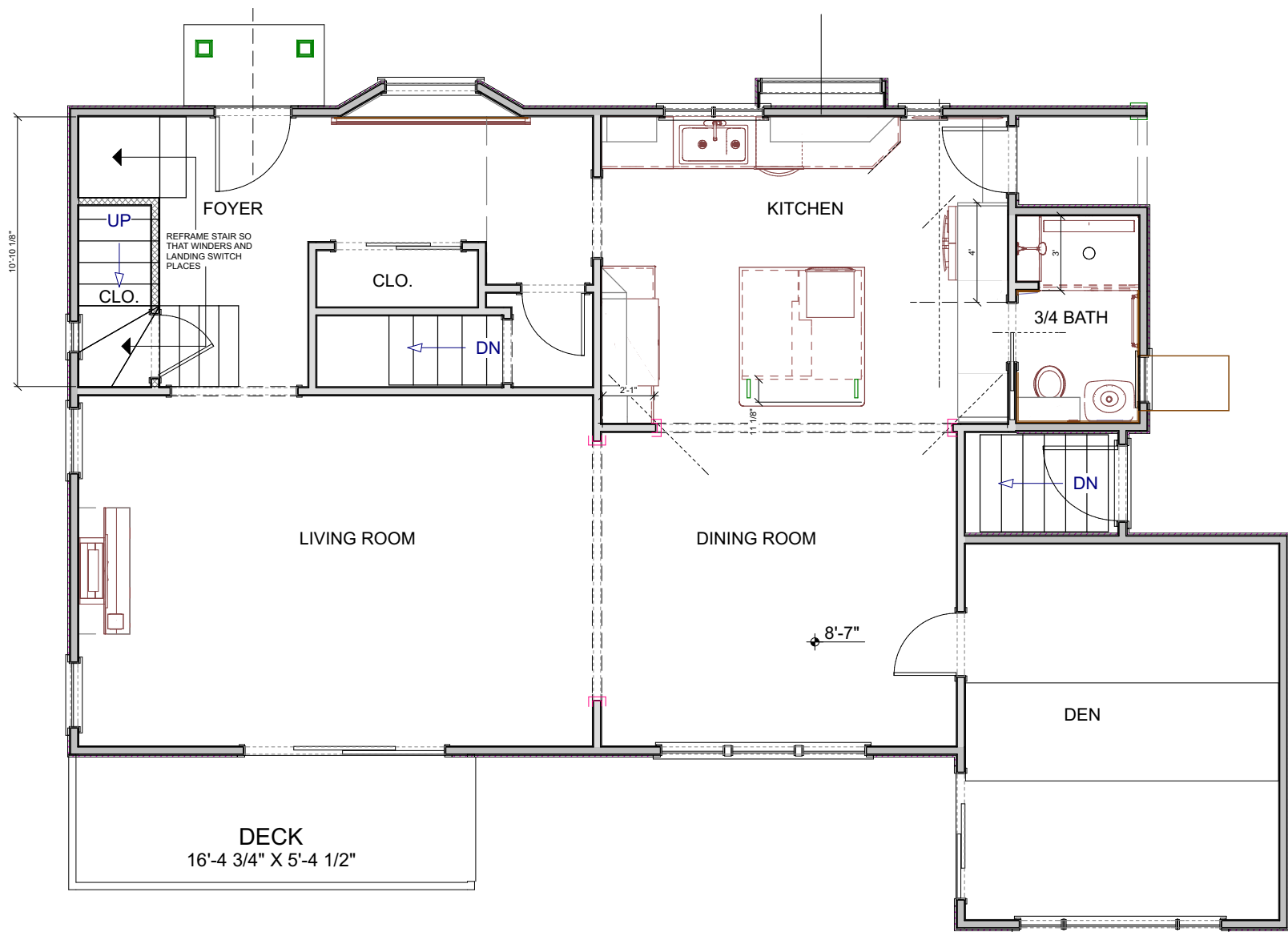
05/24/2023

SCALE:

1/4"=1'

SHEET:

2



EXIST'G 1ST FLOOR

142 of 168



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E.H.
INITIALS

DATE:

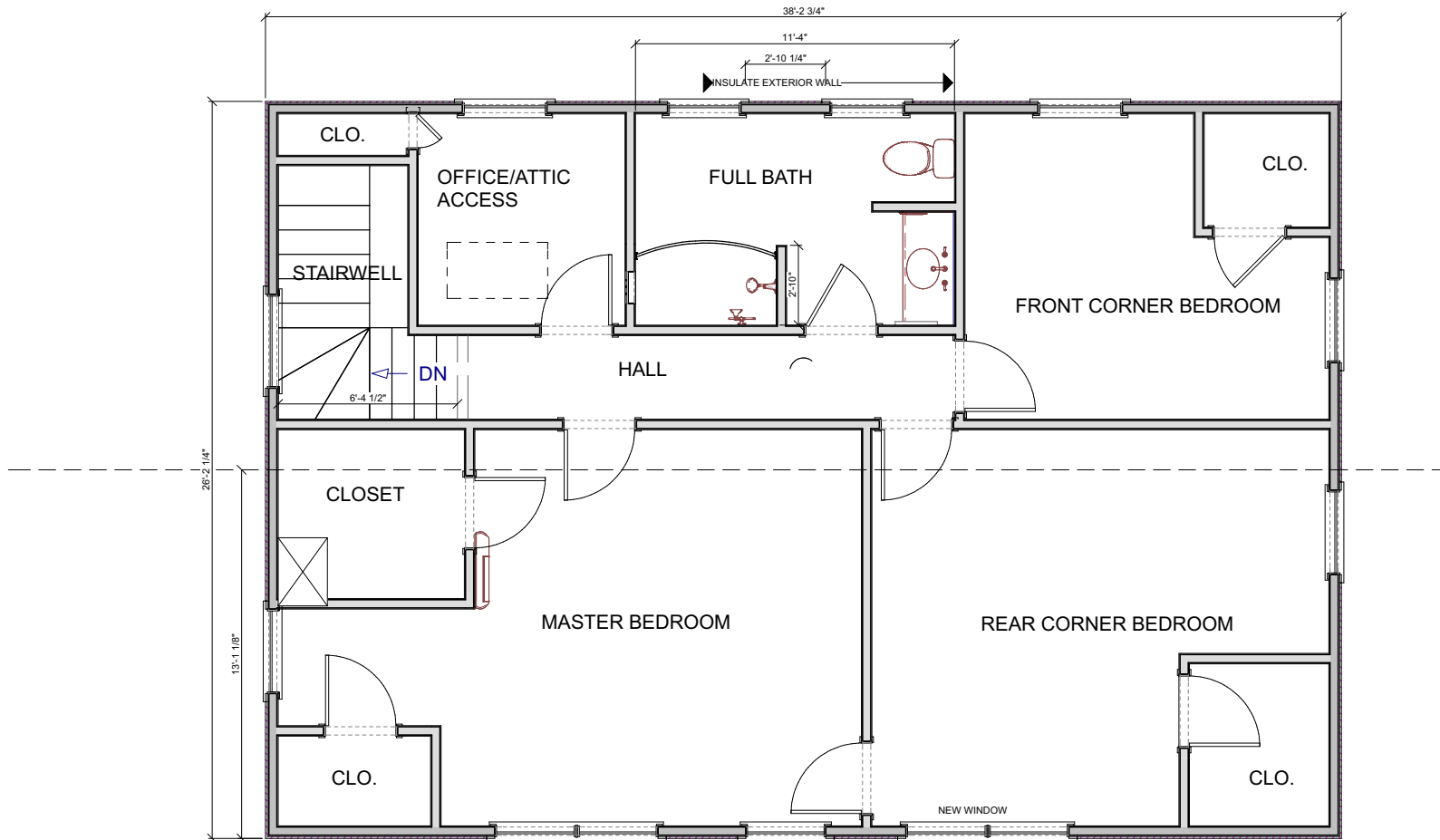
05/24/2023

SCALE:

1/4"=1'

SHEET:

3



EXIST'G 2ND FLOOR

143 of 168



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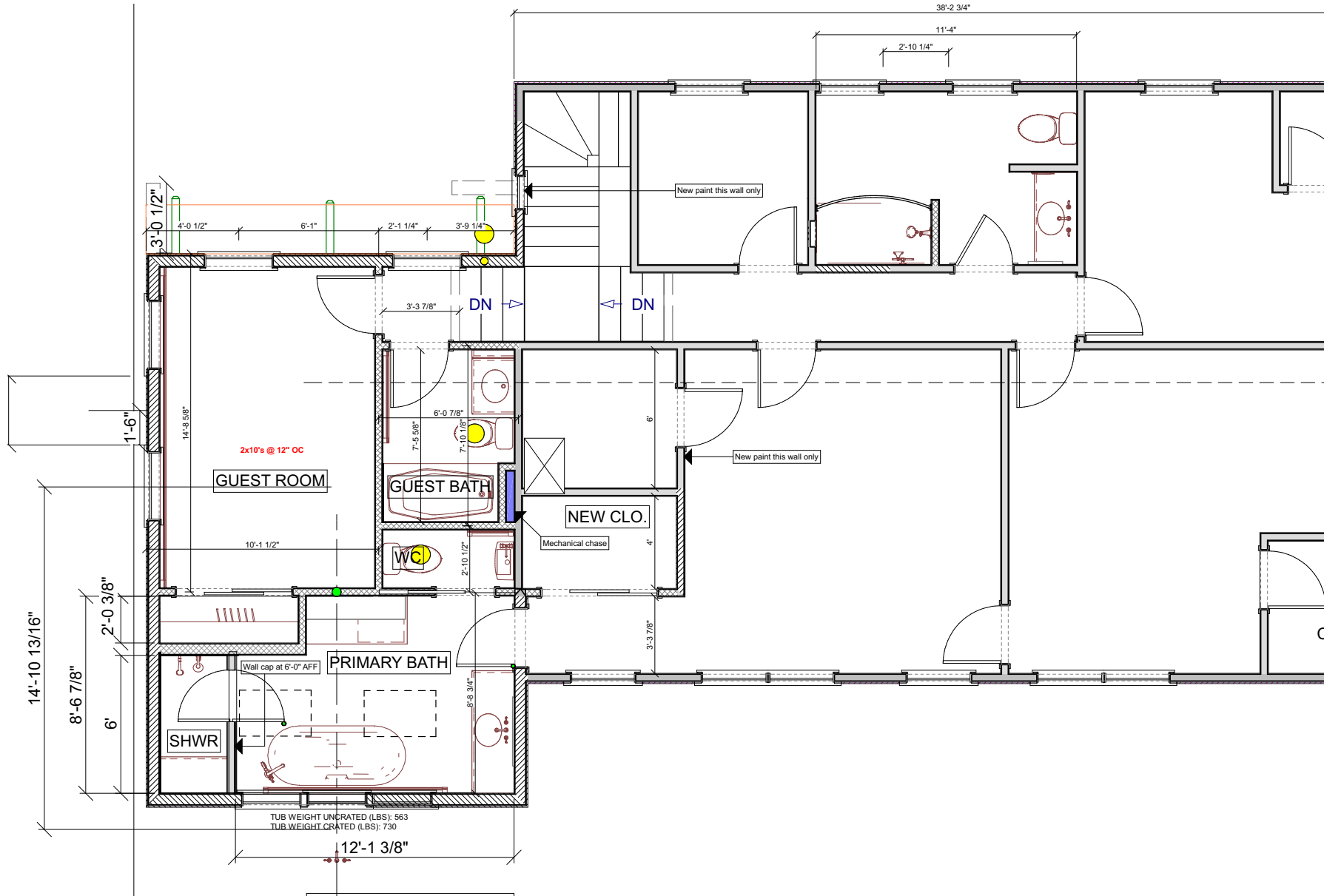
HATCH-JESSEN
36 PEABODY
ARLINGTON MA

E.H.
INITIALS

DATE:
05/24/2023

SCALE:
1/4"=1'

SHEET:
4



PROPOSED 2ND FLOOR

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HATCH-JESSEN
36 PEABODY
ARLINGTON MA

E.H.
INITIALS

DATE:

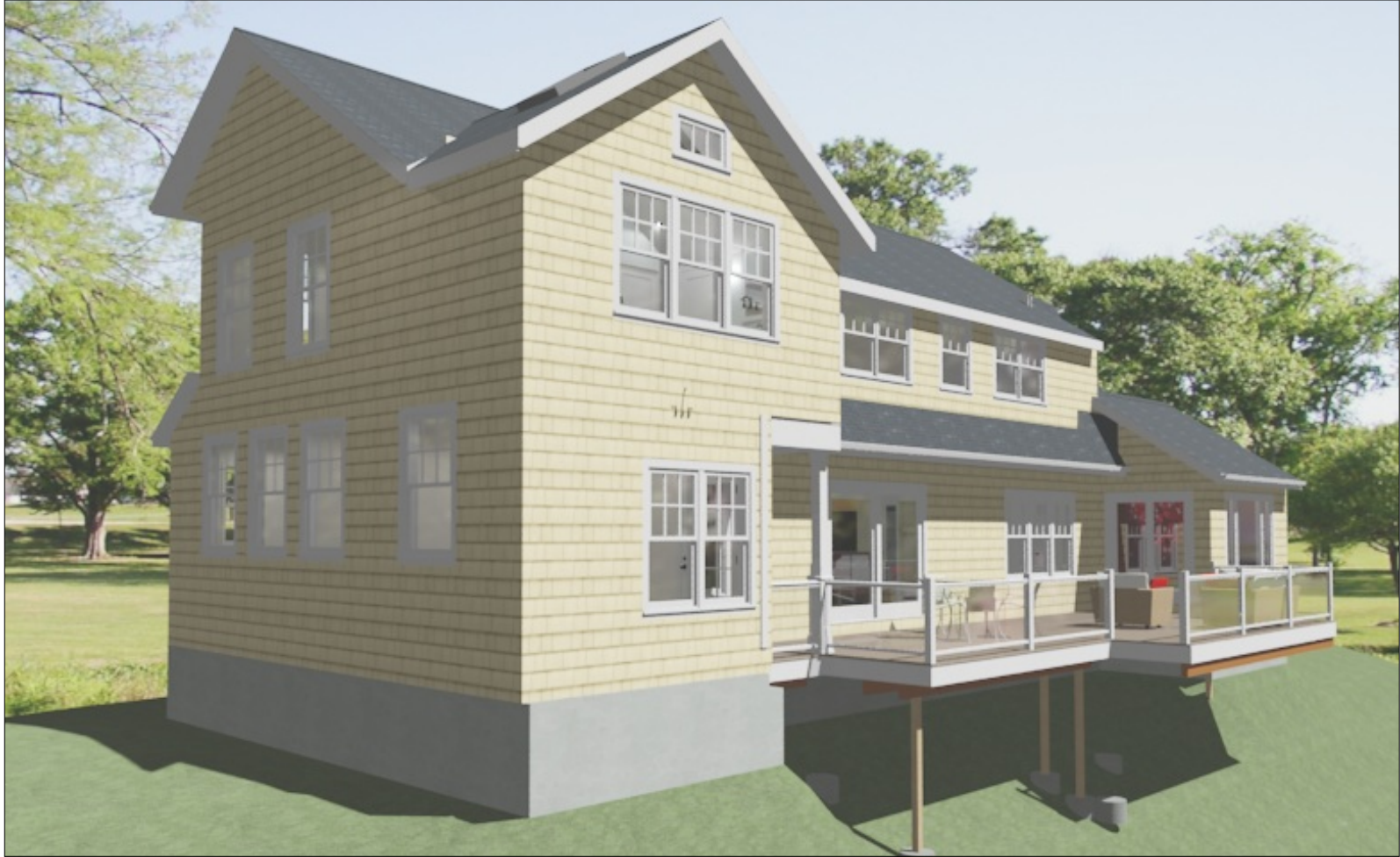
05/24/2023

SCALE:

1/4"=1'

SHEET:

7



PROPOSED PERSPECTIVE



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HATCH-JESSEN
36 PEABODY
ARLINGTON MA

E.H.
INITIALS

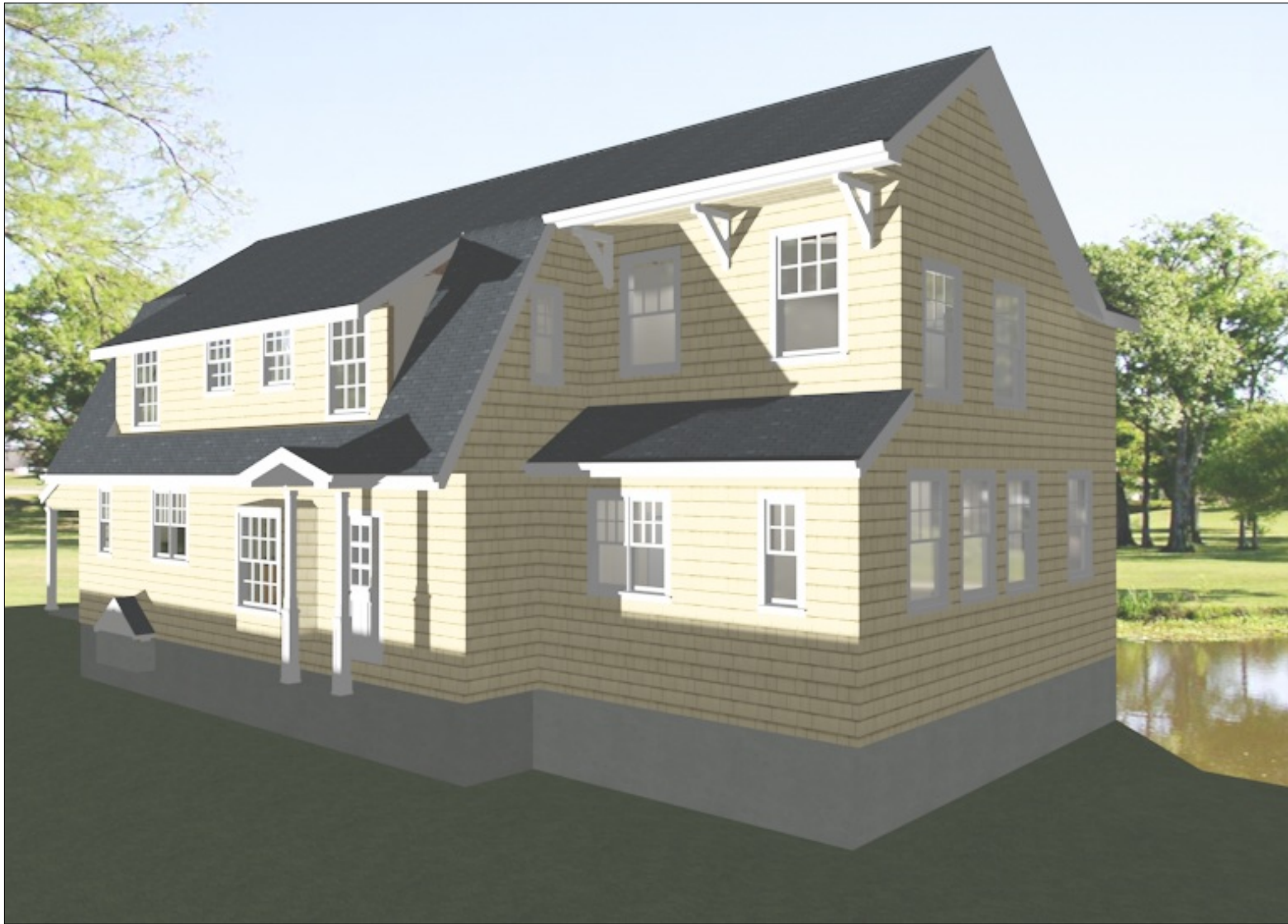
DATE:

05/24/2023

SCALE:

SHEET:

8



PROPOSED PERSPECTIVE



DESIGN
BUILD
REMODEL

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HATCH-JESSEN
36 PEABODY
ARLINGTON MA

E.H.
INITIALS

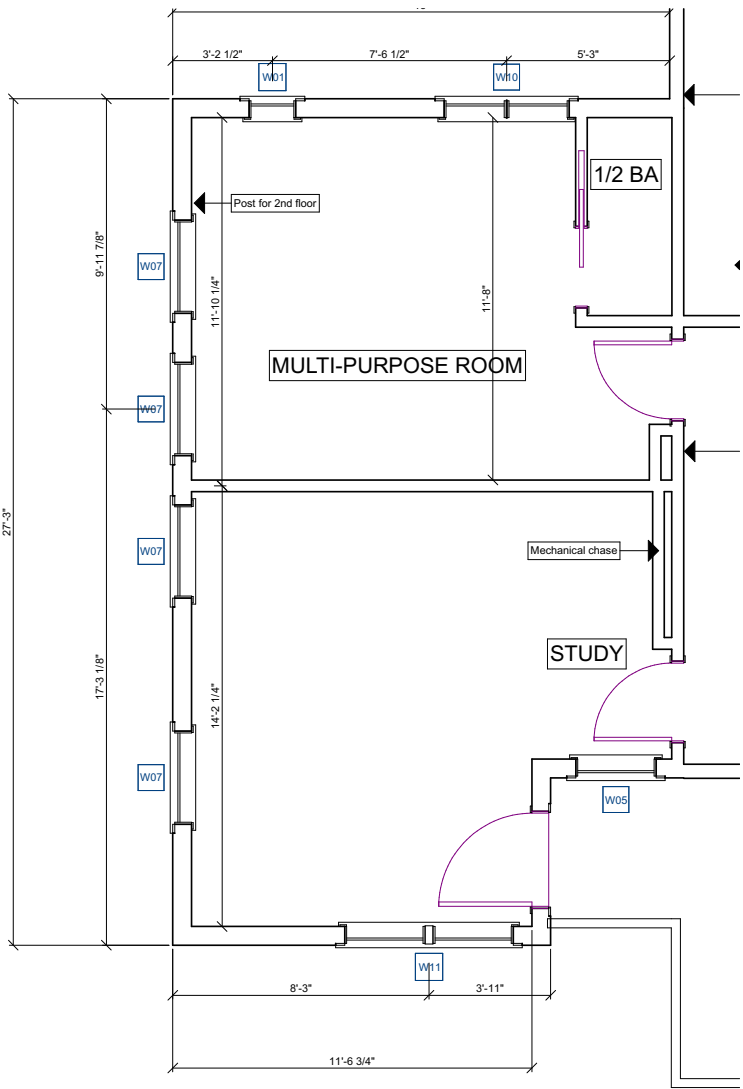
DATE:
05/24/2023

SCALE:

SHEET:
9

WINDOW SCHEDULE						
NUMBER	QTY	FLOOR	SIZE	EGRESS	DESCRIPTION	TEMPERED
W01	1	1	1640DH		DOUBLE HUNG	
W02	1	2	1640DH		DOUBLE HUNG	YES
W04	1	2	2716AW		SINGLE AWNING	
W05	1	1	2750DH		DOUBLE HUNG	
W07	4	1	3050DH	YES	DOUBLE HUNG	
W08	2	2	3050DH		DOUBLE HUNG	
W10	1	1	4040		MULLED UNIT	
W11	1	1	5550		MULLED UNIT	
W13	1	2	8346		MULLED UNIT	YES
W14	2	2	3050DH	YES	DOUBLE HUNG	

416.68 SF



PROPOSED ADDITION FIRST FLOOR PLAN



DESIGN
BUILD
REMODEL

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HATCH-JESSEN
36 PEABODY
ARLINGTON MA

E.H.
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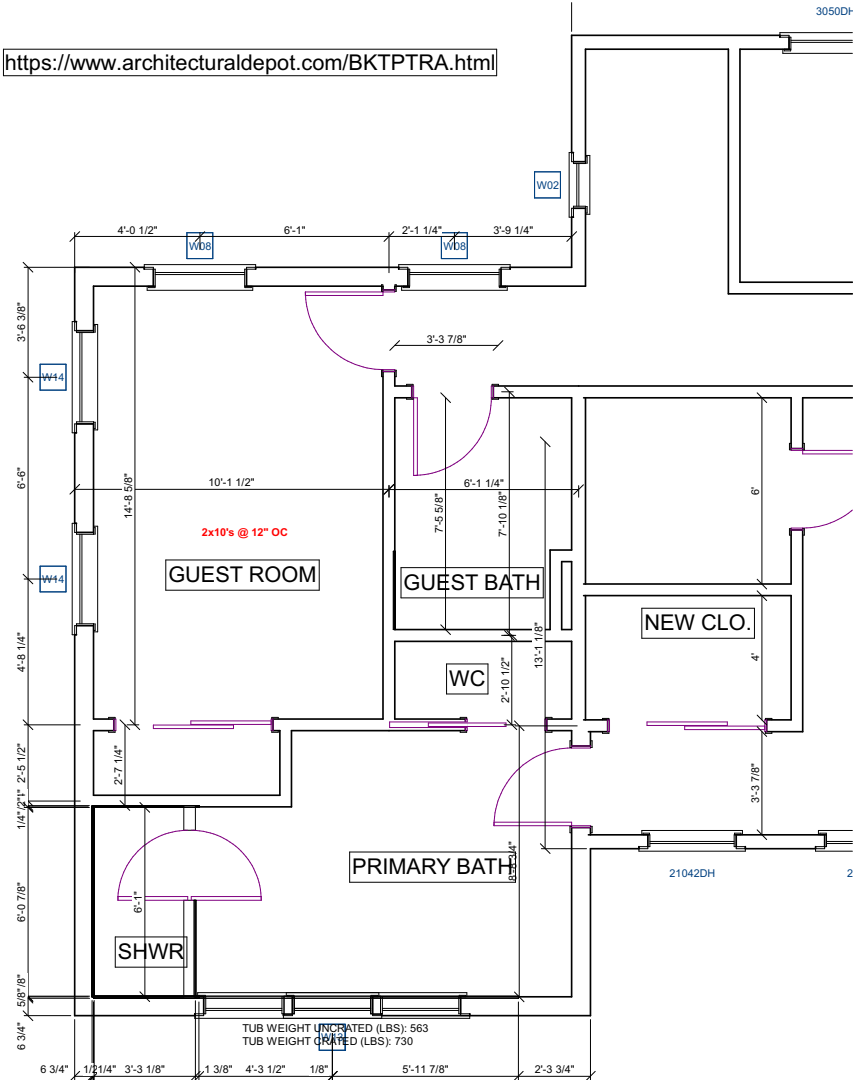
DATE:
05/24/2023

SCALE:
1/4"=1'

SHEET:
10

DOOR SCHEDULE					
NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	LABEL
D02	1	1	2668 L IN	HINGED-DOOR P03	2668
D03	1	1	2668 L	POCKET-DOOR P03	2668
D04	1	1	2668 R IN	HINGED-DOOR P03	2668
D05	1	2	2668 R	POCKET-DOOR P03	2668
D07	2	2	2668 R IN	HINGED-DOOR P03	2668
D08	1	1	3068 L EX	EXT. HINGED-GLASS PANEL	3068
D09	1	2	5068 R IN	SLIDER-DOOR P03	5068
D10	1	2	5068 L IN	SLIDER-DOOR P03	5068
D11	1	2	2668 L IN	HINGED-DOOR P03	2668 HINGE STOP

399.96 SF



<https://www.kitchensource.com/laundry/ha-807.7>

<https://rev-a-shelf.com/27479?>



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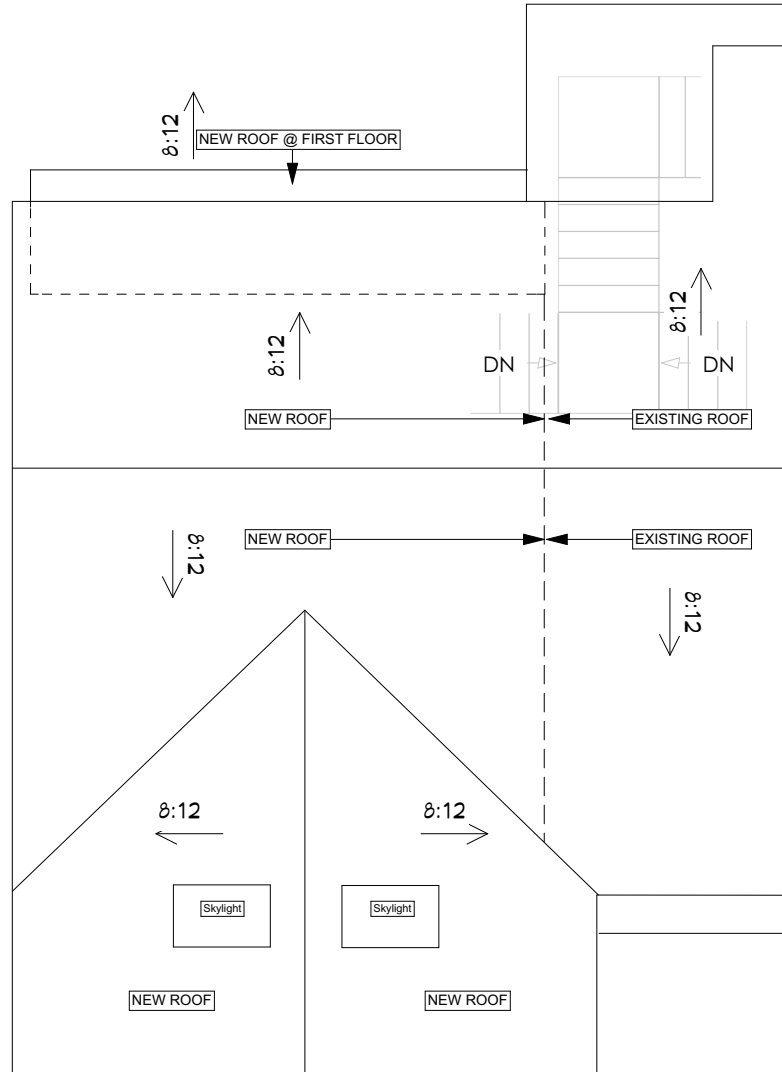
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SCALE:

1/4"=1'

SHEET:

11



151 of 168
PROPOSED ADDITION ROOF PLAN



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SCALE:

1/4" = 1'-0"

SHEET:

12



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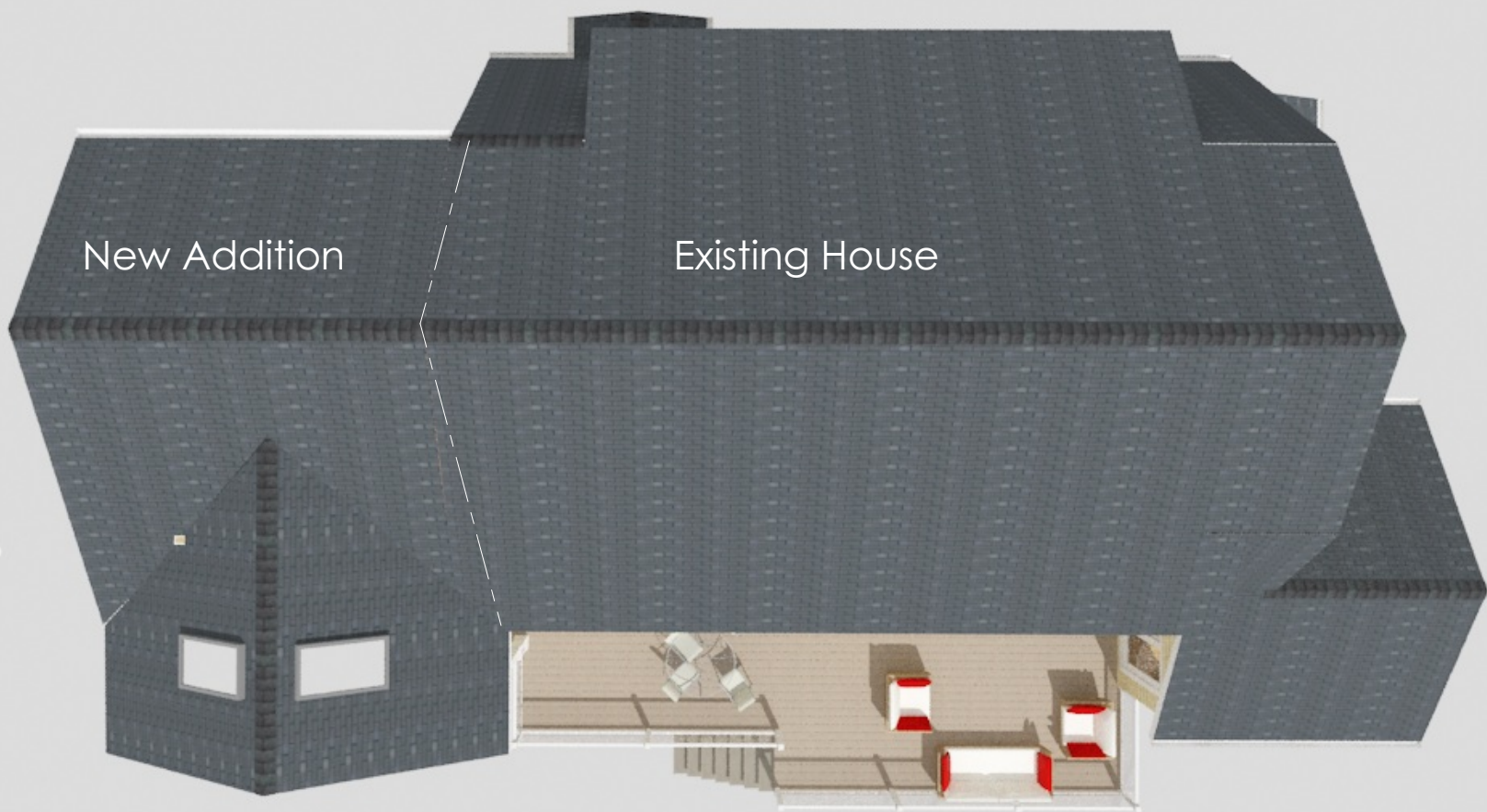
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SCALE:

SHEET:

13





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IMJ

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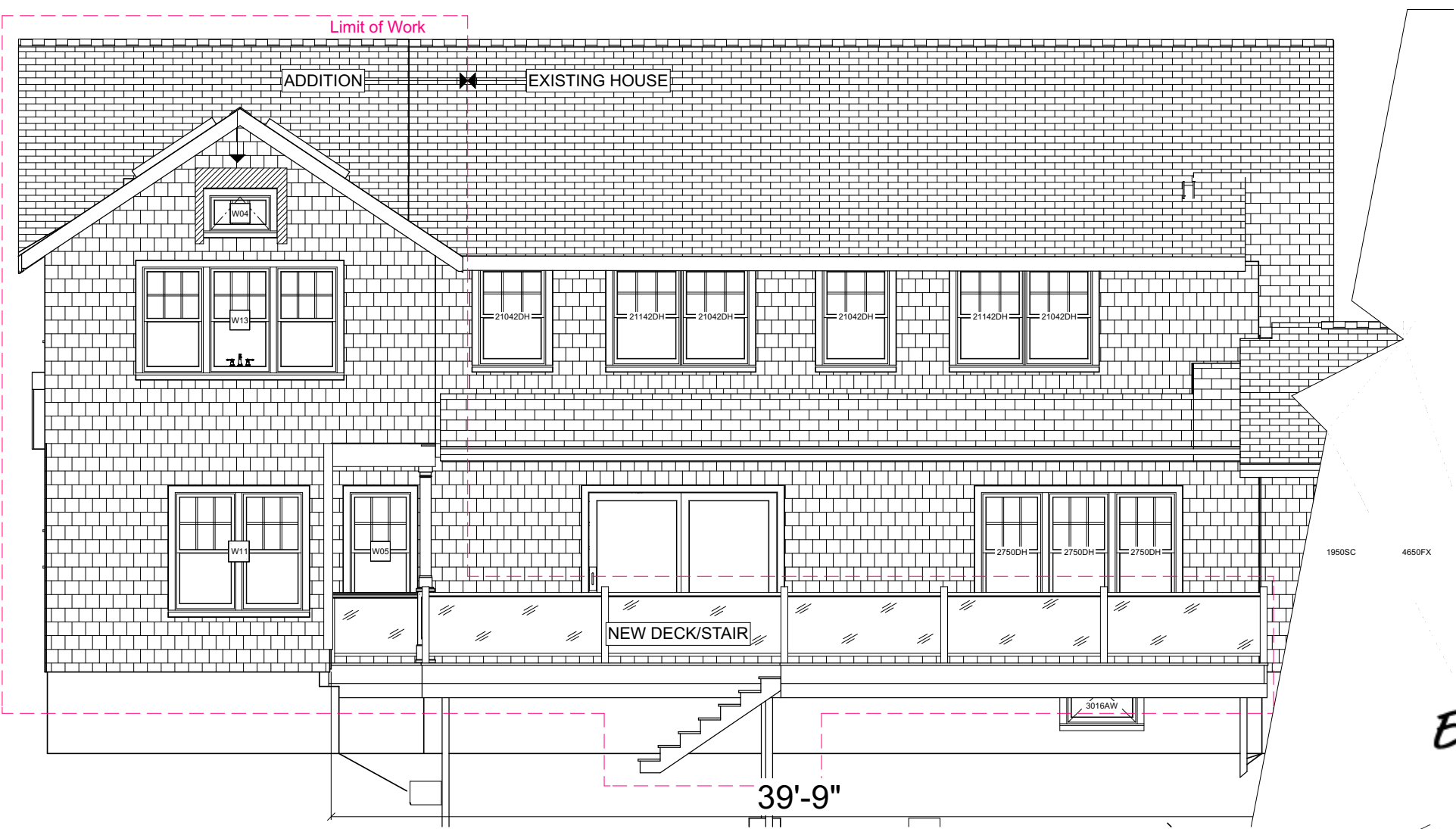
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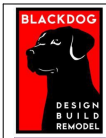
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14

PROPOSED ADDITION ELEVATIONS



PROPOSED ADDITION ELEVATION AND SECTION



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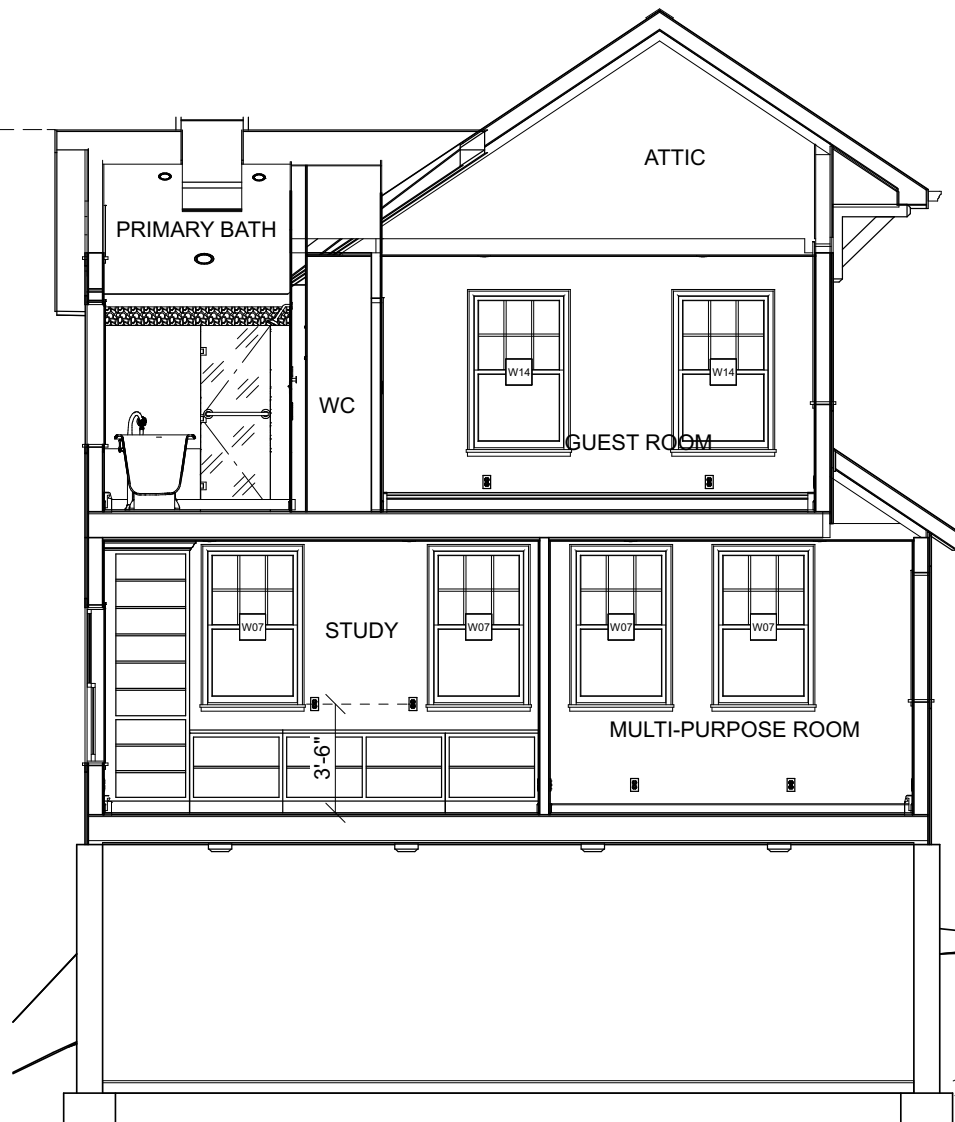
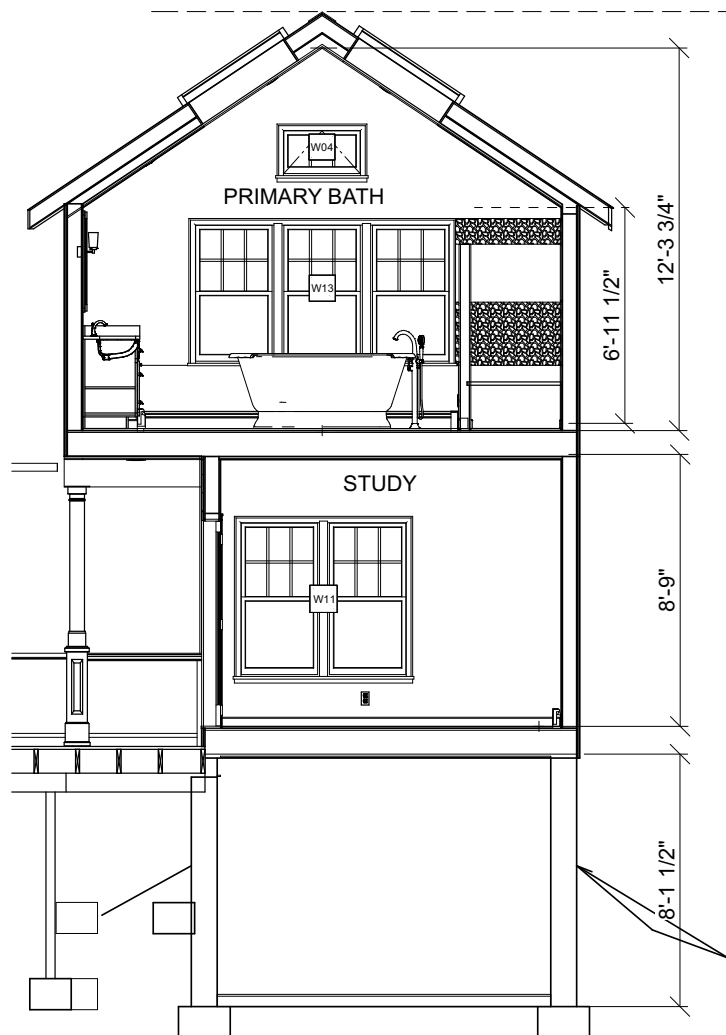
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SCALE:

1/4"=1'

SHEET:

15



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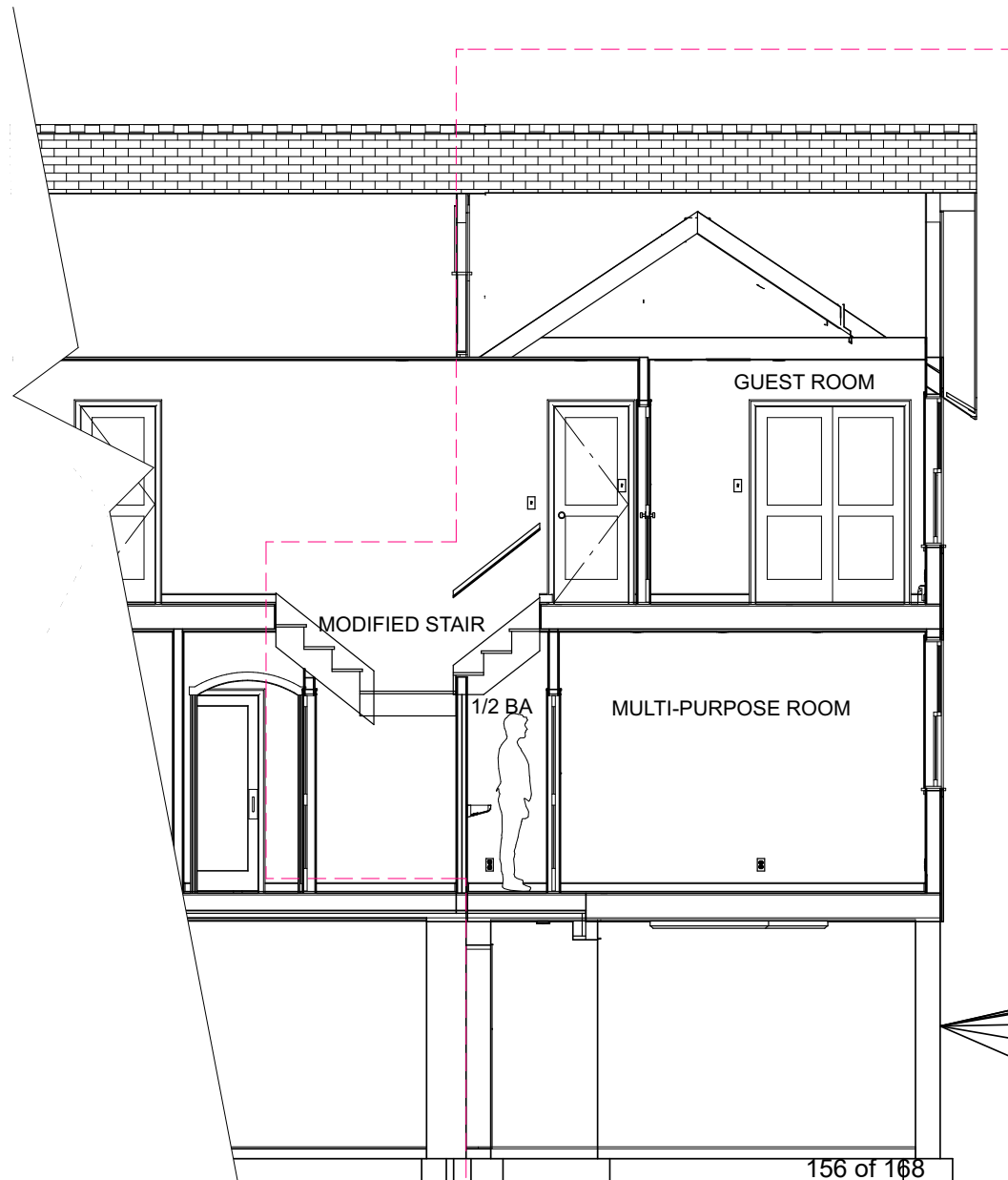
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SCALE:

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SHEET:

16



PROPOSED ADDITION SECTION



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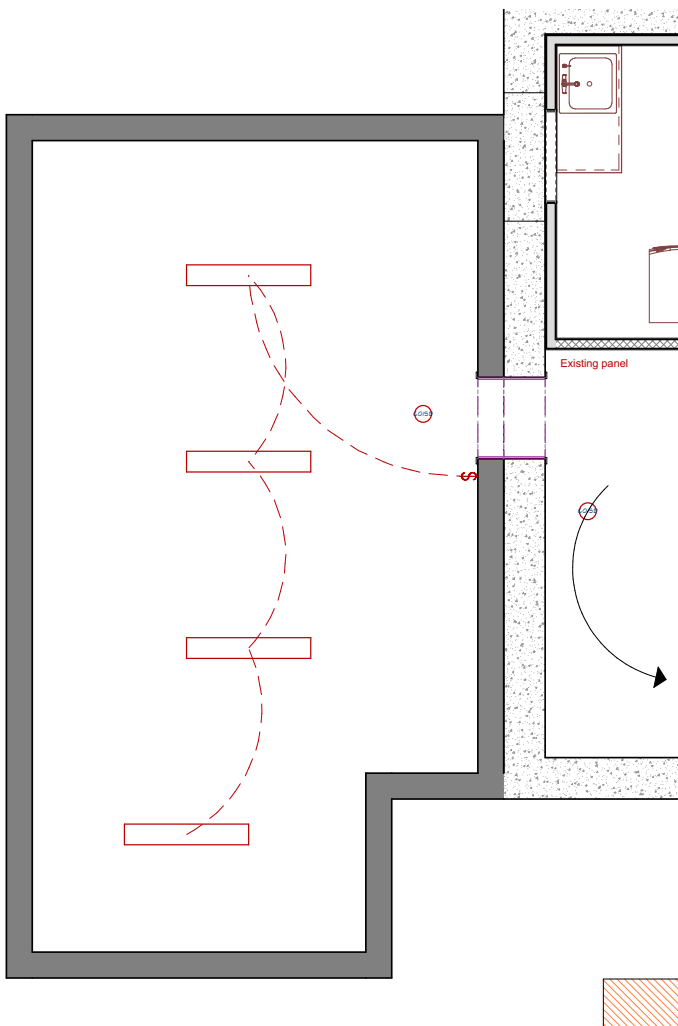
05/24/2023

SCALE:

1/4"=1'

SHEET:

17



ONLY NEW ELECTRICAL SHOWN

PROPOSED ELECTRICAL - BASEMENT

ELECTRICAL SCHEDULE

ELECTRICAL SCHEDULE			
NUMBER	QTY	FLOOR	LABEL
E01	4	0	MEDIUM SURFACE MOUNTED TUBE LIGHT [48W9D]
E02	1	0	SINGLE POLE SWITCH
E03	13	1	DUPLEX
E04	1	1	DUPLEX (WEATHERPROOF)
E05	1	1	GFI
E06	10	1	RECESSED DOWN LIGHT 4
E07	1	1	RECESSED DOWN LIGHT 6
E08	1	1	RECESSED VAPOR LIGHT
E09	1	1	SINGLE POLE SLIDING DIMMER
E10	2	1	SINGLE POLE SWITCH
E11	1	1	THREE WAY SLIDING DIMMER
E12	1	1	THREE WAY SWITCH
E13	6	2	DUPLEX
E14	2	2	FOUR WAY SWITCH
E15	1	2	GFI
E16	2	2	MADISON SCENCE 1
E17	12	2	RECESSED DOWN LIGHT 4
E18	3	2	RECESSED DOWN LIGHT 6
E19	1	2	SINGLE POLE SLIDING DIMMER
E20	10	2	SINGLE POLE SWITCH
E21	2	2	SCENCE
E22	2	1	SMOKE DETECTOR 1
E23	2	2	SMOKE DETECTOR 1
E24	2	0	CO/SMOKE DETECTOR
E25	1	2	BROAN (OR EQ.) 744 FAN/LIGHT UL LISTED DAMP LOCATION
E26	1	2	BLIND GFI REQ'D FOR FAN/LIGHT
E27	1	1	WALL SCENCE
E28	1	2	SCENCE 1



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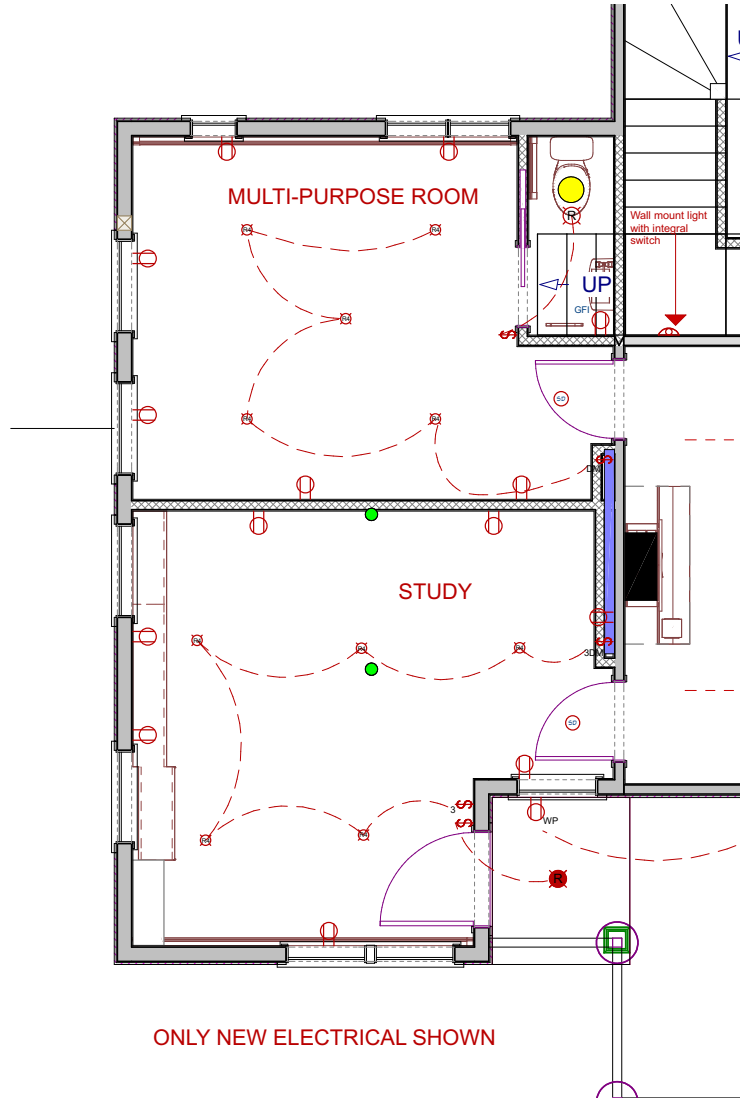
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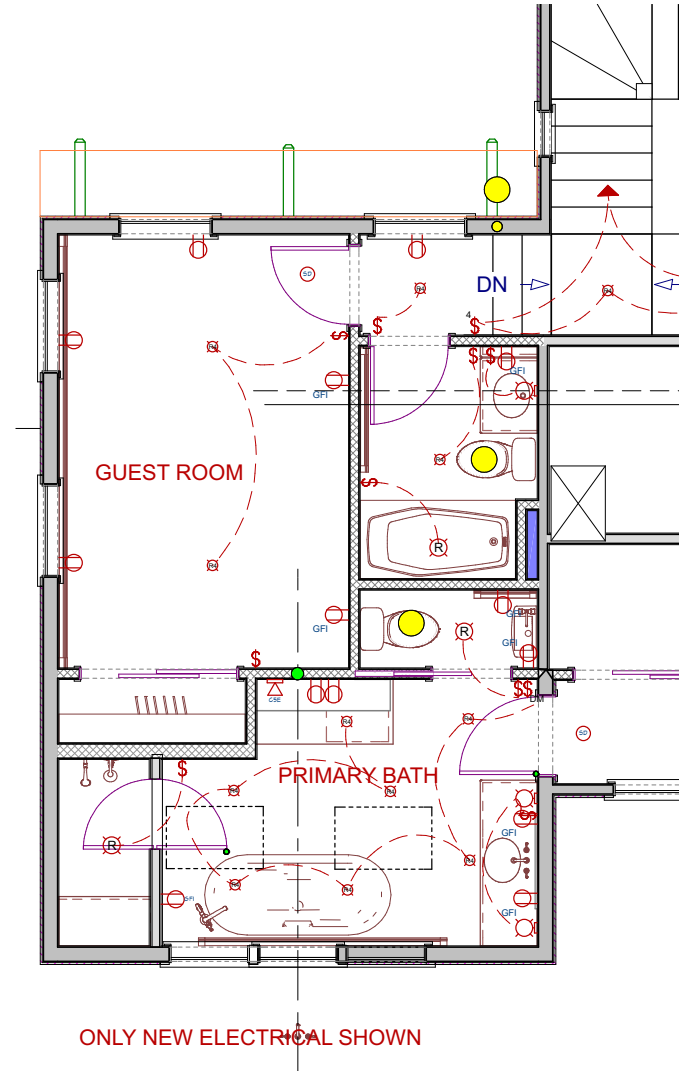
1/4" = 1'-0"

SHEET:

18



PROPOSED ELECTRICAL - 1ST FLOOR



PROPOSED ELECTRICAL - 2ND FLOOR



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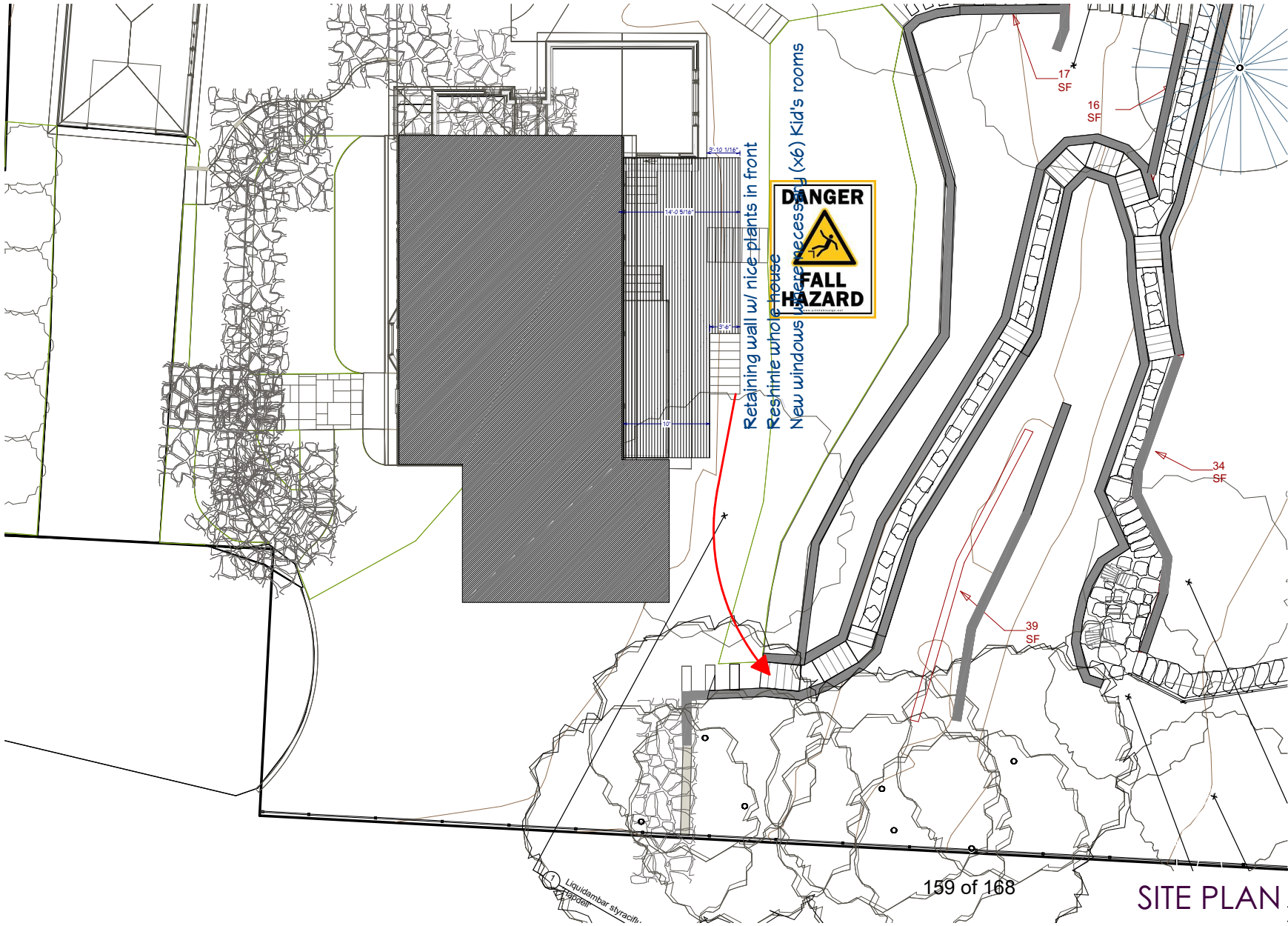
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SCALE:

1/4" = 1'-0"

SHEET:

19



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DATE:

05/24/2023

SCALE:

SHEET:

20



Front - note lake behind



Rear - Path to lakeshore



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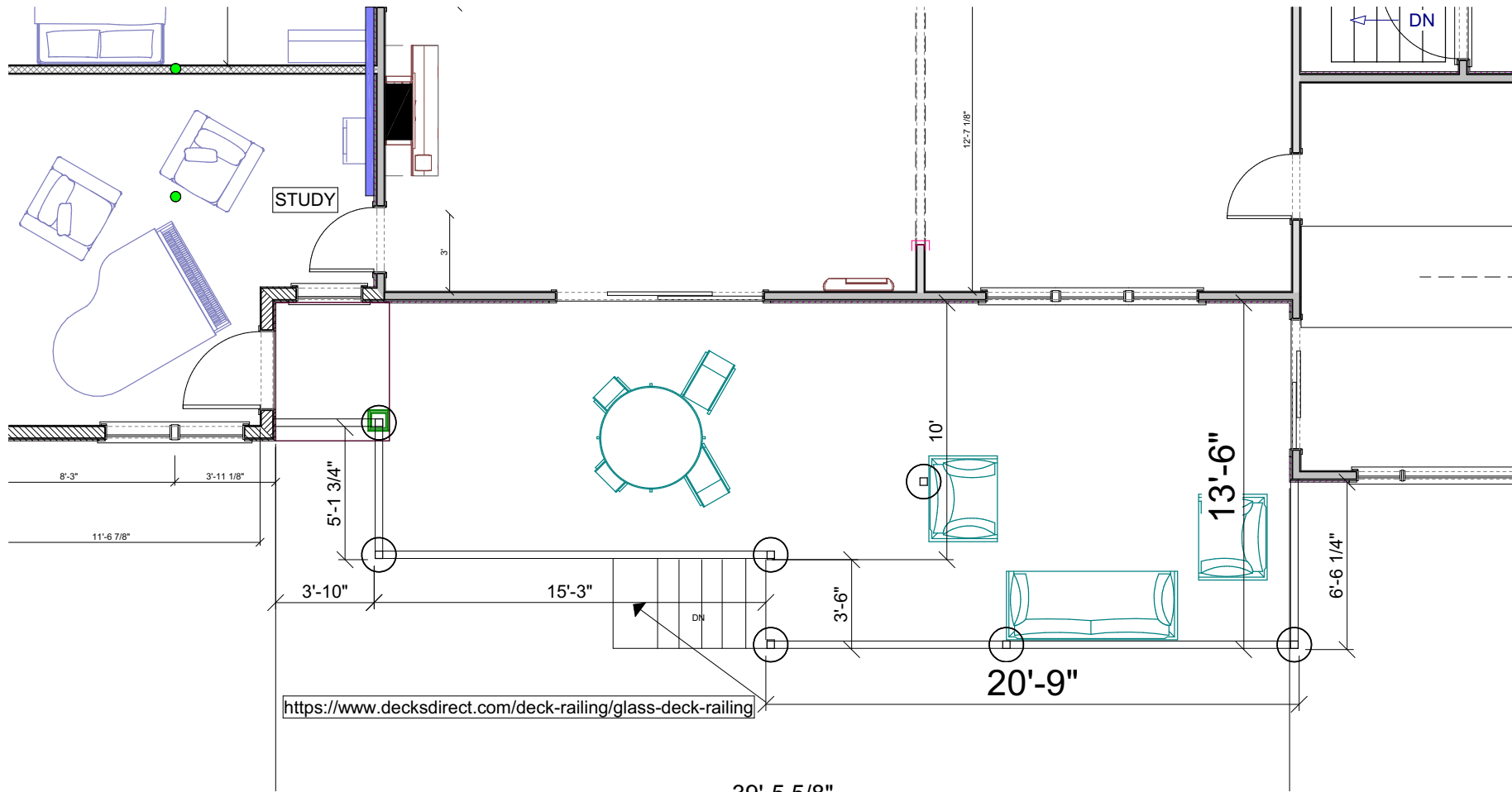
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SCALE:

SHEET:

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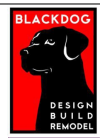
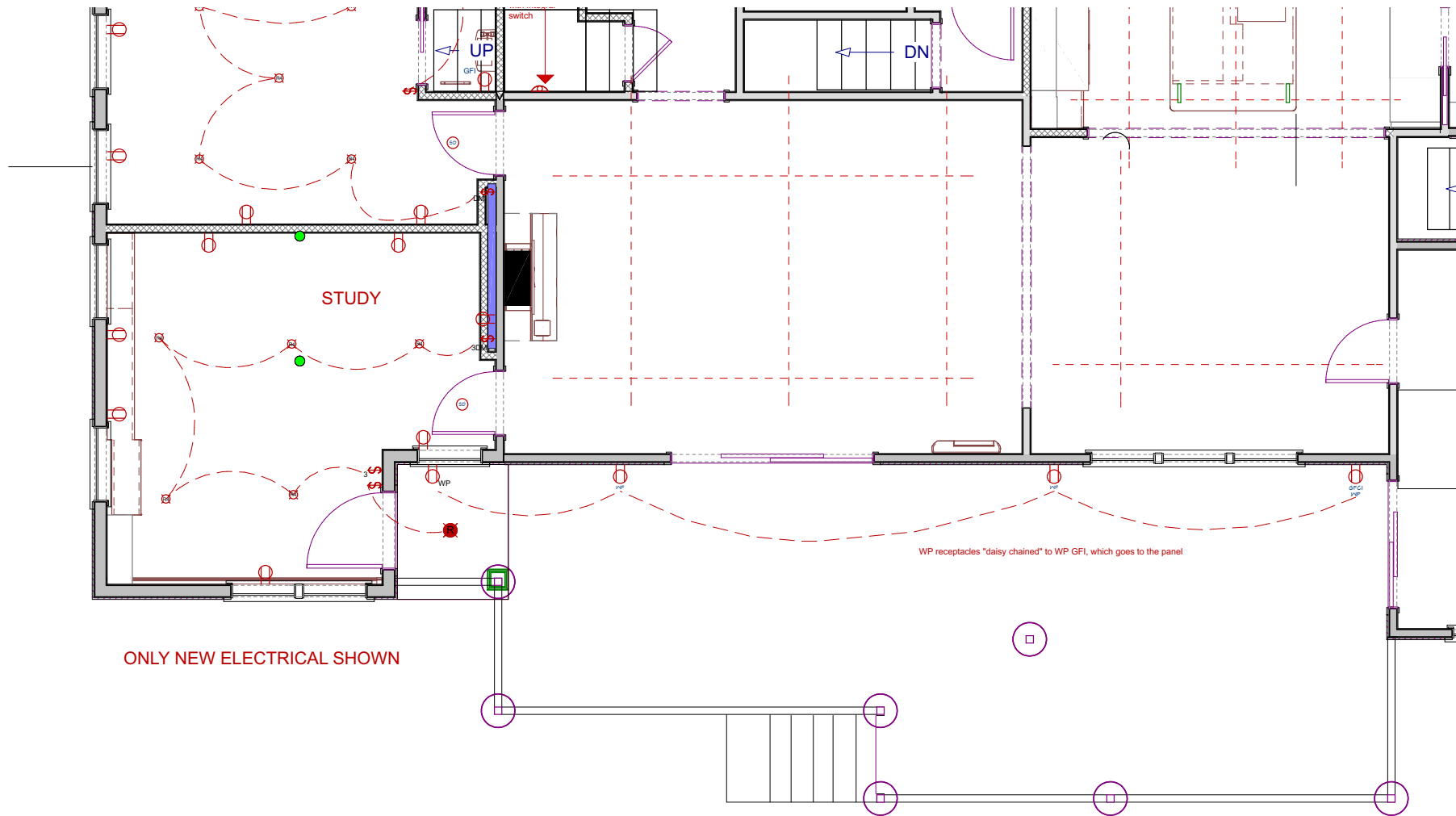
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SCALE:

1/4" = 1'-0"

SHEET:

22



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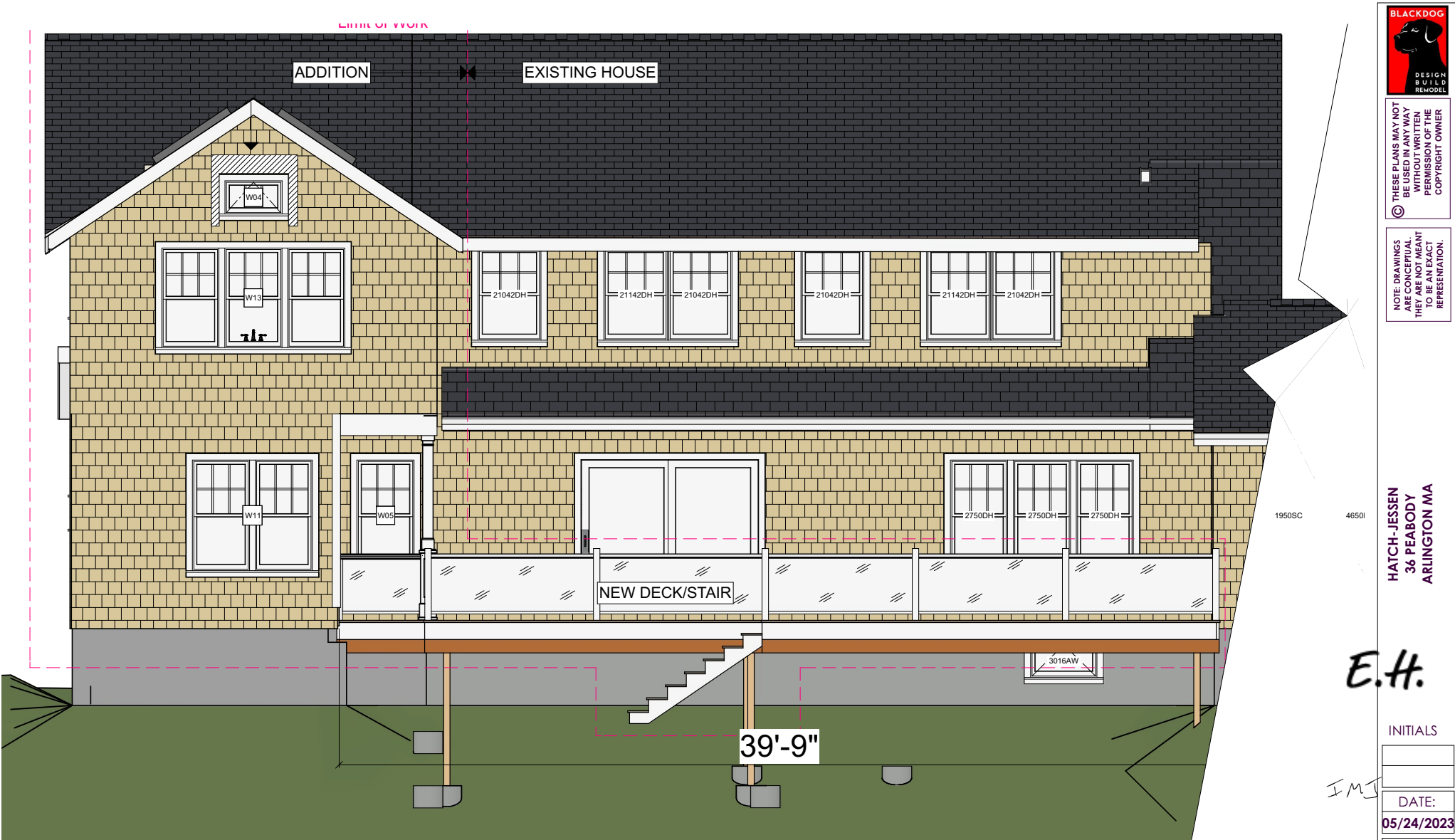
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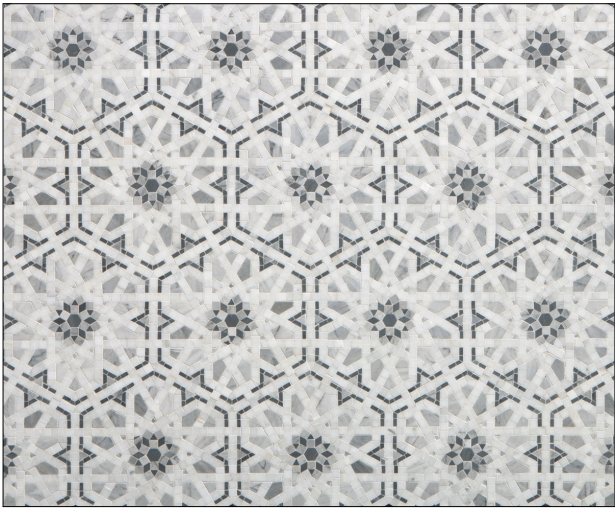
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SHEET:

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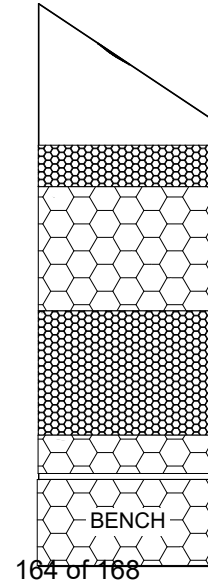
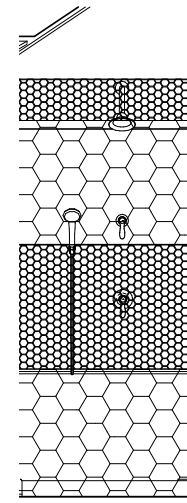
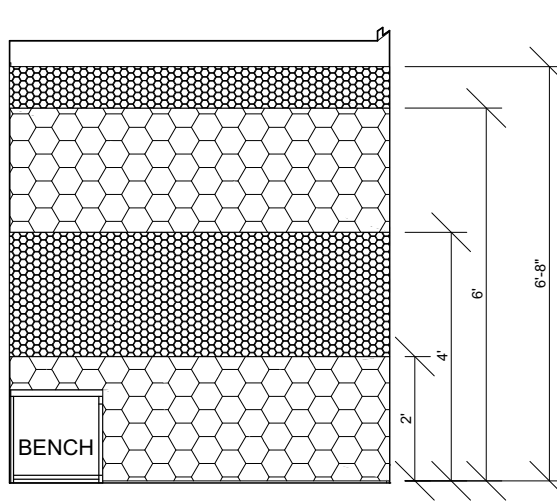
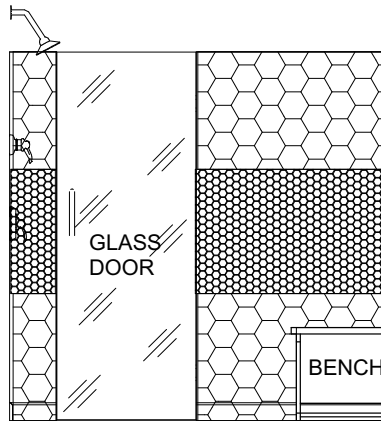
PROPOSED DECK ELECTRICAL PLAN





ITEM SOLD AS PIECE
 SIZE: 15-1/8 X 6-1/2 IN
 COVERAGE: 0.6827 (SQFT) / PC

Primary bath
 Shower:
 Porcelain hex walls
 Marble mosaic on sheet wall accent
 Porcelain shower floor with linear drain
 Floor: porcelain hex



164 of 168

TILE LAYOUT



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 ARLINGTON MA

E.H.

INITIALS

DATE:

05/24/2023

SCALE:

1/2" = 1'-0"

SHEET:

25



Primary bath
Tub Alcove:
Porcelain hex walls
Floor: porcelain hex
WC
Floor: Porcelain hex

Guest bath
Tub Alcove:
Porcelain hex walls
Floor: porcelain hex

165 of 168

TILE LAYOUT



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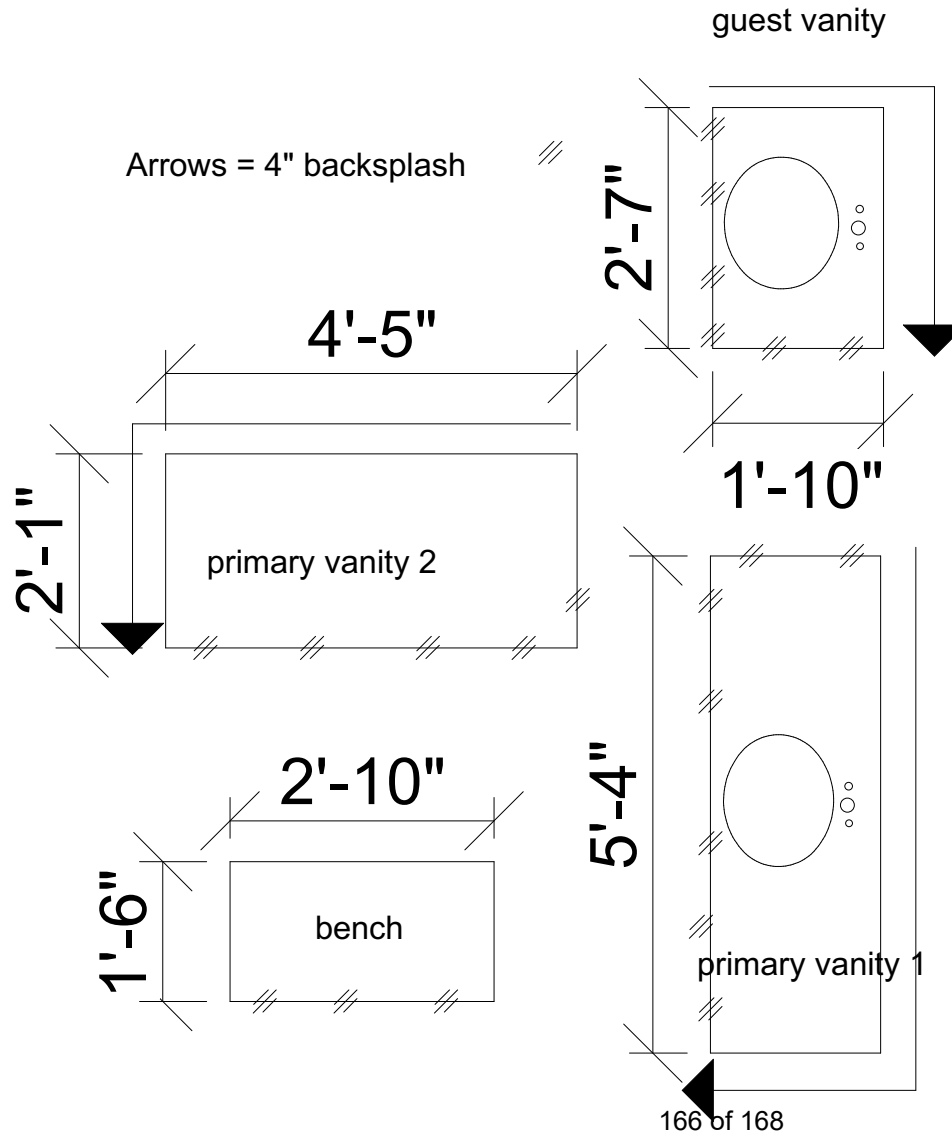
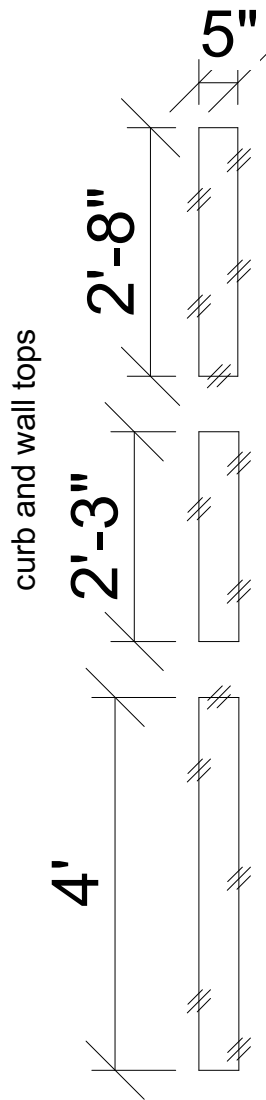
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SCALE:

SHEET:

26



COUNTERTOPS LAYOUT



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ARLINGTON MA

E.H.

INITIALS

DATE:

05/24/2023

SCALE:

3/4" = 1'-0"

SHEET:

27

#31 HOPKINS ROAD

#45 HOPKINS ROAD

#28 PEABODY ROAD

STEEL REBAR FND

PEABODY (31.0' WIDE) ROAD

EDGE OF PAVEMENT

#24-26 LAKEVIEW STREET

NOTES:

- 1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY
- 2.) RECORD OWNERS: ELIZA HATCH AND IAN JESSEN
- 3.) DEED REFERENCE: BOOK 71928 PAGE 368
- 4.) PLAN REFERENCE: LOTS 16, 17 & SE HALF OF LOT 15 - PLAN BOOK 248 PLAN 42
- 5.) ASSESSORS MAP PARCEL ID: 121-0-0002-0010.0
- 6.) CONTRACTOR SHALL VERIFY ALL UTILITIES AND NOTIFY DIGSAFE AND THE TOWN OF ARLINGTON WATER & SEWER DEPT. PRIOR TO ANY EXCAVATIONS.
- 7.) THE LOT SLOPES GREATER THAN 5%
- 8.) AVERAGE GRADE ELEVATION: EXISTING & PROPOSED - 96.3
- 9.) OPEN SPACE: REQUIRED: 1275 SF PROVIDED: 1289 SF (NOTE: GLA CONFIRMED BY ARCHITECT)
- 10.) IMPERVIOUS AREA: ADDED 417 SF
REMOVED: 118 SF
NET INCREASE: 299 SF
- 11.) FRONT SETBACK REQUIRED: 25' PROPOSED: 18 9' - A VARIANCE IS REQUIRED
- 12.) SECTION 5.4.2 B(6) - LARGE ADDITIONS: PROPOSED 834 SF WILL REQUIRE A SPECIAL PERMIT
- 13.) LOT COVERAGE PROPOSED: 2063.2 SF/ 17.704 SF = 11.6%

SPY POND



PLOT PLAN SHOWING
PROPOSED ADDITIONS
IN
ARLINGTON, MA
36 PEABODY ROAD

SCALE: 1" = 10'-0"
SEPTEMBER 15, 2023
D & A SURVEY ASSOCIATES, INC.
P.O. BOX 621 MEDFORD, MA 02155
(781) 324 - 9566



Town of Arlington, Massachusetts

Docket #3796 49 Valentine Road