

TOWN OF ARLINGTON

Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. _____

Property Location ARLINGTON, MA

Zoning District B1

Owner: 400-402 MASS AVE LLC

Address: 400-402 MASS AVE, ARLINGTON

Present Use/Occupancy: No. of Dwelling Units:

(2) Res Dwelling Units + (3) Business Units

Proposed Use/Occupancy: No. of Dwelling Units:

(3) Res Dwelling Units + (2) Business Unit

Uses and their gross square feet:

Residential: 2,225 GSF / Business: 2,692 GSF / (638 GSF Circ+Stor)

Uses and their gross square feet:

Residential: 3,053 GSF / Business: 1,736 GSF / (766 GSF Circ+Stor)

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	4756 SF	4756 SF	min. 5,000 SF
Frontage	71.7 FT Mass Ave 68 FT Avon St.	71.7 FT Mass Ave 68 FT Avon St.	min. 50 FT
Floor Area Ratio	1.16	1.16	max. .75
Lot Coverage (%), where applicable	--	--	max. N/A
Lot Area per Dwelling Unit (square feet)	(2 Dwelling Units) 2378 SF	(3 Dwelling Units) 1585 SF	min. 2,500 SF
Front Yard Depth (feet)	0 FT	0 FT	min. 20 FT
Side Yard Width (feet)	right side left side	5 FT	min. 10 FT
			min. 10 FT
Rear Yard Depth (feet)	20 FT	20 FT	min. 20 FT
Height	--	--	min. --
Stories	2 & 1/2 STY	2 & 1/2 STY	stories 3
Feet	29.9 FT	29.9 FT	feet 35 FT
Open Space (% of G.F.A.)	--	--	min. --
Landscaped (square feet)	864 SF +/-	864 SF +/-	(s.f.) 10%, OR 555 SF
Usable (square feet)	0	0	(s.f.) 20%, OR 1111 SF
Parking Spaces (No.)	6	5	min. 5
Parking Area Setbacks (feet), where applicable	N/A	N/A	min. --
Loading Spaces (No.)	0	0	min. --
Type of Construction	WOOD FRAME, TYPE VB		
Distance to Nearest Building	10'-3" +/-	10'-3" +/-	min. N/A

OPEN SPACE/GROSS FLOOR AREA

Refer to Zoning Bylaw Article 2, Definitions and Article 6, Dimensional Regulations

Address: 400-402 MASS AVE, ARLINGTON Zoning District: B1

OPEN SPACE	EXISTING	PROPOSED
Total lot area	4,756 SF	4,756 SF
Open Space (Usable)*	0	0
Open Space (Landscaped)	864 SF +/-	864 SF +/-

*Usable Open Space must be at least 75% open to the sky, free of automotive, traffic and parking, and readily accessible. Open space shall be deemed usable only if: 1) at least 75% of the area has a grade of less than 8% and no horizontal dimension less than 25 feet.

GROSS FLOOR AREA (GFA)		
Accessory building	N/A	N/A
Basement or cellar (>5' excluding mechanical area)	1655 SF +/-	1555 SF +/-
1 st Floor	1736 SF +/-	1736 SF +/-
2 nd Floor	1582 SF +/-	1582 SF +/-
3 rd Floor	582 SF +/-	582 SF +/-
4 th Floor	N/A	N/A
5 th Floor	N/A	N/A
Attic (>7'3" in height, excluding elevator, mechanical)	N/A	N/A
Parking garages (except as used for accessory Parking garages or off street loading purposes)	N/A	N/A
All weather habitable porches and balconies	N/A	N/A
Total Gross Floor Area (GFA)	5555 SF +/-	5555 SF +/-

REQUIRED MINIMUM OPEN SPACE AREA

Proposed Usable Open Space Percent of GFA

Proposed Landscaped Open Space Percent of GFA

This worksheet applies to plans dated 2/23/2021 designed by LaGrasse Yanowitz & Feyl Architects (LYF Architects)

Reviewed by Inspectional Services _____ Date: _____