



Town of Arlington Redevelopment Board
 Application for Special Permit in accordance with
 Environmental Design Review (Section 11.06)

COPY

Required Submittals Checklist

File each in triplicate except for model
 References are to Arlington Zoning Bylaw

- Dimensional and Parking Information Form
- Site plan of proposal (Section 10.11(c)) - See Site Plan filed with Docket No. 2890
- Model, if required (Section 11.06(d)(1))
- Drawing of existing conditions (Section 11.06(d)(3)) - See Plans filed with Docket No. 2890
- Drawing of proposed structure (Section (d)(3))
- Proposed landscaping. May be incorporated into site plan (Section 11.06(d)(3))
- Photographs (Section 11.06(d)(4))
- Impact statement (Section 11.06(d)(6))
- Application and plans for sign permits (Section 11.06(d)(6))

FOR OFFICE USE ONLY

- Special Permit Granted Date: _____
- Received evidence of filing with Registry of Deeds Date: _____
- Notified Building Inspector of Special Permit filing Date: _____



TOWN OF ARLINGTON
REDEVELOPMENT BOARD **AMENDMENT TO
Application for Special Permit In Accordance with Environmental Design
Review Procedures (Section 11.06 of the Zoning Bylaw)

Docket No. 2890

1. Property Address 30 Park Avenue, Arlington, Massachusetts
Name of Record Owner(s) 30 Park Avenue Associates, LLC Phone c/o 781-860-9500
Address of Owner _____, _____
Street City, State, Zip
2. Name of Applicant(s) (if different than above) _____
Address _____ Phone _____
Status Relative to Property (occupant, purchaser, etc.) _____
3. Location of Property Block Plan No. 59, Block A, Parcels 12, 13, 14, 16, 17 and 18
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book _____, Page _____;
-or- registered in Land Registration Office, Cert. No. 233817, in Book 1300, Page 63.
5. Present Use of Property (include # of dwelling units, if any) Health Club, Warehouse/Storage,
Auto Body Repair, Distribution Warehouse
6. Proposed Use of Property (include # of dwelling units, if any) Expansion of Health Club Use and
continuation of existing Auto Body Repair, Warehouse/Storage and Distribution Warehouse
uses.
7. Permit applied for in accordance with Art. 5 Sec. 5.04-4.10 Health Club
the following Zoning Bylaw section(s) Art. 8 Sec. 801(a) Parking Reduction in Industrial Zone
Art. 11 Sec. 11.06 Environmental Design Review
section(s) title(s)
8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, strike out the words that do not apply)

The applicant states that it _____ is the owner ~~of the property~~ ~~of the property~~ of the property in Arlington located at 30 Park Avenue, Arlington, MA which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s) by its Attorneys
Carl K. Toumayan

Kajko, Weisman & Colasanti, LLP
Address 430 Bedford Street, Lexington, MA 02420

781-860-9500
Phone

7/08

TOWN OF ARLINGTON
 Dimensional and Parking Information
 for Application to
 The Arlington Redevelopment Board

Docket No. _____

Property Location 30 Park Avenue, Arlington, MA

Zoning District Industrial (I)

Owner: 30 Park Avenue Associates, LLC Address: 792 Massachusetts Avenue, Unit 2, Arlington, MA 02476

Present Use/Occupancy: No. of Dwelling Units: _____ Uses and their gross square feet: _____

Proposed Use/Occupancy: No. of Dwelling Units: _____ Uses and their gross square feet: _____

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	128,457	128,457	min. N/A
Frontage	322.87	322.87	min. N/A
Floor Area Ratio	.587	.587	max. 1.5
Lot Coverage (%) (where applicable)	N/A	N/A	max. N/A
Lot Area per Dwelling Unit (square feet)	N/A	N/A	min. N/A
Front Yard Depth (Ft.)	52' +/-	52' +/-	min. 10'
Side Yard Width (Ft.)	Variable width but > 10'	Variable width but > 10'	min. 10'
	right side		
	left side		
Rear Yard Depth (Ft.)	95' +/-	95' +/-	min. 10'
Height			min.
Stories	2	2	stories 3
Feet	24'	24'	feet 39'
Open Space (% of G.F.A.)			min.
Landscaped (s.f.)	N/A	N/A	(s.f.) N/A
Usable (s.f.)	N/A	N/A	(s.f.) N/A
Parking Spaces (No.)	122	122*	min. 133**
Parking Area Setbacks (Ft.) (where applicable)	See site plan	submitted with	min. Docket No. 2890
Loading Spaces (No.)	N/A	N/A	min. N/A
Type of Construction	Interior Construction		
Distance to Nearest Building	N/A	N/A	min. N/A

**total mixed use requirement

5 *for total mixed use requirement pursuant to special permit Sec. 8.01(a) 1. & 2.

**IN RE: 30 PARK AVENUE ASSOCIATES, LLC
PETITION TO AMEND SPECIAL PERMIT NO. 2890**

LOCUS: 30 PARK AVENUE, ARLINGTON, MASSACHUSETTS

30 Park Avenue Associates, LLC is the owner of 30 Park Avenue, Arlington, Massachusetts. See copy of deed attached hereto as Exhibit 1.

In support of its application to amend Special Permit Docket No. 2890, as previously amended by Amendment to Special Permit Docket No. 3189, 30 Park Avenue Associates, LLC states as follows:

Incorporated herein by reference is the Site Plan filed with Special Permit Docket No. 2890. Applicant represents that there will be no exterior changes to the existing building or site.

Attached hereto as “Exhibit 2” and incorporated herein by reference is a copy of the Decision of the Arlington Redevelopment Board granting Special Permit Docket No. 2890. The findings of fact made by the Board and the information contained therein are still applicable and relevant to this application.

Attached hereto as “Exhibit 3” and “Exhibit 4” respectively and incorporated herein by reference are the “Review of Conditions for the Granting of the Special Permit” and the “Description of Conformance with Environmental Design Review Standard” submitted with Docket No. 2890. The representations and arguments set forth therein remain true today.

Attached hereto as “Exhibit 5” and incorporated herein by reference is a copy of the Decision of the Arlington Redevelopment Board granting an Amendment to Special Permit Docket No. 3189. The findings of fact made by the Board and the information contained therein are still applicable and relevant to this application.

Applicant further states upon information and belief, that its tenant, Parkway Fitness, Inc. d/b/a Gold’s Gym (hereinafter “Gold’s Gym”) has been operating its current facility since 1993 without any notice of complaints from abutters or the Town. Gold’s Gym has become a valuable asset to the Arlington Heights Business Community.

Applicant has leased additional floor space of approximately 8,000 square feet to Gold’s Gym, and Gold’s Gym will as a result occupy a total of 35,025 square feet in the building located at 30 Park Avenue, Arlington, Massachusetts. Gold’s Gym will use the additional space for offices and expansion of the existing gym in accordance with the Floor plans filed herewith.

The proposed expansion of the facility by Gold’s Gym is intended to:

- a. Provide additional gym space; and

- b. A baseball/softball training facility offering individual and small group lessons, clinics, and camps to youth and high school players (it is not a club based program). It is intended to help grow the game at the youth level in surrounding areas, and supplement town based programs with an indoor facility dedicated to providing individual or group lessons for fielding, hitting, pitching and other baseball and softball skills.

The proposed gym expansion will have no real increase in traffic or parking based on the occupants of the building. The occupancy of the 30 Park Avenue site will be as follows:

<u>Occupant</u>	<u>Use:</u>	<u>Floor Area</u>	<u>Parking Required</u>
a) Davidson Management	Storage	4,000 sq. ft.	4
b) Alpha Autobody	Auto Body	4,000 sq. ft.	4
c) Auto Parts International	Warehousing	8,375 sq. ft.	8
d) Gold's Gym	Health Club	35,025 sq. ft.	<u>117</u>
Total Mixed-Use Parking:			133

The hours of operation and number of on-site employees for the respective uses is and will be as follows:

- a) Davidson Management – storage is accessed periodically. There are no on-site employees;
- b) Alpha Autobody – Hours of Operation, Monday - Saturday 7:30 a.m. to 5:00 p.m., Two on-site employees;
- c) Auto Parts International – Hours of Operation, Monday -Saturday, 7:30 a.m. to 5:30 p.m., Two on-site employees;
- d) Gold's Gym:
 - 1. Gym Operation – Hours of Operation, Monday – Thursday, 5:00 a.m. to 10:00 p.m.; Friday, 5:00 a.m. to 9:00 p.m.; Saturday and Sunday, 7:00 a.m. to 7:00 p.m. – three full time employees and two part time employees, not all working same shifts;
 - 2. Baseball Operation – Hours of Operation:
 - a. November – March – Monday through Friday, 3:00 p.m. to 10:00 p.m.; Saturday and Sunday, 8:00 a.m. to 6:00 p.m.;
 - b. April – September – most baseball instruction and practice is held outside at local ball fields.
 - c. Number of on-site employees three.

Applicant's parking lot is a pre-existing parking lot, and the Town has held in the past that the parking spaces are grandfathered. Attached hereto as Exhibit 6 is a parking plan, which was also provided to the previous Boards hearing the Special Permit and the Amendment to

Special Permit. The Parking Plan shows 122 parking spaces available for the occupants of 30 Park Avenue.

Based on the above cited uses and their respective hours of operation, the Applicant contends that the Board can grant a special permit reducing the required parking spaces from 133 to 122 spaces under either:

1. Article 8, Section 8.01 (a) permitting a 25% reduction in the required off street parking as a result of existing spaces being adequate for the buildings uses; or
2. Article 8, Section 8.01 (a) 1. – shared parking as the uses are non-competing. Davidson Management does not use parking. Its employees pull into the storage space area, load their vehicle with whatever building inventory or equipment is needed and leave; Alpha Auto Body's two employees use just two parking spaces; Auto Parts International's employee's use just two parking spaces, and are out delivering parts to customers throughout the day; Gold's Gym's peak hours are 6:00 a.m. to 7:30 a.m. and 7:00 p.m. to 10:00 p.m., which are at times when the other building occupants are not operating or making demands upon the parking; and
3. Article 8, Section 8.01 (a) 2. allows the use of off-site parking. Attached hereto as Exhibit 7 is a letter from Arlington Coal and Lumber confirming the availability of parking spaces in their lot located at 41 Park Avenue, which is within 600 feet of the subject property, at night and on weekends for Gold's Gym's customers.

In conclusion, the expansion of Gold's Gym will have no detrimental effect on existing conditions at the site in particular, or the Heights in general. As a result of the foregoing, Applicant respectfully requests that the Board grant the Application to Amend Special Permit Docket No. 2890 and allow the expansion of Gold's Gym.

November 30, 2017

Respectfully Submitted,
30 Park Avenue Associates, LLC
By Its Attorneys
Kajko, Weisman & Colasanti, LLP



Carl K. Toumayan
Kajko, Weisman & Colasanti, LLP
430 Bedford Street, Suite 190
Lexington, Massachusetts 02420