



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

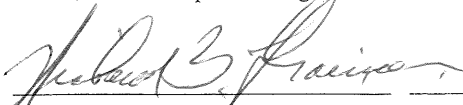
PLANNING & COMMUNITY
DEVELOPMENT

2010 SEP 10 P 4:00

Application for Special Permit In Accordance with Environmental Design
Review Procedures (Section 11.06 of the Zoning Bylaw)

1. Property Address 925-927 Massachusetts Ave., Arlington, MA 02476 Docket No. _____
Name of Record Owner(s) BF Arlington Properties, LLC Phone 781-646-4911
Address of Owner 220 Massachusetts Ave., Arlington, MA 0474
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 054.0 Map, 0003 Block, 0009.A Lot
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book 71416, Page 338;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
5. Present Use of Property (include # of dwelling units, if any) 3 dwelling units and 3 commercial/office units
6. Proposed Use of Property (include # of dwelling units, if any) 3 residential units and 3 commercial/office units
7. Permit applied for in accordance with the following Zoning Bylaw section(s)
- | section(s) | title(s) |
|-------------|------------------------------------|
| <u>3.4</u> | <u>Environmental Design Review</u> |
| <u>6.15</u> | <u>Parking Reduction</u> |
| _____ | _____ |
| _____ | _____ |
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.
(See Exhibit A)

(In the statement below, strike out the words that do not apply)
The applicant states that BF Arlington Properties, LLC is the owner ~~of the property~~ under agreement of the property in Arlington located at 925-927 Massachusetts Ave., 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) Richard B. Fraiman, Manager

220 Mass. Ave., Arlington, MA 02474

Address

781-646-4911

Phone

7/08

Exhibit A

The Petitioner, within the last month, has acquired title to the 923-927 Massachusetts Ave real estate and at the outset it is the intent of Richard Fraiman, the Principal and Manager of BF Arlington Properties, LLC to improve the physical characteristics of the property in a manner compatible with the "Master Plan" for the Town by renovating the existing building and adding small additions to the rear of the existing building. There will be three residential units in the remodeled building and there will be three commercial/office units in the remodeled building.

The new design will eliminate the choppy visual effects of the existing building utilizing the new space effectively with respect to the three residential units and the three commercial/office unit outcome.

The property is located in an R5 Zone and is legally nonconforming for its use based upon numerous discussions with the Building Commission for the Town with respect to the history of the property.

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

Docket No. _____

Property Location 925-927 MASSACHUSETTS AVENUE

Zoning District R5

Owner: BF ARLINGTON PROPERTIES LLC

Address: 220 MASSACHUSETTS AVE.

Present Use/Occupancy: No. of Dwelling Units:

3 BUSINESS SPACE | 1 RESIDENTIAL UNIT

Uses and their gross square feet:

3,363.5 SQFT | 730 SQFT 4,093.5 SQFT

Proposed Use/Occupancy: No. of Dwelling Units:

3 BUSINESS SPACE | 3 RESIDENTIAL UNIT

Uses and their gross square feet:

2,626 SQFT | 3,882 SQFT 6,508 SQFT

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	8,211 SQFT	8,211 SQFT	min. 6,000 SQFT
Frontage	55.8 FT	55.8 FT*	min. 60 FT
Floor Area Ratio	50%	79%	max. 80%
Lot Coverage (%), where applicable			max. N/A
Lot Area per Dwelling Unit (square feet)			min. N/A
Front Yard Depth (feet)	0 FT	0 FT*	min. 12 FT
Side Yard Width (feet) right side	0 FT	13 FT**	min. 10 FT
left side	9'-4" FT	9'-4" FT*	min. 10 FT
Rear Yard Depth (feet)	61'-6" FT	54'-0" FT	min. 20 FT
Height			min.
Stories	3 stories	3 stories	stories 3 stories
Feet	30'-6" FT	33'-6" FT	feet 35 FT
Open Space (% of G.F.A.)			10% OF 6,508 (GFA) min. 30% OF 6,508 (GFA)
Landscaped (square feet)	0 SQFT	841 SQFT	(s.f.) 651 SQFT
Usable (square feet)	0 SQFT	OPEN DECK 250 SQFT	(s.f.) 1,952 SQFT
Parking Spaces (No.)	7 spaces	9 spaces	1 PER RES. UNIT (3) min. 1 PER 500 SQFT (5.2)
Parking Area Setbacks (feet), where applicable	0 FT	0 FT*	min. 10 FT
Loading Spaces (No.)	0 space	1 space	min. 1 space
Type of Construction	VB		
Distance to Nearest Building	10 FT		min.

* EXISTING NON-CONFORMING CONDITION

** NEW ADDITION TO CONFORM TO SETBACK REQUIREMENTS

dated June 26, 2018

OPEN SPACE/GROSS FLOOR AREA

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

Address 925-927 Massachusetts Ave. Zoning District R5

<u>OPEN SPACE</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Total lot area	<u>8,211 SQFT</u>	<u>8,211 SQFT</u>
Open Space (Usable)*	<u>0 SQFT</u>	<u>0 SQFT</u>
Open Space (Landscaped)	<u>0 SQFT</u>	<u>841 SQFT</u>

*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	<u>N/A</u>	<u>N/A</u>
Basement or cellar (>5' excluding mechanical area)	<u>N/A</u>	<u>N/A</u>
1 st Floor	<u>2,095 SQFT</u>	<u>2,626 SQFT</u>
2 nd Floor	<u>1,265 SQFT</u>	<u>2,489 SQFT</u>
3 rd Floor	<u>730 SQFT</u>	<u>1,393 SQFT</u>
4 th Floor	<u>N/A</u>	<u>N/A</u>
5 th Floor	<u>N/A</u>	<u>N/A</u>
Attic (>7'3" in height, excluding elevator, mechanical)	<u>N/A</u>	<u>N/A</u>
Parking garages (except as used for accessory Parking garages or off street loading purposes)	<u></u>	<u></u>
All weather habitable porches and balconies	<u></u>	<u></u>
Total Gross Floor Area (GFA)	<u>4,090 SQFT</u>	<u>6,508 SQFT</u>

REQUIRED MINIMUM OPEN SPACE AREA

Proposed Usable Open Space Percent of GFA	<u>0%</u>
Proposed Landscaped Open Space Percent of GFA	<u>13%</u>

This worksheet applies to plans dated 08.17.2018 designed by _____

PRELLWITZ CHILINSKI ASSOCIATES

Reviewed by Inspectional Services _____ Date: _____

TOWN OF ARLINGTON
REDEVELOPMENT BOARD

Petition for Special Permit under Environmental Design Review (see Section 11.06 of the Arlington Zoning Bylaw for Applicability)

For projects subject to Environmental Design Review, (see section 1106(b)), please submit a statement that completely describes your proposal, and addresses each of the following standards.

1. **Preservation of Landscape.** The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

Preservation of Landscape: The site is 99% bituminous pavement. The new design creates planting areas against the existing structure and carves green space in the rear corner of the property. See the enclosed landscape plan.

2. **Relation of Buildings to Environment.** Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on abutting property in an RU, R1 or R2 district or on public open space.

Relationship of buildings to environment: The renovations are designed to improve the residential character of the building. The one story flat roofed office section is redesigned with dormers, pitched roofs, and appropriate windows.

3. **Open Space.** All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.

Open space: Open space has increased from zero for landscaped and zero for useable to 841 square feet for landscaped and 250 square feet for useable. See site plan and landscape plan.

4. **Circulation.** With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

Circulation: Existing vehicular circulation remains unchanged. There are presently seven (7) parking spaces at the site and the Petitioner's plans propose nine (9) parking spaces at

the site (one parking space per residential unit for each of the three (3) residential units and one (1) parking space per 500 square feet of each of the commercial/office units.

5. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

In accordance with Section 10.11, b, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

Surface water drainage: The rainwater from the rear downspouts and the parking area runoff will be captured by two new drywells placed under the parking surface. The front downspouts will be connected to the street storm system where possible.

6. Utility Service. Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

Utility service: Remains unchanged.

7. Advertising Features. The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

Advertising features: Signage to be in compliance with Section 6.2 for signage in an R5 neighborhood.

8. Special Features. Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

Special features: storage, loading, and service areas will be to the rear of the site as exists today. Lot is fully enclosed with an opaque fence.

9. **Safety.** With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

Safety: Adequate outdoor lighting to be provided. Additional exit stair added. Porches and decks are open with code compliant railings

10. **Heritage.** With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.

Heritage: not affected by this renovation. See relationship of building to environment.

11. **Microclimate.** With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.

Microclimate: we are adding new green spaces, outdoor decks, and additional windows.

12. **Sustainable Building and Site Design.** Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality.

Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

[LEED checklists can be found at <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b>]

Sustainable: We design toward the requirements for LEED for Homes, including material durability, efficient water usage, improved thermal requirements, and low emitting materials. A LEED for Homes checklist will be submitted.

In addition, projects subject to Environmental Design Review must address and meet the following Special Pen-nit Criteria:

1. The use requested is listed in the Table of Use Regulations as a special permit in the district for which application is made or is so designated elsewhere in this Bylaw.

The use requested is listed in the Table of Use Regulations as a special permit in the district for which application is made or is so designated elsewhere in this Bylaw.

2. The requested use is essential or desirable to the public convenience or welfare.

Petitioner's plans are a decided improvement to the half-hazard physical characteristics of the building/buildings at the site and will continue offer three (3) residential units for lease or rent in an era when residential units are in short supply for individuals either wanting to remain living in the Town or to move to the Town.

3. The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

The traffic circulation will not change from the existing traffic circulation and there should be significant increase to traffic to and from the property and the project has been designed to enhance rather than impair pedestrian safety.

4. 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 in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.

The use of the property will remain unchanged, therefore there will be no overload of any public water drainage or sewer or any other systems in the Town.

5. Any special regulations for the use, set forth in Article 11, are fulfilled.

Any special regulations for the use, set forth in Article 11, are fulfilled.

6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

As indicated in response to Request No. 2, the redesign of the property will enhance the integrity and character of the district or adjoining districts and will not be detrimental to the health, morals or welfare of inhabitants of the Town

7. The requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

The requested use will once again remain unchanged, therefore there will not be an excess of each of the uses which could be detrimental to the character of the neighborhood in which the property is located.