

TOWN OF ARLINGTON

Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. 3597

Zoning District B2

Property Location 189 & 191 Broadway, Arlington, MA

Owner: Owner Under Agreement/Arlington Animal Clinic Realty Trust

Address: 191 Broadway, Arlington, MA

Present Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

Office, medical or clinic

5,075 sf

Proposed Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

Office, medical or clinic

5,223 sf

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot size	9856	9856	min. -----
Frontage	113.5	113.5	min. 50
50	0.51	0.53	max. 1.00
Lot Coverage (%), where applicable	N/A	N/A	max. -----
Lot Area per Dwelling Unit (square feet)	N/A	N/A	min. 1,450
Front Yard Depth (feet)	0	0	min. -----
Side Yard Width (feet) right side	39.2	39.2	min. -----
left side	0	0	min. -----
Rear Yard Depth (feet)	9'4½"	9'4½"	min. 10+(L/10) = 16'9"
Height			min.
Stories	1	1	stories 2.5
Feet	15	16	feet 35
Open Space (% of G.F.A.)	4.7	8.9	min. -----
Landscaped (square feet)	463.23	877.18	(s.f.) -----
Usable (square feet)	-----	-----	(s.f.) -----
Parking Spaces (No.)	5	5	min. 4 spaces/physician, Practitioner = 20
Parking Area Setbacks (feet), where applicable	0	5 ft. with screen & buffer	min. 10 ft. or 5 ft. with screen & buffer
Loading Spaces (No.)	1	1	1
Type of Construction			
Distance to Nearest Building	0	0	-----