



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design
Review Procedures (Section 3.4 of the Zoning Bylaw)

Docket No. _____

1. Property Address 434 MASSACHUSETTS AVE, ARLINGTON
 Name of Record Owner(s) ARA K. Gechjian Phone 781-910-0922
 Address of Owner 432 MASS AVE., ARLINGTON, MA. (CAMERA)
Street City, State, Zip STOP
2. Name of Applicant(s) (if different than above) ANDY LIAM
 Address 434 MASSACHUSETTS AVE Phone 781-267-5472
 Status Relative to Property (occupant, purchaser, etc.) _____
3. Location of Property 434 MASSACHUSETTS AVE.
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. _____, in Book _____, Page _____.
5. Present Use of Property (include # of dwelling units, if any) RESTAURANT
6. Proposed Use of Property (include # of dwelling units, if any) RESTAURANT
7. Permit applied for in accordance with the following Zoning Bylaw section(s) 3.4 _____
6.2 _____
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 ANDY LIAM is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 434 MASSACHUSETTS AVENUE (TAI-DEI TOKYO) 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]

 Signature of Applicant(s)

434 MASSACHUSETTS AVE 781-267-5472
 Address Arlington, Ma 02474 Phone

TOWN OF ARLINGTON
REDEVELOPMENT BOARD

Petition for Special Permit under Environmental Design Review (see Section 3.4 of the
Arlington Zoning Bylaw for Applicability)

For projects subject to Environmental Design Review, (see Section 3.4), please submit a statement that completely describes your proposal, and addresses each of the following standards.

- N/A
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.
 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 to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.
 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.
 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.
 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.

N/A

In accordance with Section 3.3.4, 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.

- N/A
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.
 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 are subject to the provisions of Section 6.2 of the Zoning Bylaw.

(SEE ATTACHED)

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

Docket No. _____

Property Location 434 MASS AVE.

Zoning District _____

Owner: ARA K. GECHIJIAN

Address: 434 MASS AVE

Present Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

RESTAURANT

Proposed Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

RESTAURANT

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	9,131		min.
Frontage	52'		min.
Floor Area Ratio			max.
Lot Coverage (%), where applicable			max.
Lot Area per Dwelling Unit (square feet)			min.
Front Yard Depth (feet)			min.
Side Yard Width (feet) right side			min.
left side			min.
Rear Yard Depth (feet)			min.
Height			min.
Stories	15'		stories
Feet			feet
Open Space (% of G.F.A.)			min.
Landscaped (square feet)			(s.f.)
Usable (square feet)			(s.f.)
Parking Spaces (No.)			min.
Parking Area Setbacks (feet), where applicable			min.
Loading Spaces (No.)			min.
Type of Construction			
Distance to Nearest Building			min.

Appendix 2

Construction Documents are required for structures that must comply with 780 CMR 107. The checklist below is a compilation of the documents that may be required for this. The applicant shall fill out the checklist and provide the contact information of the registered professionals responsible for the documents. This appendix is to be submitted with the building permit application.

Checklist for Construction Documents*

No.	Item	Mark "x" where applicable		
		Submitted	Incomplete	Not Required
1	Architectural			
2	Foundation			
3	Structural			
4	Fire Suppression			
5	Fire Alarm (may require repeaters)			
6	HVAC			
7	Electrical			
8	Plumbing (include local connections)			
9	Gas (Natural, Propane, Medical or other)			
10	Surveyed Site Plan (Utilities, Wetland, etc.)			
11	Specifications			
12	Structural Peer Review			
13	Structural Tests & Inspections Program			
14	Fire Protection Narrative Report			
15	Existing Building Survey/Investigation			
16	Energy Conservation Report			
17	Architectural Access Review (521 CMR)			
18	Workers Compensation Insurance			
19	Hazardous Material Mitigation Documentation			
20	Other (Specify)			
21	Other (Specify)			
22	Other (Specify)			

*Areas of Design or Construction for which plans are not complete at the time of application submittal must be identified herein. Work so identified must not be commenced until this application has been amended and the proposed construction document amendment has been approved by the authority having jurisdiction. Work started prior to approval may be subjected to *triple the original permit fee.*

Registered Professional Contact Information

<hr/> <hr/> Name (Registrant)	<hr/> <hr/> Telephone No.	<hr/> <hr/> e-mail address	<hr/> <hr/> Registration Number	
<hr/> <hr/> Street Address	<hr/> <hr/> City/Town	<hr/> <hr/> State	<hr/> <hr/> Discipline	<hr/> <hr/> Expiration Date
<hr/> <hr/> Name (Registrant)	<hr/> <hr/> Telephone No.	<hr/> <hr/> e-mail address	<hr/> <hr/> Registration Number	
<hr/> <hr/> Street Address	<hr/> <hr/> City/Town	<hr/> <hr/> State	<hr/> <hr/> Discipline	<hr/> <hr/> Expiration Date
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Vital Signs
106 Massachusetts Ave.
Arlington, MA 02474
(781) 643-6327

acarter@town.arlington.ma.us

To Whom It May Concern:

The signage is already up for TAIPEI-TOKYO, 434 Mass Ave, Arlington, Massachusetts, but will need the Arlington Historical Commission to review the application.

I have attached before-and-after photos of 434 Mass Ave signage.

Sincerely,

Charles Scacca,
Vital Signs

FABRICATION DESCRIPTION

ALL DISHPAN SIGNS ARE FABRICATED WITH 1"x1" TUBING (FRAME) OR TUBED FRAME. - .040 ALUMINUM BLACK METAL FACE W/ RIVETS INSTALLED TO FRAME AND FACE - WHEN FINISHED A .75" GOLD METALLIC MOLDING IS INSTALLED AROUND SIGN AS A FRAME. (SEE ATTACHED PICTURE.)

INSTALLATION:

1"x3" - STAINLESS "L" BRACKETS SUPPORT THE SIGN, BOTH TOP & BOTTOM 6x PER SIGN AND 1.5" STAINLESS SELF DRILLING SCREWS ARE INSTALLED BOTH IN THE SIGN AND BUILDING FACADE.



The Commonwealth of Massachusetts

Department of Public Safety

Massachusetts State Building Code (780 CMR)

Building Permit Application for any Building other than a One- or Two-Family Dwelling

(This Section For Official Use Only)

Building Permit Number: _____ Date Applied: _____ Building Official: _____

SECTION 1: LOCATION (Please indicate Block # and Lot # for locations for which a street address is not available)

434 ARLINGTON, MA. 02474
No. and Street City /Town Zip Code Name of Building (if applicable)

SECTION 2: PROPOSED WORK

Edition of MA State Code used _____ If New Construction check here or check all that apply in the two rows below

Existing Building Repair Alteration Addition Demolition (Please fill out and submit Appendix 1)

Change of Use Change of Occupancy Other Specify: Sign

Are building plans and/or construction documents being supplied as part of this permit application? Yes No

Is an Independent Structural Engineering Peer Review required? Yes No

Brief Description of Proposed Work: 1-3'x 20' SIGN TO FACE W/ BLACK DIBOND FACE - RAISED 1/2" TEXT - 3'x 12' - 2x REFACE ALSO 3'x 12' RAISED TEXT. (will provide drawing)

SECTION 3: COMPLETE THIS SECTION IF EXISTING BUILDING UNDERGOING RENOVATION, ADDITION, OR CHANGE IN USE OR OCCUPANCY

Check here if an Existing Building Investigation and Evaluation is enclosed (See 780 CMR 34)

Existing Use Group(s): _____ Proposed Use Group(s): _____

SECTION 4: BUILDING HEIGHT AND AREA

	Existing	Proposed
No. of Floors/Stories (include basement levels) & Area Per Floor (sq. ft.)		
Total Area (sq. ft.) and Total Height (ft.)		

SECTION 5: USE GROUP (Check as applicable)

A: Assembly A-1 A-2 Nightclub A-3 A-4 A-5 B: Business E: Educational
 F: Factory F-1 F2 H: High Hazard H-1 H-2 H-3 H-4 H-5
 I: Institutional I-1 I-2 I-3 I-4 M: Mercantile R: Residential R-1 R-2 R-3 R-4
 S: Storage S-1 S-2 U: Utility Special Use and please describe below:

Special Use:

SECTION 6: CONSTRUCTION TYPE (Check as applicable)

IA IB IIA IIB IIIA IIIB IV VA VB

SECTION 7: SITE INFORMATION (refer to 780 CMR 111.0 for details on each item)

Water Supply: Public <input type="checkbox"/> Private <input type="checkbox"/>	Flood Zone Information: Check if outside Flood Zone <input type="checkbox"/> or identify Zone: _____	Sewage Disposal: Indicate municipal <input type="checkbox"/> or on site system <input type="checkbox"/>	Trench Permit: A trench will not be required <input type="checkbox"/> or trench permit is enclosed <input type="checkbox"/>	Debris Removal: Licensed Disposal Site <input type="checkbox"/> or specify: _____
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Railroad right-of-way:
Not Applicable
or Consent to Build enclosed

Hazards to Air Navigation:
Is Structure within airport approach area?
Yes or No

[MA Historic Commission Review Process:](#)
Is their review completed?
Yes No

SECTION 8: CONTENT OF CERTIFICATE OF OCCUPANCY

Edition of Code: _____ Use Group(s): _____ Type of Construction: _____ Occupant Load per Floor: _____
Does the building contain an Sprinkler System?: _____ Special Stipulations: _____

①

SECTION 9: PROPERTY OWNER AUTHORIZATION

Name and Address of Property Owner

Ava K. Gechijian 434 MASS. AVE Arlington, MA 02474

Property Owner Contact Information:

Landlord 781-910-0922

If applicable, the property owner hereby authorizes

Andy Lian 434 mass ave Arlington MA 02474

to act on the property owner's behalf, in all matters relative to work authorized by this building permit application.

SECTION 10: CONSTRUCTION CONTROL (Please fill out Appendix 2)

(If building is less than 35,000 cu. ft. of enclosed space and/or not under Construction Control then check here [] and skip Section 10.1)

10.1 Registered Professional Responsible for Construction Control

Table with 4 columns: Name (Registrant), Telephone No., e-mail address, Registration Number. Sub-headers: Street Address, City/Town, State, Zip, Discipline, Expiration Date.

10.2 General Contractor

VITAL SIGNS
Company Name
106 MASS AVE NONE
Name of Person Responsible for Construction
CHARLES SCALIA ARLINGTON MA 02474
781-643 6327 781-462 5208 RADENCO@Juno.com

SECTION 11: WORKERS' COMPENSATION INSURANCE AFFIDAVIT (M.G.L. c. 152, § 25C(6))

A Workers' Compensation Insurance Affidavit from the MA Department of Industrial Accidents must be completed and submitted with this application. Failure to provide this affidavit will result in the denial of the issuance of the building permit.

Is a signed Affidavit submitted with this application? Yes [] No []

SECTION 12: CONSTRUCTION COSTS AND PERMIT FEE

Table with 3 columns: Item, Estimated Costs: (Labor and Materials), Total Construction Cost. Rows include Building (SIGNS), Electrical, Plumbing, Mechanical (HVAC), Mechanical (Other), Total Cost (\$3,500).

SECTION 13: SIGNATURE OF BUILDING PERMIT APPLICANT

By entering my name below, I hereby attest under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

Andy Lian 434 MASS. AVE Arlington MA 02474 781-267-5472 10/1/19

Municipal Inspector to fill out this section upon application approval: Name Date

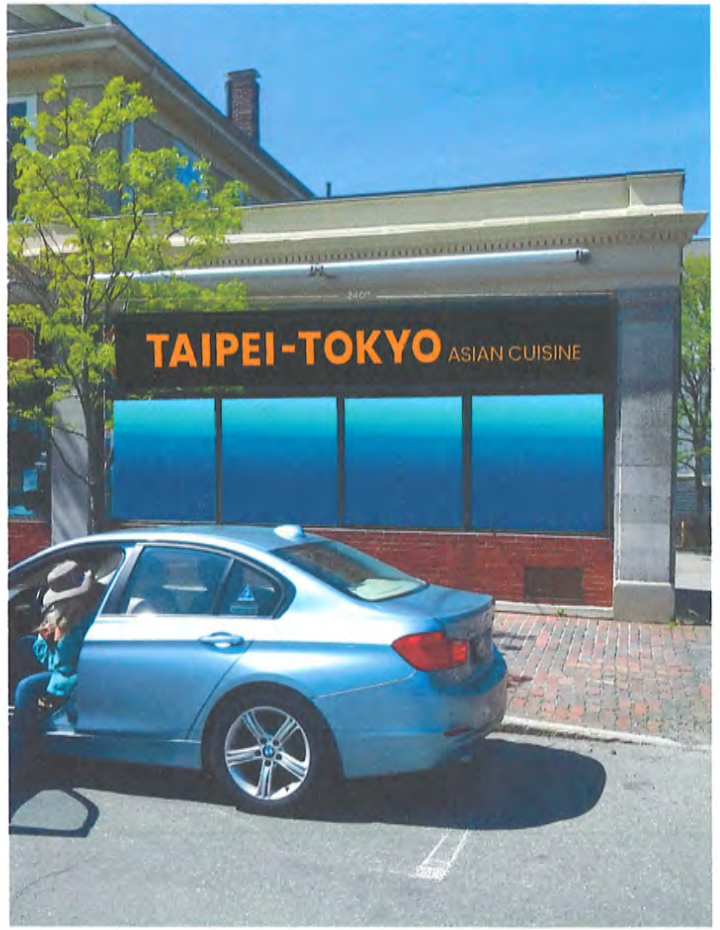
TAI-PEI TOKYO SIGNS

Requires (2) Pictures Side by Side

DISHPAN or BELT SIGN

1" x 1" - Aluminum Tubed Frame - .040 Aluminum Black Metal Factory Finish Face - 1" x .75" - gold Metallic Molding Frame

Installation: 1" x 3" Stainless Steel "L" Brackets (6) per sign - Big Sign (8) per sign - 2.5" Stainless Self-Drilling Screws.



TAI-PEI TOKYO SIGNS

434 Massachusetts Avenue

37.5" x 146"

CHINESE FOOD ... - 1/2" Exterior Komocel - Gold Metallic Letter Fastened to Black Aluminum DishPan Sign.

**CHINESE FOOD
SUSHI BAR & LOUNGE**

Dining & Take-Out

781-646-6897

37.5" x 146"

TEMPLE Logo - 1/2" Exterior Komocel - Gold Metallic Letter Fastened to Black Aluminum DishPan Sign.



37.5" x 146"

TAIPEI-TOKYO - 1/2" Exterior Komocel - Gold Metallic Letter Fastened to Black Aluminum DishPan Sign.

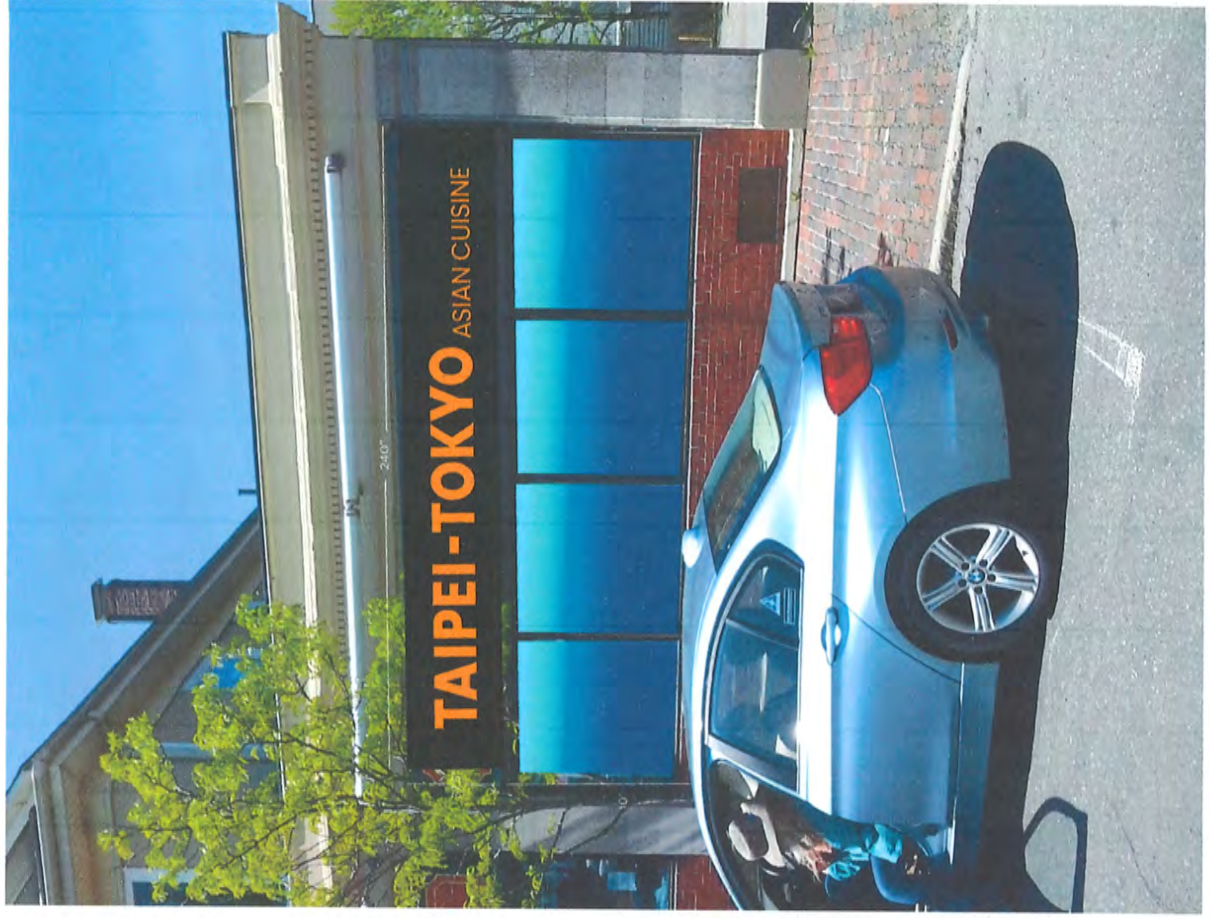
TAIPEI-TOKYO ASIAN CUISINE

TAI-PEI TOKYO SIGNS

Requires (2) Pictures Side by Side

DISHPAN or BELT SIGN

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TAI-PEI TOKYO SIGNS

434 Massachusetts Avenue

37.5" x 146"

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37.5" x 146"

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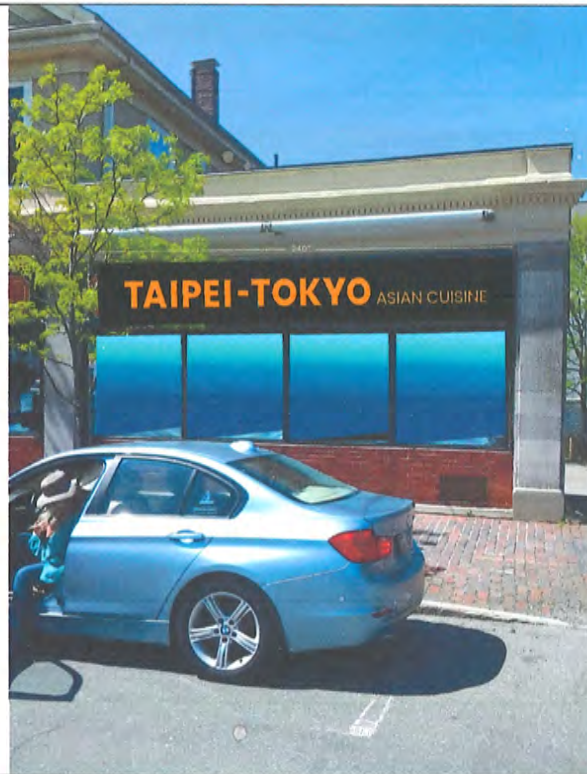
TAI-PEI TOKYO SIGNS

434 Massachusetts Avenue

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Installation: 1" x 3" Stainless Steel "L" Brackets (6) per sign - Big Sign (8) per sign - 2.5" Stainless Self-Drilling Screws.



EXISTING SIGNS

434 Massachusetts Avenue



