



## Arlington Zoning Board of Appeals

**Date:** Tuesday, January 28, 2025  
**Time:** 7:30 PM  
**Location:** Conducted by Remote Participation  
**Additional Details:**

### Agenda Items

#### Administrative Items

1. **Conducted by Remote Participation**

You are invited to a Zoom meeting on Jan 28, 2025 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting: [https://town-arlington-ma-us.zoom.us/meeting/register/tZUkc-CorjIqH935EaNb-vI2B5YY70ODpLJK](https://town-arlington-ma-us.zoom.us/join/zoom/register/tZUkc-CorjIqH935EaNb-vI2B5YY70ODpLJK)

After registering, you will receive a confirmation email containing information about joining the meeting.

Per Board Rules and Regulations, public comments will be accepted during the public comment period during each public hearing. Written comments may be provided by email to [ZBA@town.arlington.ma.us](mailto:ZBA@town.arlington.ma.us) at least 48 hours prior to the start of the meeting.

\*Notice to the Public on meeting privacy\* In the interests of preventing abuse of videoconferencing technology, all participants, including members of the public, wishing to engage via the Zoom App must register for each meeting and will need to follow multi-step authentication protocols. Please allow additional time to join the meeting. Further, members of the public who wish to participate without providing their name may still do so by telephone using the dial-in information provided above.

#### Hearings

2. **#3833 131 Florence Ave**

OpenGov link: <https://arlingtonma.portal.opengov.com/records/207331>

#### Meeting Adjourn



## Town of Arlington, Massachusetts

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### Conducted by Remote Participation

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## Town of Arlington, Massachusetts

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### #3833 131 Florence Ave

#### Summary:

OpenGov link: <https://arlingtonma.portal.opengov.com/records/207331>

#### ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	3833_131_Florence_Ave_Legal_Ad.pdf	3833 131 Florence Ave Legal Ad
▢ Reference Material	3833_131_Florence_Ave_Application_SP-24-35.pdf	3833 131 Florence Ave Application SP-24-35
▢ Reference Material	3822_131_Florence_Ave_Certified_Plot_Plan.pdf	3822 131 Florence Ave Certified Plot Plan



Town of Arlington  
Zoning Board of Appeals  
51 Grove Street  
Arlington, Massachusetts 02476  
781-316-3396  
[www.arlingtonma.gov](http://www.arlingtonma.gov)

**LEGAL NOTICE**

**DOCKET NO 3830**

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **Stephen and Michelle Mulready**, on December 2, 2024, a petition seeking to alter their property located at **131 Florence Ave- Block Plan 159.0-0001-0002.B** Said petition would require a **Special Permit** under **6.1.10 A** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on January 28, 2025, as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:** <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar> and choose the date of the meeting you wish to attend. **For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at** <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

Please direct any questions to: **ZBA@town.arlington.ma.us**

Christian Klein, RA, Chair  
Zoning Board of Appeals



### SP-24-35

Special Use Permit  
Application (ZBA)

Status: Active  
Submitted On: 12/2/2024

### Primary Location

131 FLORENCE AVE  
Arlington, MA 02476

### Owner

MULREADY STEPHEN &  
MICHELLE  
FLORENCE AVE 131 ARLINGTON,  
MA 02476

### Applicant

Stephen Mulready  
 617-922-1187  
 stephen.mulready@gmail.com  
 131 Florence Ave  
Arlington , MA 02476

## Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. **\*\*\*Please LIST BYLAW(S)\*\*\***

Bylaw 6.1.010A on page 115 of the Town of Arling Zoning Bylaws

Explain why the requested use is essential or desirable to the public convenience or welfare.\*

Our garage is located on Wachusetts Ave, which is a major bus route and walking route for children going to school. Getting out of the garage is difficult with the impaired sightlines into the sidewalk and street traffic. We also have two small children. Getting into and out of the garage with them is a safety issue as we sometimes have to rely on them not to walk away or stay in the house as we move cars.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.\*

We currently park our cars in front of the house on the street during the day as its easier to get in and out of the house with two small children. Having the driveway will allow us to stop parking on the street and will help with traffic congestion. It will be easier to see pedestrians walking to and from the elementary school as the sight lines would be much improved over the garage. We also won't have to worry about getting our children into and out of the car.

Explain why 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 any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.\*

Our property is on a hillside and the water drains down the road to a storm drain. The driveway should not overload the current flow. However, if needed we are open to using some sort of permeable paver.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.\*

The driveway will be less than 20 feet of frontage to Florence Ave.

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.\*

There are many examples of properties that have a drive to the side of the house in our district. We don't believe that the proposal is impairing the integrity of the district.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.\*

The proposed driveway will be at the front-side of the house and will be similar to property adjacent to ours (127 Florence Ave). We feel this is in keeping with the character of the neighborhood as many other properties have a similar layout.

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## Dimensional and Parking Information

Present Use/Occupancy \*

Proposed Use/Occupancy \*

R1 - Single Family

R1 - Single Family

<b>Existing Number of Dwelling Units*</b>	<b>Proposed Number of Dwelling Units*</b>
1	1
<b>Existing Gross Floor Area (Sq. Ft.)*</b>	<b>Proposed Gross Floor Area (Sq. Ft.)*</b>
4208	4208
<b>Existing Lot Size (Sq. Ft.)*</b>	<b>Proposed Lot Size (Sq. Ft.)* ?</b>
6160	6160
<b>Minimum Lot Size required by Zoning*</b>	<b>Existing Frontage (ft.)*</b>
4000	150
<b>Proposed Frontage (ft.)*</b>	<b>Minimum Frontage required by Zoning*</b>
150	50
<b>Existing Floor Area Ratio*</b>	<b>Proposed Floor Area Ratio*</b>
0	0
<b>Max. Floor Area Ratio required by Zoning*</b>	<b>Existing Lot Coverage (%)*</b>
0	68
<b>Proposed Lot Coverage (%)*</b>	<b>Max. Lot Coverage required by Zoning*</b>
68	80
<b>Existing Lot Area per Dwelling Unit (Sq. Ft.)*</b>	<b>Proposed Lot Area per Dwelling Unit (Sq. Ft.)*</b>
4208	4208
<b>Minimum Lot Area per Dwelling Unit required by Zoning*</b>	<b>Existing Front Yard Depth (ft.)*</b>
0	12

Proposed Front Yard Depth (ft.)*	Minimum Front Yard Depth required by Zoning*
12	0
Existing SECOND Front Yard Depth (ft.)* ?	Proposed SECOND Front Yard Depth (ft.)* ?
29	29
Minimum SECOND Front Yard Depth required by Zoning*	Existing Left Side Yard Depth (ft.)* ?
0	0
Proposed Left Side Yard Depth (ft.)* ?	Minimum Left Side Yard Depth required by Zoning* ?
0	0
Existing Right Side Yard Depth (ft.)* ?	Proposed Right Side Yard Depth (ft.)* ?
45	45
Minimum Right Side Yard Depth required by Zoning*	Existing Rear Yard Depth (ft.)* ?
0	26
Proposed Rear Yard Depth (ft.)*	Minimum Rear Yard Depth required by Zoning*
26	0
Existing Height (stories)	Proposed Height (stories)*
2.5	2.5
Maximum Height (stories) required by Zoning*	Existing Height (ft.)*
0	262



<b>Proposed Height (ft.)*</b>	<b>Maximum Height (ft.) required by Zoning*</b>
262	0

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

<b>Existing Landscaped Open Space (Sq. Ft.)*</b>	<b>Proposed Landscaped Open Space (Sq. Ft.)*</b>
3000	2700

<b>Existing Landscaped Open Space (% of GFA)*</b>	<b>Proposed Landscaped Open Space (% of GFA)*</b>
71	64

<b>Minimum Landscaped Open Space (% of GFA) required by Zoning*</b>	<b>Existing Usable Open Space (Sq. Ft.)*</b>
10	3000

<b>Proposed Usable Open Space (Sq. Ft.)*</b>	<b>Existing Usable Open Space (% of GFA)* ?</b>
3000	71

<b>Proposed Usable Open Space (% of GFA)* ?</b>	<b>Minimum Usable Open Space required by Zoning*</b>
71	30

<b>Existing Number of Parking Spaces*</b>	<b>Proposed Number of Parking Spaces*</b>
2	3

<b>Minimum Number of Parking Spaces required by Zoning*</b>	<b>Existing Parking area setbacks</b>
2	0

Proposed Parking area setbacks \*

0

Minimum Parking Area Setbacks required by Zoning\*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces\*

0

Minimum Number of Loading Spaces required by Zoning\*

0

Existing Slope of proposed roof(s) (in. per ft.)\*

0

Proposed Slope of proposed roof(s) (in. per ft.)\*

0

Minimum Slope of Proposed Roof(s) required by Zoning\*

0

Existing type of construction\*

0

Proposed type of construction\*

0

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## Open Space Information

Existing Total Lot Area\*

6160

Proposed Total Lot Area\*

6160

Existing Open Space, Usable\*

3000

Proposed Open Space, Usable\*

3000

Existing Open Space, Landscaped\*

3000

Proposed Open Space, Landscaped\*

2700

## Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

—

Accessory Building, Proposed Gross Floor Area

—

Basement or Cellar, Existing Gross Floor Area ?

—

Basement or Cellar, Proposed Gross Floor Area

—

1st Floor, Existing Gross Floor Area

—

1st Floor, Proposed Gross Floor Area

—

2nd Floor, Existing Gross Floor Area

—

2nd Floor, Proposed Gross Floor Area

—

3rd Floor, Existing Gross Floor Area

—

3rd Floor, Proposed Gross Floor Area

—

4th Floor, Existing Gross Floor Area

—

4th Floor, Proposed Gross Floor Area

—

5th Floor, Existing Gross Floor Area

—

5th Floor, Proposed Gross Floor Area

—

Attic, Existing Gross Floor Area ?

—

Attic, Proposed Gross Floor Area

—

Parking Garages, Existing Gross Floor Area ?

—

Parking Garages, Proposed Gross Floor Area

—

All weather habitable porches and balconies, Existing  
Gross Floor Area

—

All weather habitable porches and balconies,  
Proposed Gross Floor Area

—

Total Existing Gross Floor Area

0 

Total Proposed Gross Floor Area

0 

## APPLICANT DECLARATION (Arlington Residential Design Guidelines)


By entering my name below, I hereby attest that I have reviewed the following:

- Arlington Residential Design Guidelines

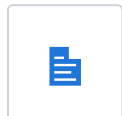
and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.\*

Applicant's Signature\*

 Stephen Mulready  
Dec 2, 2024

## Attachments



**Supporting Documentation [worksheet and drawings]**

REQUIRED

131 FLORENCE ARLINGTON CPP.pdf

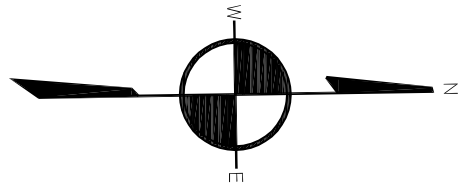
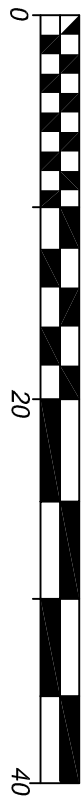
Uploaded by Stephen Mulready on Dec 2, 2024 at 3:03 PM

**PLAN OF LAND**

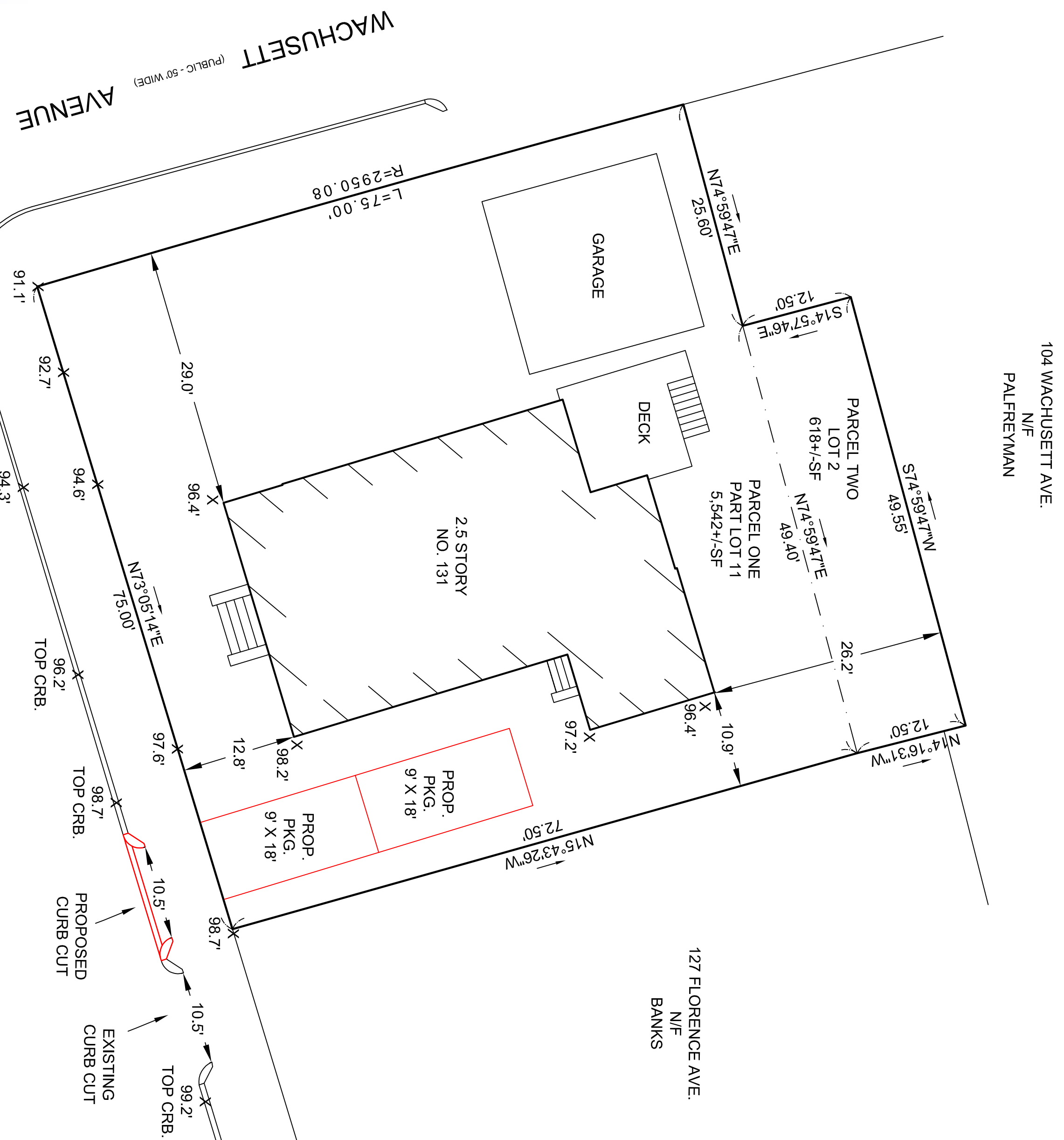
LOCATED AT

**131 FLORENCE AVENUE  
ARLINGTON, MA**

SCALE: 1" = 10'



**MASSACHUSETTS SURVEY  
CONSULTANTS, LLC**  
95 TERRACE HALL AVE  
BURLINGTON, MA  
(617) 899-0703



**ELEVATIONS & SPOT GRADES (X)**

FIRST FLOOR: 100.0'  
ROOF PEAK FROM FIRST FLOOR: 126.2'  
AVERAGE ELEV. TOP CURB: 96.1'

**REFERENCES**

DEED: BOOK 82809, PAGE 243,  
PLAN: 23875-B

**NOTES**

THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND IN NOVEMBER OF 2024 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.  
  
THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAY SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.L.S.  
DATE: NOVEMBER 29, 2024

