

Arlington Zoning Board of Appeals

Date: Tuesday, November 25, 2025

Time: 7:30 PM

Location: Conducted by Remote Participation

Additional Details:

Agenda Items

Administrative Items

1. Conducted by Remote Participation

Register in advance for this meeting:

https://town-arlington-ma-us.zoom.us/meeting/register/5A9LJx9QQ5OAK3nqnyL82w 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 should be sent by email to ZBA@town.arlington.ma.us prior to the start of the meeting.

Notice to the Public on meeting privacy In the interests of preventing abuse of video conferencing 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. Docket #3872 15 Foster St, Unit 1 (continued)

OpenGov link: https://arlingtonma.portal.opengov.com/records/212766

3. Docket #3876 19 Farrington Rd

OpenGov application link: https://arlingtonma.portal.opengov.com/records/213881

4. Docket #3877 20 Nicod St

OpenGov application link: https://arlingtonma.portal.opengov.com/records/214071

Meeting Adjourn



Town of Arlington, Massachusetts

Conducted by Remote Participation

Summary:

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Town of Arlington, Massachusetts

Docket #3872 15 Foster St, Unit 1 (continued)

Summary:

OpenGov link: https://arlingtonma.portal.opengov.com/records/212766

ATTACHMENTS:

	Туре	File Name	Description
D	Reference Material	3872_15_Foster_legal_ad.pdf	3872 15 Foster legal ad
ם	Reference Material	3872_15_Foster_St_abutter_list_and_map.pdf	3872 15 Foster St abutter list and map
D	Reference Material	3872_15_Foster_St_application_SP-25-22.pdf	3872 15 Foster St application SP-25-22
ם	Reference Material	3872_15_Foster_building_plans.pdf	3872 15 Foster building plans
D	Reference Material	3872_15_foster_plot_plan_existing_conditions.pdf	3872 15 foster plot plan existing conditions
ם	Reference Material	15_Foster_Existing_Elevations.pdf	15 Foster Existing Elevations
D	Reference Material	15_Foster_Proposed_Elevations.pdf	15 Foster Proposed Elevations

Order Number:

LNEO0371155

External Order #:

11670459

Order Status:

Approved

Classification:

Public Notices

Package:

General Package

1 Affidavit:

5.00

Total payment:

209.92

Payment Type:

Account Billed

User ID:

L0023538

External User ID:

670931

ACCOUNT INFORMATION

Arlington Board Of Appeals
51 Grove St
Arlington, MA 02476-4602
781-316-3396
cralston@town.arlington.ma.us
Arlington Board Of Appeals
Contract ID:

TRANSACTION REPORT

Date

September 15, 2025 9:59:18 AM EDT

Amount:

209.92

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LNEO03711550

September 25, 2025

The Advocate & Star (Arlington - Winchester)

October 2, 2025

The Advocate & Star (Arlington - Winchester)

Docket#3872 15 Foster St, Unit 1

Legal Notice of Public Hearing Town of Arlington

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by ALP Ventures, LLC, on September 9, 2025, a petition seeking to alter their property located at 15 Foster St, Unit 1 - Block Plan 029.0-0001-0006.0. The said petition would require a Special Permit under Bylaws 5.3.9.D of the Zoning Bylaw for the Town of Arlington.

A hearing regarding the petition will be conducted remotely via "Zoom", on Tuesday, October 14, 2025, at 7:30 P.M. as soon thereafter as the petitioner may be heard.

To register for the meeting and view documents related to this application go to the Town of Arlington calendar. https://www. arlingtonma.gov/connect/ calendar, choose the date of the meeting you wish to attend, register for the Zoom meeting, and review documents relating to the application by clicking the link to the agenda. Please direct any questions to: ZBA@town.arlington.ma.us

Christian Klein, RA, Chair, Zoning Board of Appeals September 25, October 2 2025 LNEO0371155

ARM

CERTIFIED ABUTTERS LIST

Date: September 10, 2025

Subject Property Addresses: 15 FOSTER ST, ARLINGTON, MA

Subject Property ID: 29-1-6 Search Distance: 300 Feet - Zoning

				MALI	NG ADDRESS			
Parcel ID:	Property Location	Owner 1	Owner 2	Mailing Address 1	Mailing Address 2	Town	State	Zip
31.A-5-34.1	34 FOSTER ST UNIT 1	KOSKEY JULIE	ARRRIGO MONICA	34 FOSTER ST UNIT 1		ARLINGTON	MA	02474
31.A-5-34.2	34 FOSTER ST UNIT 2	MANGASER RAMON &	HU JUDY	34 FOSTER ST UNIT 2		ARLINGTON	MA	02474
31.A-5-21	21 ADAMS ST UNIT 21	VELLANKI RATNAKAR	HABRUKOWICH CHERYL	21 ADAMS ST		ARLINGTON	МА	02474
31.A-5-23	23 ADAMS ST UNIT 23	REHRIG MATTHEW DUFFY ETAL/ TRS	REHRIG 2024 REVOCABLE TRUST	23 ADAMS ST		ARLINGTON	MA	02474
29.A-1-11.1	11 FOSTER ST UNIT 1	WRIGHT SARAH H/ TRUSTEE	BROCK POPE/ TRUSTEE	11 FOSTER ST UNIT 1		ARLINGTON	MA	02474
29.A-1-11.2	11 FOSTER ST UNIT 2	LEONARD GARRATH G & ELIZABETH		11 FOSTER ST UNIT 2		ARLINGTON	МА	02474
31.A-3-11.1	1214 ADAMS ST UNIT 1	KABRA SHUBHAM	VADVALKAR MADHURA	12 ADAMS ST		ARLINGTON	MA	02474
31.A-3-11.2	1214 ADAMS ST UNIT 2	KURVE ABHIDNYA MILIND	SULE SHANTANU	14 ADAMS ST		ARLINGTON	МА	02474
31.A-5-30	30 FOSTER ST UNIT 30	ARSLANIAN MELINE		94 HUTCHINSON RD		ARLINGTON	MA	02474
31.A-5-32	32 FOSTER ST UNIT 32	MCKINNEY LAURENCE O		32 FOSTER ST		ARLINGTON	MA	02474
29.A-1-19	1921 FOSTER ST UNIT 19	SMITH BRIAN A	LUSTIG SYLVIA M	19 FOSTER ST		ARLINGTON	MA	02474
29.A-1-21	1921 FOSTER ST UNIT 21	HAUBENSTOCK LISA	HOLLAND XAVIER	21 FOSTER ST		ARLINGTON	МА	02474
31.A-5-22	2224 FOSTER ST UNIT 22	SERRA STEVEN J & ANN MARIE/ TRS	SERRA FAMILY REVOCABLE TRUST	22 FOSTER ST		ARLINGTON	МА	02474
31.A-5-24	2224 FOSTER ST UNIT 24	NIYAZI MOHSIN	SYED SAIMA SHAUKAT HUSSAIN	24 FOSTER ST		ARLINGTON	MA	02474
31.A-5-5	57 ADAMS ST UNIT 5	POLVINO RICHARD A & KAREN S		5 ADAMS ST		ARLINGTON	MA	02474
31.A-5-7	57 ADAMS ST UNIT 7	NOSSOV MIKHAIL	GRBIC VERA	7 ADAMS ST		ARLINGTON	MA	02474
31.A-5-9	9 ADAMS ST UNIT 9	WALTERS GREGORY	WETTACH HEIDI L	9 ADAMS ST		ARLINGTON	MA	02474
31.A-5-11	11 ADAMS ST UNIT 11	BAILY KENNETH & CHRISTINE A		11 ADAMS ST		ARLINGTON	MA	02474
31.A-5-38	38 FOSTER ST UNIT 38	MATTINGLY PETER JOSEPH	MATTINGLY AMANDA JOHANSEN	38 FOSTER ST		ARLINGTON	MA	02474
31.A-5-40	40 FOSTER ST UNIT 40	MALTZAN DAVID	GARIMELLA MANASWINI	40 FOSTER ST		ARLINGTON	MA	02474
9.A-2-24.1	310 MASS AVE UNIT 1	RUBENSTEIN WILLIAM J	SAM RACHEL ESTEE	310 MASS AVE UNIT 1		ARLINGTON	MA	02474
9.A-2-24.2	310 MASS AVE UNIT 2	PORTZ JOHN & ELISA		310 MASS AVE UNIT 2		ARLINGTON	МА	02474
9.A-2-24.3	310 MASS AVE UNIT 3	ZARRAGA-GRANADOS GABRIELA	COVAL ELICK	310 MASS AVE UNIT 3		ARLINGTON	МА	02474
31.A-5-26	2628 FOSTER ST UNIT 26	TAN CHONG	HAN YUAN	26 FOSTER ST		ARLINGTON	MA	02474
31.A-5-28	2628 FOSTER ST UNIT 28	HE WEI	ZHU GUIYING	28 FOSTER ST		ARLINGTON	МА	02474
29-1-1.A	295 MASS AVE	POWER TEST REALTY COMPANY	COMPANY LIMITED PARTNERSHIP	292 MADISON AVENUE	9TH FLOOR	NEW YORK	NY	10017
29-1-3	305 MASS AVE	DESIMONE KAREN F & KATHRYN B		209 FOLLEN RD		LEXINGTON	MA	02421
29-1-4	9 FOSTER ST	FOSTER-BATES REALTY LLC		59 UNION SQUARE		SOMERVILLE	MA	02143
					131			
29-1-6	15 FOSTER ST	ALP VENTURES LLC		C/O AZAD LEGACY PARTNERS LLC	HARTWELL AVE	LEXINGTON	MA	02421
29-1-8	41 FOSTER ST	TOWN OF ARLINGTON SCHOOL	EAST JUNIOR HIGH SCHOOL	730 MASS AVE		ARLINGTON	MA	02476
29-1-9	20 TUFTS ST	ARLINGTON MINUTEMAN TOWERS LL		59 UNION SQUARE		SOMERVILLE	MA	02143
29-4-5	30 BATES RD	STEPANIAN PHILIP I/ TRUSTEE	PHILIP I STEPANIAN TRUST- 2025	30 BATES RD		ARLINGTON	MA	02474
29-4-6	26 BATES RD	DREW MICHAEL & ELIZABETH		26 BATES RD		ARLINGTON	MA	02474
29-4-7	22 BATES RD	LARRACEY ANDREW STEPHEN	PERARO LEILA	22 BATES RD		ARLINGTON	MA	02474
29-4-8	18 BATES RD	JALAKIAN RAFFI & ANGELA SUE		18 BATES RD		ARLINGTON	MA	02474
29-4-9	14 BATES RD	FOSTER-BATES REALTY LLC		59 UNION SOORE		SOMERVILLE	MA	02143
29-4-10	10 BATES RD	FOSTER-BATES REALTY LLC		59 UNION SQUARE		SOMERVILLE	МА	02143

OF ARIMO

CERTIFIED ABUTTERS LIST

Date: September 10, 2025

Subject Property Addresses: 15 FOSTER ST, ARLINGTON, MA

Subject Property ID: 29-1-6

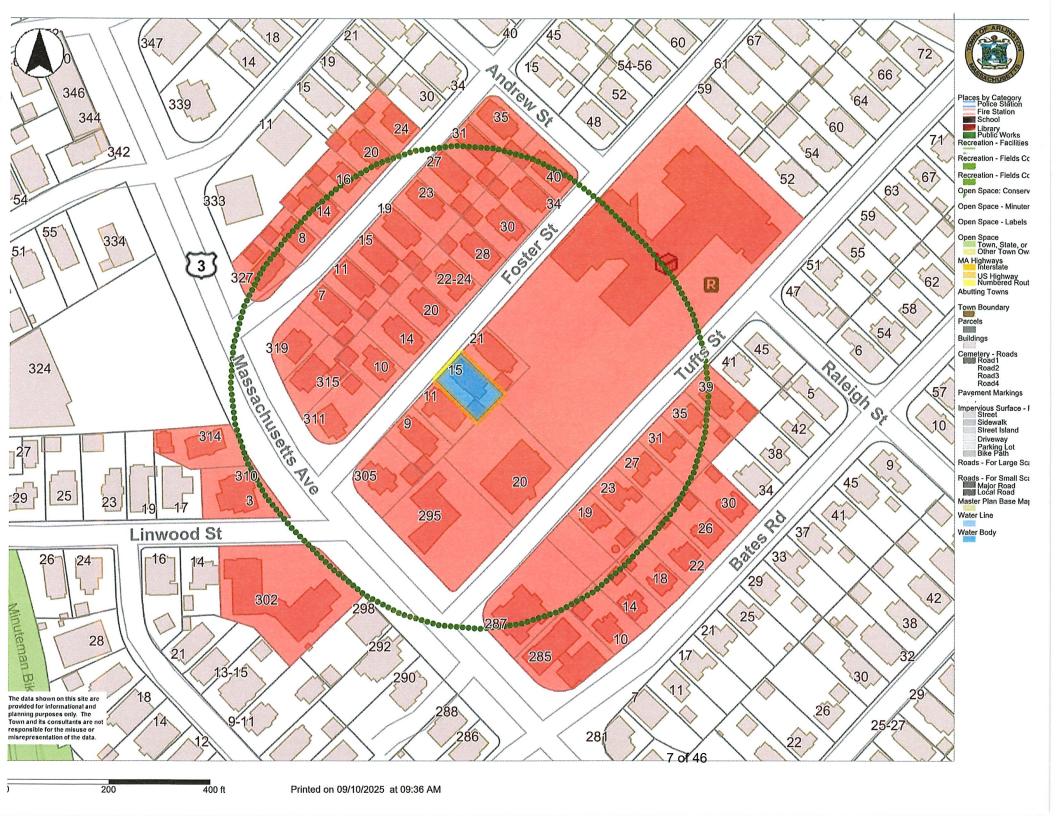
Search Distance: 300 Feet - Zoning

				MALI	NG ADDRESS			
Parcel ID:	Property Location	Owner 1	Owner 2	Mailing Address 1	Mailing Address 2	Town	State	Zip
29-4-11	285 MASS AVE	ARLINGTON MINUTEMAN TOWERS LL.		59 UNION SQUARE		SOMERVILLE	MA	02143
29-4-13	287 MASS AVE	ARLINGTON MINUTEMAN TOWERS LLC		59 UNION SQUARE		SOMERVILLE	MA	02143
29-4-16	0-LOT TUFTS ST	ARLINGTON MINUTEMAN TOWERS LLC		59 UNION SQUARE		SOMERVILLE	MA	02143
29-4-17	19 TUFTS ST	CAFFREY BRENDAN & ELIZABETH		19 TUFTS ST		ARLINGTON	MA	02474
29-4-18	23 TUFTS ST	NEZICH DANIEL &	CERRITELLI LAURA	23 TUFTS ST		ARLINGTON	MA	02474
29-4-19	27 TUFTS ST	MUCHNIJ JAY &	WANG JADE	27 TUFTS ST		ARLINGTON	MA	02474
29-4-20	31 TUFTS ST	FLAHERTY TYLER	LABRIE JESSICA	31 TUFTS ST		ARLINGTON	MA	02474
29-4-21	35 TUFTS ST	BURKE MICHAEL A & SARAH F		35 TUFTS ST		ARLINGTON	MA	02474
29-4-22	39 TUFTS ST	HEATH ZACHARY	RING MY BELL LLC	39 TUFTS		ARLINGTON	MA	02474
31-3-8	24 ADAMS ST	BOXER LAWRENCE A	GOODMAN JOAN	24 ADAMS ST		ARLINGTON	MA	02474
31-3-10	16 ADAMS ST	KLEIN JARED D	WENDEL JULIET C	16 ADAMS ST		ARLINGTON	MA	02474
31-3-12	8 ADAMS ST	KEEFE JOHN E JR	KEEFE ROSE MARIE	8 ADAMS ST		ARLINGTON	MA	02474
31-3-13	325327 MASS AVE	MIGALA CAROLYN COLT/ TRUSTEE	CAROLYN COLT MIGALA REVOCABLE	303 COMMON ST		BELMONT	MA	02478
31-5-1	319 MASS AVE	ARENSON DAVID L & CHRISTINE AN		319 MASS AVE		ARLINGTON	MA	02474
31-5-4	1315 ADAMS ST	WILMER JEREMY B &	WILMER ANNE T DWYER	15 ADAMS ST		ARLINGTON	MA	02474
31-5-5	1719 ADAMS ST	CULLEN MARIA/TRUSTEE	19 ADAMS ST TRUST	17 EVANS RD		STONEHAM	MA	02180
31-5-7	2527 ADAMS ST	DOOLEY THOMAS F/ LIFE ESTATE		27 ADAMS ST		ARLINGTON	MA	02474
31-5-8	2931 ADAMS ST	ALBANO DANIEL D	TEWKBURY JANE E	31 ADAMS ST		ARLINGTON	MA	02474
31-5-9	3335 ADAMS ST	PEPE JAMES T ETAL/ TRUSTEES	ROSEMARY A JENSETH REVOCABLE	126 PROSPECT ST		BELMONT	MA	02478
31-5-15	20 FOSTER ST	BONANNO CONSTANCE A M		32 CHRISTIAN WAY		NORTH ANDOVER	MA	01845
31-5-16	14 FOSTER ST	BOOTH GREGORY J & JOANNE H		10 ORCHARD TERR		ARLINGTON	MA	02474
31-5-17	10 FOSTER ST	PUGLIA ALAN	KITTREDGE KAREN	10 FOSTER ST		ARLINGTON	MA	02474
31-5-18	311 MASS AVE	HART MICHAEL A/TRUSTEE	HARTNAT NOMINEE TRUST	311 MASS AVE		ARLINGTON	MA	02474
31-5-19	315317 MASS AVE	315-317 MASS AVE LLC		406 MASS AVE SUITE 2		ARLINGTON	MA	02474
31.A-3-9	2022 ADAMS ST UNIT 1	SHAPIRO LISA B/ TRUSTEE	LISA BETH SHAPIRO TRUST	20 ADAMS ST	UNIT 1	ARLINGTON	MA	02474
31.A-3-10	2022 ADAMS ST UNIT 2	ALLEN SEAN ETAL/ TRUSTEES	CARROLL-ALLEN FAMILY TRUST	22 ADAMS ST		ARLINGTON	MA	02474
8-1-1	302 MASS AVE	CALVARY METHODIST EPISCOPAL	CHURCH TRUSTEES OF	300 MASS AVE		ARLINGTON	MA	02474
9-2-23	314 MASS AVE	JOVELLAS ARTHUR S/ TRUSTEE	GREENLEAF REALTY TRUST	463 LOWELL ST		ANDOVER	MA	01810



The Board of Assessors certifies the names and addresses of requested parties in interest, all abutters to a single parcel within 300 feet.

Town of Arlington
Office of the Board of Assessors
730 Massachusetts Ave • Arlington, MA 02476
P: 781-316-3050 E: assessors@town.arlington.ma.us





SP-25-22

Special Use Permit Application (ZBA)

Status: Active

Submitted On: 9/9/2025

Primary Location

15 FOSTER ST Unit 1 Arlington, MA 02474

Owner

ALP VENTURES LLC C/O AZAD LEGACY PARTNERS LLC; 131 HARTWELL AVE LEXINGTON, MA 02421

Applicant

Andrew Burns 781-608-6799

andrew@adburns.com1337 MassachusettsAvenue Suite 302

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)****

arlington by law 5.3.9

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

The requested use is desireable to public welfare as it will attract new residents at a higher tax base to contribute to town operations and utilities. The new house is also built to a far more strenuous structural and efficiency standard than originally resulting in a safer building with a much smaller carbon footprint.

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

There is no change in use or increase in occupancy from original use.

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.*

The requested use will not overload any public water, drainage, sewer or any other municipal system as there is no change to use or occupant load

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.*

Existing porch is already nonconforming.

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 is no change to existing footprint and it is an imporvement from the years of deferred maintenance. the character of the new building matches the colonial style of the neighborhood and area.

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.*

There is no change in use or occupant load, we are merely trying to capture a covered porch in front of the house to be used as mudroom year round vs a small porch that is use limited to 1/3 of the year

Dimensional and Parking Information

Present Use/Occupancy *

front entry/open porch

Proposed Use/Occupancy *

mudroom/half bath and closet

Existing Number of Dwelling Units* **Proposed Number of Dwelling Units*** 2 2 Existing Gross Floor Area (Sq. Ft.)* Proposed Gross Floor Area (Sq. Ft.)* 5044 5044 Existing Lot Size (Sq. Ft.)* Proposed Lot Size (Sq. Ft.)* ② 4783 4783 Minimum Lot Size required by Zoning* Existing Frontage (ft.)* 0 15.5 Proposed Frontage (ft.)* Minimum Frontage required by Zoning* 55 55 **Existing Floor Area Ratio*** Proposed Floor Area Ratio* 0.68 0.68 Max. Floor Area Ratio required by Zoning* Existing Lot Coverage (%)* 0 30 Proposed Lot Coverage (%)* Max. Lot Coverage required by Zoning* 0 0 Existing Lot Area per Dwelling Unit (Sq. Ft.)* Proposed Lot Area per Dwelling Unit (Sq. Ft.)* 2360 2360

Minimum Lot Area per Dwelling Unit required by Zoning*		Existing Front Yard Depth (ft.)* 15.5
Proposed Front Yard Depth (ft.)* 15.5		Minimum Front Yard Depth required by Zoning*
Existing SECOND Front Yard Depth (ft.)* 0		Proposed SECOND Front Yard Depth (ft.)* ② 0
Minimum SECOND Front Yard Depth required by Zoning*	?	Existing Left Side Yard Depth (ft.)* 22
Proposed Left Side Yard Depth (ft.)* ② 22		Minimum Left Side Yard Depth required by Zoning* ② 0
Existing Right Side Yard Depth (ft.)* ② 4.7		Proposed Right Side Yard Depth (ft.)* ② 4.7
Minimum Right Side Yard Depth required by Zoning*	?	Existing Rear Yard Depth (ft.)* 20
Proposed Rear Yard Depth (ft.)* 20		Minimum Rear Yard Depth required by Zoning*
Existing Height (stories) 2.5		Proposed Height (stories)* 2.5

Maximum Height (stories) required by Zoning*	Existing Height (ft.)* 33
Proposed Height (ft.)*	Maximum Height (ft.) required by Zoning*
For additional information on the Open Spacthe Zoning Bylaw.	ce requirements, please refer to Section 2 of
Existing Landscaped Open Space (Sq. Ft.)* 2129	Proposed Landscaped Open Space (Sq. Ft.)* 2129
Existing Landscaped Open Space (% of GFA)* 42.2	Proposed Landscaped Open Space (% of GFA)* 42.2
Minimum Landscaped Open Space (% of GFA) required by Zoning* 504.4	Existing Usable Open Space (Sq. Ft.)*
Proposed Usable Open Space (Sq. Ft.)*	Existing Usable Open Space (% of GFA)* ② 0
Proposed Usable Open Space (% of GFA)* ② 0	Minimum Usable Open Space required by Zoning* 1513.2
Existing Number of Parking Spaces*	Proposed Number of Parking Spaces*

Minimum Number of Parking Spaces required by Zoning*	Existing Parking area setbacks 1.9
Proposed Parking area setbacks * 1.9	Minimum Parking Area Setbacks required by Zoning* 5
Existing Number of Loading Spaces 0	Proposed Number of Loading Spaces*
Minimum Number of Loading Spaces required by Zoning*	Existing Slope of proposed roof(s) (in. per ft.)*
Proposed Slope of proposed roof(s) (in. per ft.)*	Minimum Slope of Proposed Roof(s) required by Zoning*
Existing type of construction* Vb	Proposed type of construction* Vb
Open Space Information	
Existing Total Lot Area* 4743	Proposed Total Lot Area* 4743

Existing Open Space, Usable* Proposed Open Space, Usable*

2129 2129

1614

Proposed Open Space, Landscaped*

1614

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

0

Accessory Building, Proposed Gross Floor Area

0

Basement or Cellar, Existing Gross Floor Area ②

1170

Basement or Cellar, Proposed Gross Floor Area

1170

1st Floor, Existing Gross Floor Area

1395

1st Floor, Proposed Gross Floor Area

1395

2nd Floor, Existing Gross Floor Area

1395

2nd Floor, Proposed Gross Floor Area

1395

3rd Floor, Existing Gross Floor Area

688

3rd Floor, Proposed Gross Floor Area

688

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

0

5th Floor, Proposed Gross Floor Area

Attic, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area ②

0

14 of 46

Parking Garages, Existing Gross Floor Area Parking Garages, Proposed Gross Floor Area 0 0 All weather habitable porches and balconies, Existing All weather habitable porches and balconies, **Gross Floor Area Proposed Gross Floor Area** 0 0 **Total Existing Gross Floor Area Total Proposed Gross Floor Area** 4648 + -× = 4648 + -× =

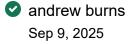
APPLICANT DECLARATION (Arlington Residential Design Guidelines)

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

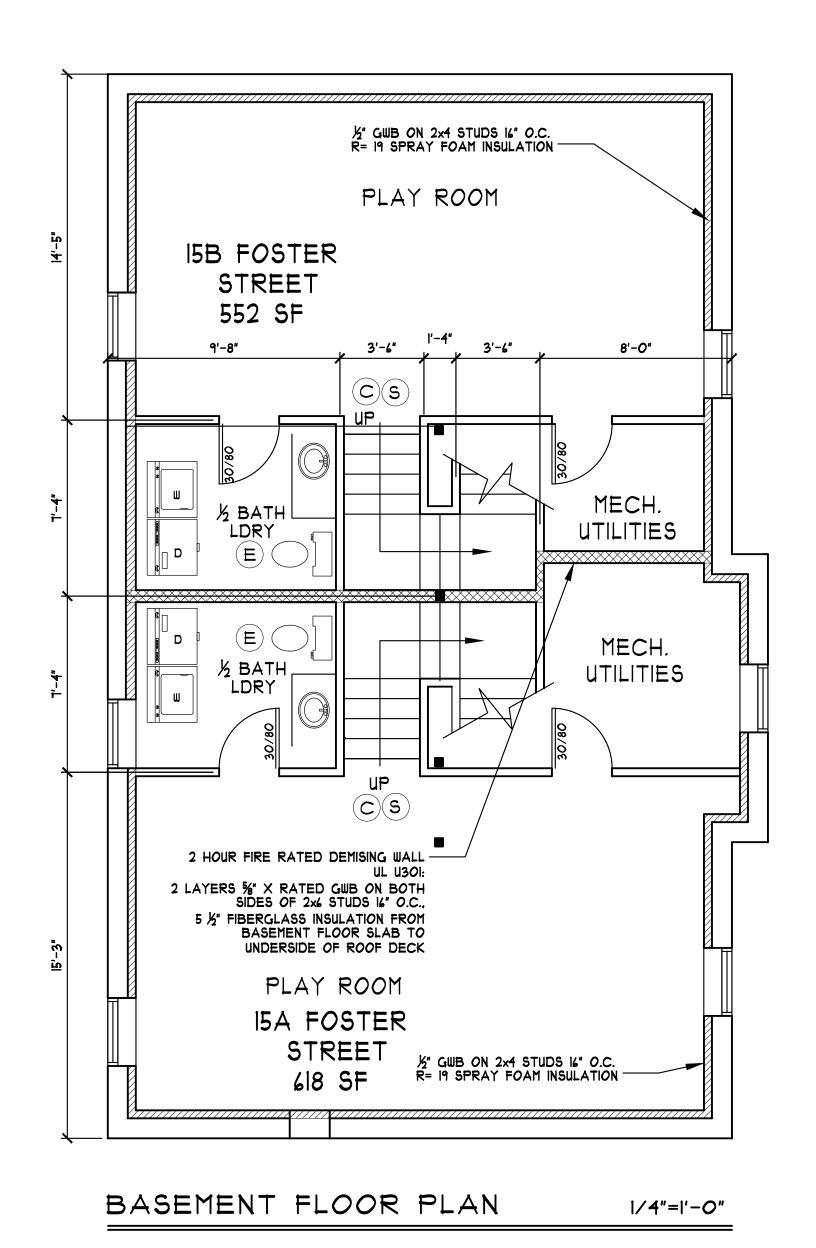
Arlington Residential Design Guidelines

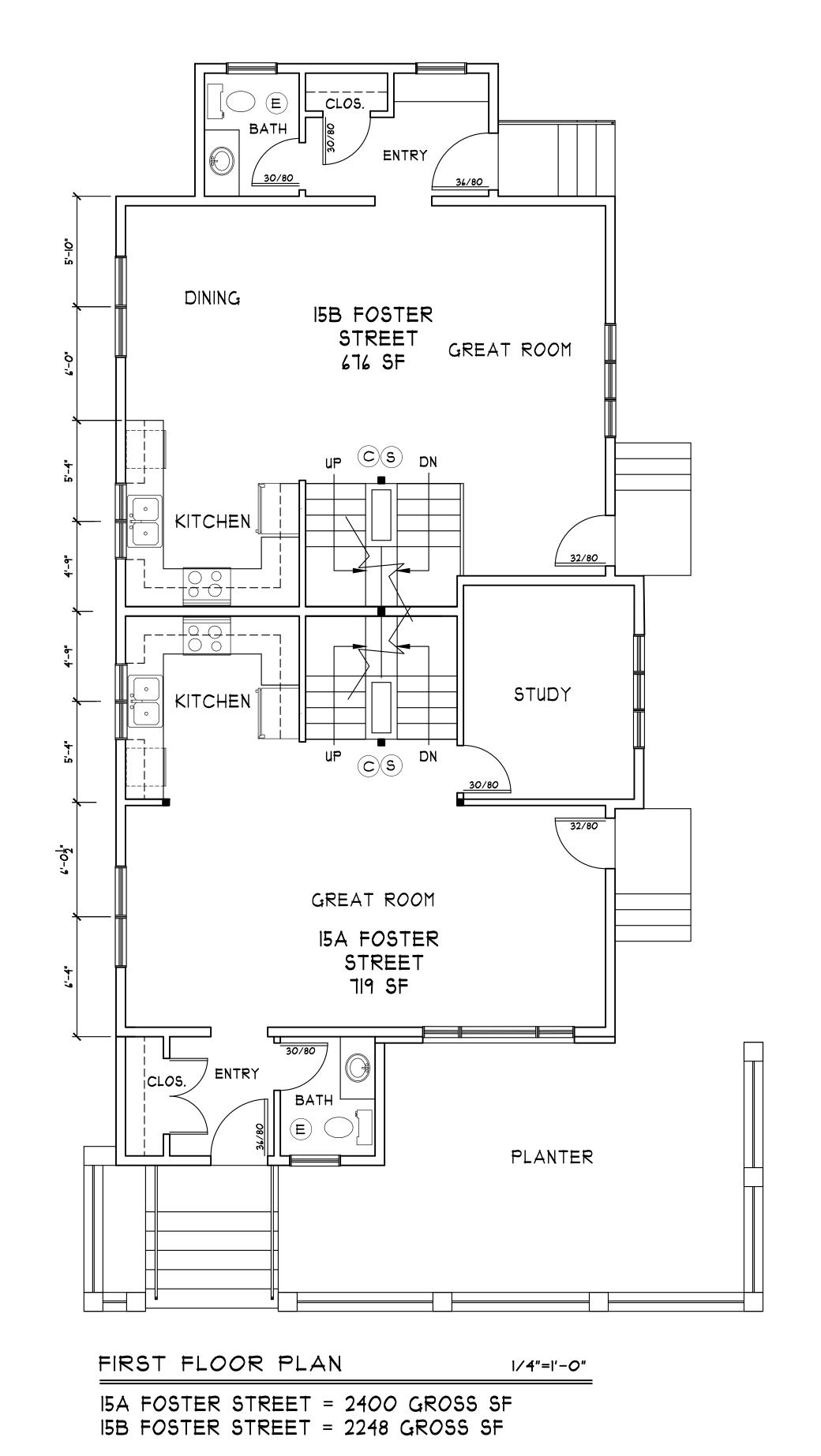
and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

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*









ALTERATIONS TO
15
FOSTER STREET
ARLINGTON, MA

2-17-25

PJKA

PETER J. KARB ARCHITECT

13 HILLCREST AVE. STOW, MA peterjkarb@yahoo.com



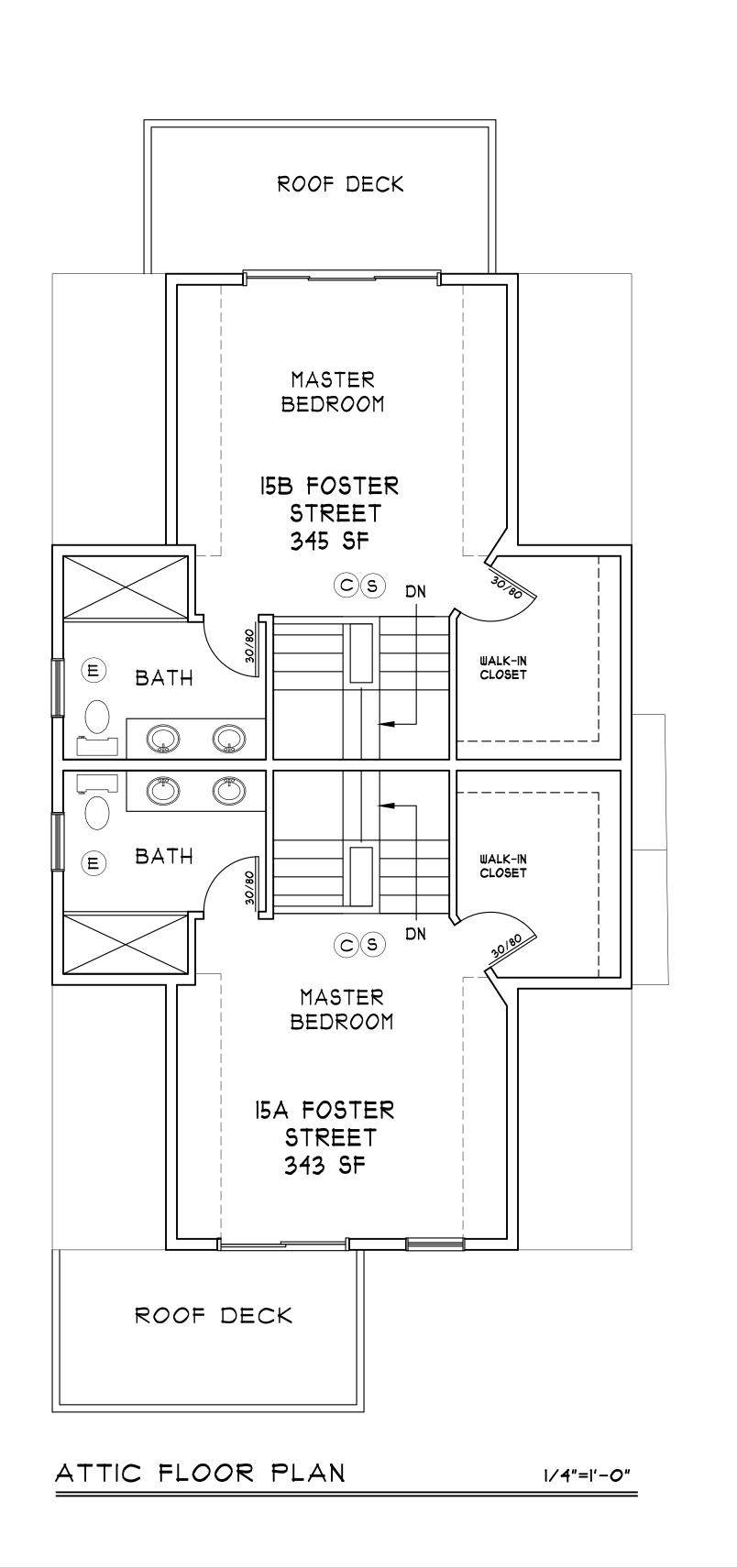
ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

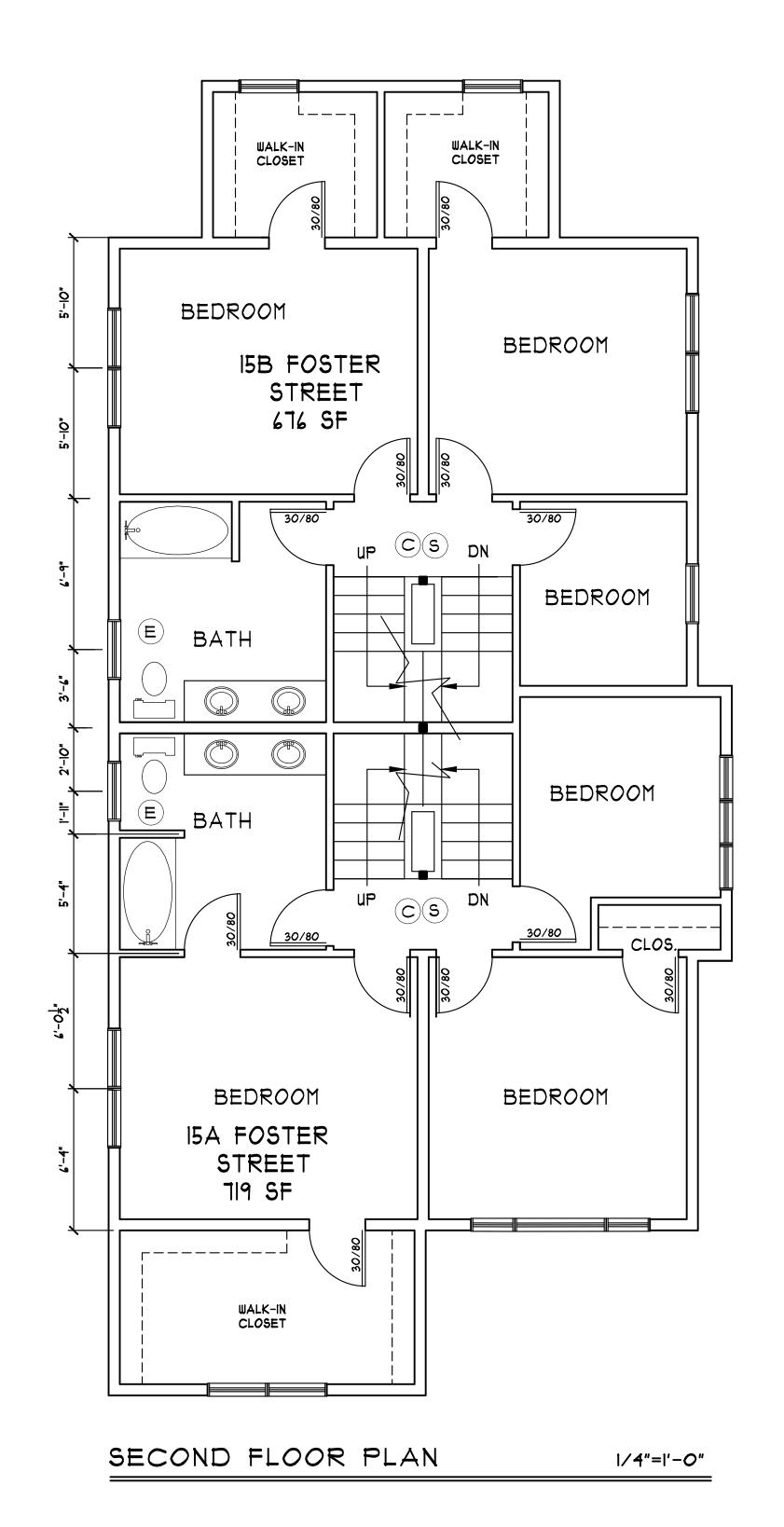
Architect: PETER J. KARB

Drawn: PJK Check:

Job No: **25003** Scale:**|/4" = |'-0"**

FLOOR PLANS





ALTERATIONS TO
15
FOSTER STREET
ARLINGTON, MA

2-17-25

PJKA

PETER J. KARB ARCHITECT

13 HILLCREST AVE. STOW, MA peterjkarb@yahoo.com



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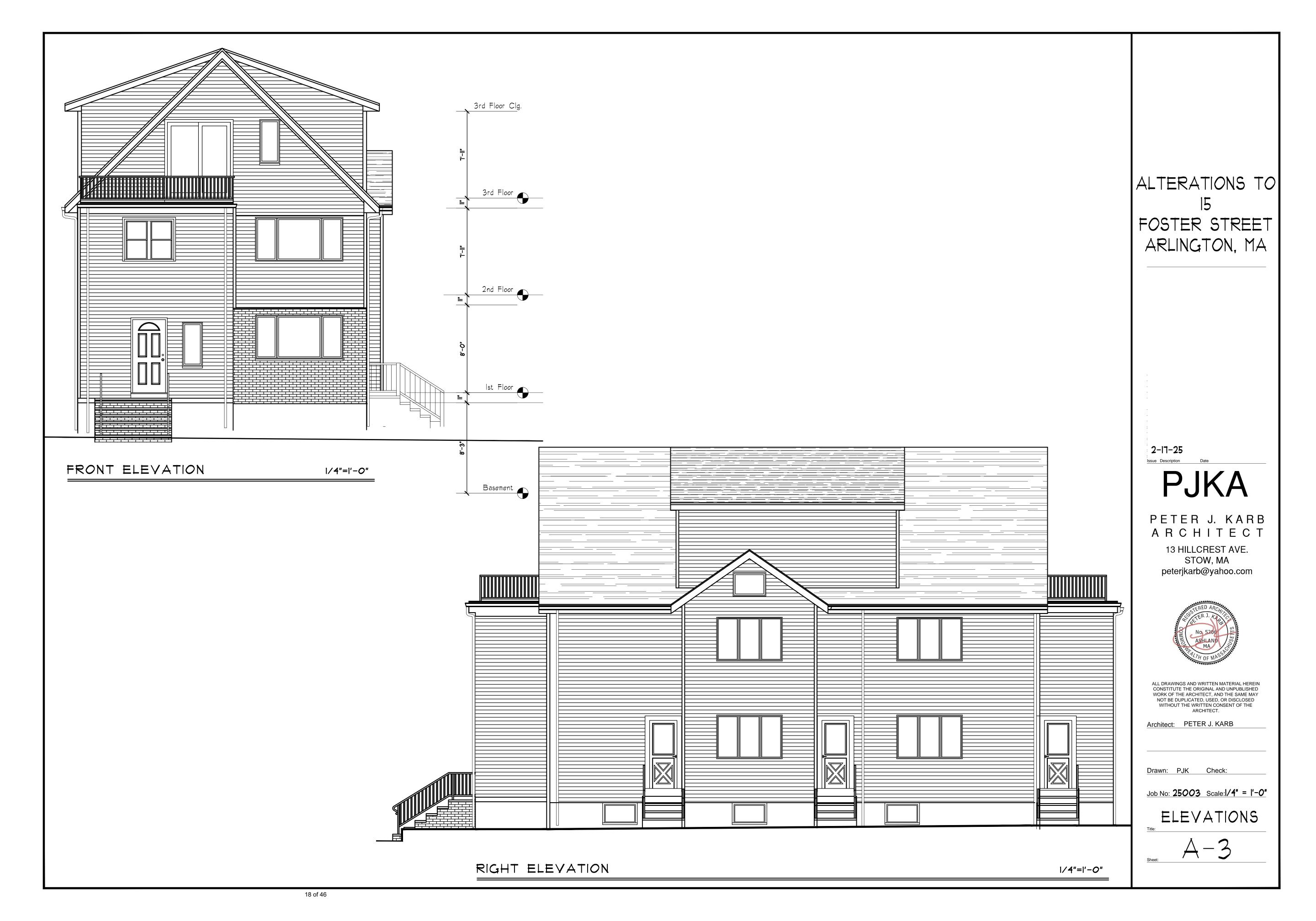
Architect: PETER J. KARB

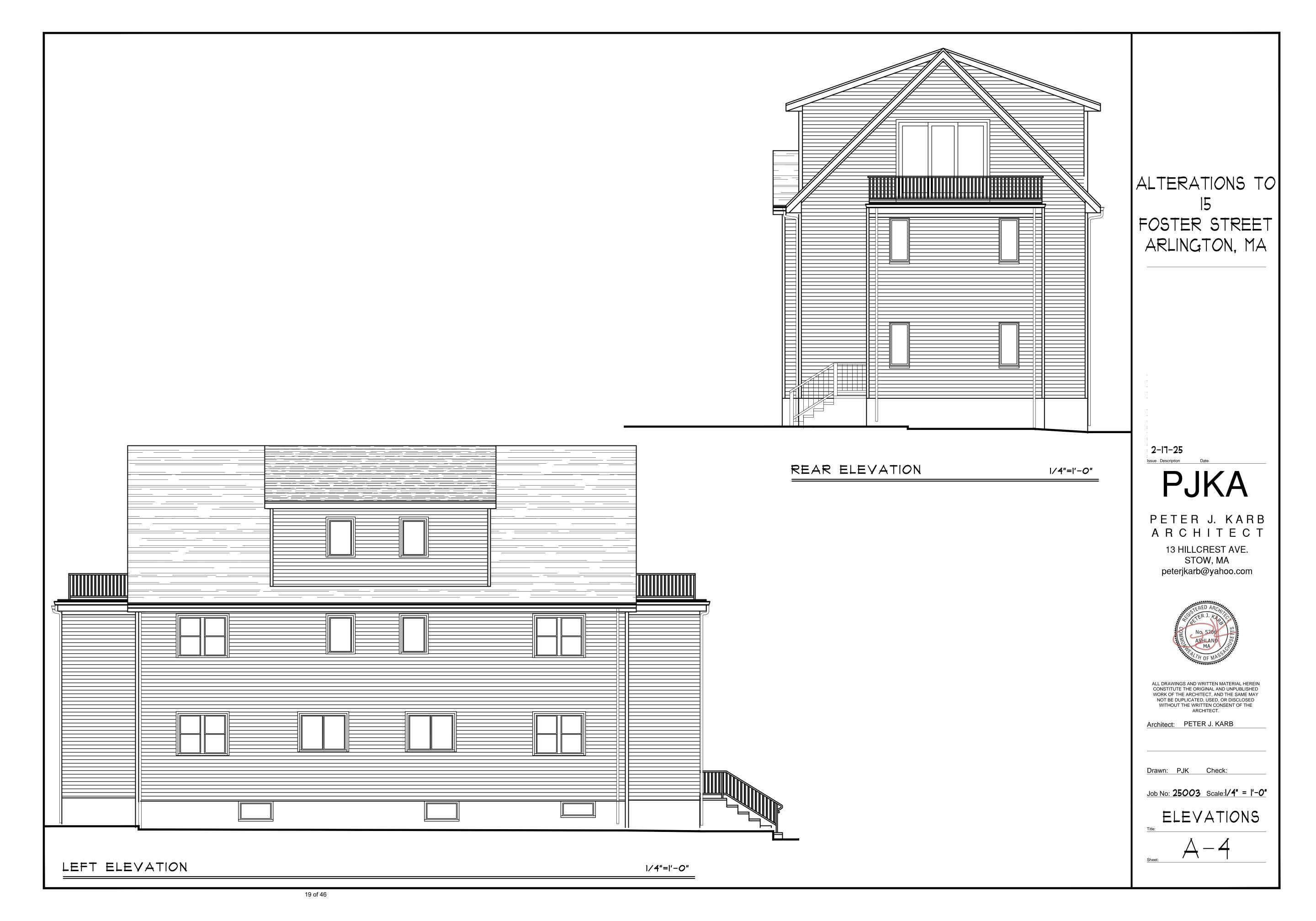
Drawn: PJK Check:

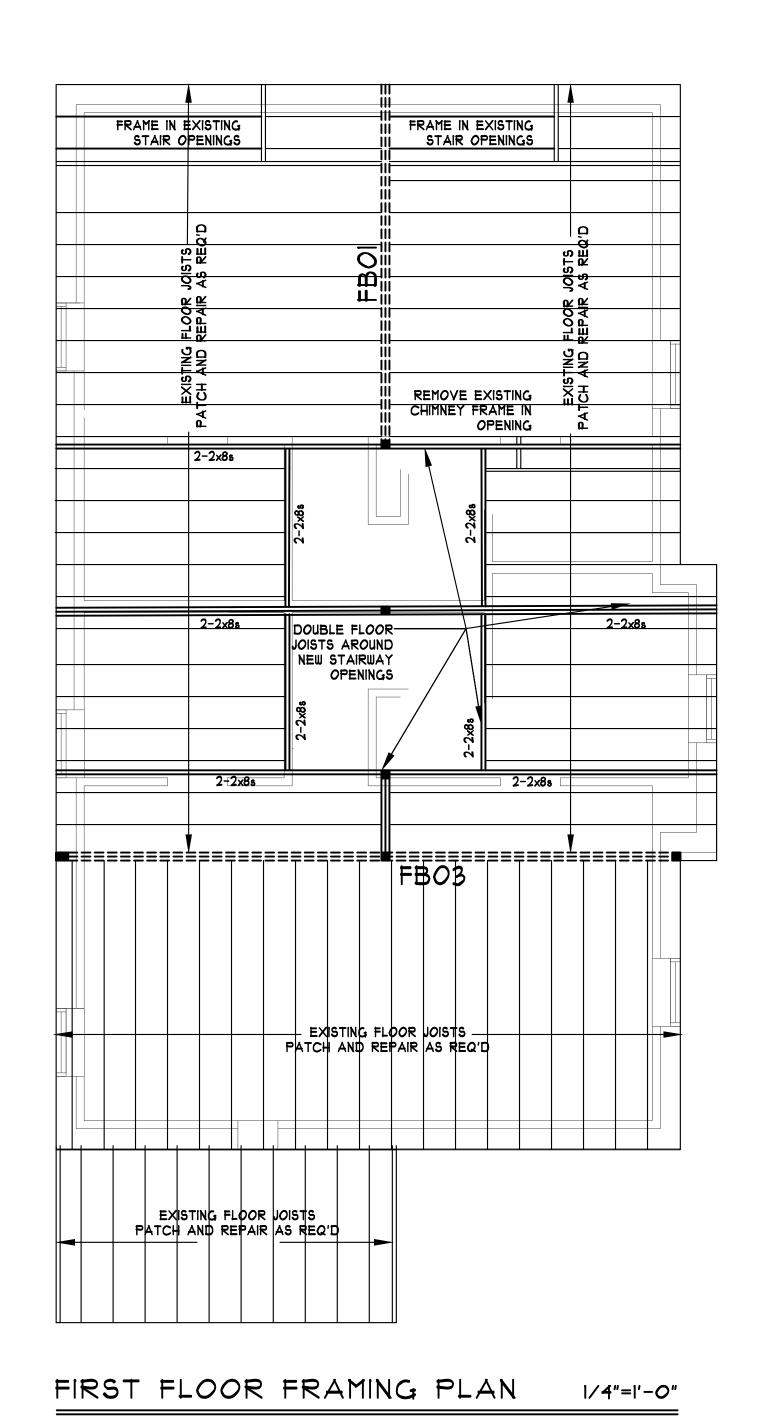
Job No: **25003** Scale:**I/4" = I'-0"**

FLOOR PLANS

A-2







UNDERPIN EXISTING L FOUNDATION 8 NEW 4" LALLY COLUMNS ON 30"x30"x15" CONCRETE FOOTINGS UNDER POINT LOADS FROM BEAMS AND COLUMNS ABOVE

FOOTING PLAN

ALL DIMENSIONS ARE APPROXIMATE, TO BE FIELS VERIFIED

ALTERATIONS TO
15
FOSTER STREET
ARLINGTON, MA

2-17-25

PJKA

PETER J. KARB ARCHITECT

13 HILLCREST AVE. STOW, MA peterjkarb@yahoo.com



ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

Architect: PETER J. KARB

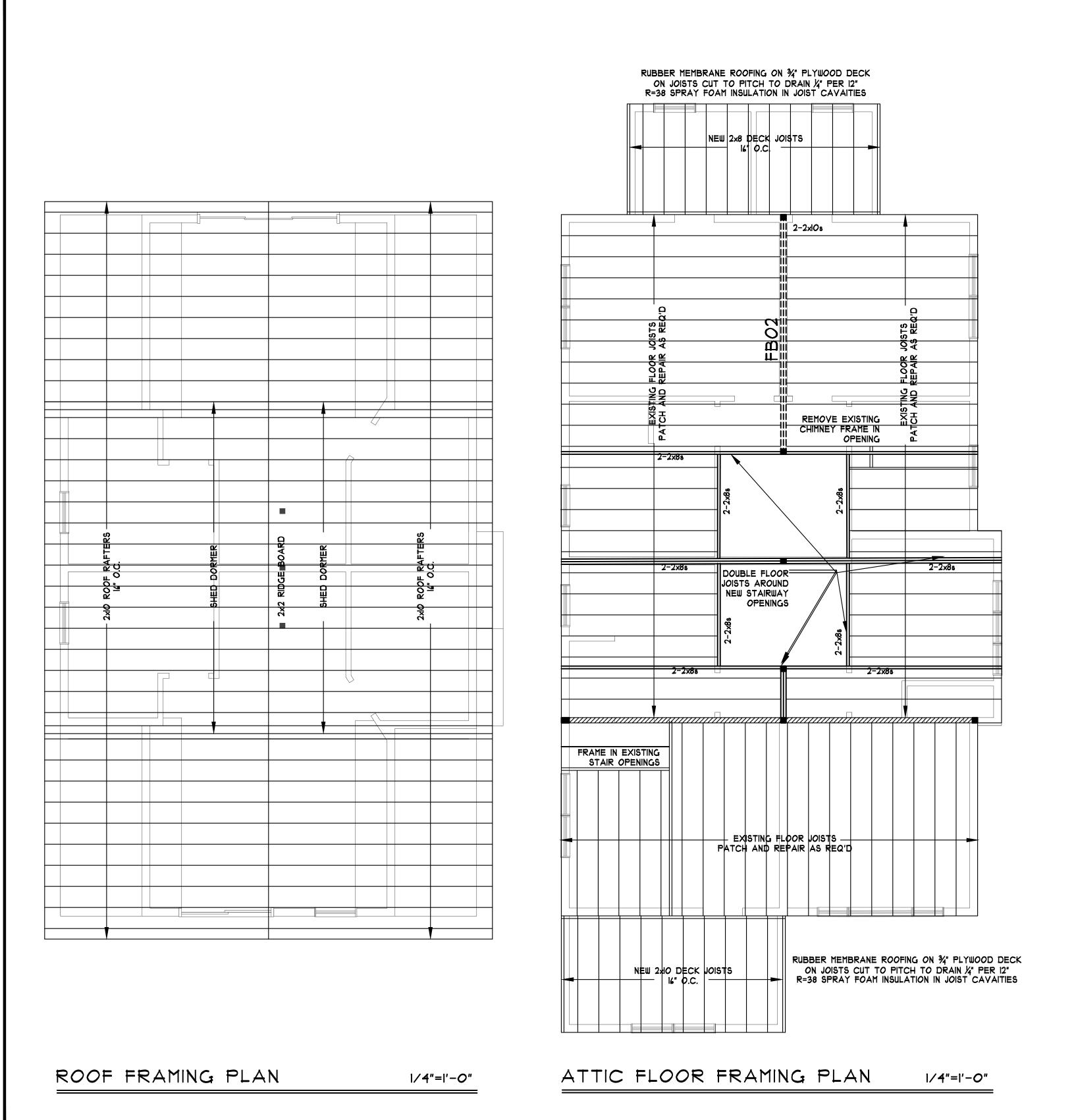
Drawn: PJK Check:

1/4"=1'-0"

Job No: **25003** Scale:**I/4" = I'-0"**

FRAMING PLANS

A-5



|NEW 2x8 DECK JOISTS FRAME IN EXISTING STAIR OPENINGS REMOVE EXISTING CHIMNEY FRAME IN OPENING 2-2x8s 2-2x8s 2-2x8s DOUBLE FLOOR-JOISTS AROUND NEW STAIRWAY OPENINGS 2-2x8s 2-2×8s FB03 FRAME IN EXISTING STAIR OPENINGS PATCH AND REPAIR AS REQ'D NEW 2410 DECK JOISTS

SECOND FLOOR FRAMING PLAN 1/4"=1'-0"

ALTERATIONS TO
15
FOSTER STREET
ARLINGTON, MA

2-17-25

PJKA

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Architect: PETER J. KARB

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Job No: **25003** Scale:**I/4" = I'-0"**

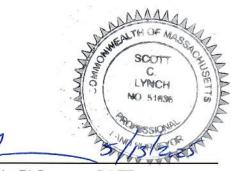
FRAMING PLANS

 $\bigwedge - \bigwedge$

ALTERATIONS TO FOSTER STREET ARLINGTON, MA 2xl2 RIDGE BD — ON ½" ZIP BOARD ON 2xIO RAFTERSS 16" O.C. R=60 SPRAY FOAM INSULATION 2x6 RAFTER TIES 32" O.C. 3/4" ADVANTEK DECK ON 2x8 JOISTS 16" O.C. RAFTERS SECURED WITH I-L50 CLIP AND HURRICANE 1/2" GWB ON STRAPPING TYPICAL NEW EXTERIOR WALL: -SIDING ON 1/2" ZIP WALL SHEATHING, 2×4s 16" O.C. WITH R=25 INSULATION, 1/2" GWB 2-17-25 PJKA PETER J. KARB ARCHITECT EXISTING WALL AND FLOOR — STRUCTURES 13 HILLCREST AVE. CLOSED CELL SPRAY STOW, MA INSULATION IN ALL XISTING
JOIST SPACES peterjkarb@yahoo.com EXISTING WALL AND FLOOR — STRUCTURES CLOSED CELL SPRAY INSULATION IN ALL EXISTING
JOIST SPACES 2x4s 16" O.C. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN ½" GWB R=21 CLOSED CELL FOAM INSULATION CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. Architect: PETER J. KARB EXISTING FOUNDATION REMOVE EXISTING FLOOR SLAB-REMOVE EXISTING SOIL Drawn: PJK Check: UNDERPIN EXISTING FOUNDATION - WITH NEW FOOTINGS Job No: **25003** Scale: 1/8" = 1'-0" NEW 4" CONCRETE FLOOR SLAB-BUILDING SECTION TYPICAL BUILDING SECTION 1/4"=1'-0" 22 of 46

ARLINGTON MINUTEMAN TOWERS, LLC OWNER: ALP VENTURES LLC

I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.



SCOTT LYNCH, PLS

DATE

THIS PLAN MAY HAVE BEEN ALTERED IF THE SIGNATURE IS NOT SIGNED IN BLUE. EXISTING CONDITIONS PLAN #15 FOSTER STREET

IN ARLINGTON, MA

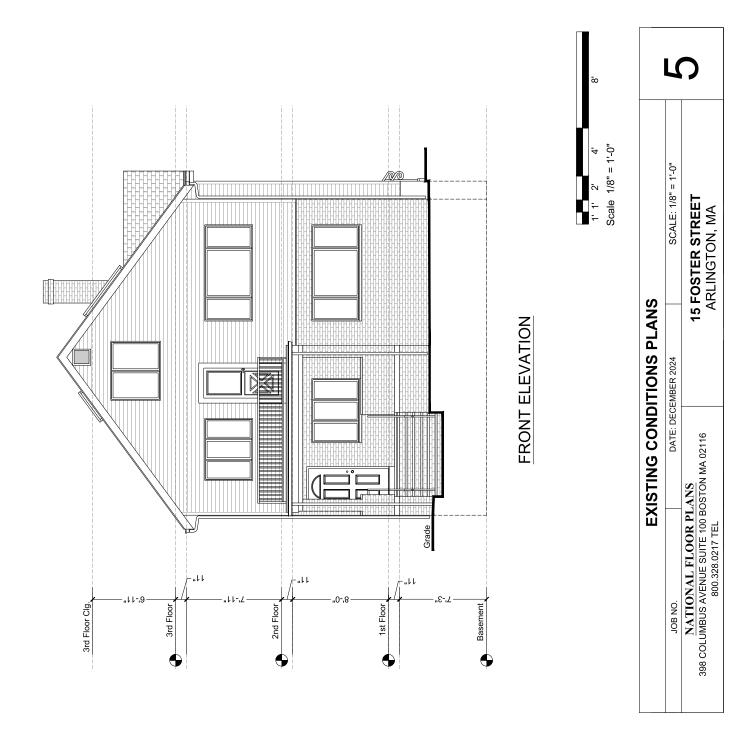
(MIDDLESEX COUNTY)

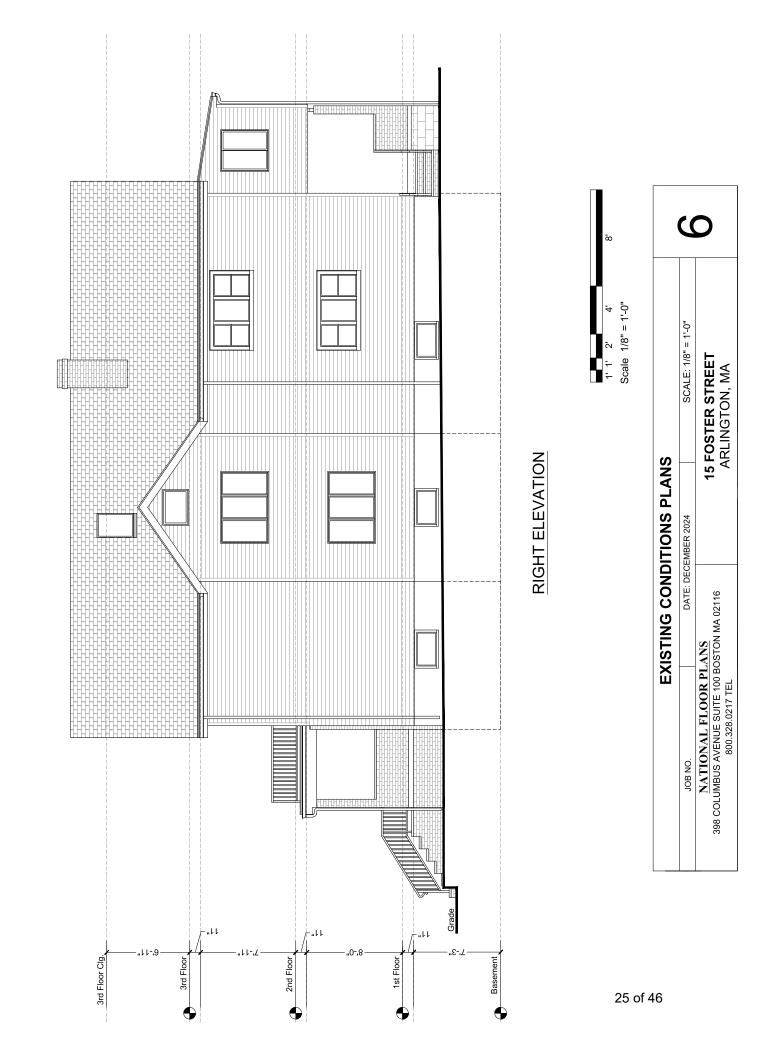
SCALE: 1"= 20' DATE: 5/13/2025

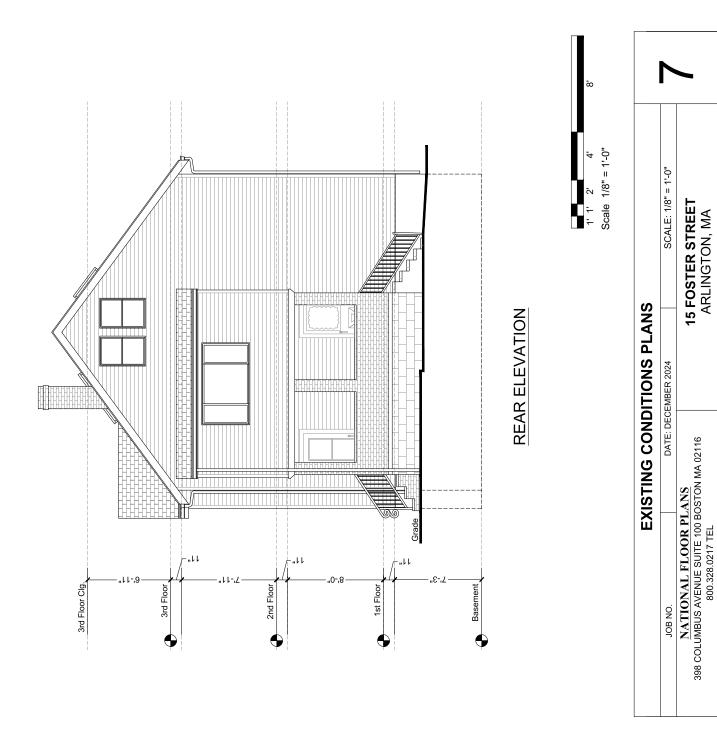
20 60 ft

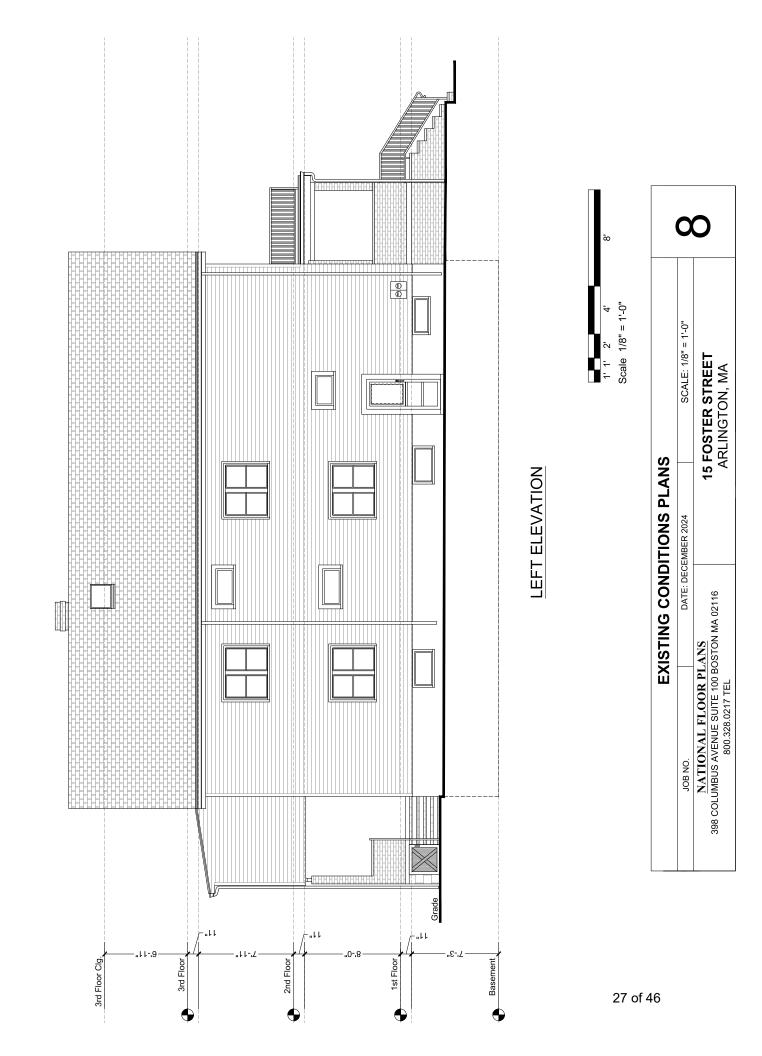
ROBER SURVEY

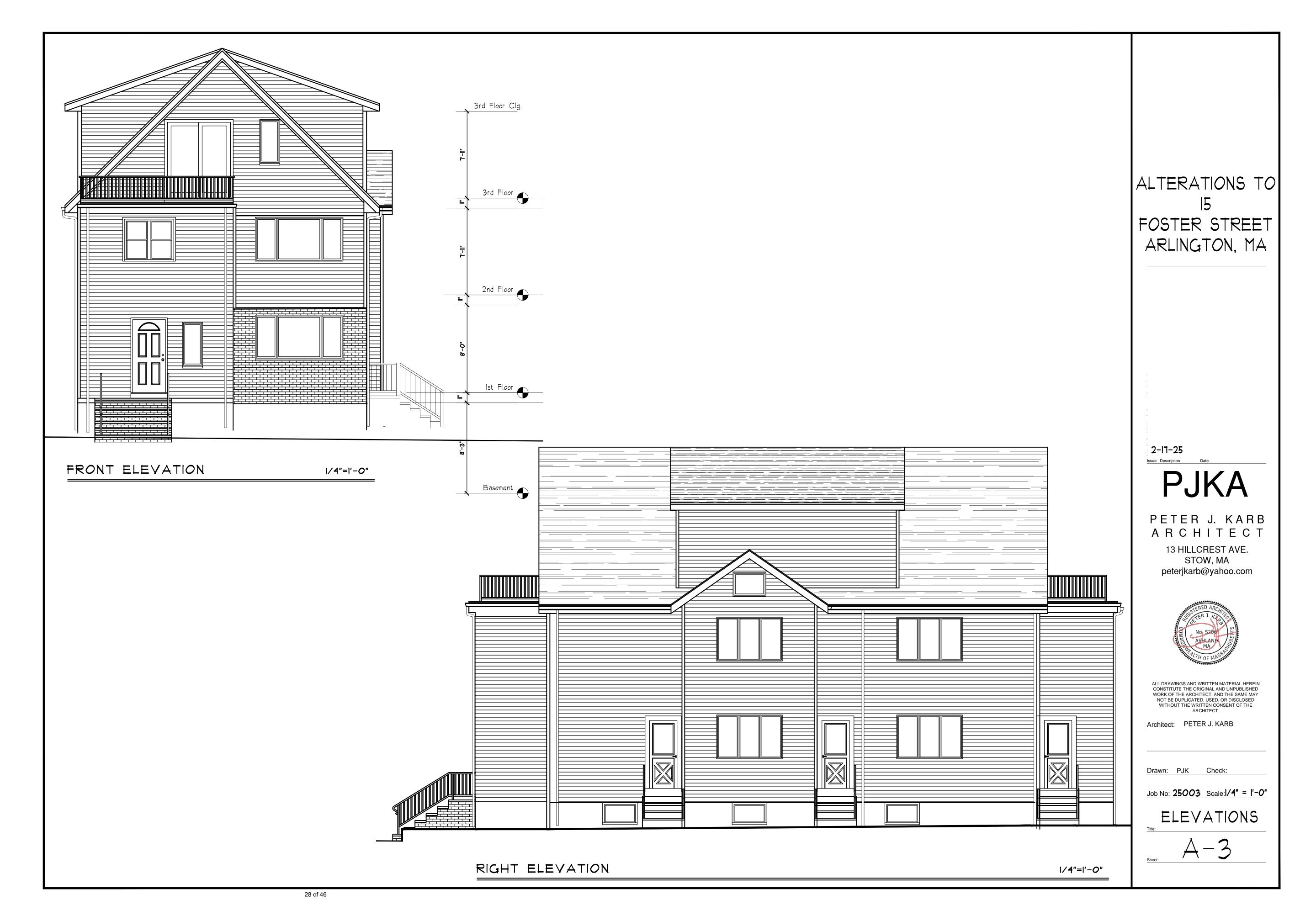
1072A MASSACHUSETTS AVENUE ARLINGTON, MA 02476 (781) 648–5533_{23 of 46} 7700EC1.DWG















Town of Arlington, Massachusetts

Docket #3876 19 Farrington Rd

Summary:OpenGov application link:
https://arlingtonma.portal.opengov.com/records/213881

ATTACHMENTS:

	Type	File Name	Description
D	Reference Material	3876_19_Farrington_St_Legal_Notice.pdf	3876 19 Farrington St Legal Notice
ם	Reference Material	3876_19_Farrington_Rd_plot_plan.pdf	3876 19 Farrington Rd plot plan
D	Reference Material	3876_19_Farrington_Rd_Stamped_drawings.pdf	. 3876 19 Farrington Rd Stamped drawings

ORDER DETAILS

Order Number: LNEO0397022

External Order #: 11787795

Order Status: Approved

Classification: Public Notices

Package: General Package

1 Affidavit: 5.00 Total payment: 205.56

Payment Type: Account Billed
User ID: L0023538
External User ID: 670931

ACCOUNT INFORMATION

Arlington Board Of Appeals 51 Grove St Arlington, MA 02476-4602 781-316-3396 cralston@town.arlington.ma.us Arlington Board Of Appeals Contract ID:

TRANSACTION REPORT

Date October 27, 2025

12:48:01 PM EDT

Amount: 205.56

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LNEO03970220

November 6, 2025

The Advocate & Star

(Arlington - Winchester)

willichester)

November 13, 2025

The Advocate & Star

(Arlington -

Winchester)

PREVIEW FOR AD NUMBER LNEO03970220

ZBA Public Hearing 19 Farrington St, Arlington

Notice is herewith given in accordance with the provisions of Section 3.2.2 of Zoning Bylaws that the there has been filed, by Frank Sarnowski and Cindy Hung on October 16, 2025, a petition seeking to alter their property located at 19 Farrington St - Block Plan 064.0-0001-0008.0. said petition would require a Special Permit under Bylaw 5.3.9.D of the Zoning Bylaw for the Town of Arlington.

A hearing regarding the petition will be conducted remotely via "Zoom", on Tuesday, November 25, 2025, at 7:30 P.M. as soon thereafter as the petitioner may be heard.

To register for the meeting view documents and related to this application go to the Town of Arlington calendar, https://www. arlingtonma.gov/connect/ calendar, choose the date of the meeting you wish to attend, register for the Zoom meeting, and review documents relating to the application by clicking the link to the agenda. Please direct any questions to: ZBA@town.arlington.ma.us

Christian Klein, RA, Chair, Zoning Board of Appeals Publication Dates LNEO0397022

Privacy Policy

Terms of Service

Contact Us



NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: FRANK C SARNOWSKI & CINDY S HUNG

TITLE REFERENCE: BK79075 PG 246

PLAN REFERENCE: PLAN BK 332 PLAN 50

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

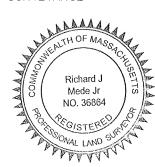
SURVEYOR'S CERTIFICATION:

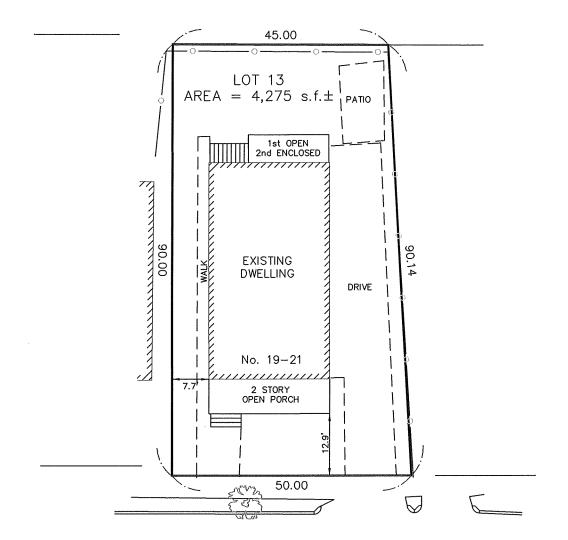
TO: FRANK C SARNOWSKI & CINDY S HUNG

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: SEPTEMBER 9, 2025 DATE OF PLAN: SEPTEMBER 5, 2025

RICHARD J. MEDE, JR. P.L.S. DA





FARRINGTON STREET

CERTIFIED PLOT PLAN
19-21 FARRINGTON ST

ENGINEERING

& SURVEY
GELO B. VENEZIANO ASSOCIATES
HALL STREET MEDEORD WA 02155

PREPARED BY:

AN 15 1

טונט/ענט

CINDY HUNG

EXISTING TWO FAMILY HOME PROPOSED RENOVATIONS

CINDY HUNG 19-21 FARRINGTON ST ARLINGTON, MA



129 HILLSDALE RD SOMERVILLE, MA (857) 998-0459

GENERAL NOTES

1. IBC = INTERNATIONAL BUILDING CODE. 2021 EDITION: SHALL BE ADHERED TO AND FOLLOWED BY ALL CONTRACTORS AND BUILDERS WORKING ON THE JOB INCLUDING AND REFERENCED AS TO SCOPE, ADMINISTRATION, APPLICATIONS, CHAPTER 1 THRU CHAPTER 35, WITH ALL APPENDIXES A THRU K. IT IS IMPORTANT THAT ALL CONTRACTORS BE COGNIZANT OF THE INTERNATIONAL BUILDING CODE ADDRESSING THE DESIGN AND INSTALLATION OF BUILDING SYSTEMS THROUGH REQUIREMENTS EMPHASIZING PERFORMANCE AND REGULATIONS THAT SAFEGUARD THE PUBLIC HEALTH SAFETY, AND WELFARE IN THE CONSTRUCTION PROCESS OF BUILDING.

IEBC = INTERNATIONAL EXISTING BUILDING CODE, 2021 EDITION: TO BE USED FOR REMODELING, REPAIR OR ALTERATION OF EXISTING BUILDINGS, ADDITIONS, RENOVATIONS, EXTENSIVE REPAIRS, OR CHANGE OF OCCUPANCY AND REHABILITATION OF EXISTING BUILDINGS

IRC = INTERNATIONAL RESIDENTIAL CODE 2021:

ALL SINGLE FAMILY HOUSES, TWO FAMILY HOUSES(DUPLEXES) AND BUILDINGS CONSISTING OF THREE OR MORE TOWNHOUSE UNITS SHALL FOLLOW AND ADHERE TO THIS COMPREHENSIVE CODE. ALL BUILDINGS WITHIN THE SCOPE OF THE IRC ARE LIMITED TO THREE STORIES ABOVE GRADE PLANE. THE IRC IS DIVIDED INTO EIGHT MAIN PARTS AND THE GENERAL CONTRACTOR AND ALL OTHER CONTRACTORS SHALL PROVIDE FOR AND PERFORM ALL WORKS IN STRICT ACCORDANCE WITH THE IRC 2021 CODE.

2. SUPERVISION AND CONSTRUCTION PROCEDURES: THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, UNLESS THE CONTRACT DOCUMENTS GIVE OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS. IF THE CONTRACT DOCUMENTS GIVE SPECIFIC INSTRUCTIONS CONCERNING CONSTRUCTION MEANS. METHODS ECHNIQUES, SEQUENCES OR PROCEDURES, THE CONTRACTOR SHALL EVALUATE THE JOB SITE SAFETY THEREOF AND, EXCEPT AS STATED BELOW, SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE JOB SITE SAFETY OF SUCH MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES. IF THE CONTRACTOR DETERMINES THAT SUCH MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES MAY NOT BE SAFE, THE CONTRACTOR SHALL GIVE TIMELY WRITTEN NOTICE TO THE OWNER AND ARCHITECT AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK WITHOUT FURTHER WRITTEN INSTRUCTIONS FROM THE ARCHITECT. IF THE CONTRACTOR IS THEN INSTRUCTED TO PROCEED WITH THE REQUIRED MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES WITHOUT ACCEPTANCE OF CHANGES PROPOSED BY THE CONTRACTOR, THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY RESULTING LOSS OR DAMAGE.

3. ALL CONCRETE SHALL BE A MINIMUM OF 3000 PSI AT 28 DAYS, 3500 PSI FOR ALL EXTERIOR CONCRETE WALLS, WALKS, SLABS, ETC.

4. ALL FOOTINGS TO REST ON SOLID UNDISTURBED SOIL WITH A MINIMUM CAPACITY OF 1.5 TONS PER SQ. FT. TYPICAL.

5. NO FOOTING SHALL BE PLACED IN WATER.

6. ALL EXTERIOR CONCRETE FOOTINGS CONSTRUCTION SHALL BE CARRIED DOWN A MINIMUM OF (4'-0") FEET BELOW FINISHED EXTERIOR GRADE.

7. ALL FOOTING EXCAVATIONS SHALL BE FINISHED BY HAND.

8. MATERIAL ADJACENT TO AND BELOW FOOTING SHALL BE KEPT FROM FREEZING AT ALL TIMES.

9. DOUBLE UP RAFTERS AND JOISTS AROUND ALL OPENINGS.

10. DOUBLE UP JOISTS UNDER ALL PARTITIONS.

11. MICRO-LAM BEAMS MAY BE USED IN LIEU OF BUILT UP BEAMS, VERIFY ALL BEAMS AND SIZES-TYPICAL.

12. G.C. SHALL VERIFY ALL DIMENSIONS IN FIELD AND VERIFY ALL EXISTING CONDITIONS IN FIELD.

13. EXACT GRADES AND ELEVATIONS SHALL BE VERIFIED IN FIELD WITH EXISTING CONDITIONS AND WITH SURVEY-TOPOGRAPHICAL SITE PLAN-TYPICAL.

14. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING, FURNISHING AND PROPERLY INSTALLING ALL TEMPORARY SUPPORTS AND BRACING AS NECESSARY TO PREVENT ANY INSTABILITIES DURING CONSTRUCTION. PROPER SUPPORTS, BRACING TEMPORARY SHORING SHALL BE IN PLACE AT ALL TIMES AND ACCORDING TO THE COMMONWEALTH OF MASSACHUSETTS BUILDING CODE, TEMPORARY SHORING MUST NOT REMAIN IN PLACE FOR MORE THAN 180 DAYS AND WILL NEED A PERMIT FROM THE LOCAL BUILDING INSPECTOR AND / OR BUILDING OFFICIAL. IT IS IMPORTANT TO PROPERLY BRACE, SUPPORT AND SHORE ALL WALLS, PARTITIONS, ROOFS AND OTHER STRUCTURES TO PREVENT ANY INSTABILITY AND / OR COLLAPSE.

15. THE ARCHITECT / ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS DESCRIBED ON THE DRAWINGS, TEST BORINGS, SOIL REPORT OR TEST PIT.

16. THE ARCHITECT IS NOT RESPONSIBLE IN ANY WAY FOR THE CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES, SCHEDULING OF CONSTRUCTION ACTIVITIES-OR FOR JOB SITE SAFETY THESE DUTIES BELONG WITH THE GENERAL CONTRACTOR WHO HAS CONTROL OF THE JOB SITE AND HAS THE OBLIGATION TO PERFORM AND COORDINATE WITH HIS SUPERINTENDING THE WORK ACCORDING TO THE CODE, CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY REGULATORY AGENCIES. THE ARCHITECT AND HIS OR HER PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PRECAUTIONS. THE CLIENT AGREES THAT THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND WARRANTS THAT THIS INTENT SHALL BE CARRIED OUT IN THE CLIENT'S AGREEMENT WITH THE GENERAL CONTRACTOR AND THAT THE ARCHITECT WITH HIS/HER CONSULTANTS BE INDEMNIFIED FOR JOB SITE SAFETY

17. TYPICAL SMOKE DETECTORS= igotimes, Heat detectors= igotimes, AND CARBON MONOXIDE DETECTORS = 60 ALL UL APPROVED, SMOKE/HEAT DETECTORS SHALL BE IN STRICT ACCORDANCE WITH THE IBC 2021 AND THE IEBC 2021 CODE, ALL AS RELATED TO THE LIFE SAFETY STANDARDS FOR BUILDINGS AND AS PER THE INTERNATIONAL FIRE CODE.

18. ALL NOTES TYPICAL ALL DRAWINGS

19. EGRESS/MEANS OF EGRESS SHALL STRICTLY ADHERE AND MEET THE IBC 2021 CODE ITEMS. ALL AS PER EMERGENCY ESCAPE AND RESCUE MEANS OF EGRESS FOR EXISTING BUILDINGS

20. ALL WINDOW GLASS IS HIGH PERFORMANCE LOW E , MIN. U=.30 INSULATED GLASS.

21. HANDRAILS AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.

"THE HANDRAIL/ GUARD RAILING SYSTEM SHALL MEET THE IBC CODE 2021 FOR A CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE."

ABV

ACOUSTICAL WALLCOVERING ACOUSTICAL ADJACENT, ADJUSTABLE ALUM ALUMINUM ALT ALTERNATE ACCESS PANEL HDWE APPROX APPROXIMATE HDWR ARCH ARCHITECTURAL НМ AWNING FABRIC HORIZ HR BOARD ΗТ BUMPER GUARD BITUMINOUS CONCRETE BLDG BUILDING BLK BLOCK BLKG BLOCKING ВМ BEAM INSUL BOT BOTTOM BRDG BRIDGING BSMT BASEMENT CABINET CB CONCRETE BLOCK CEM CEMENT CERAMIC CONCRETE FINISH CORNER GUARD CONTROL JOINT CLKG CAULKING CLG, CEIL CEILING CLR CLEAR CONCRETE MASONRY UNIT CMU COL

ABBREVIATIONS

CORR

CTR

DET

DIA

DIFF

DIM

DISP

DO

DR

D.S.

DWG(S)

DWR

EIFS

ELEV

EMER

ENCL

EQUIP

EWC

EXH

FΑ

FB

FDN

FEC

FIN

FLUOR

FOF

FOS

FOW

FRTW

FURR

GALV

ĞΑ

FR

EXIST

CPT, C

CORRIDOR

CERAMIC TILE

CARPET

CENTER

DETAIL

DOOR

DIAMETER

DIFFUSER

DIMENSION

DISPENSER

DOOR OPENING

ANCHOR BOLT AREA DRAIN

ACOUSTICAL TILE CEILING

ABOVE

KIT LAV MACH MATI MAX MECH COLUMN CONC CONCRETE MEMB COND CONDITION CONSTR CONSTRUCTION MFR CONT CONTINUOUS CONTR CONTRACTOR

MECHANICAL MEMBRANE MET, MTL METAL MANUFACTURER МН MANHOLE MIN MINIMUM MIR MIRROR MISC MISCELLANEOUS МΟ MASONRY OPENING M/R MOISTURE RESISTANT MTD MOUNTED MEETING, MOUNTING MTG MUL MULLION NORTH NEO NEOPRENE NOT IN CONTRACT NO NUMBER NOM NOMINAL NTS NOT TO SCALE ОА OVERALL OBSCURE

GRAB BAR

GYPSUM

HEAD

HOSE BIBB

HARDWOOD

HARDWARE

HORIZONTAL

HEIGHT

INCH

INSULATION

INTERIOR

JANITOR

KITCHEN

KICK PLATE

LAVATORY

MOLDING

MATERIAL

MAXIMUM

ON CENTER

OFFICE

OPENING

OPPOSITE

PLASTER

PLYWOOD

PROJECT

PROPERTY

PARTITION

POWER

PAINT

PLATE

OUTSIDE DIAMETER

OVERHEAD DOOR

PLASTIC LAMINATE

PANEL, PANELBOARD

PREFINISHED PANELS

PRESSURE TREATED

RAIN WATER LEADER

PAPER TOWEL DISPENSER

MACHINE

JOIST

JOINT

HANDICAPPED

HOLLOW METAL

GENERATOR

GYPSUM WALLBOARD

HEATING, VENTILATING,

LAMINATE, LAMINATED

AIR CONDITIONING

INSIDE DIAMETER

GEN

GND,GRND GROUND

DOWNSPOUT DISHWASHER DRAWING, DRAWINGS DRAWER OBS EAST EACH EXTERIOR INSUL FIN. SYSTEM OFF EXPANSION JOINT О.Н. OPNG EL, ELEV ELEVATION ELECTRIC, ELECTRICAL OPP ELEVATOR EMERGENCY ENCLOSURE P. LAM EQUIPMENT PLAS ELECTRIC WATER COOLER PLYWD EXHAUST PNL EXISTING EXPANSION, EXPOSED PR EXTERIOR PROJ PROP

FIRE ALARM FLAT BAR FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH FIX, FIXT FIXTURE FL, FLR FLOOR FLASHING FLASH FLUORESCENT FACE OF CONCRETE FACE OF FINISH

FACE OF STUDS

POLYESTER PANEL

FIRE RATED/RETARDANT

FIBERGLASS REINFORCED

FIRE RETARDANT TRTD. WD.

FACE OF WALL

FOOT, FEET

GALVANIZED

FURRING GROUT

GAUGE

QUARRY TILE QUANTITY QTY RISER RAD, R RADIUS ROOF DRAIN REF REFRIGERATOR REFL REFLECTED REINFORCED REINF REQD REQUIRED RESIL RESILIENT RESILIENT FLOORING RM ROOM ROUGH OPENING RO

P.T.

PTD

PTN

PWR

SOUTH SOLID CORE SCHEDULE SOAP DISPENSER SECT SECTION SQUARE FEET SHELF SHT SHEET SIM SPEC SST

SIMILAR SLIDING SPECIFICATION SQUARE STAINLESS STEEL STAIN STD STANDARD STEEL STOR STORAGE STRUCT STRUCTURAL SUSP SYM TEMP THK TOS TOW

UNO

UON

VERT

VEST

WDO

SUSPENDED SYMMETRICAL THRESHOLD TONGUE AND GROOVE TELEPHONE TEMPERED THICK, THICKNESS TOP OF STEEL TOP OF WALL TOILET TISSUE DISPENSER TYPICAL UNLESS NOTED

OTHERWISE UNLESS OTHERWISE NOTED VINYL COMPOSITION TILE VERTICAL VESTIBULE VINYL WALLCOVERING WEST WITH WALL COVERING WOOD

WINDOW WOOD FLOOR WALK IN CLOSET WALK-OFF MAT WITHOUT WATERPROOF WATER RESISTANT WEIGHT

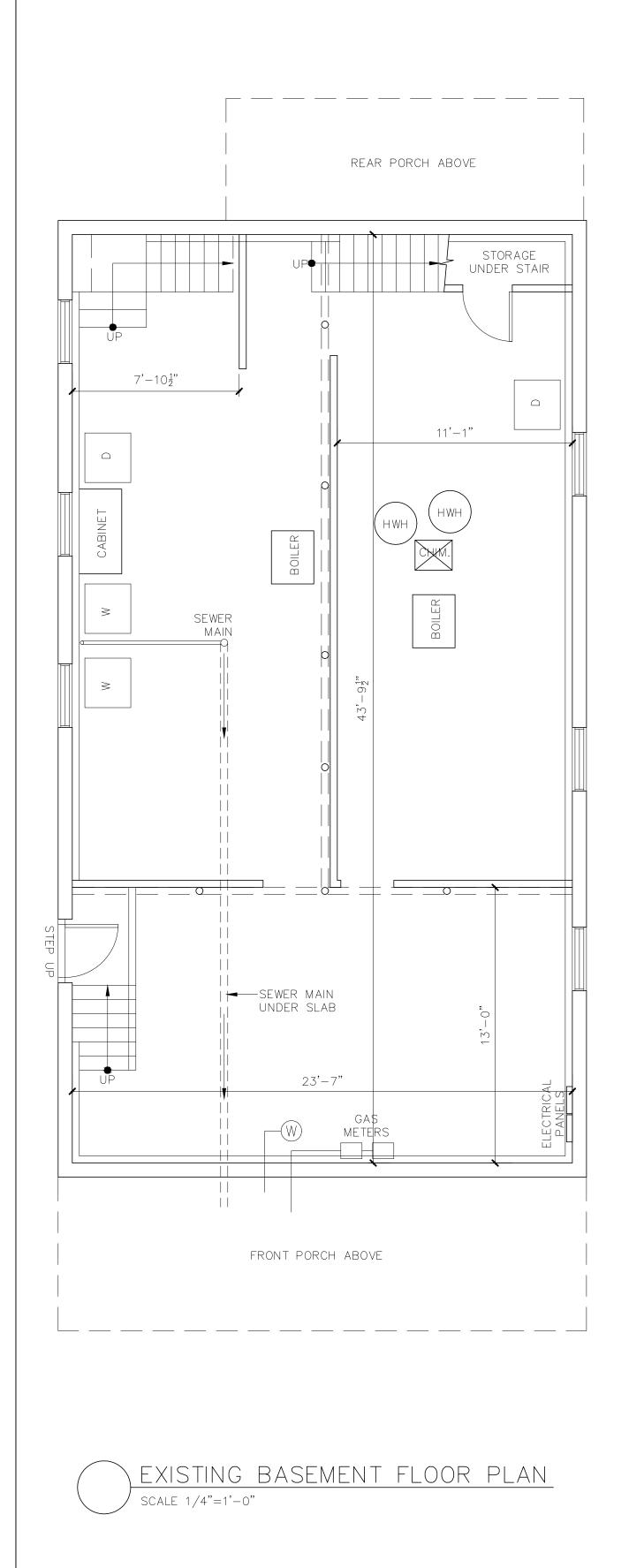
09-08-2025

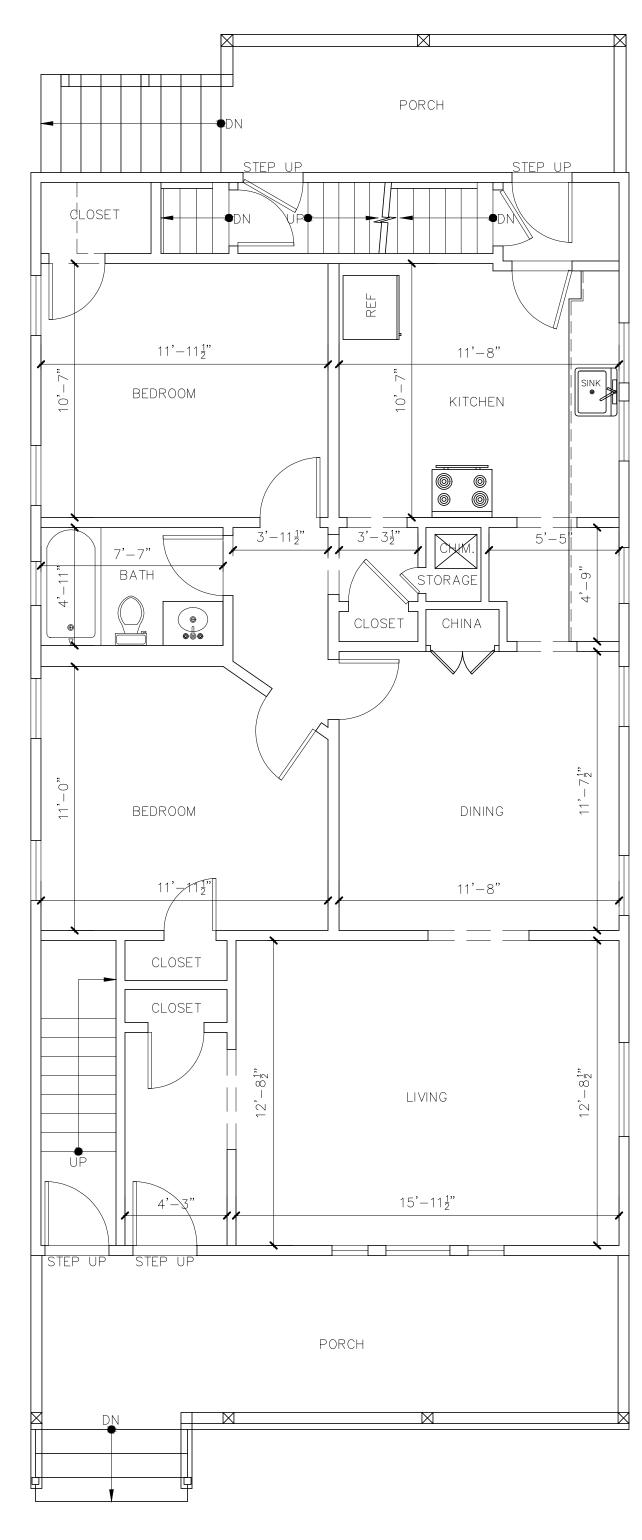
EXISTING/PROPOSED BASEMENT, FIRST AND SECOND FLOOR PLANS EXISTING/PROPOSED THIRD FLOOR AND ROOF PLANS EXISTING/PROPOSED FRONT AND RIGHT SIDE ELEVATIONS & SECTION A EXISTING/PROPOSED REAR AND LEFT SIDE ELEVATIONS FOUNDATION PLAN, FIRST FLOOR FRAMING, FOUNDATION DETAILS SECOND, THIRD AND ROOF FRAMING PLANS CEILING INFORMATION SMOKE DETECTOR HEAT DETECTOR CARBON MONOXIDE DETECTOR MATERIALS CONCRETE GLASS SOIL RIGID INSULATION BATT INSULATION STONE ROUGH DIMENSION WOOD PLYWOOD GYPSUM BOARD

SCHEDULE OF DRAWINGS

EX-1 EXISTING FLOOR PLANS

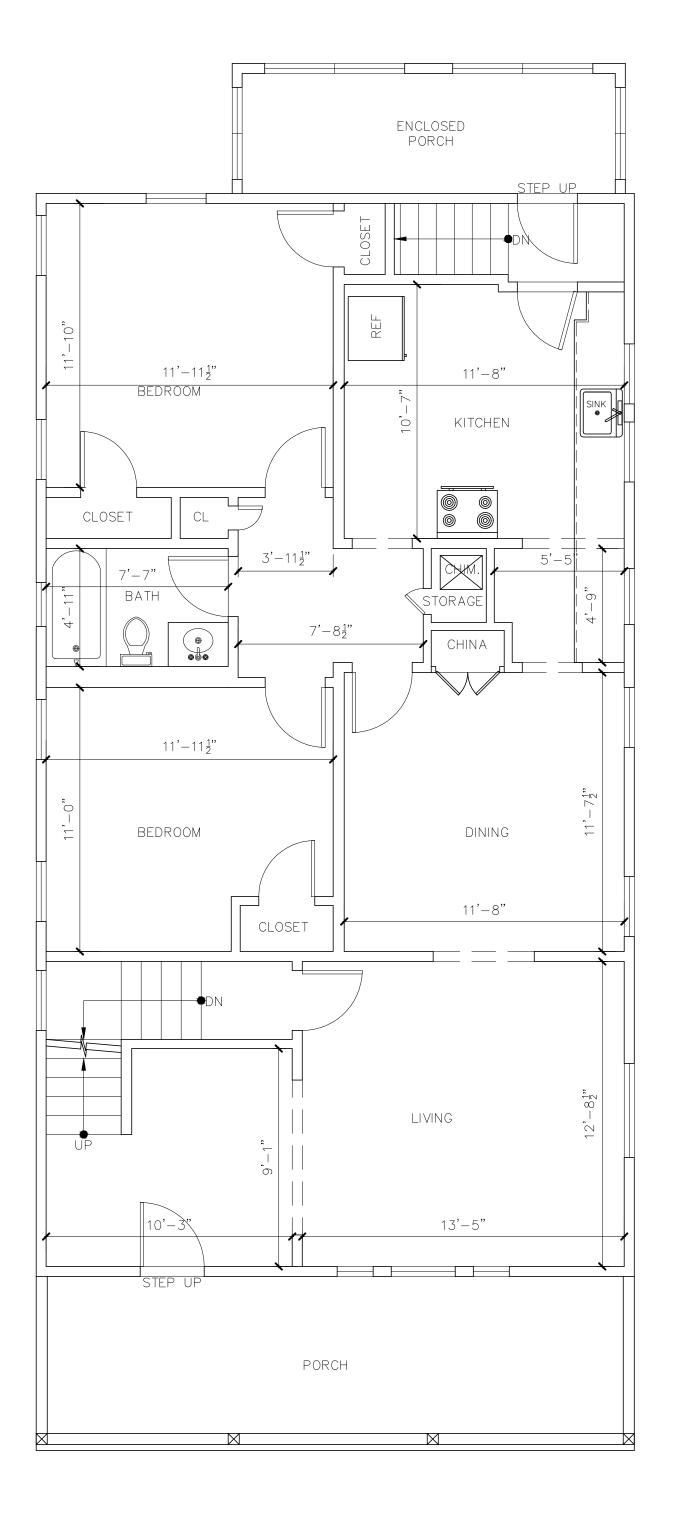
TITLE SHEET AND GENERAL NOTES



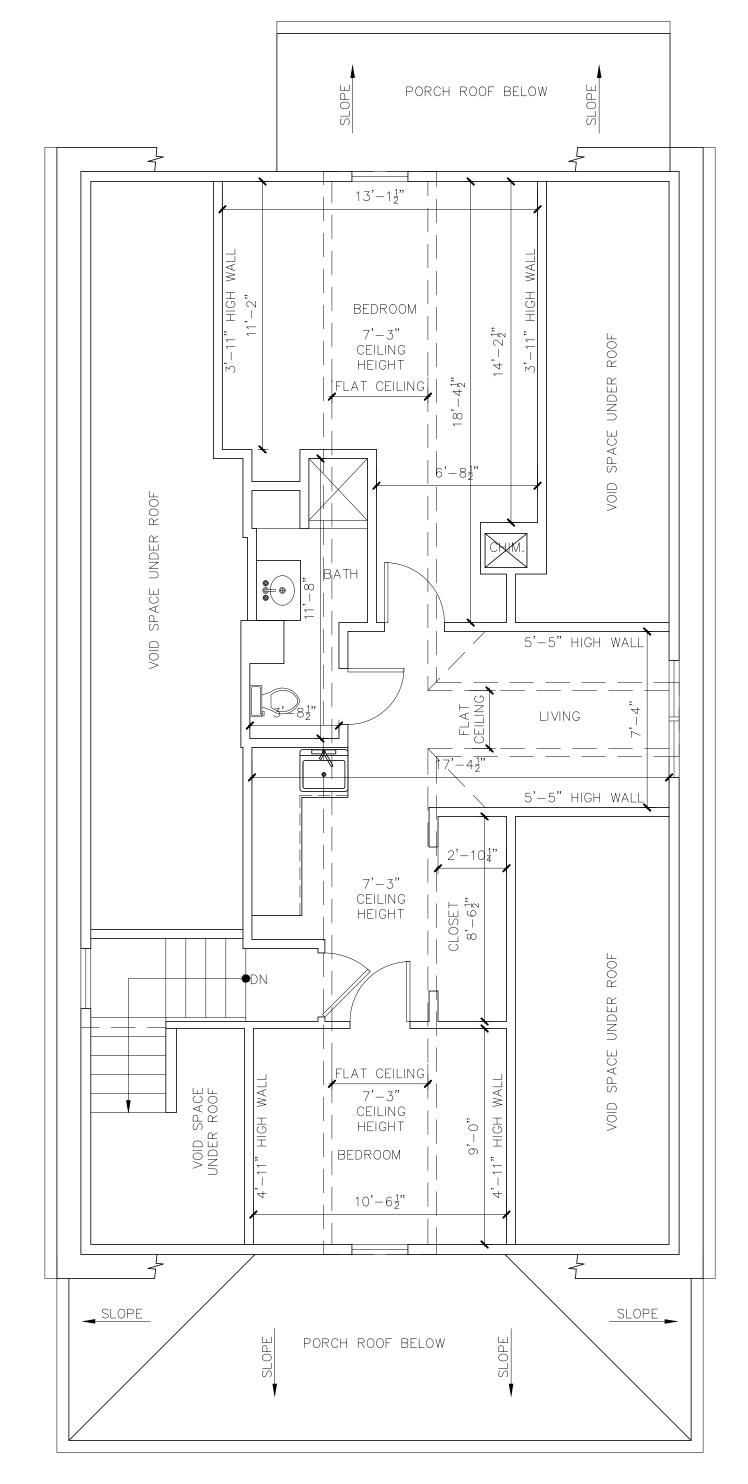


EXISTING FIRST FLOOR PLAN

SCALE 1/4"=1'-0"







EXISTING THIRD FLOOR PLAN

SCALE 1/4"=1'-0"

CINDY HUNG 19-21 FARRINGTON ST ARLINGTON, MASS.

EXISTING TWO FAMILY NEW RENOVATIONS



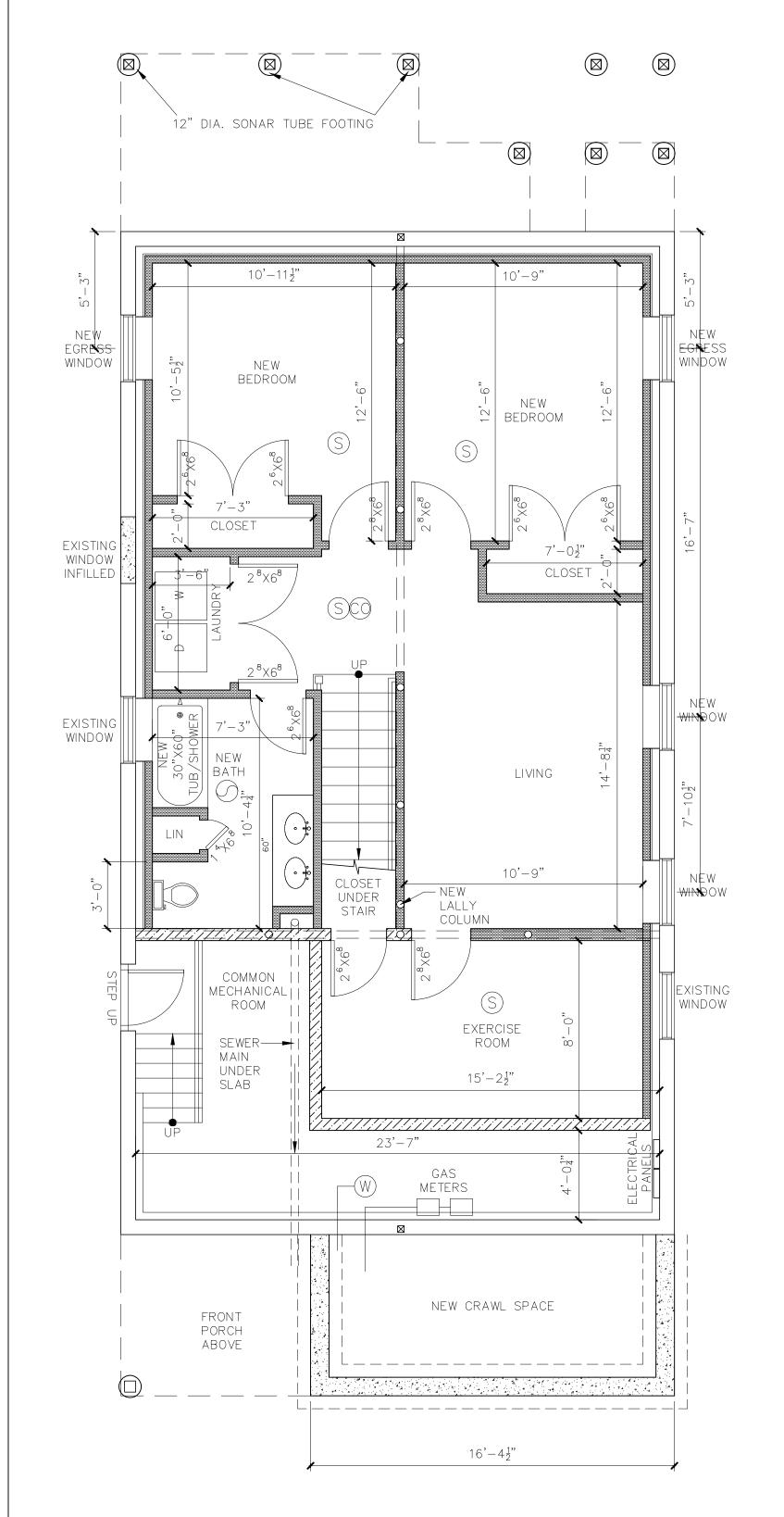


DESIGN STUDIO		
8	857-998-0459	
Job Number:	00228	
Scale:	AS NOTED	
Date:	04-04-2025	
Revisions:	08-01-2025 08-06-2025 08-10-2025 08-25-2025 08-26-2025 09-01-2025 09-05-2025	

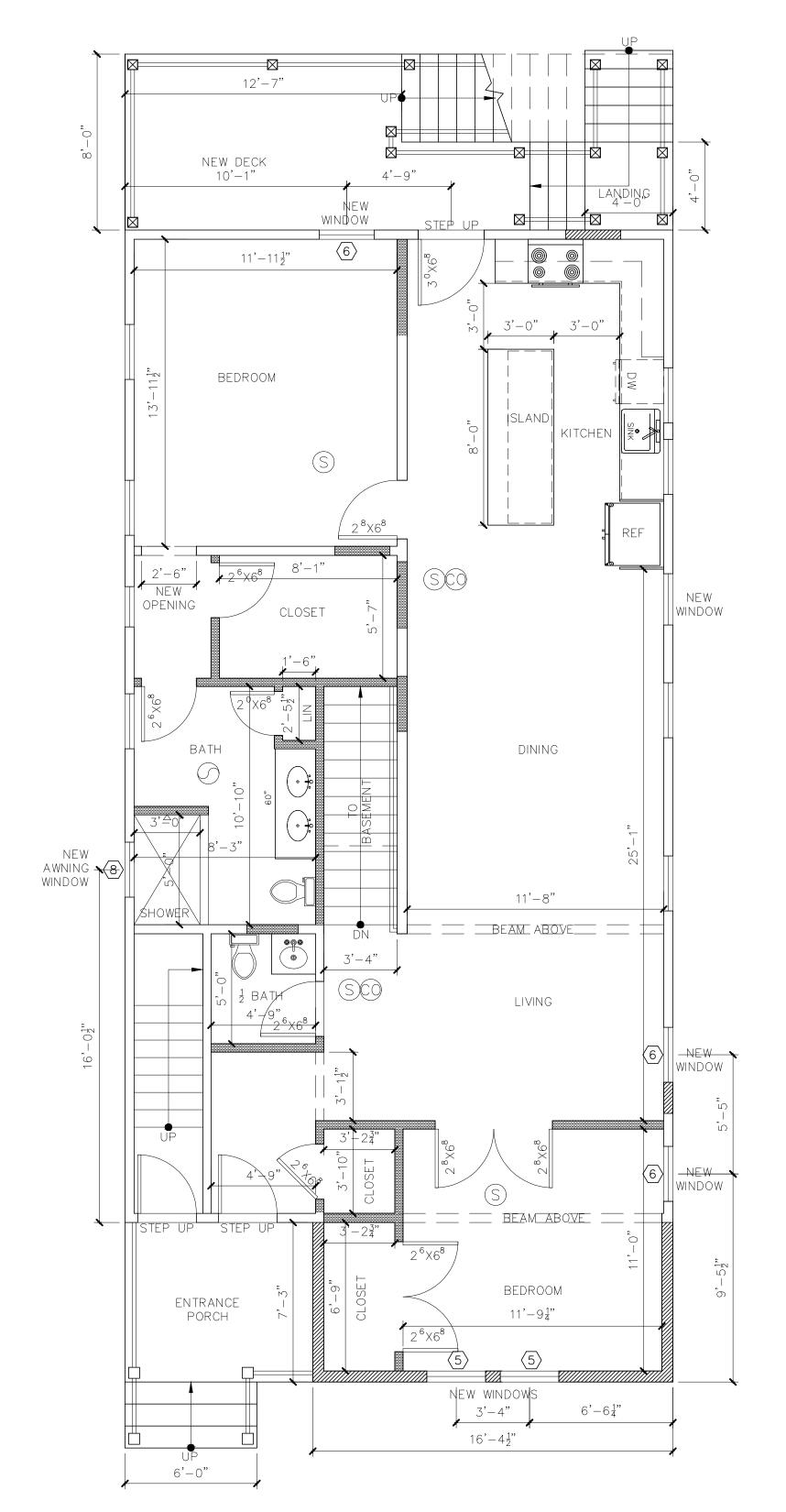
EXISTING FLOOR PLANS

Drawing

EX-I







EXISTING/PROPOSED FIRST FLOOR PLAN

SCALE 1/4"=1'-0"

1196 SQFT

1. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD.

2. EXACT MATERIALS, COLORS TO BE VERIFIED IN THE FIELD.

= NEW 2"X4" INTERIOR WOOD STUD WALL @ 16"O.C., 1/2" GWB BOTH SIDES, PLASTER FINISH, PAINT FINISH, COLOR AS SELECTED BY OWNER,

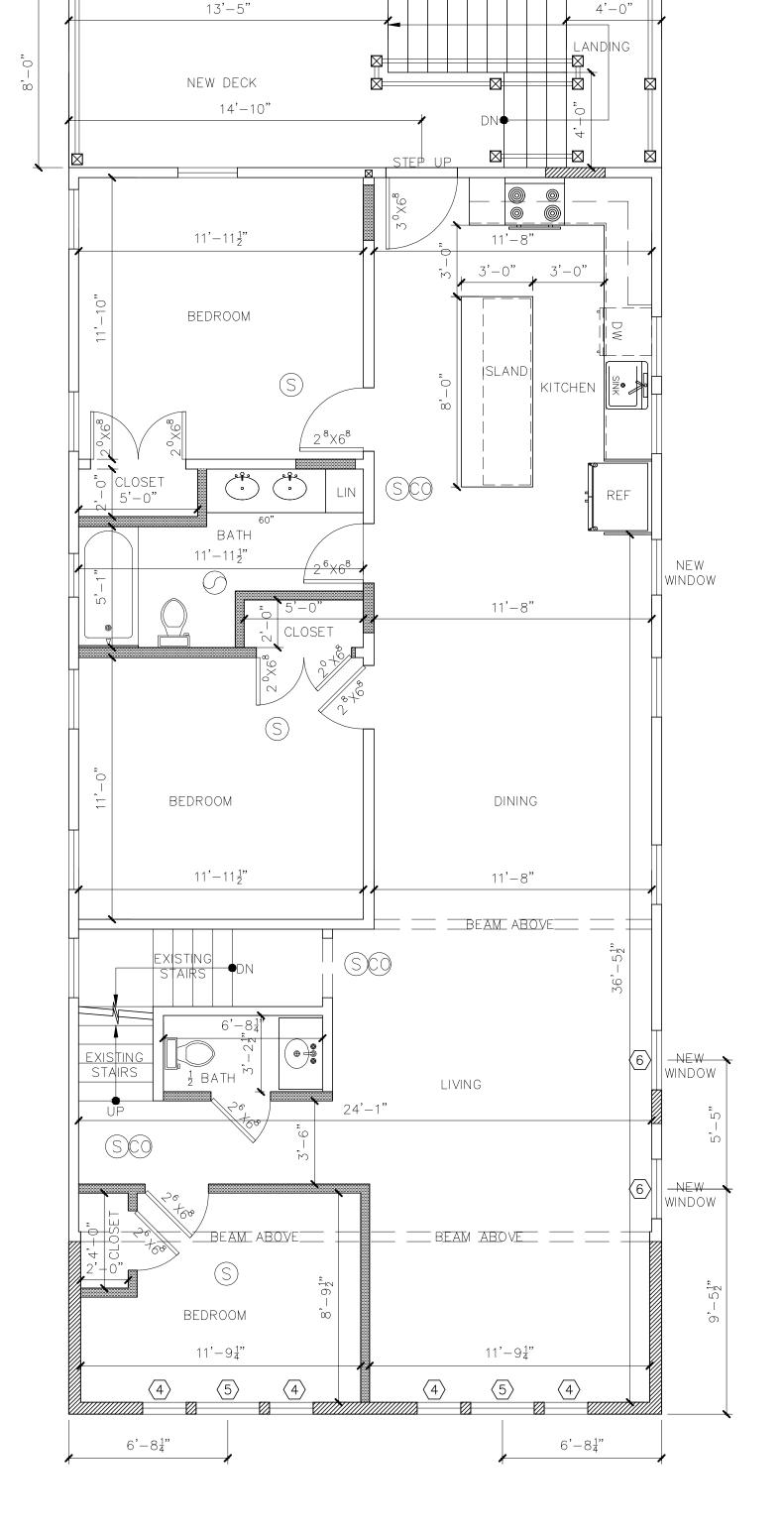
TYPICAL

= NEW 2"X6" EXTERIO

= NEW 2"X6" EXTERIOR WOOD STUD WALL @ 16" O.C., R-21 INSULATION, 1/2" PLYWOOD EXTERIOR, 1/2" GWB INTERIOR, PLASTER FINISH, PAINT FINISH, COLOR AS SELECTED BY OWNER,

= NEW 2"X6" INTERIOR WOOD STUD WALL @ 16"O.C., 1 LAYER 5/8" TYPE 'X' GWB BOTH SIDES, PLASTER FINISH, PAINT FINISH, COLOR AS SELECTED BY OWNER, TYPICAL

= EXISTING WALLS



24'-11"

EXISTING/PROPOSED SECOND FLOOR PLAN

SCALE 1/4"=1'-0"

1305 SQFT

UNIT 19
EXISTING FIRST FLOOR = 1043 SQFT
UNFINISHED BASEMENT = 1124 SQFT

UNIT 21
SECOND FLOOR = 1124 SQFT
THIRD FLOOR = 243 SQFT

TOTAL EXISTING HOUSE = 3,534 SQFT

UNIT 19
FIRST FLOOR = 1196 SQFT
BASEMENT = 935 SQFT
TOTAL = 2,131

UNIT 21 SECOND FLOOR = 1305 SQFT THIRD FLOOR = 644 SQFT TOTAL = 1,949

TOTAL NEW FINISHED = 4,080 SQFT

FIRST FLOOR DIFFERENCE = 153 SQFT

SECOND FLOOR DIFFERENCE = 181 SQFT

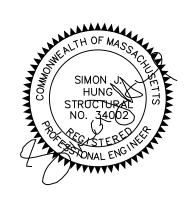
THIRD FLOOR DIFFERENCE = 401 SQFT

TOTAL SQFT ADDED = 708 SQFT

HALF STORY CALCULATION
EXISTING SECOND FLOOR SQFT = 1,305
1305/2 = 652.5 SQFT MAX

CINDY HUNG 19-21 FARRINGTON ST ARLINGTON, MASS.

EXISTING TWO FAMILY NEW RENOVATIONS





857-998-0459

Job Number: 00228

Scale: AS NOTED

Date: 04-04-2025

Revisions: 08-01-2025
08-06-2025
08-10-2025
08-25-2025
08-26-2025
09-01-2025

EXISTING/PROPOSED
BASEMENT, FIRST AND
SECOND FLOOR PLANS

Drawing

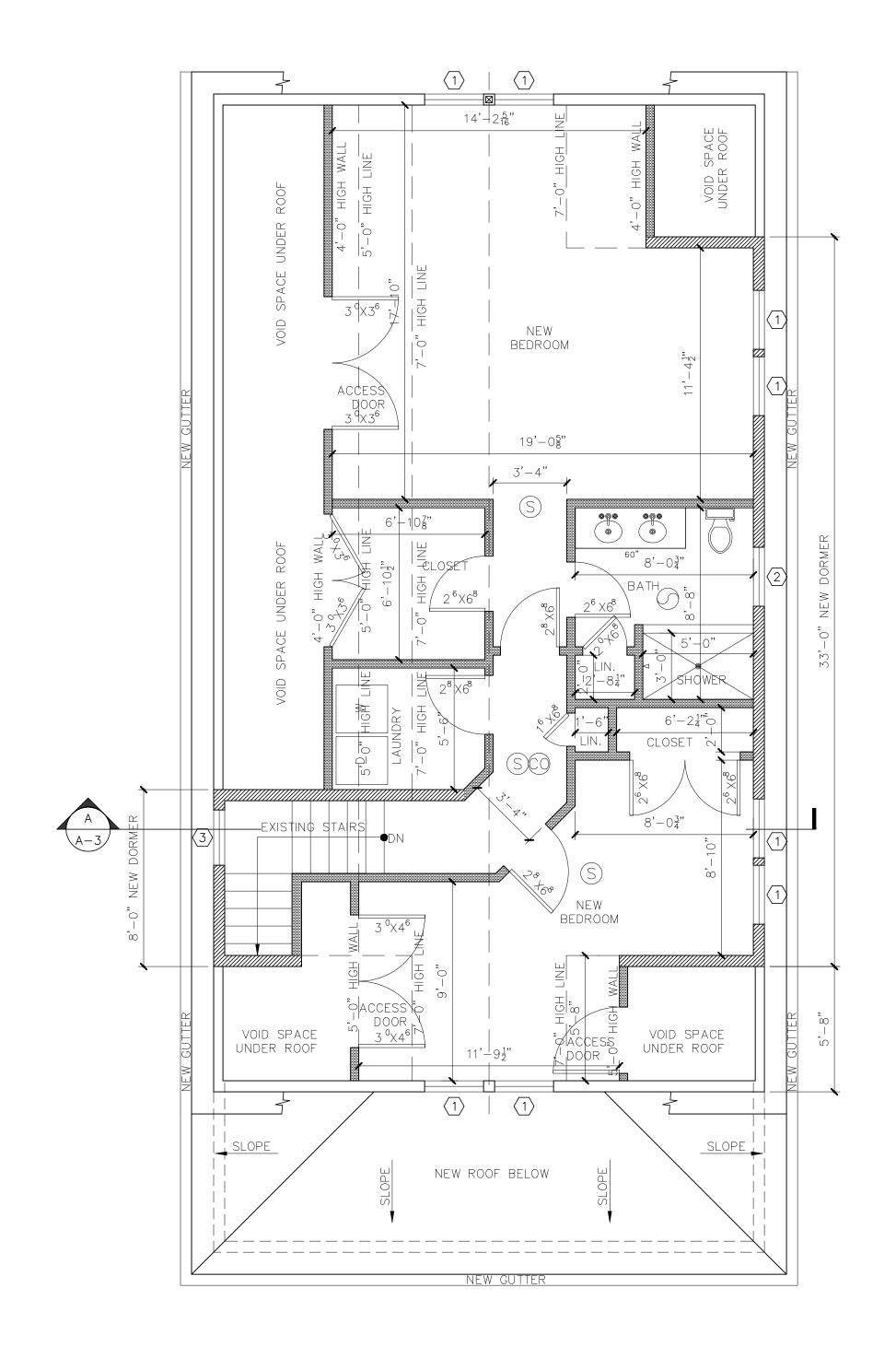


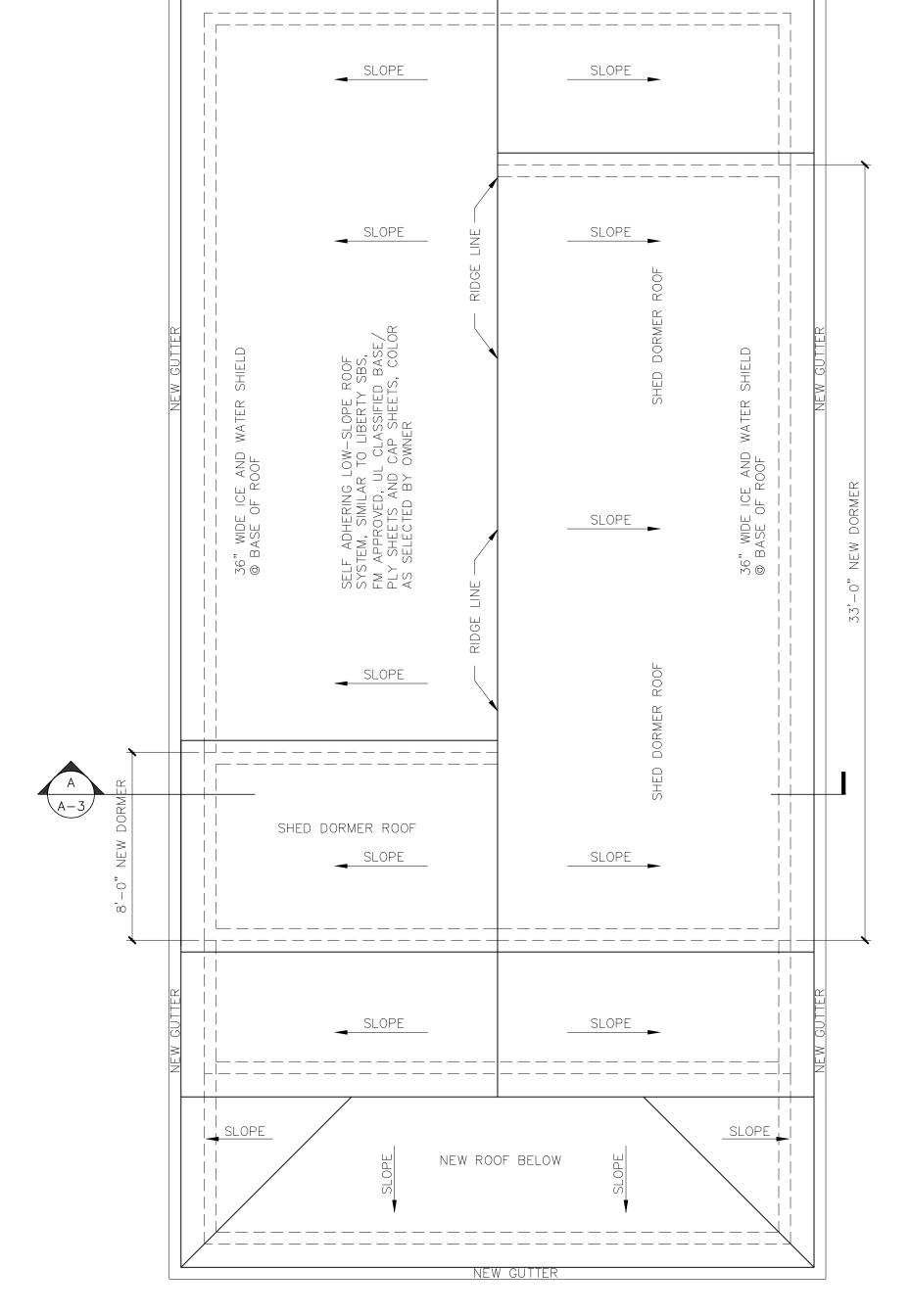
CODE ANALYSIS

IEBC 2021 CHAPTER 6 CLASSIFICATION OF WORK, SECTION 602 ALTERATION—LEVEL 2

IEBC 2021 CHAPTER 8 ALTERATIONS — LEVEL 2

35 of 46





EXISTING/PROPOSED THIRD FLOOR PLAN

SCALE 1/4"=1'-0"

1. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD.

644 SQFT

2. EXACT MATERIALS, COLORS TO BE VERIFIED IN THE FIELD WITH OWNER

= NEW 2"X6" EXTERIOR WOOD STUD WALL @ 16"
O.C. R-21 INSULATION, 1/2" GWB INTERIOR,
PLASTER FINISH, TYVEK WRAP, 1/2" EXTERIOR
PLYWOOD SHEATHING, OR ZIP SYSTEM, FINISHED
SIDING TO MATCH EXISTING, VERIFY IN FIELD,
TYPICAL

= NEW 2"X4" INTERIOR WOOD STUD WALL @
16"O.C., 1/2" GWB BOTH SIDES, PLASTER FINISH,
PAINT FINISH, COLOR AS SELECTED BY OWNER,
TYPICAL

= EXISTING WALLS

NEW APARTMENT ENTRANCE DOORS TO BE 'B' LABEL

PROPOSED ROOF PLAN

SCALE 1/4"=1'-0"

= BATHROOM VENT

CODE ANALYSIS

IEBC 2021 CHAPTER 6 CLASSIFICATION OF WORK, SECTION 602 ALTERATION—LEVEL 2

IEBC 2021 CHAPTER 8 ALTERATIONS — LEVEL 2

UNIT 19
EXISTING FIRST FLOOR = 1043 SQFT
UNFINISHED BASEMENT = 1124 SQFT

UNIT 21
SECOND FLOOR = 1124 SQFT
THIRD FLOOR = 243 SQFT

TOTAL EXISTING HOUSE = 3,534 SQFT

UNIT 19
FIRST FLOOR = 1196 SQFT
BASEMENT = 935 SQFT
TOTAL = 2,131

UNIT 21 SECOND FLOOR = 1305 SQFT THIRD FLOOR = 644 SQFT TOTAL = 1,949

TOTAL NEW FINISHED = 4,080 SQFT

FIRST FLOOR DIFFERENCE = 153 SQFT

SECOND FLOOR DIFFERENCE = 181 SQFT

THIRD FLOOR DIFFERENCE = 401 SQFT

TOTAL SQFT ADDED = 708 SQFT

HALF STORY CALCULATION EXISTING SECOND FLOOR SQFT = 1,305 1305/2 = 652.5 SQFT MAX CINDY HUNG 19-21 FARRINGTON ST ARLINGTON, MASS.

EXISTING TWO FAMILY NEW RENOVATIONS

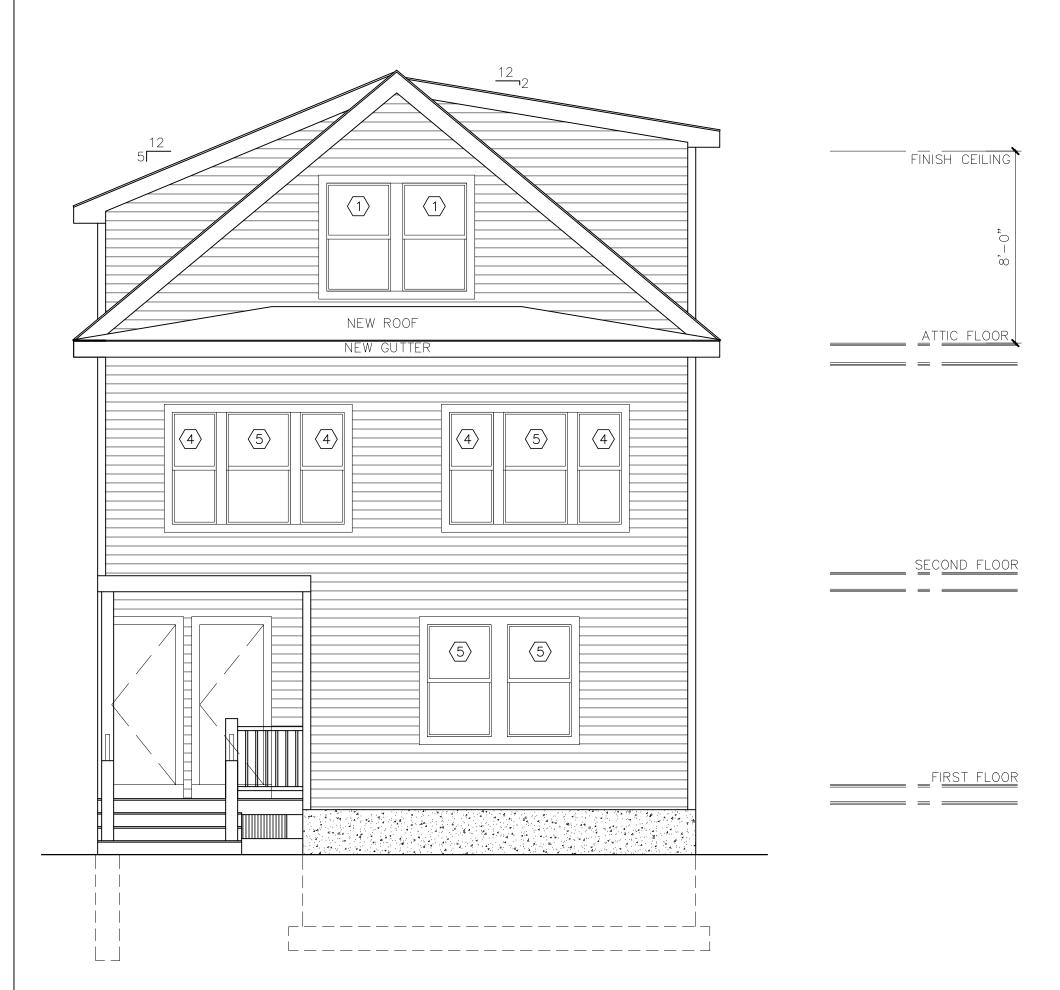




EXISTING/PROPOSED
THIRD FLOOR AND
ROOF PLANS

Drawing

A-2





WINE	DOW SCHEDUL	E	
SYMBOL	WINDOW SIZE	NOTES	QTY
1	2'-8"W X4'-6"H	DOUBLE HUNG WINDOW	8
2	2'-8"W X3'-0"H	DOUBLE HUNG WINDOW	1
3	2'-6"W X3'-0"H	DOUBLE HUNG WINDOW	1
4	1'-10"W X4'-8"H	DOUBLE HUNG WINDOW	4
(5)	2'-8"W X4'-8"H	DOUBLE HUNG WINDOW	4
6	2'-6"W X4'-8"H	DOUBLE HUNG WINDOW	5
7	2'-4"W X4'-8"H	DOUBLE HUNG WINDOW	2
8	2'-6"W X2'-0"H	DOUBLE HUNG WINDOW	1
9	2'-8"W X4'-4"H	DOUBLE HUNG WINDOW	2
(10)	2'-8"W X2'-0"H	BASEMENT WINDOW	2

GENERAL CONTRACTOR SHALL COORDINATE THE ROUGH OPENINGS OF WINDOWS AND DOORS AS PER THE SPECIFIC MANUFACTURER AS TO THE EXACT DIMENSIONS AND PLACEMENT WITHIN THE WALLS AND PARTITION— TYPICAL FOR ALL.

VERIFY HEIGHT OF EXITING WINDOWS

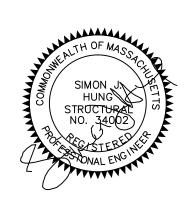
SELF ADHERING LOW-SLOPE ROOF SYSTEM, SIMILAR TO LIBERTY SBS, FM APPROVED, UL CLASSIFIED BASE/ PLY SHEETS AND CAP SHEETS, COLOR - RIDGE BEAM AS SELECTED BY OWNER 5/8" CDX EXTERIOR PLYWOOD T SHEATHING MEW 2X10 RAFTERS ICE AND WATER SHIELD PROTECTION FINISH CEILING -1x3 strapping,--L2X8 CEILING JOISTS -2"X6" WOOD STUDS @ 16" O.C. 1/2" BLUEBOARD, FIN. PLASTER, FULLY INSULATED R-21, ½" EXTERIOR PLYWOOD PAINT FINISH, TYP. SHEATHING, OR ZIP SYSTEM, DOUBLE PLATE PROVIDE EXTERIOR TYVEK ENVELOPE COVERING, FIN. FLOOR EXTERIOR SIDING, VAPOR BARRIER AT INTERIOR 3/4" T&G PLYWOOD GLUED & NAILED SUBFLOOR \ ATTIC FLOOR EXISTING--EXISTING EXTERIOR WALL NO EXTERIOR WALL NO CHANGE CHANGE NEW DORMER SECTION SCALE 1/4"=1'-0"



SCALE 1/4"=1'-0"

CINDY HUNG 19-21 FARRINGTON ST ARLINGTON, MASS.

EXISTING TWO FAMILY NEW RENOVATIONS



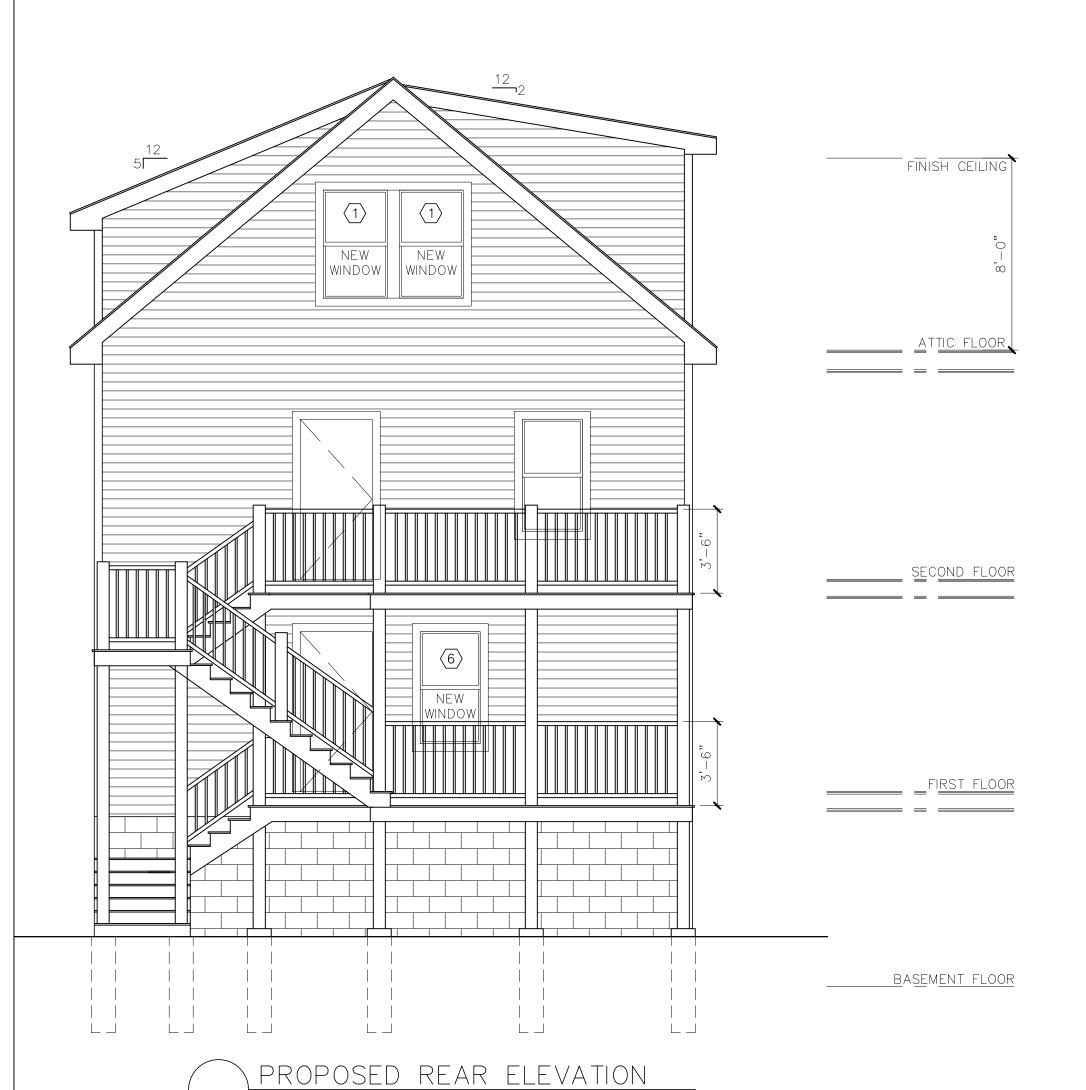


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EXISTING/PROPOSED
FRONT AND RIGHT SIDE
ELEVATIONS

Drawing

A-3



WIN[DOW SCHEDUL	E	
SYMBOL	WINDOW SIZE	NOTES	QTY
1	2'-8"W X4'-6"H	DOUBLE HUNG WINDOW	8
2	2'-8"W X3'-0"H	DOUBLE HUNG WINDOW	1
(3)	2'-6"W X3'-0"H	DOUBLE HUNG WINDOW	1
4	1'-10"W X4'-8"H	DOUBLE HUNG WINDOW	4
(5)	2'-8"W X4'-8"H	DOUBLE HUNG WINDOW	4
6	2'-6"W X4'-8"H	DOUBLE HUNG WINDOW	5
7	2'-4"W X4'-8"H	DOUBLE HUNG WINDOW	2
8	2'-6"W X2'-0"H	DOUBLE HUNG WINDOW	1
9	2'-8"W X4'-4"H	DOUBLE HUNG WINDOW	2
(10)	2'-8"W X2'-0"H	BASEMENT WINDOW	2

GENERAL CONTRACTOR SHALL COORDINATE THE ROUGH OPENINGS OF WINDOWS AND DOORS AS PER THE SPECIFIC MANUFACTURER AS TO THE EXACT DIMENSIONS AND PLACEMENT WITHIN THE WALLS AND PARTITION— TYPICAL FOR ALL.

VERIFY HEIGHT OF EXITING WINDOWS

SCALE 1/4"=1'-0"



CINDY HUNG 19-21 FARRINGTON ST ARLINGTON, MASS.

EXISTING TWO FAMILY NEW RENOVATIONS



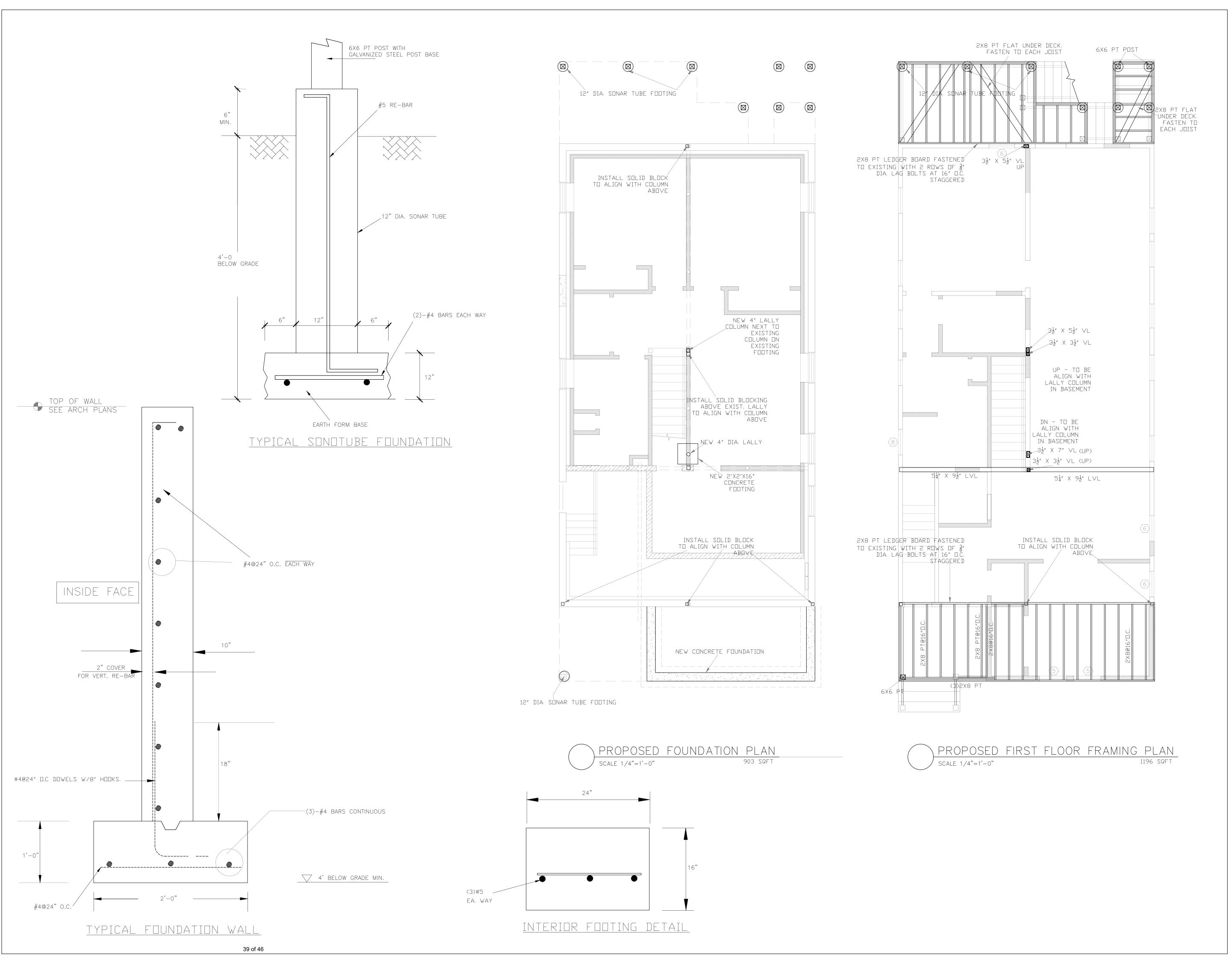


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EXISTING/PROPOSED
REAR AND LEFT SIDE
ELEVATIONS

Drawing

Д-4



CINDY HUNG 19-21 FARRINGTON ST ARLINGTON, MASS.

EXISTING TWO FAMILY NEW RENOVATIONS



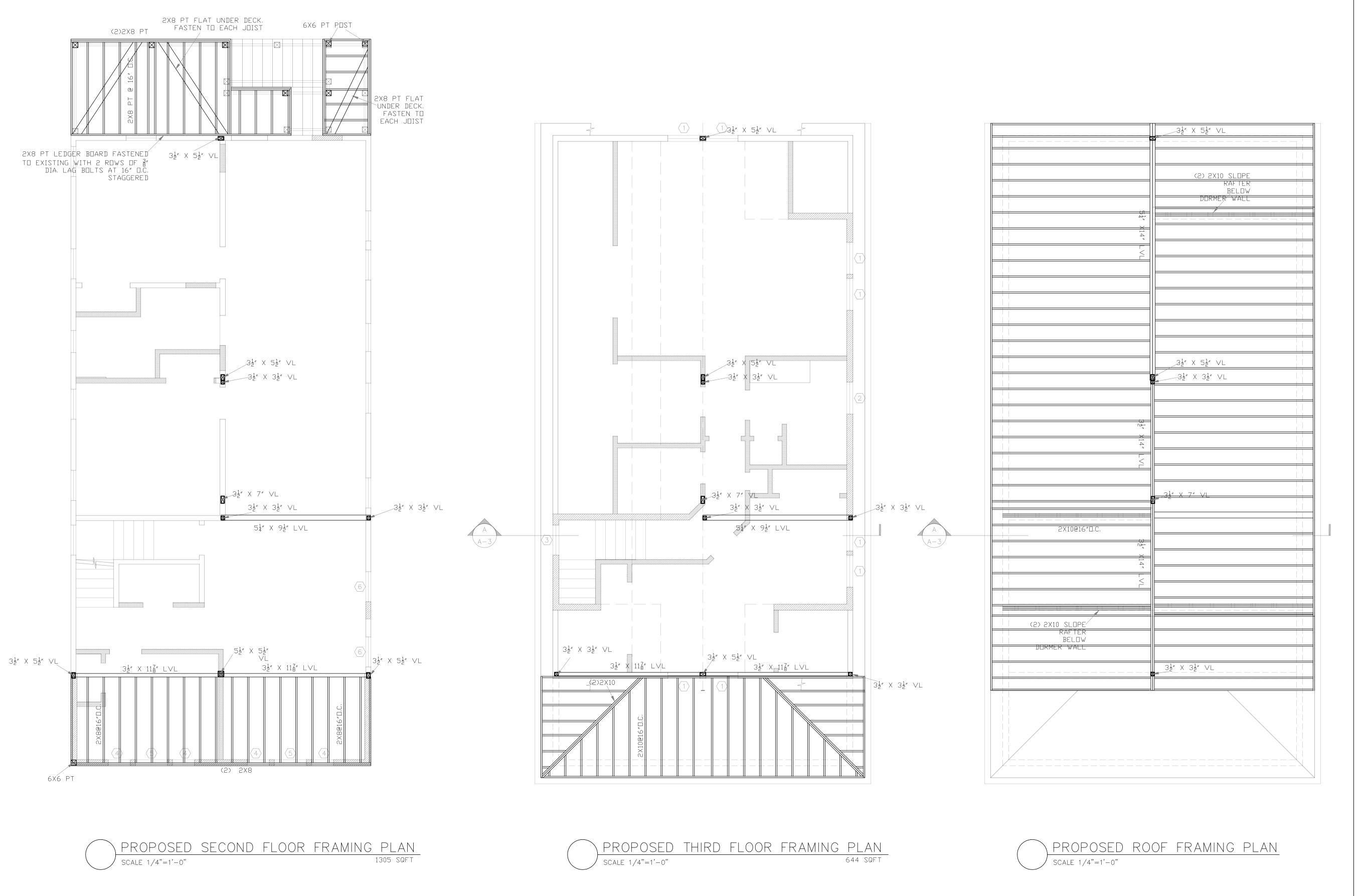


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FOUNDATION PLAN,
FIRST FLOOR FRAMING,
FOUNDATION DETAILS

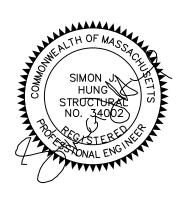
Drawing





CINDY HUNG 19-21 FARRINGTON ST ARLINGTON, MASS.

EXISTING TWO FAMILY NEW RENOVATIONS





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SECOND, THIRD AND ROOF FRAMING PLANS

Drawing

A-6



Town of Arlington, Massachusetts

Docket #3877 20 Nicod St

Summary:

OpenGov application link: https://arlingtonma.portal.opengov.com/records/214071

ATTACHMENTS:

	Type	File Name	Description
D	Reference Material	3877_20_Nicod_St_legal_ad.pdf	3877 20 Nicod St legal ad
D	Reference Material	3877_20_Nicod_St_plot_plan.pdf	3877 20 Nicod St plot plan
D	Reference Material	3877_20_Nicod_St_porch_structure.pdf	3877 20 Nicod St porch structure

ORDER DETAILS

Order Number: LNEO0397043

External Order #: 11787596

Order Status: Approved

Classification: Public Notices

Package: General Package

1 Affidavit: 5.00 Total payment: 205.56

Payment Type: Account Billed User ID: L0023538

External User ID: 670931

ACCOUNT INFORMATION

Arlington Board Of Appeals 51 Grove St Arlington, MA 02476-4602 781-316-3396 cralston@town.arlington.ma.us Arlington Board Of Appeals Contract ID:

TRANSACTION REPORT

Date October 27, 2025

12:53:11 PM EDT

Amount: 205.56

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LNEO03970430

November 6, 2025

The Advocate & Star (Arlington -Winchester) November 13, 2025

The Advocate & Star

(Arlington - Winchester)

PREVIEW FOR AD NUMBER LNEO03970430

ZBA Hearing Notice 20 Nicod St, Arlington

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by Cynthia and Geoffrey Bowles on October 22, 2025, a petition seeking to alter their property located at 20 Nicod St - Block Plan 175.0-0006-0002.0. The said petition would require а Special Permit under Bylaw 5.3.9.D of the Zoning Bylaw for the Town of Arlington.

A hearing regarding the petition will be conducted remotely via "Zoom", on Tuesday, November 25, 2025, at 7:30 P.M. as soon thereafter as the petitioner may be heard.

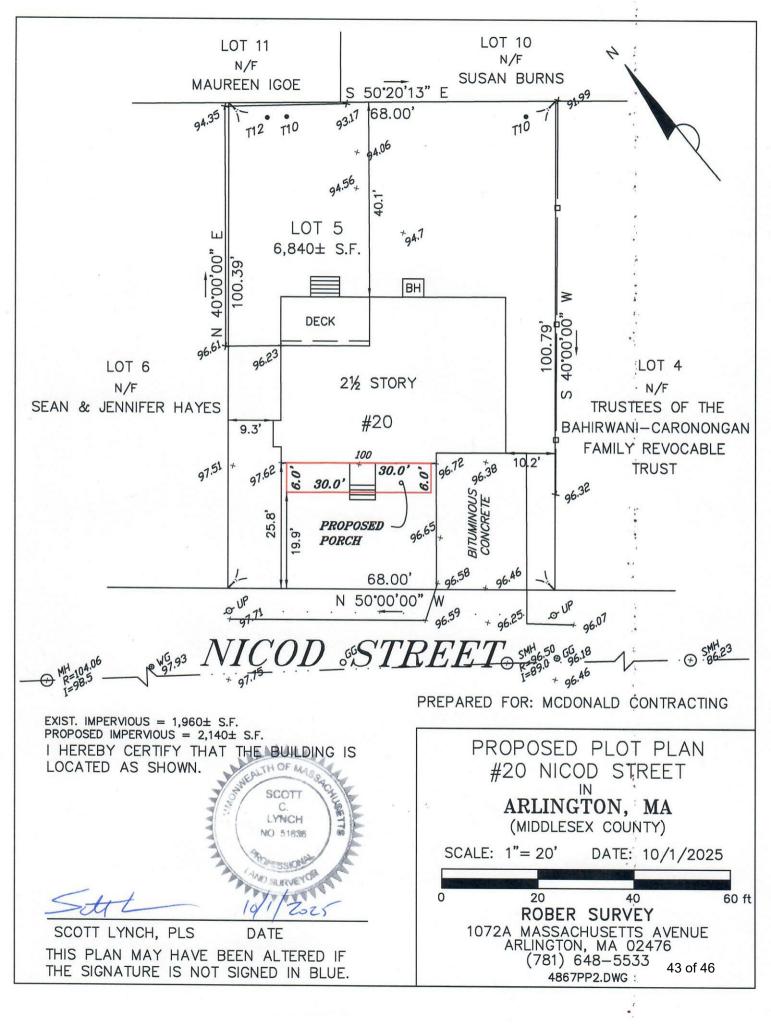
To register for the meeting view documents and related to this application go to the Town of Arlington calendar, https://www. arlingtonma.gov/connect/ calendar, choose the date of the meeting you wish to attend, register for the Zoom meeting, and review documents relating to the application by clicking the link to the agenda. Please direct any questions to: ZBA@town.arlington.ma.us

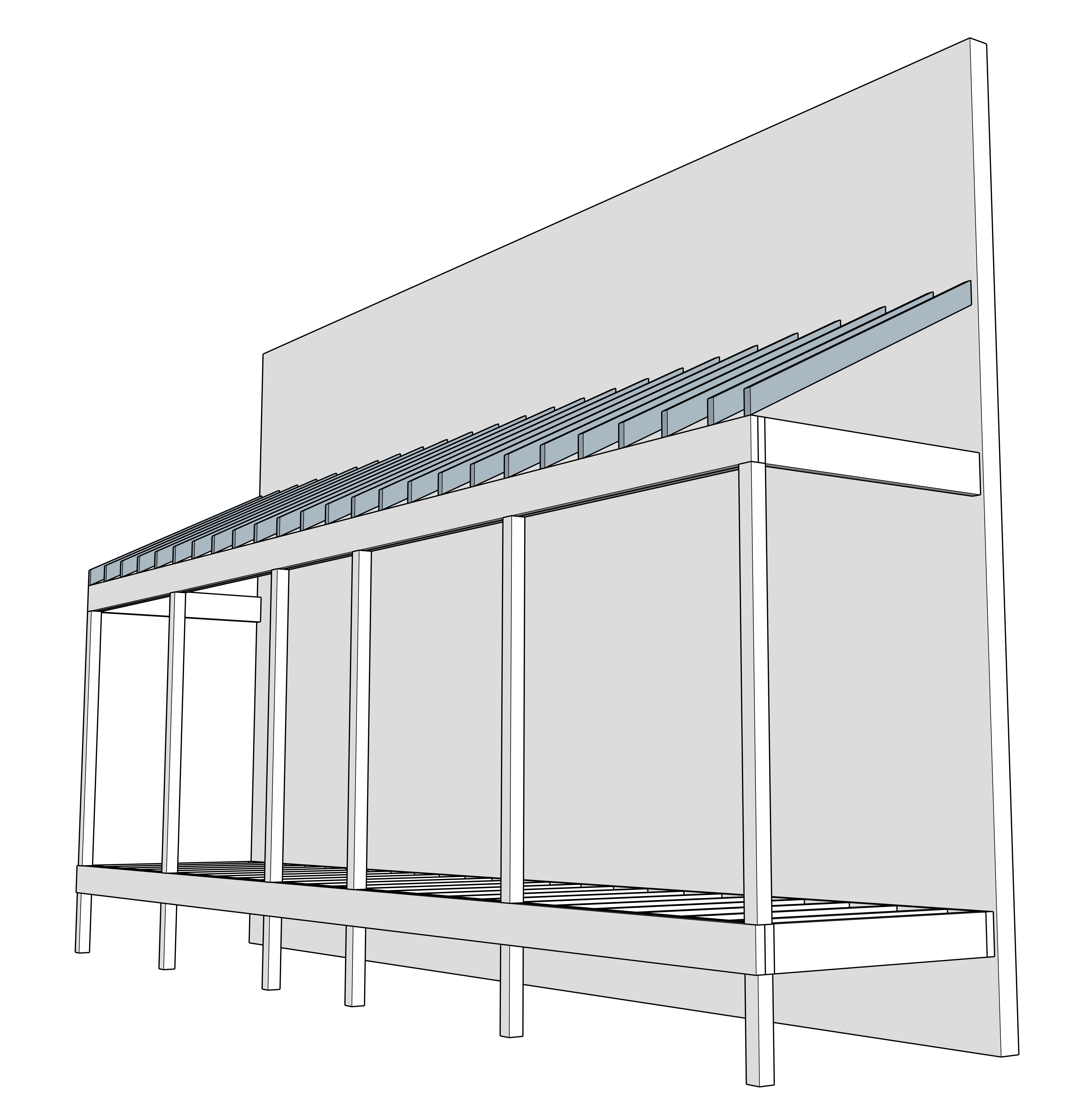
Christian Klein, RA, Chair, Zoning Board of Appeals November 6, 13 2025 LNEO0397043

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