



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **Derek and Emina Kelly** of Arlington, Massachusetts on December 11, 2020, a petition seeking permission to alter their property located at **69 Epping Street - Block Plan 092.0-0005-0004.0** Said petition would require a Special Permit under **Section 5.3.9 (A) (Projections into Minimum Yards)** of the Zoning Bylaw for the Town of Arlington.

Hearing in regard to the said petition will be remotely conducted via "Zoom" **Tuesday evening January 12, 2021 at 7:30 P.M or as soon thereafter as the petitioner may be heard. Please visit the Town of Arlington website for hearing information.**

DOCKET NO 3641

Zoning Board of Appeals
Christian Klein, RA, Chair

For information contact: **ZBA@town.arlington.ma.us**

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

In the matter of the Application of Derek and Emina Kelly
to the Zoning Board of Appeals for the Town of Arlington:
Application for a Special Permit is herewith made, in accordance
with Section 10.11 of the Zoning Bylaw for the Town of Arlington,
seeking relief from the following specific provisions of the Zoning
Bylaw, and as described fully in the attached form, Special Permit
Criteria: Addition of an enclosed, single story entrance within the requited front yard setback.
Seeking a Special Permit per Section 5.3.9.A of the Zoning Bylaw.

The Petitioner/Applicant states he/she/they is/are the owner -
occupant of the land in Arlington located at 69 Epping Street
with respect to such relief is sought; that no unfavorable action
has been taken by the Zoning Board of Appeals or its predecessors
upon a similar petition regarding this property within the two (2)
years next immediately prior to the filing hereof. The applicant
expressly agrees to full compliance with any and all conditions and
qualifications imposed upon this permission, whether by the Zoning
Bylaw or by the Zoning Board of Appeals, should the same be
granted. The Applicant represents that the grounds for the relief
sought are as follows: The proposed addition is to an existing
structure on a small lot, and is in keeping with similar entrance structures in the neighborhood.

E-Mail derekwkelley@gmail.com

Signed



Date: 11/20/2020

Telephone 781-572-5832

Address 69 Epping Street

Special Permit Criteria- The following standards must be addressed and met for the grant of a Special Permit:

1). Indicate where the use requested is listed in the Table of Use Regulations as a Special Permit in the district for which the application is made or is so designated elsewhere in the Arlington Zoning Bylaw.

5.3.9.A

2). Describe how the requested use is essential or desirable to the public convenience or welfare.

Currently there is no covering at the front door. A new mudroom and overhang will allow for use in inclement weather.

825

830

3). Describe how the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

There is no change to the public right of way

4). Describe how 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.

N/A

5). Describe how any special regulations for the use, set forth in Article 11, are fulfilled.

6). Describe how 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.

The proposed addition is very similar to existing entrances to many surrounding houses and is in keeping with the character of the district and

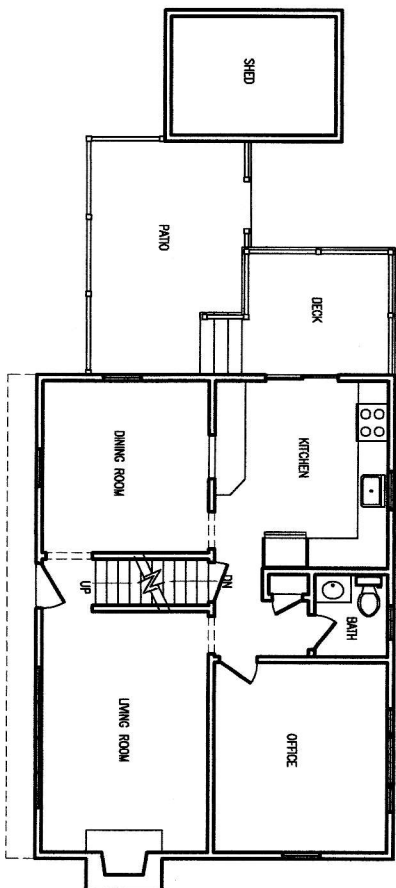
the immediate neighbors

7). Describe how 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.
many of the surrounding houses already have covered entrances.

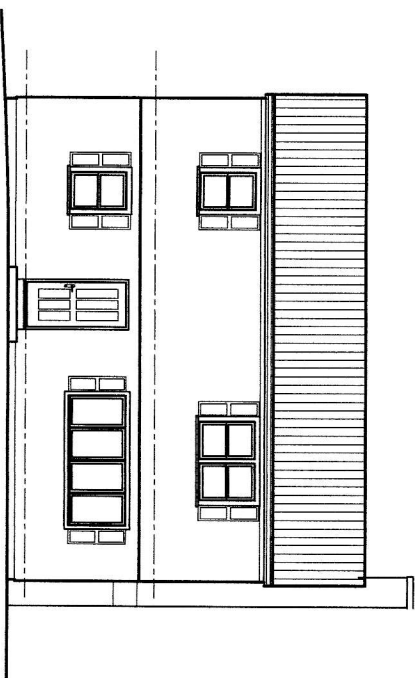
TOWN OF ARLINGTON
 Dimensional and Parking Information
 For application to The Zoning Board of Appeals

1. Property Location: 69 Epping Street Zoning District: R1
2. Present Use/Occupancy: Single Family Dwelling No. of dwelling units (if residential) 1
3. Existing Gross Floor Area (see definition of Gross Floor Area (GFA) in Article 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor: 2366
4. Proposed Use/Occupancy: Single Family Dwelling No. of dwelling units (if residential) 1
5. Proposed Gross Floor Area (see definition of Gross Floor Area in Article 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor): 2423

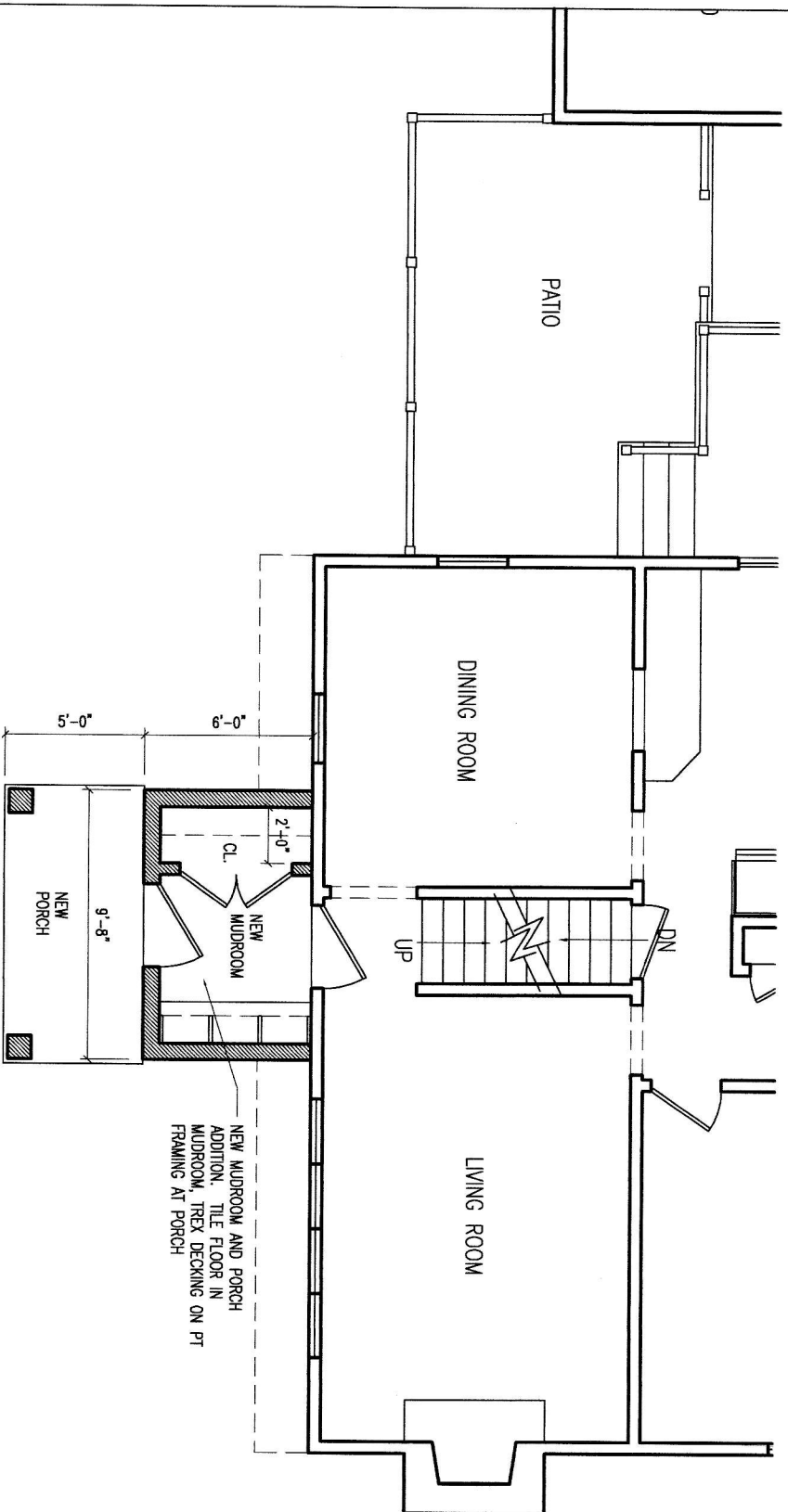
	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (sq. ft.)	5600	5600	min. 6000
7. Frontage (ft.)			min.
8. Floor area ratio			max.
9. Lot Coverage (%)			max
10. Lot Area per Dwelling Unit (Sq. ft.)			min.
11. Front Yard Depth (ft.)	23.5	18.9	min. 25.0
12. Left Side Yard Depth (ft.)	25.9	25.9	min. 10.0
13. Right Side Yard Depth (ft.)	22.0	22.0	min. 10.0
14. Rear Side Yard Depth (ft.)	20.8	20.8	min. 14.0
15. Height (stories)			max.
16. Height (ft.)			max.
17. Landscaped Open Space (% of GFA) Sq. ft. _____			min.
18. Usable Open Space (% of GFA) Sq. ft. _____			min.
19. Parking Spaces (number)			min.
20. Parking area setbacks			min.
21. Loading Spaces (if applicable)			min.
22. Type of construction			



FIRST FLOOR PLAN
EXISTING



FRONT ELEVATION
EXISTING



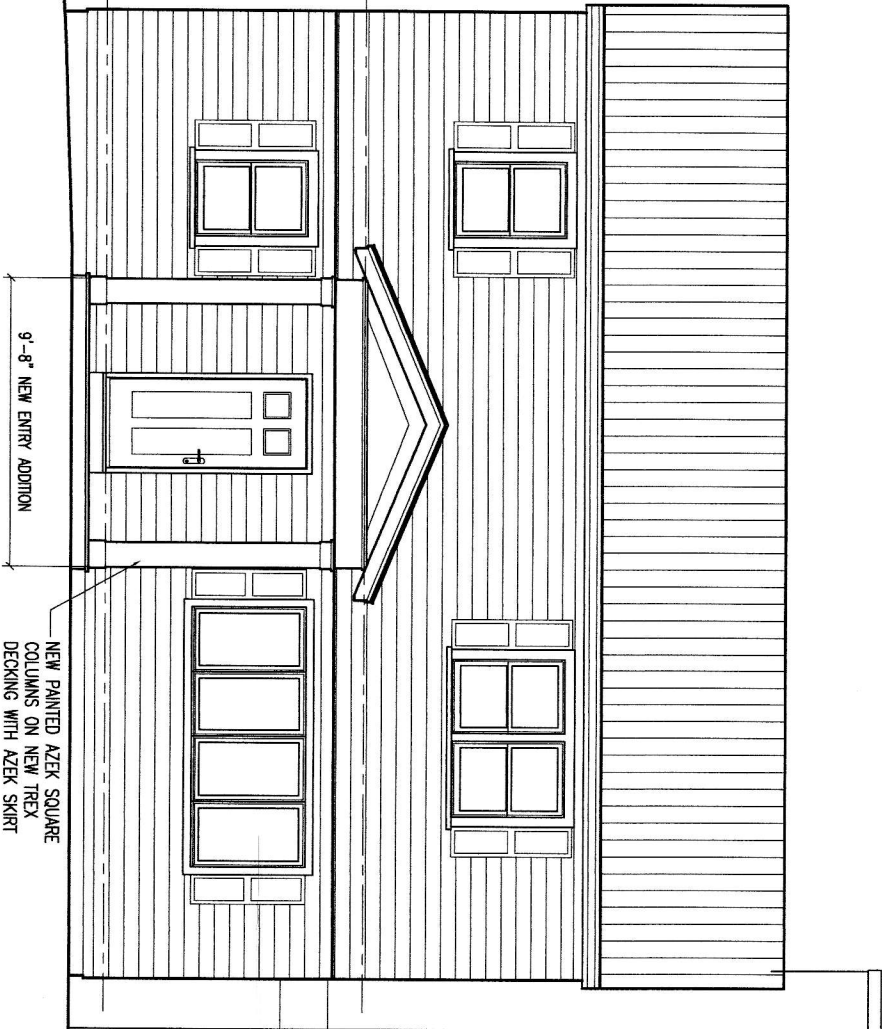
LEGAULT DESIGN LLC
ARCHITECTURAL SOLUTIONS
242 Morris Road, Concord, MA 01742
383.227.0237 www.legaultdesign.com

FIRST FLOOR PLAN
PROPOSED

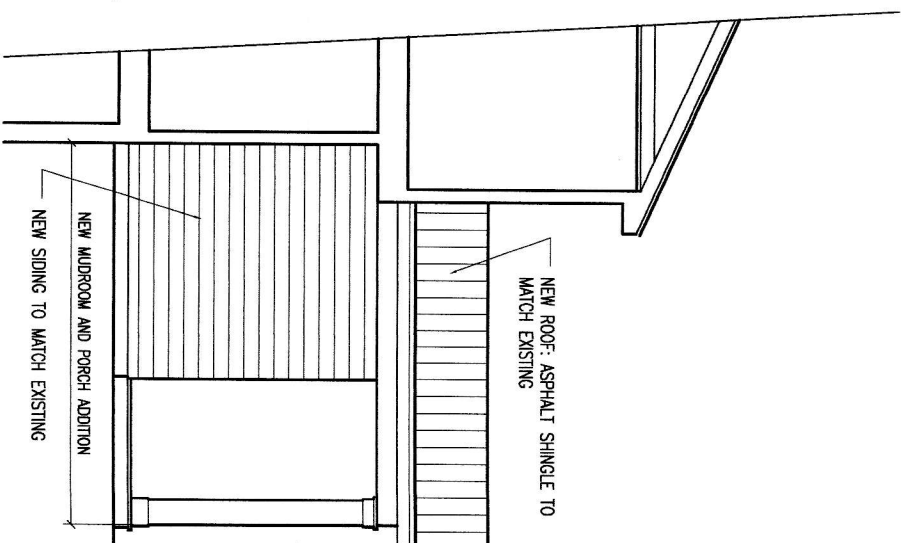
KELLY RESIDENCE

69 EPPING STREET ARLINGTON, MA
SCALE: 1/4" = 1'-0"

DATE: SEPTEMBER 2, 2020



FRONT ELEVATION
PROPOSED



SIDE ELEVATION
PROPOSED

LEGALITY DESIGN LLC
ARCHITECTURAL SOLUTIONS
342 Winsen Road, Concord, MA 01714
389.272.0237 www.legalitydesign.com

KELLY RESIDENCE
69 EPPING STREET ARLINGTON, MA
SCALE: 1/4" = 1'-0"
DATE: SEPTEMBER 2, 2020

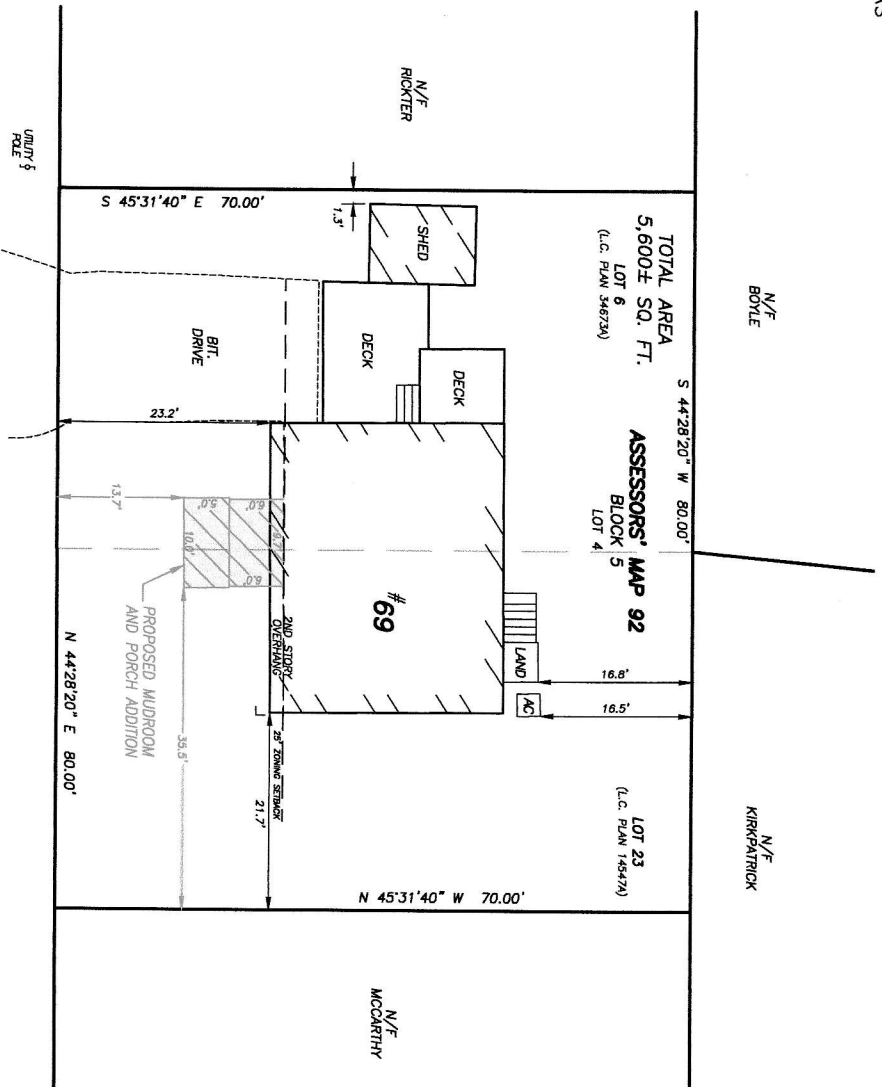
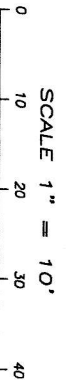
SITE PLAN
69 EPPING STREET
ARLINGTON, MASSACHUSETTS

1 INCH = 10 FEET OCTOBER 21, 2020

SNELLING AND HAMEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & ENGINEERS
10 LEWIS STREET P.O. BOX 102
LINCOLN, MASSACHUSETTS 01773
(781)259-0071

OWNERS OF RECORD:

DEREK W KELLEY
&
EMINA Z KELLEY
BK.1294 PG.43



- REFERENCES:
1. LAND COURT PLAN 14547A
 2. LAND COURT PLAN 34673A
- I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN HEREON IS THE RESULT OF FIELD SURVEY CONDUCTED AS OF MAY 13, 2018, WITH THE USE OF A TOPCON TOTAL STATION.

John R. Hamel

JOHN R. HAMEL
LAND SURVEYOR



OCTOBER 21, 2020

DATE

EPPING STREET
(40' WIDE)

SOUND
W/LEAD FLAG
(FOUND)