

BOARD OF APPEALS

Town of Arlington

Arlington, Massachusetts 02476

51 Grove Street
Telephone (781) 316-3396

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 **M.B. Realty Group LLC** of Arlington, Massachusetts on May 30, 2021 a petition seeking permission to operate a business located at **10 Sunnyside Avenue Block Plan No. 057.0-0002-0013.0** Said petition would require a Special Permit under **Section 5, Subsection 5-33** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening June 29, 2021 at 7:30 P.M** or as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL or join via **ZBA website**.

[https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-](https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-upqDlrH9BzpU_mQMF2y5Ys20gtIBP9)

[upqDlrH9BzpU_mQMF2y5Ys20gtIBP9](https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-upqDlrH9BzpU_mQMF2y5Ys20gtIBP9) for documentation relating to this petition, visit the **ZBA website at www.arlington.gov/zba**.

For documentation relating to this petition, visit the ZBA website at

<https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

DOCKET NO 3660

Zoning Board of Appeals

Christian Klein, RA, Chair

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

ROBERT J. ANNESE

ATTORNEY AT LAW

May 26, 2021

Mr. Richard Vallarelli
Town of Arlington
51 Grove Street
Arlington, MA 02476

RE: 10 Sunnyside Avenue, Arlington, Massachusetts

Dear Mr. Vallarelli:

I am sending along an application for a special permit together with eight (8) copies of the zoning package including the plans, the dimensional form as well as the gross floor information form.

I am also including a short statement from the architect, Khalsa Design Incorporated, indicating the changes proposed to the existing buildings at the site.

There will be no exterior changes to the buildings and all of the work will be completed inside of the buildings with the shed which presently covers the steep ramp to the basement being removed and a new ramp with a more comfortable ramp being installed in its place.

The property is going to be used solely in conjunction with the Colum Health business operation located at 339 Massachusetts Avenue and will be used for office space as well as conference space.

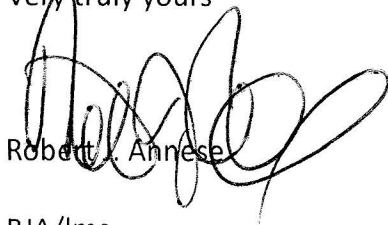
The special permit is necessary because the property is in a B4 zone and a special permit is required with regard to changing the use of the property from the preexisting automotive use to an office use.

There will be no residential component to the project.

Would you please file the enclosed documents and let me know the hearing date.

Thank you for your assistance in this matter.

Very truly yours



Robert J. Annese

RJA/lms
Enclosures

INFORMATION FOR BOARD OF APPEALS RECORD

To be completed by OWNER, signed, and returned to Secretary of the Board of Appeals:

MB Realty Group, LLC

(Owner or Petitioner)

Address: 339 Massachusetts Avenue

City or Town: Arlington

Premises: 10 Sunnyside Avenue, Arlington,

(Street & Number)

(Identify Land Affected)

(City)

the record title standing in the name of: MB Realty Group, LLC

whose address is: 339 Massachusetts Avenue, Arlington, MA

(Street)

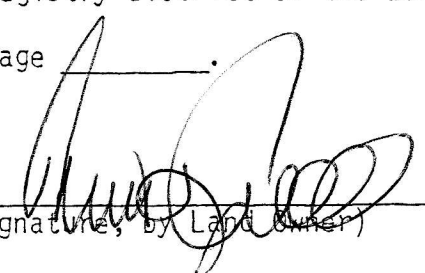
(City or Town)

(State)

by a deed duly recorded in the Middlesex County Registry of Deeds in

Book: 73883 Page: 259, _____ Registry District of the Land

Court Certificate NO. _____ Book _____ Page _____.


(Signature, by Land Owner)

REQUEST FOR SPECIAL PERMIT AND/OR VARIANCE
TOWN OF ARLINGTON

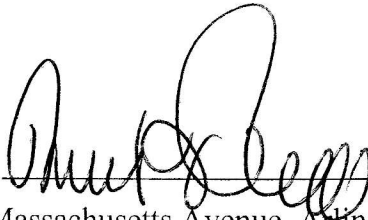
In the matter of the Application of **MB Realty Group, LLC, 339 Massachusetts Avenue, Arlington, MA** to the Zoning Board of Appeals for the Town of Arlington: **concerning real estate located at 10 Sunnyside Avenue, Arlington, Massachusetts**

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw for the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*: **See Special Criteria Form, Section 3.3.3 of the Arlington Zoning Bylaw**

The Applicants state they are the owners of the land in Arlington located at 10 Sunnyside Avenue, Arlington, Massachusetts with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The Applicants expressly agree 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 Applicants represent that the grounds for the relief sought are as follows:

Applicant intends to convert a prior automotive use at the property which is located in a B4 zone with the gross area of the building containing in excess of 3,000 square feet which requires a Special Permit in accordance with the district regulations contained in Section 5-33 of the Bylaw.

E-Mail: law@robertannese.com

Signed: 

Date: 5/26/21

Telephone: 781-646-4911

Address: 1171 Massachusetts Avenue, Arlington, MA 02476

Special Permit Criteria: Per Section 3.3.3 of the Zoning Bylaw, a Special Permit shall only be granted upon the Board's determination that the benefits of the proposed project will outweigh its adverse effects. The responses provided below will inform the Board as to whether the standards for approval have been met.

A.) Indicate where the use requested 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 Arlington Zoning Bylaw.

Section 5-33.

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

The zoning bylaw in Section 5.5 subsection E notes that all vehicular oriented businesses in the B4 zoning district are encouraged to be converted to other retail, service, office or residential use. The office space will be used by Column Health which already has a business location at 339 Massachusetts Avenue and the office space as well as conference space will be used in conjunction with the Column Health business operation.

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

As the result of the limited management staff of Column Health who would utilize the office and conference space, the proposed project will not create undue traffic congestion or unduly impair pedestrian safety if the requested zoning relief is granted.

D.) 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 proposed project will not overload of any public water, drainage or sewer system, and there will be no exterior changes to the building in connection with the project with all of the work being done within the interior of the existing building within the footprint of the existing building.

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

There are no special regulations for this particular use.

F) Explain why 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 project will not impair the integrity or character of the district or adjoining districts nor be detrimental to the health or welfare of inhabitants of the district.

G.) Explain why *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.*

The use will not be in excess or detrimental to the character of the neighborhood.

TOWN OF ARLINGTON

Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. _____

Property Location 10 Sunnyside Ave

Zoning District B4

Owner: Column Health LLC

Address: 339 Massachusetts Avenue

Present Use/Occupancy: No. of Dwelling Units:
Auto Repair: No current DU's

Uses and their gross square feet:
5,523 sf of Auto Repair and vehicle storage

Proposed Use/Occupancy: No. of Dwelling Units:
Office space

Uses and their gross square feet:
Office: 7,283 sf

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	16,500 sf	16,500 sf	min. n/a
Frontage	150'-2"	150'-2"	min. 50'-0"
Floor Area Ratio	.49	.44	max. 1.5
Lot Coverage (%), where applicable	32.6%	28%	max. n/a
Lot Area per Dwelling Unit (square feet)	n/a	n/a	min. n/a
Front Yard Depth (feet)	4'-3"	4'-3"	min. 0'-0"
Side Yard Width (feet) right side	79'-0"	78'- 5" (exist)	min. 0'-0"
left side	1'-8"	1'-8" (exist)	min. 0'-0"
Rear Yard Depth (feet)	1'-2"	1'-2" (exist)	min. 10'-0"
Height	+/- 15'-0"	Existing	min. 60'-0"
Stories	1.5	1.5	stories 5
Feet	+/- 15'-0"	+/-15'-0"	feet 60'-0"
Open Space (% of G.F.A.)	n/a	26%	min. n/a
Landscaped (square feet)	unknown	4,392 sf	(s.f.) 10% (1,650 sf)
Usable (square feet)	unknown	4,392 sf	(s.f.) 26% (4,392 sf)
Parking Spaces (No.)	unknown	13 spaces	min. 11 spaces
Parking Area Setbacks (feet), where applicable	n/a	n/a	min. exempt
Loading Spaces (No.)	n/a	n/a	min. n/a
Type of Construction	TBD - Most likely Type 1 construction		
Distance to Nearest Building	+/- 35'-0"	+/- 35'-0"	min. n/a

TOWN OF ARLINGTON
Open Space / Gross Floor Area Information
For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 10 Sunnyside Avenue Zoning District: B4

<u>OPEN SPACE*</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Total lot area	<u>16,500 sf</u>	<u>16,500 sf</u>
Open Space, Usable	<u>n/a</u>	<u>n/a</u>
Open Space, Landscaped	<u>none</u>	<u>4,392 sf</u>

* Refer to the Definitions in Section 2 of the Zoning Bylaw.

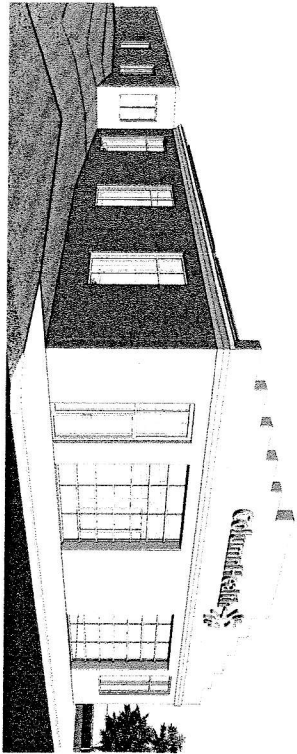
<u>GROSS FLOOR AREA (GFA) †</u>		
Accessory Building	<u>n/a</u>	<u>n/a</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>2,713 sf</u>	<u>2,713 sf</u>
1 st Floor	<u>4,570 sf</u>	<u>4,570 sf</u>
2 nd Floor	<u>-</u>	<u>-</u>
3 rd Floor	<u>-</u>	<u>-</u>
4 th Floor	<u>-</u>	<u>-</u>
5 th Floor	<u>-</u>	<u>-</u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>-</u>	<u>-</u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u>-</u>	<u>-</u>
All weather habitable porches and balconies	<u>-</u>	<u>-</u>
Total Gross Floor Area (GFA)	<u>7,283 sf</u>	<u>7,283 sf</u>

† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

<u>REQUIRED MINIMUM OPEN SPACE AREA</u>		
Landscaped Open Space (Sq. Ft.)	<u>None</u>	<u>4,392 sf</u>
Landscaped Open Space (% of GFA)	<u>10%</u>	<u>26%</u>
Usable Open Space (Sq. Ft.)	<u>None</u>	<u>4,392 sf</u>
Usable Open Space (% of GFA)	<u>None</u>	<u>60%</u>

This worksheet applies to plans dated 05.06.21 designed by Khalsa Deisgn, Inc.
17 Ivaloo St, Suite 400 Somerville, MA 02143 tel: 617-591-8682

Reviewed with Building Inspector: _____ Date: _____



SUBMISSION TO TOWN OF ARLINGTON 5-06-2021

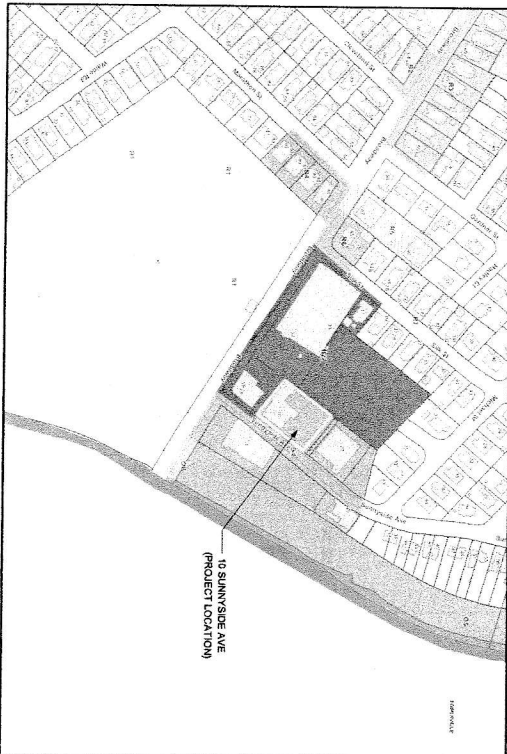
PROJECT: COLUMN HEALTH OFFICES

PROJECT ADDRESS:
10 SUNNYSIDE AVENUE
ARLINGTON MASSACHUSETTS

ARCHITECT
KHALSA DESIGN INC.
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
617-591-8682

CLIENT
COLUMN HEALTH LLC
339 MASSACHUSETTS AVE
ARLINGTON, MA 02474
617-539-6780

LOCUS PLAN



Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date

A-000	Cover Sheet	05/06/21
A-018	Gross Area Plan	05/06/21
A-020	Architectural Site Plan	05/06/21
A-101	Basement Floor Plan	05/06/21
A-102	First Floor Plan	05/06/21
A-300	Front & Rear Elevations	05/06/21
A-301	Left Side & Right Side Elevation	05/06/21
A-302	Exterior Perspectives	05/06/21

PROJECT NAME
**Column Health
Offices**

PROJECT ADDRESS
10 Sunnyside Ave
Arlington MA

CLIENT
Column Health LLC

ARCHITECT
KHALSA

17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 617-591-8682 FAX 617-591-0386

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WITHOUT PERMISSION IN WRITING FROM KHALSA
DESIGN INC.

REVISIONS

No.	Description	Date
-----	-------------	------

Project Number: 18119
Date: 05/06/21
Drawing No: 10
Scale: AS SHOWN

A-000
Cover Sheet
Column Health Offices

**Column Health
Offices**

10 Sunnyside Ave
Arlington MA

Column Health LLC

KHALSA

17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX:
617-691-2086

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OF PROSECUTION UNDER LAW


REGISTRATION

Project number	19119
Date	05/06/21
Drawn by	MB
Checked by	WC
Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date
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Building Area Legend

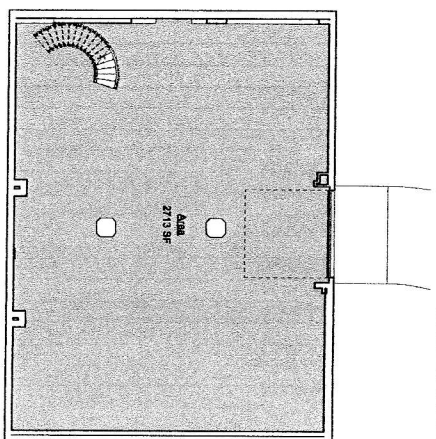
 Gross Building Area

TOTAL BUILDING GROSS SF = 7,283 SF

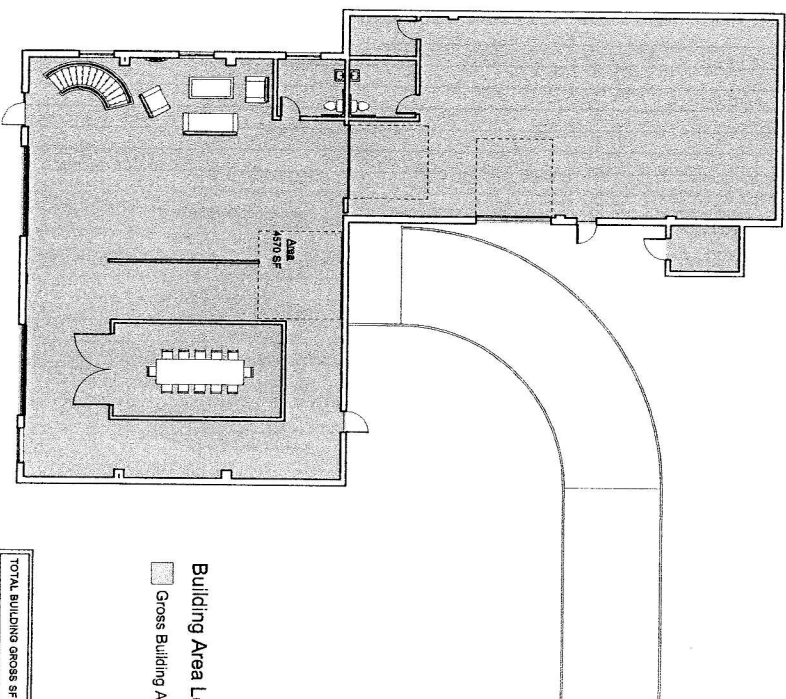
Gross Area Plan

A-018

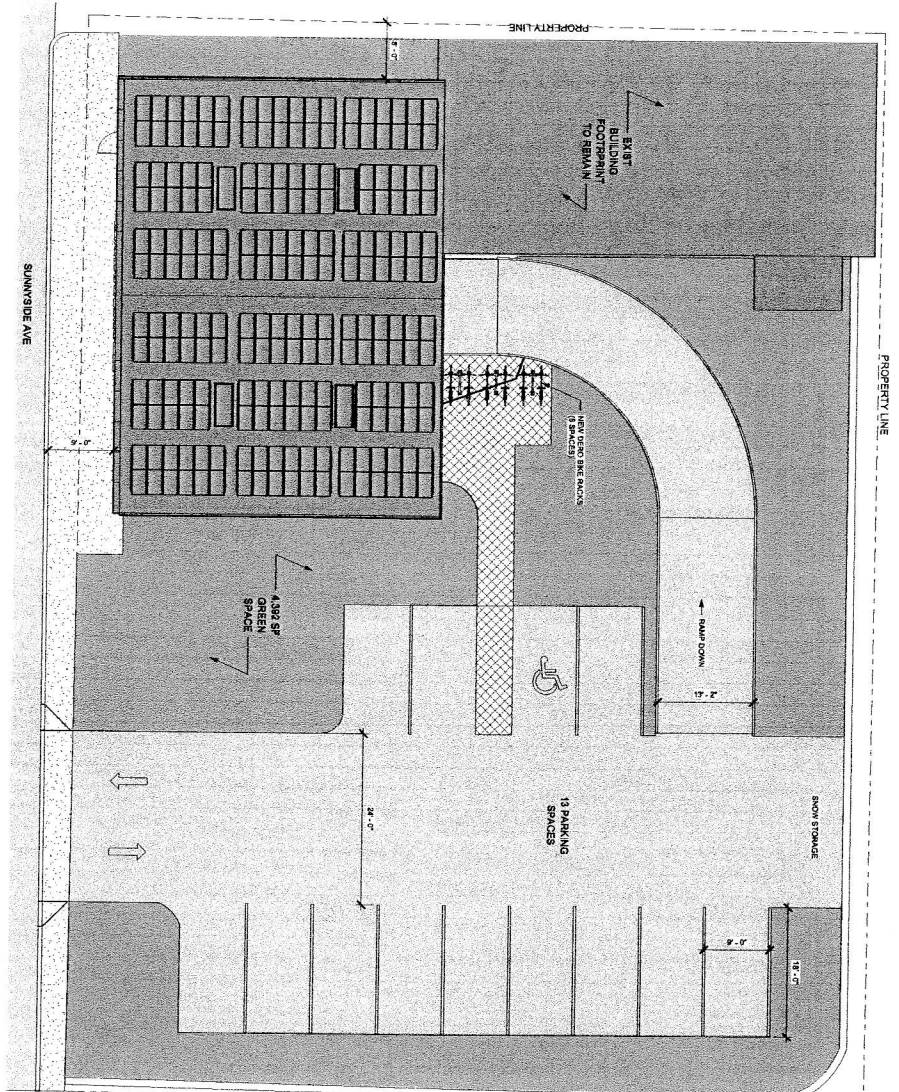
Column Health Officers



① Basement Level
1/8" = 1'-0"



② 1st Floor Level
1/8" = 1'-0"



① Site Plan
1/8" = 1'-0"

ZONING DIMENSIONAL TABLE: CURRENT ZONING

ZONE	ALLOWED REQUIRED	EXISTING	PROPOSED	COMPLIANCE
USE	BUSINESS B1	COMMERCIAL	OFFICE	COMPLIES
MIN LOT SIZE	N/A	44,160.00 SF	44,160.00 SF	COMPLIES
MAX GROUND COVERAGE	N/A	32.6% (13,960 SF)	28% (12,448 SF)	COMPLIES
LANDSCAPE AREA	N/A	N/A	4,392 SF (28%)	COMPLIES
MAX FLOOR AREA RATIO (FAR)	1.6 (24,750 SF)	0.48 (1,220 SF)	0.44 (1,729 SF)	COMPLIES
MAX FLOOR AREA RATIO (FAR)	5.87 / 80'	44,200'-0"	EXIST TO REMAIN	COMPLIES
MIN BUILDING HEIGHT	0'-0" (PL)	4'-3" (L) 7'-0" (R)	4'-3" (L) 7'-6" (R)	COMPLIES
MIN YARD FRONT SIDE REAR	10'-0" (L) 10'-0" (R) 10'-0" (R)	4'-3" (L) 7'-0" (R)	4'-3" (L) 7'-6" (R)	COMPLIES
MIN FRONTAGE	60'-0"	44,160'-0"	44,160'-0"	COMPLIES
PARKING REQUIREMENTS	11 REQUIRED (1 PER 600 SF)	UNKNOWN	13 SPACES	COMPLIES
BICYCLE PARKING	4	UNKNOWN	6 BIKE RACKS	COMPLIES

KEY	
	USEABLE OPEN SPACE
	PROPOSED BUILDING FOOTPRINT
	PAVED AREA
	PROPERTY LINE

PROJECT NAME
**Column Health
Offices**

PROJECT ADDRESS
10 Sunnyside Ave
Arlington MA

CLIENT
Column Health LLC

ARCHITECT



17 WALDO STREET SUITE 400
SONERVILLE, MA 02143
TELEPHONE 617-481-0842 FAX 617-481-0848

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REGISTRATION

Project number	19114	
Date	05/08/12	
Drawn by	MAL	
Checked by	W/C	
Scale	As indicated	
REVISIONS		
No.	Description	Date

Architectural Site
Plan

A-020

Column Health Offices

EXISTING WALL

PROPOSED WALL

PROJECT NAME
Column Health
Offices

PROJECT ADDRESS

10 Sunnyside Ave
Arlington MA

CLIENT

Column Health LLC

ARCHITECT



KHALSA

17 WALCOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX:
617-591-2086

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REGISTRATION

Project number	19119
Date	05/06/21
Drawn by	MB
Checked by	WC
Scale	1/4" = 1'-0"

Basement Floor
Plan

A-101

Column Health Office:

PROPERTY LINE

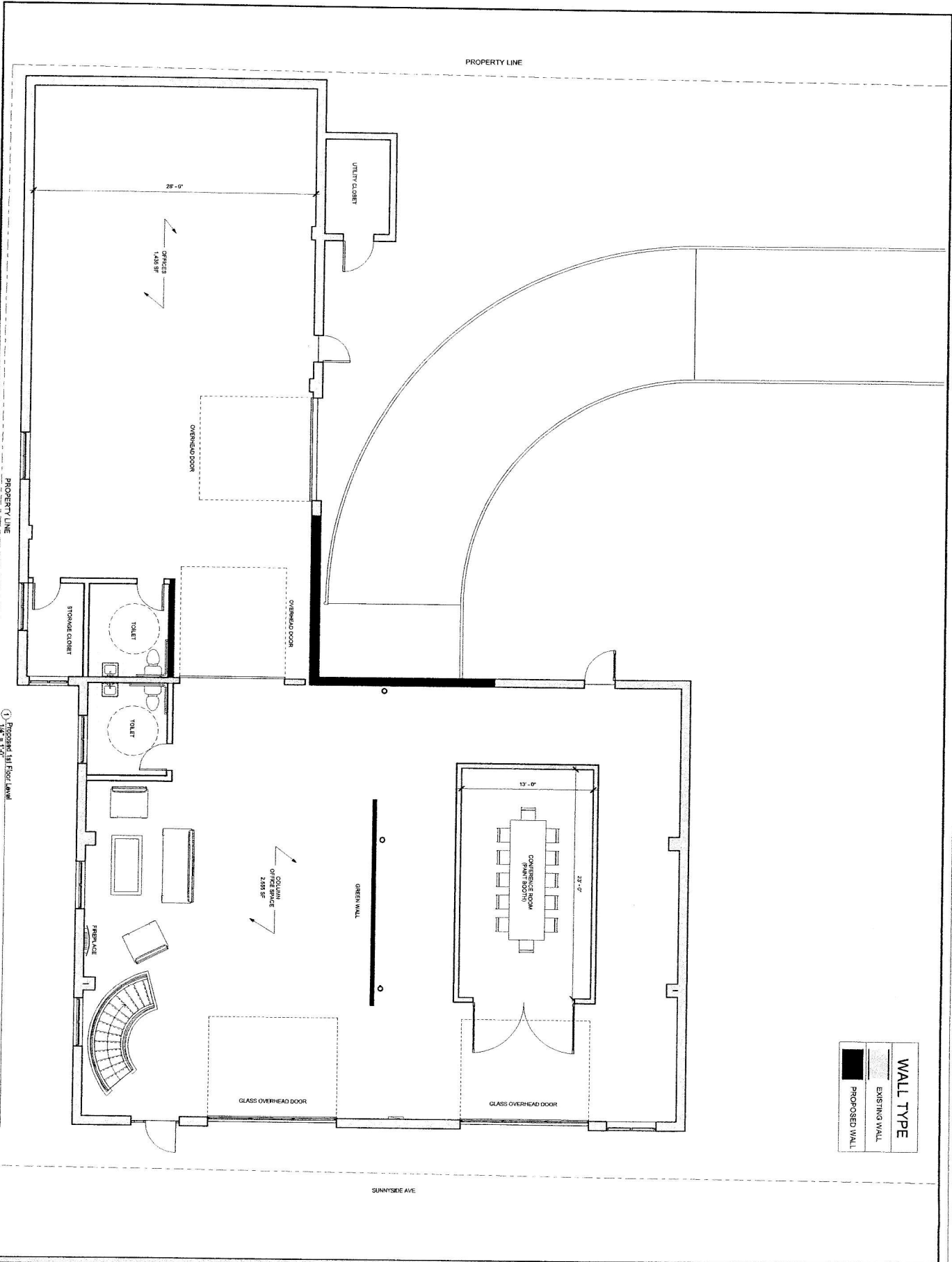
- RAMP @ 14% SLOPE

STORAGE
2,452 SF

SUNNYSIDE AVE

PROPERTY LINE

① Proposed Basement Level
1/4" = 1'-0"



Proposed 1st Floor Plan
1/4" = 1'-0"

WALL TYPE	
	EXISTING WALL
	PROPOSED WALL

PROJECT NAME
**Column Health
Offices**

PROJECT ADDRESS
10 Sunnyside Ave
Arlington MA

CLIENT
Column Health LLC

ARCHITECT
KHALSA



17 WALDO STREET SUITE 400
SONERVILLE MA 01463
TELEPHONE 617-991-4802 FAX
617-991-3088

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REGISTRATION

PROJECT NUMBER	197-15
DATE	05/08/21
DRAWN BY	CAJ/BJD
CHECKED BY	1/4" = 1'-0"
SCALE	1/4" = 1'-0"

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	05/08/21
2	ISSUED FOR CONSTRUCTION	05/08/21
3	ISSUED FOR AS-BUILT	05/08/21
4	ISSUED FOR FINAL	05/08/21
5	ISSUED FOR ARCHIVE	05/08/21

First Floor Plan
A-102
Column Health Offices

[illegible]

PROJECT NAME
**Column Health
Offices**

PROJECT ADDRESS
10 Sunnyside Ave
Arlington MA

CLIENT

ARCHITECT
Column Health LLC



17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-291-8857 FAX: 617-291-8858
CONSULTANTS:

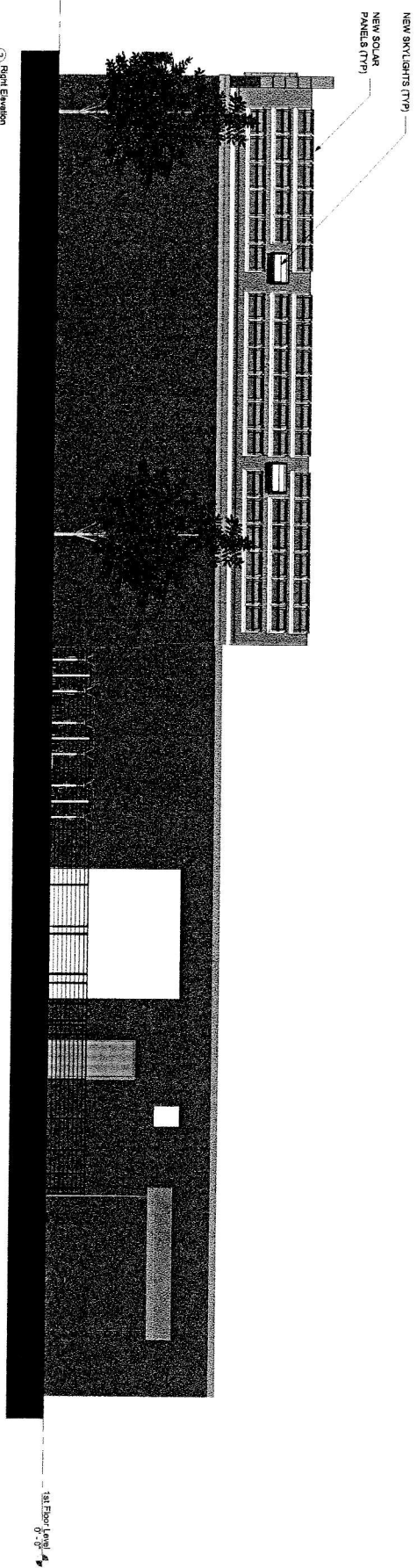
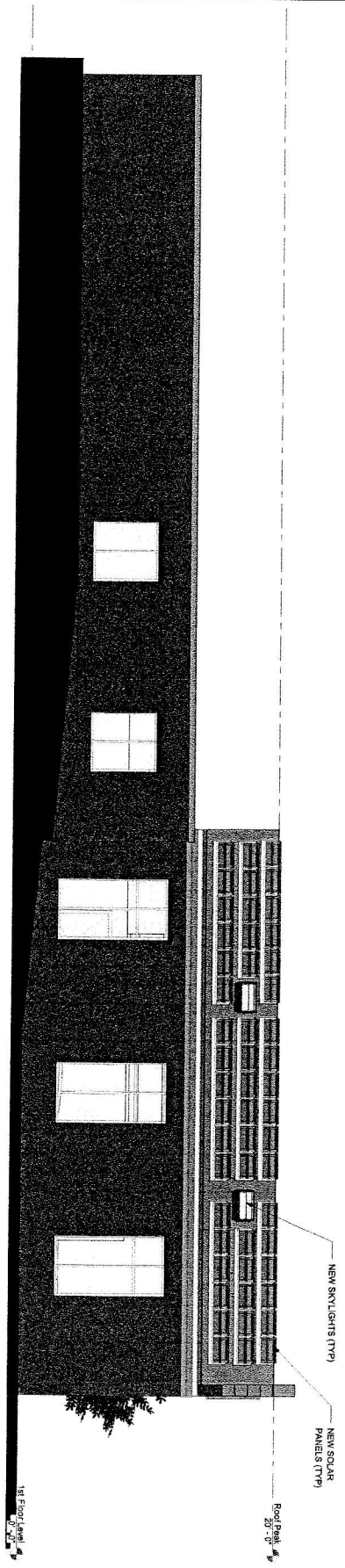
CONTRACT NO. 2015-0101
ISSUED FOR THE SOLE PROPERTY OF KHALSA
FOR THE PURPOSE OF THE DESIGN AND
CONSTRUCTION OF THE BUILDING AND
ALL RELATED TO THE PROJECT
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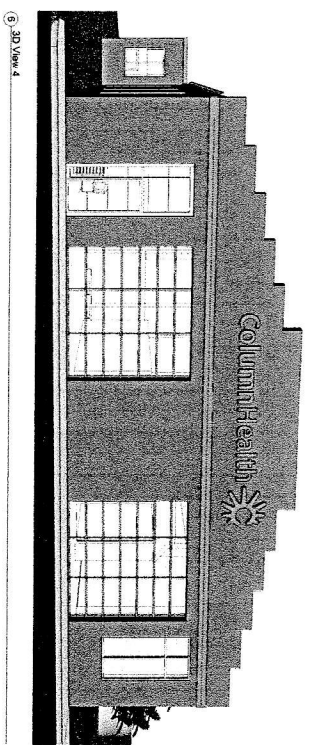
REGISTRATION

Project number	19-119	
Date	05/06/21	
Drawn by	MB	
Checked by	W/C	
Scale	1/4" = 1'-0"	
REVISIONS		
No.	Description	Date

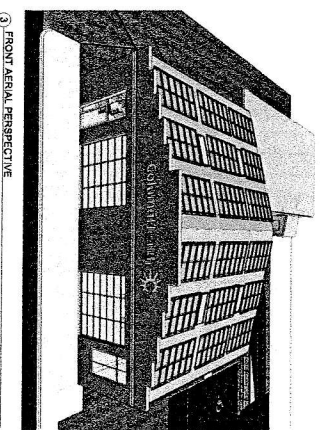
Left Side & Right
Side Elevation

A-301
Column Health Offices

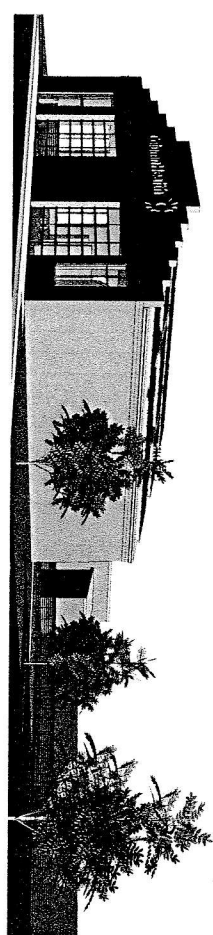




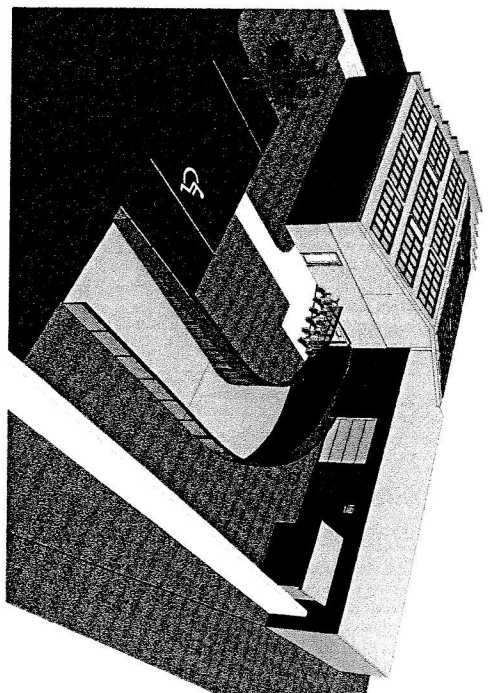
3D View 4



3D View 3



3D View 1



3D View 2

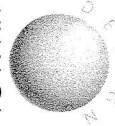
PROJECT NAME
Column Health
Offices

PROJECT ADDRESS
10 Sunnyside Ave
Arlington MA

CLIENT

Column Health LLC

ARCHITECT



KHALSA

17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-594-6663 FAX:
617-594-6666

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IN WRITING FROM KHALSA LLC.

No.	Description	Date
1	Project number	19110
2	Date	09/06/21
3	Checked by	WJ
4	Drawn by	WJ

Exterior Perspectives

A-302

Column Health Offices



KHALSA DESIGN INCORPORATED
Architecture & Urban Planning

17 Ivaloo Street, Suite 400, Somerville, MA 02143
p.617-591-8682 / f. 617-591-2086

TO: Robert J. Annese, Esq.
1171 Massachusetts Avenue
Arlington, MA 02476
(781)-646-4911

DATE: 05-17-2021

FROM: Will Chalfant
Khalsa Design, Inc.
17 Ivaloo Street
Somerville, MA 02143
(617)-591-8682

RE: Proposed adaptive re-use of existing garage

Dear Attorney Annese,

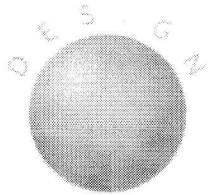
The applicants, Column Health wish to refurbish and re-use the existing garage/ auto repair shop located at 10 Sunnyside Avenue in Arlington, MA.

The existing garage has had several additions tacked on over the years. The garage and these outbuildings are surrounded by a sea of asphalt and gravel. Column Health's intention is to utilize the existing garage to house corporate meetings as well as some small office space. This space is not intended to be a cubicle farm, but rather a place for Column Health's executive management team to work. The existing shed that covers a steep ramp to the basement will be removed and a new ramp with a more comfortable slope will be replaced in its place. This garage in the basement is intended to be used as storage space.

Within the existing building the renovations will be minimal. A new code compliant spiral staircase will connect the upper level with the basement. Two new ADA compliant restrooms will be added, as well as a refurbished paint booth which will be converted into a conference room.

The largest change will be to the site itself. The sea of asphalt and gravel will be replaced with landscaping other than the new parking area and ramp. We believe that this change

CC: File



KHALSA

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in use for the site will drastically change the perception of the property and will allow Column Health to have a unique and efficient adjunct workspace for employees and senior staff.

Sincerely,

Will Chalfant
Project Manager
Khalsa Design Inc.