



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 **Ravitha Amarasingham** of Arlington, Massachusetts on May 30, 2021, a petition seeking permission to alter his property located at **55 Sutherland Road - Block Plan 120.0-0013-0007.0** 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.

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-upqDlrH9BzpU_mQMF2y5Ys20gtlBP9 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 3659

Zoning Board of Appeals

Christian Klein, RA, Chair

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

In the matter of the Application of Ravitha Amarasingham
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of 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*:

The use requested is listed as a special permit use in the use regulations for the applicable district
or is so designated elsewhere in this Bylaw. The requested use is essential or desirable to the
public convenience or welfare. The requested use will not create undue traffic congestion
or unduly impair pedestrian safety.

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 55 Sutherland Rd. 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 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 owner is elderly and requires this enlarged entry porch for safe entry to and egress from her
home. The proposed enlarged entry porch will not change the scale or character of the neighborhood,
it will not create new shadows on abutting properties, will not create noise pollution or have any
impact on traffic patterns or off street parking. All Ravitha's neighbors support this application.

E-Mail: ramarasingham55@gmail.com Signed: Ravitha Amarasingham Date: 05/10/2021

Telephone: 617-861-7008 Address: 55 Sutherland Rd Arlington MA

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 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.

There is no change to the existing use of the existing 2-family dwelling which is permitted use in R-2 zone. The proposed covered entry porch is consistent with the current use

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

The existing entry porch is too small and with advancing age this condition is becoming very challenging and dangerous in rain and snow and ice. The proposed covered entry porch will allow the owner to safely and comfortably enter and exit her home in all weather conditions. Additionally, the existing storm door opens onto the porch and because the landing is too small the owner has no where to lace down her groceries or other kinds of bags when she is entering.

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

The proposed covered entry porch will have no impact whatsoever on traffic patterns or off street parking. The existing driveway and parking spaces will remain unchanged.

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 covered porch will have no plumbing component and will not create any grade changes

E). 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.

N/A

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 or welfare.

The proposed covered porch entry will support the existing residential use which is allowable per the zoning ordinance.

G). 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 appearance of the front elevation of the owner's home will be enhanced, the scale and character of the neighborhood will be maintained.

TOWN OF ARLINGTON
Dimensional and Parking Information
For Applications to the Zoning Board of Appeals

1. Property Location: 55 Sutherland Zoning District: R2

2. Present Use/Occupancy: 2-Family DU / 104 No. of dwelling units 2

3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
2,242.0 Sq. Ft.

4. Proposed Use/Occupancy: 2-Family / 104 No. of dwelling units 2

5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
No Change Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	4,000.00	No Change	min. 6,000.00
7. Frontage (Ft.)	40.0	No Change	min. 60.0
8. Floor area ratio	.56	No Change	max. NA
9. Lot Coverage (%)	34.75	.35	max 35
10. Lot Area per Dwelling Unit (Sq. Ft.)	2,000.00	No Change	min. NA
11. Front Yard Depth (Ft.)	17'-2" porch	15'-3" porch	min. 20'-0"
12. Left Side Yard Depth (Ft.)	8.0	No Change	min. 10'
13. Right Side Yard Depth (Ft.)	7.5	No Change	min. 10'
14. Rear Yard Depth (Ft.)	34.3	No Change	min. 20'
15. Height (Stories)	2.5	No Change	max. 2.5
16. Height (Ft.)	24.6	No Change	max. 35
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	2,217.0	2,206.0	
17A. Landscaped Open Space (% of GFA)	.993	.99	min. NA
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	1,369.0	1,369.0	
18A. Usable Open Space (% of GFA)	.41	.41	min. .30
19. Number of Parking Spaces	1	No Change	min. NA
20. Parking area setbacks (if applicable)	NA	NA	min. NA
21. Number of Loading Spaces (if applicable)	NA	NA	min. NA
22. Type of construction	Type V	Type V	N/A
23. Slope of proposed roof(s) (in. per ft.)	12:5	No Change	min. NA

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: 55 Sutherland Zoning District: R2

<u>OPEN SPACE*</u>	EXISTING	PROPOSED
Total lot area	<u>4,000.0</u>	<u>No Change</u>
Open Space, Usable	<u>1,369.0</u>	<u>1,369.0</u>
Open Space, Landscaped	<u>2,217.0</u>	<u>2,206.0</u>

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

<u>GROSS FLOOR AREA (GFA) †</u>		
Accessory Building	<u>NA</u>	<u>NA</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>0.0</u>	<u>0.0</u>
1 st Floor	<u>1,104.0</u>	<u>1,104.0</u>
2 nd Floor	<u>1,128.0</u>	<u>1,128.0</u>
3 rd Floor	<u>NA</u>	<u>NA</u>
4 th Floor	<u>NA</u>	<u>NA</u>
5 th Floor	<u>NA</u>	<u>NA</u>
Attic (greater than 7'-0" in height, excluding elevator machinery; or mechanical equipment)	<u>NA</u>	<u>NA</u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u>NA</u>	<u>NA</u>
All weather habitable porches and balconies	<u>10.4 ex covered entry</u>	<u>49.0 proposed covered entry</u>
Total Gross Floor Area (GFA)	<u>2,242.4</u>	<u>2,281.0</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>2,217.0</u>	<u>2,206.0</u>
Landscaped Open Space (% of GFA)	<u>.993</u>	<u>.99</u>
Usable Open Space (Sq. Ft.)	<u>1,369.0</u>	<u>1,369.0</u>
Usable Open Space (% of GFA)	<u>.41</u>	<u>.41</u>

This worksheet applies to plans dated 01/08/2021 designed by GCD Architects

Reviewed with Building Inspector: _____ Date: _____