



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

#### LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **Jason Santana** of Arlington, MA. On July 8, 2021, a petition seeking permission to alter his property located at **20-20A Lafayette Street - Block Plan 001.0-0004-0016.A** Said petition would require a Special Permit under **Section 5-18 / (5.4.2B,6) Districts & Uses** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening September 14, 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:  
<https://town-arlington-ma-us.zoom.us/join/tZ0udu6hrz4iEtcR6s2r9eZiaorRAsgbMh>  
for documentation relating to this petition, visit the ZBA website at [www.arlington.gov/zba](http://www.arlington.gov/zba).

DOCKET NO 3661

Zoning Board of Appeals  
Christian Klein, RA, Chair

Please direct any questions to: **[ZBA@town.arlington.ma.us](mailto:ZBA@town.arlington.ma.us)**

**REQUEST FOR SPECIAL PERMIT**

**TOWN OF ARLINGTON**

In the matter of the Application of 20-20A LAFAYETTE STREET

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*:

SECTION 5.4.2.B.6, LARGE ADDITONS

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 20-20A LAFAYETTE STREET 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:

Pursuant to the Arlington Zoning Ordinance, Section 5.3.2.B.6, seeks a finding by the Board of Appeal  
that the alterations & large additon to the subject property is in harmony with other residentail  
strcutures inthe vicinity with regards to massing, height and architectural style.

E-Mail: info@northamericadevelopment.com Signed:  Date: 6/15/21

Telephone: 617-996-6728 Address: 93 Broadway Somerville MA 02145

JASON SAVANA

**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.

Section 5.4.2.B.6 Large Additions  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B). Explain why the *requested use is essential or desirable to the public convenience or welfare.*  
The residential use shall continue in two renovated and enlarged family-sized dwelling units.  
\_\_\_\_\_  
\_\_\_\_\_

C). Explain why *the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*  
The existing and proposed structure is a two-family having two dwelling units; the renovation represents no increase in the intensity of use.  
\_\_\_\_\_  
\_\_\_\_\_

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.*  
Currently the two dwelling units are three bedroom units; the proposed is an increase to four bedrooms. This does not represent an increase in Town services.  
\_\_\_\_\_  
\_\_\_\_\_

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.

Setion 8.1.3.A: The addition conforms to setback, area and usable open area requirements.

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 renovation and addition of the two-family structure is designed to be in harmony with the  
2.5 story houses to the left and rear. The architectural character borrows from adjacent traditional and  
modern strcutures in the immediate neighborhood.

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 residential use & intensity remains unchanged, while the increased unit sizes will be more  
accomodating to families and attract long-term occupants.

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

1. Property Location: **20-20A LAFAYETTE STREET** Zoning District: **R2**

2. Present Use/Occupancy: RESIDENTIAL 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):  
2,744 Sq. Ft.

4. Proposed Use/Occupancy: RESIDENTIAL 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):  
5,070 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	4,689	4,689	min. 6,000
7. Frontage (Ft.)	53	53	min. 60
8. Floor area ratio	NA	NA	max. NA
9. Lot Coverage ( %)	20.3	31.3	max 35
10. Lot Area per Dwelling Unit (Sq. Ft.)	NA	NA	min. NA
11. Front Yard Depth (Ft.)	14.8	14.8	min. 20
12. Left Side Yard Depth (Ft.)	9.3	9.3	min. 10
13. Right Side Yard Depth (Ft.)	9.1	9.1	min. 10
14. Rear Yard Depth (Ft.)	41.2	25.6	min. 20
15. Height (Stories)	2	2.5	max. 2.5
16. Height (Ft.)	26.3	33.5	max. 35
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	2,955	2,117	
17A. Landscaped Open Space (% of GFA)	160	58.8	min.
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	2,200	1,578	
18A. Usable Open Space (% of GFA)	120	43.8	min. 30
19. Number of Parking Spaces	2	2	min. 2
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	FRAME	FRAME	N/A
23. Slope of proposed roof(s) (in. per ft.)	5	2	min. 2

**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: 20-20A LAFAYETTE STRE      Zoning District: R2

<u>OPEN SPACE*</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Total lot area	<u>4,689</u>	<u>4,689</u>
Open Space, Usable	<u>2,200</u>	<u>1,578</u>
Open Space, Landscaped	<u>2,955</u>	<u>2,117</u>

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

<u>GROSS FLOOR AREA (GFA) †</u>		
Accessory Building	<u>0</u>	<u>0</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>0</u>	<u>0</u>
1 <sup>st</sup> Floor	<u>952</u>	<u>1,470</u>
2 <sup>nd</sup> Floor	<u>896</u>	<u>1,470</u>
3 <sup>rd</sup> Floor	<u>-</u>	<u>660</u>
4 <sup>th</sup> Floor	<u>-</u>	<u>-</u>
5 <sup>th</sup> 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>
<b>Total Gross Floor Area (GFA)</b>	<b><u>1,848</u></b>	<b><u>3,600</u></b>

† 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>2,955</u>	<u>2,117</u>
Landscaped Open Space (% of GFA)	<u>160</u>	<u>58.8</u>
Usable Open Space (Sq. Ft.)	<u>2,200</u>	<u>1,578</u>
Usable Open Space (% of GFA)	<u>120</u>	<u>43.8</u>

This worksheet applies to plans dated 06/14/2021 designed by LR Designs, Inc.

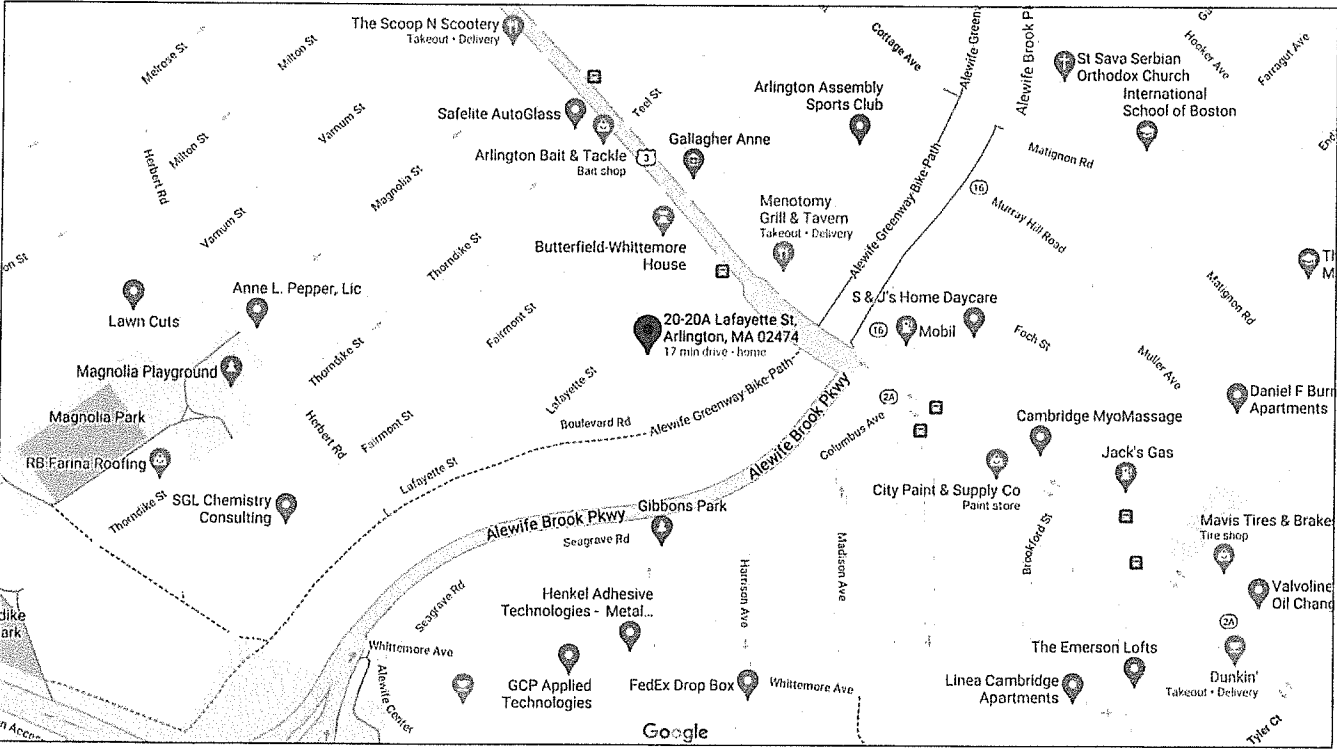
Reviewed with Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_



FRONT VIEW FROM STREET



REAR VIEW

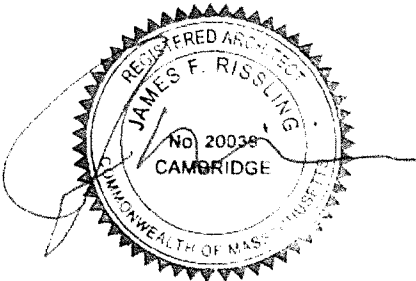


PROJECT LOCATION:  
**20-20A Lafayette Street**  
**Arlington, MA**  
ZONING DISTRICT RESIDENCE 2 (R2)

STRUCTURAL NOTES: ARLINGTON, MA LOADS, PER 780 CMR:  
LIVE LOADS 30lb.s/SF (BEDROOMS)  
40lb.s/SF (OTHER ROOMS)  
GROUND SNOW LOAD 40lb.s/SF  
WIND LOAD 127MPH

LIST OF DRAWINGS

	SCHEMATIC DESIGN	SPECIAL PERMIT
ISSUED	JUNE 10, 2021	JUNE 14, 2021
COVER		●
Z0.1 ZONING INFORMATION	○	●
Z0.2 ZONING INFORMATION	○	●
EX1.1 EXISTING PLANS	○	●
EX2.1 EXISTING ELEVATIONS		●
A1.1 PROPOSED FLOOR PLANS	○	●
A1.2 PROPOSED FLOOR PLANS	○	●
A2.1 PROPOSED ELEVATIONS	○	●



INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT: 780 CMR (2018 IECC)

Building Envelope- Climate Zone 5 Group R	R402.1.2
Roofs	
Attic and other	R-49
Walls, Above Grade	
Wood framed & other	R-20 or 13+5ci
Walls, Below Grade	
Crawlspace Walls	R-15/19
Basement Walls	R-15/19
Floors	
Joist/Framing	R-30
Slab Floors	
Unheated slabs	R-10 for 24 in. below
Fenestration	
Fenestration	U-0.30
Skylights	U-0.55
Opaque Doors	
Swinging	U-0.37
Non-swinging	R-4.75

LR Designs  
DESIGNER, ARCHITECT & DEVELOPMENT ADVISORS  
64 ALLSTON STREET,  
CAMBRIDGE, MA 02139  
617.585.2117  
LRDESIGNSCORP

Project Title:  
**20-20A Lafayette St.**  
**Arlington, MA**

Drawing Title:  
**Project Information**

Revisions:		
#	Description	date
	</	

ZONING DATA PER §6.00 - TABLE OF DIMENSIONAL AND DENSITY REGULATIONS

	ZONING DISTRICT - R2	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
A	MINIMUM LOT SIZE (S.F.)	6,000	±4,689	NO CHANGE	EXISTING NON-CONF.
B	MIN. FRONTAGE (FT)	60	53	NO CHANGE	EXISTING NON-CONF.
C	FLOOR AREA RATIO MAX. (FAR)	NA	--	--	NA
D	LOT (BUILDING) COVERAGE MAX. (%) 952 SF / 4,689 SF = 20.3 1,470 SF / 4,689 SF = 31.3	35	20.3	31.3	CONFORMS
E	MINIMUM LOT AREA PER DWELLING UNIT (S.F.)	NA	--	--	NA
F	MIN. FRONT YARD (FT)	20	14.8	NO CHANGE	EXISTING NON-CONF.
G	MIN. SIDE YARD - RIGHT (ADD'N CONFORMS)	10	9.1	NO CHANGE	EXISTING NON-CONF.
	MIN. SIDE YARD - LEFT (ADD'N CONFORMS)	10	9.3	NO CHANGE	EXISTING NON-CONF.
H	MIN. REAR YARD (FT) 20% OF LOT DEPTH	20 (16.57)	41.2	25.66	CONFORMS
I	MAX. HEIGHT (STORIES / FT)	2 1/2 / 35	2 / 26.3	2 1/2 / 33.5	CONFORMS
J	OPEN SPACE: MIN. LANDSCAPED AREA (%)	10	62	51	CONFORMS
K	OPEN SPACE: MIN. USABLE AREA (%)	30	47	33.6	CONFORMS
§6.1.4	MIN. NO. OF PARKING SPACES	2	2	NO CHANGE	CONFORMS

USEABLE OPEN SPACE CALCULATION:

EXISTING GROSS AREA			
BASEMENT	896	=	896 GSF
1ST FLOOR	896 + 56	=	952 GSF
2ND FLOOR	896	=	896 GSF
ATTIC	0	=	0 GSF
TOTAL = 2,744 GSF			
PROPOSED GROSS AREA			
BASEMENT	896 + 574	=	1,470 GSF
1ST FLOOR	896 + 574	=	1,470 GSF
2ND FLOOR	896 + 574	=	1,470 GSF
ATTIC	660	=	660 GSF
TOTAL = 5,070 GSF			

REQUIRED USEABLE, OPEN SPACE  
5,070 x 0.30 = 1,521 GSF

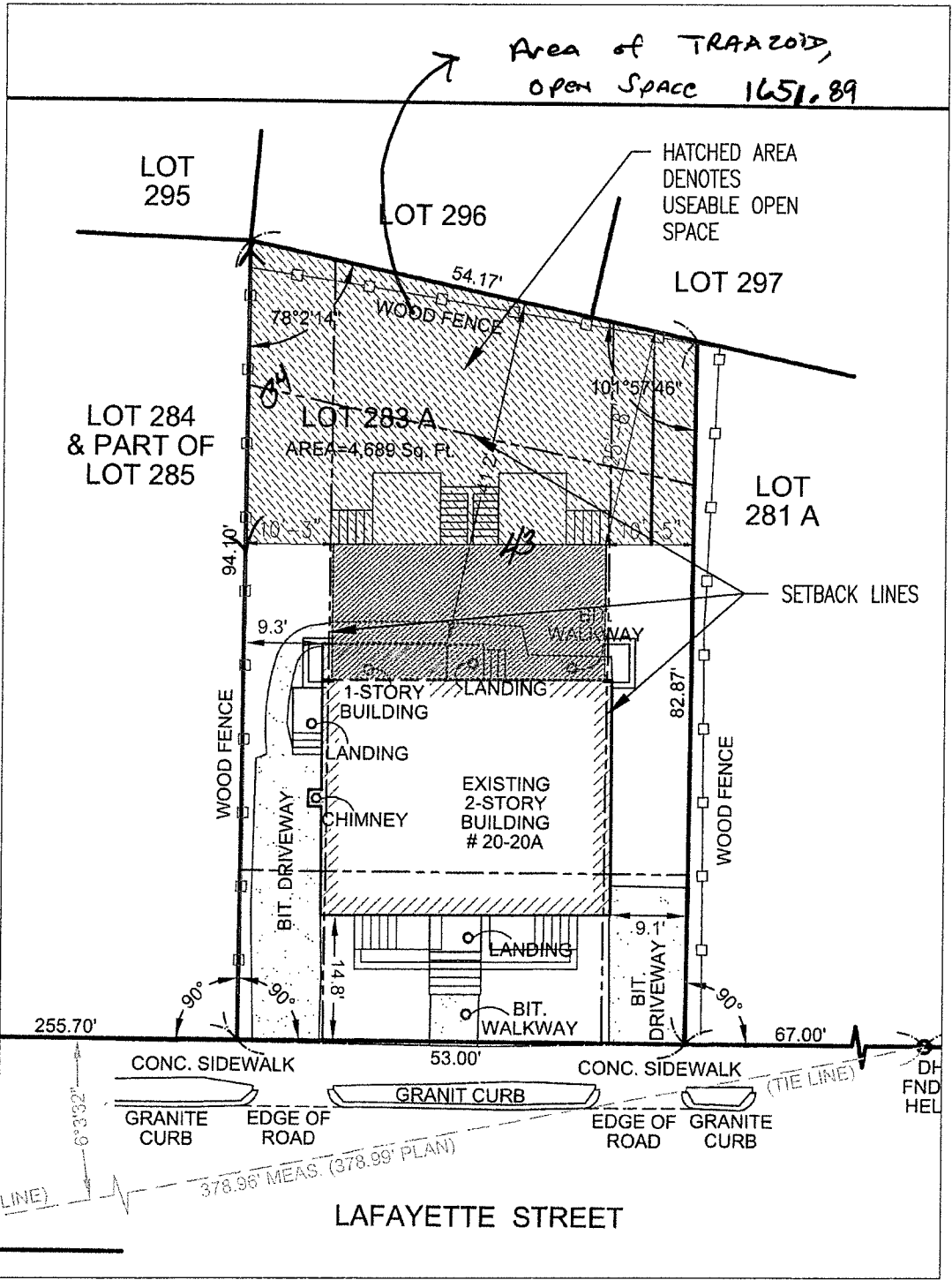
PROPOSED USEABLE OPEN SPACE: 1,578 SF  
  
1,521 SF REQUIRED < 1,578 SF PROPOSED

HALF-STORY CALCULATION:

EXISTING GROSS AREA  
2ND FLOOR 1,470 X .49 = 720 GSF  
  
TOTAL ALLOWED > 7' = 720 GSF  
  
660 GSF PROPOSED < 720 GSF ALLOWED

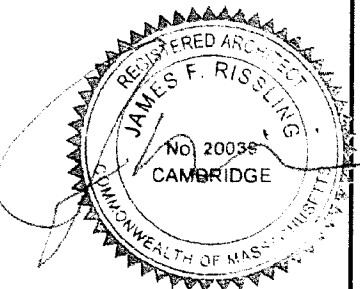
LARGE ADDITION CALCULATION: §5.4.2.B.6

DEMO 56 GSF	X	1 FLOORS	=	- 56 GSF
PROPOSED 574 GSF	X	3 FLOORS	=	1,722 GSF
PROPOSED 660 GSF	X	1 FLOOR	=	660 GSF
TOTAL ADDITION				2,438 GSF
2,438 GSF PROPOSED ADD'N > 750 GSF ALLOWED				



ZONING SITE DIAGRAM  
1" = 20'

SITE DIAGRAM BASED ON SURVEY  
MAY 2021



LR Designs  
INC.  
511-210-1511  
501-210-1511  
501-210-1511  
501-210-1511

Project Title:  
20-20A Lafayette St.  
Arlington, MA

Zoning Information

Revisions:		
#	Description	date
Project #	21021	
Scale:	as noted	
Date:	JUNE 14, 2021	
Drawing #	Z0.1	

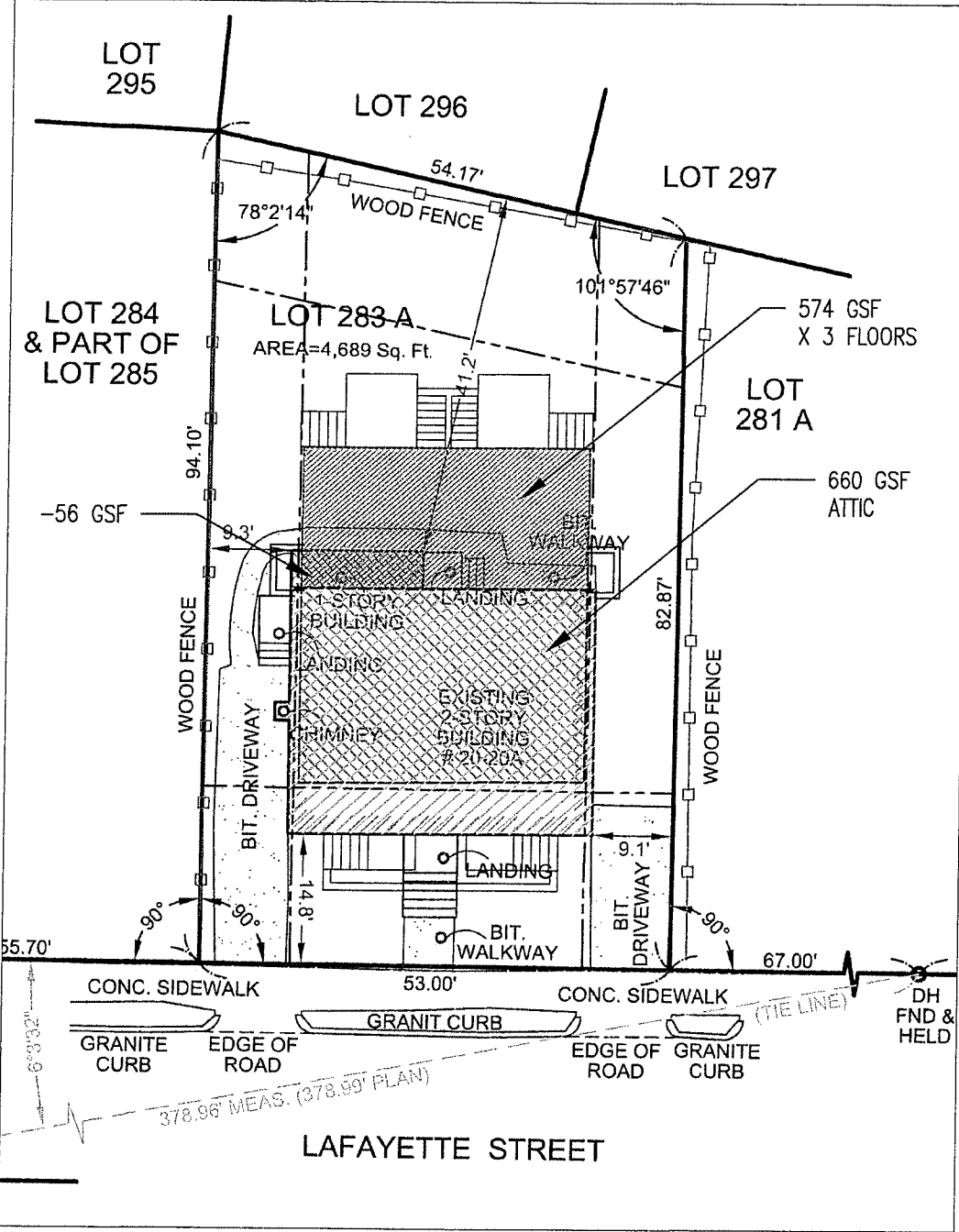


LARGE ADDITION CALCULATION: §5.4.2.B.6

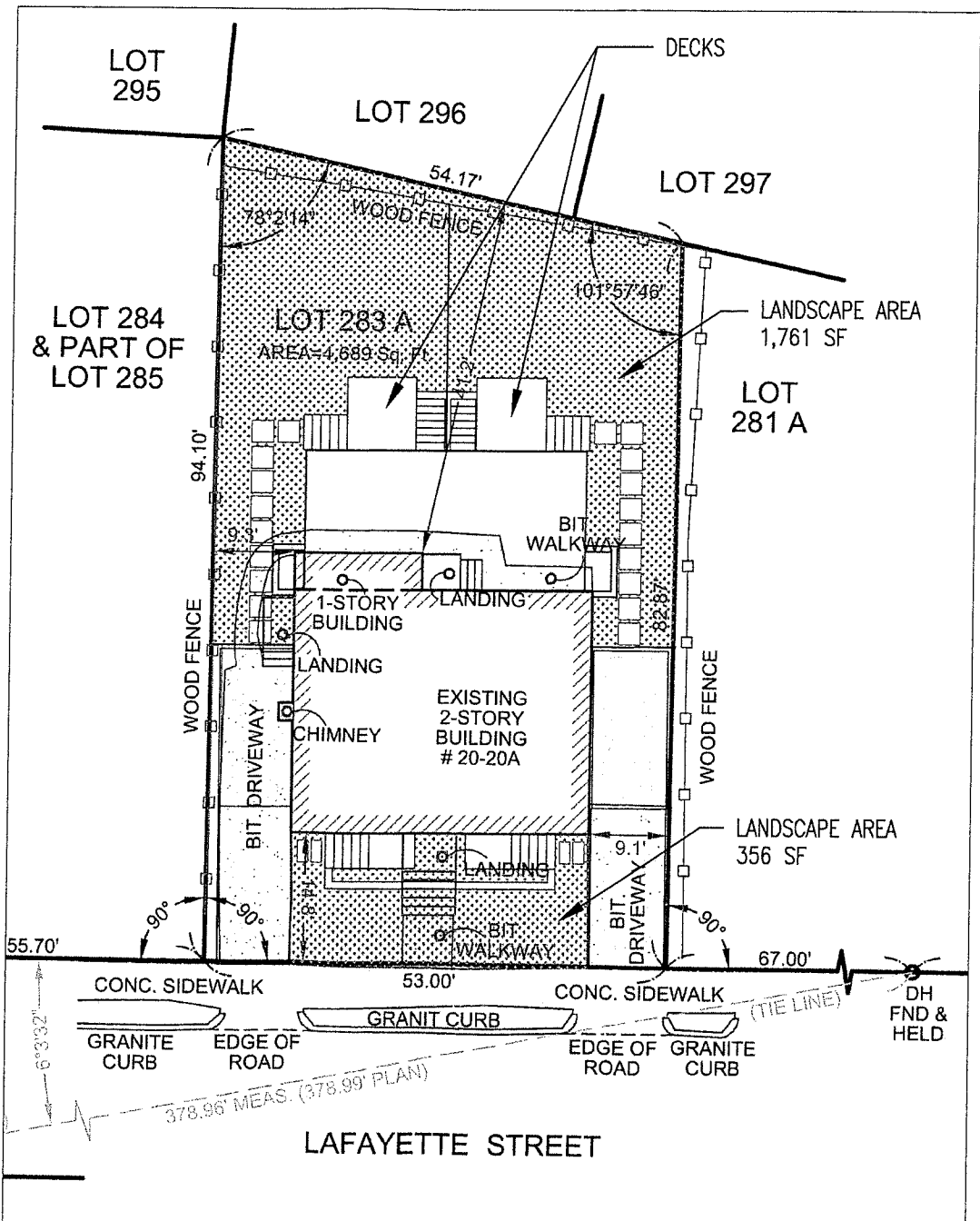
DEMO 56 GSF	X	1 FLOORS	=	- 56 GSF
PROPOSED 574 GSF	X	3 FLOORS	=	1,722 GSF
PROPOSED 660 GSF	X	1 FLOOR	=	660 GSF

TOTAL ADDITION 2,438 GSF

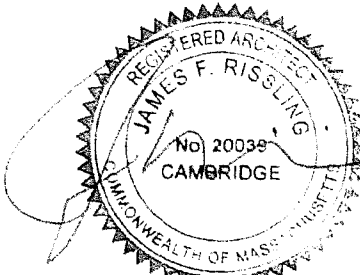
2,438 GSF PROPOSED ADD'N > 750 GSF ALLOWED



ADDITION DIAGRAM  
1" = 20'



LANDSCAPE AREA DIAGRAM  
1" = 20'



**LR Designs**  
INC.  
515 BERRY AVE. ARLINGTON, MASSACHUSETTS 01761  
TEL: 617.261.1000  
FAX: 617.261.1001  
WWW.LRDESIGNS.COM

Project Title:  
**20-20A Lafayette St.  
Arlington, MA**

Drawing Title:  
**Zoning Information:  
Addition Calculation  
& Landscape Area Diagram**

Revisions:  
# Description date

Project #  
21021

Scale:  
as noted

Date:  
JUNE 14, 2021

Drawing #  
**Z0.2**



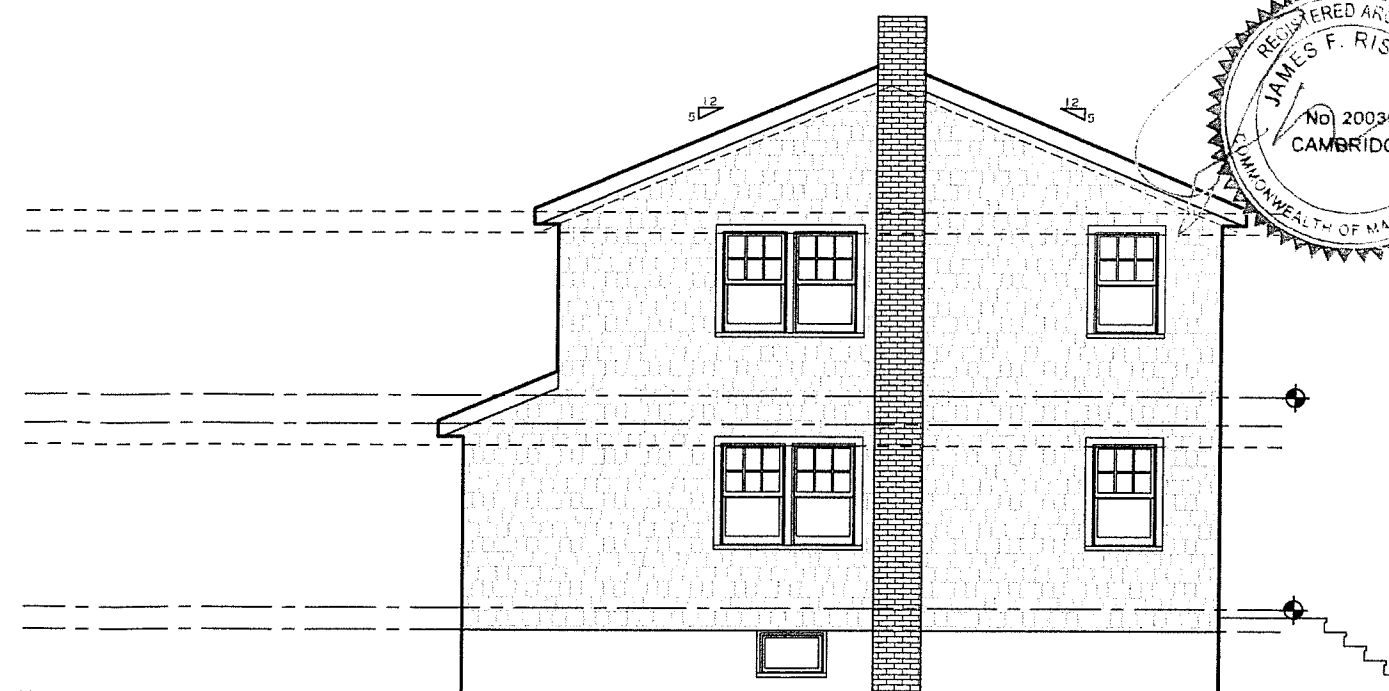
FRONT ELEVATION  
1/8" = 1'-0"



RIGHT SIDE ELEVATION  
1/8" = 1'-0"



REAR ELEVATION  
1/8" = 1'-0"



LEFT SIDE ELEVATION  
1/8" = 1'-0"

Project Title:  
20-20A Lafayette St.  
Arlington, MA

Drawing Title:  
EXISTING  
ELEVATIONS

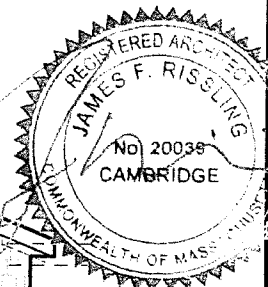
Revisions:  
# Description date

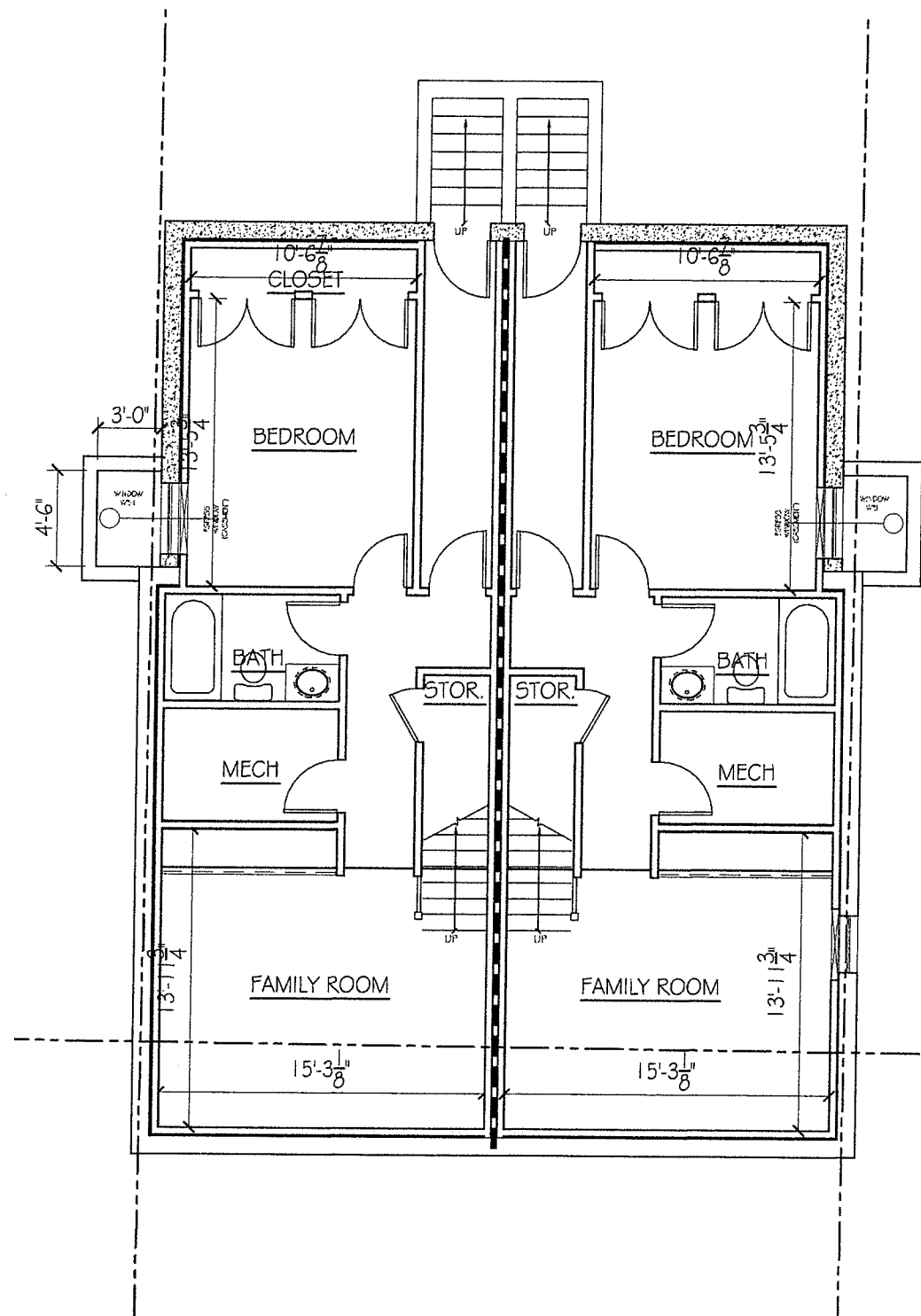
Project #  
21021

Scale:  
1/8" = 1'-0"

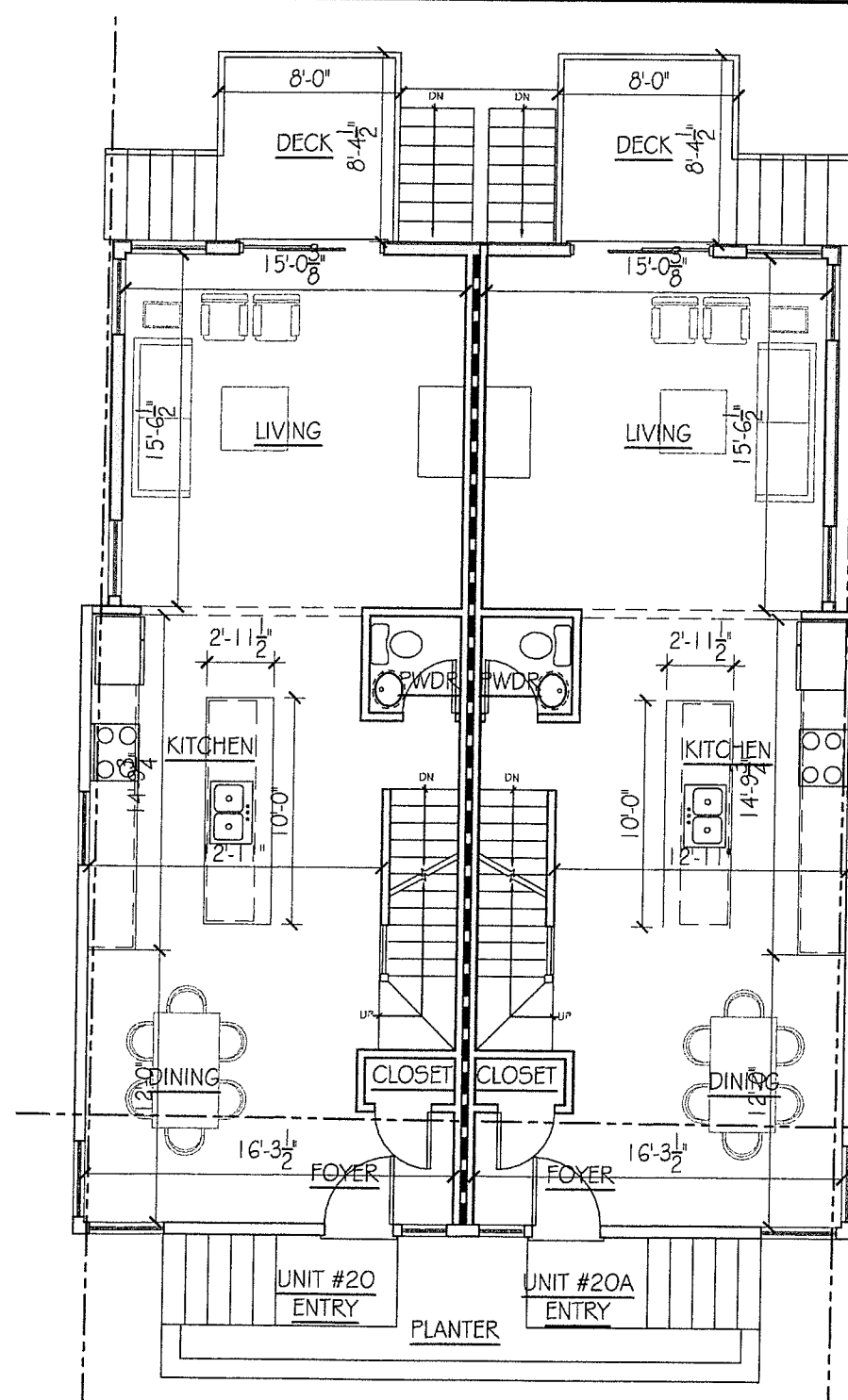
Date:  
JUNE 14, 2021

Drawing #  
EX2.1





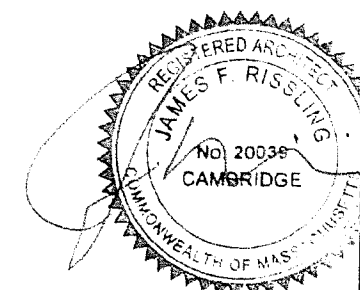
**BASEMENT PLAN**  
1/8" = 1'-0"



**FIRST FLOOR PLAN**  
1/8" = 1'-0"

$$15.5 \times 30 = 465$$

$$15.5 \times 30 = 465$$

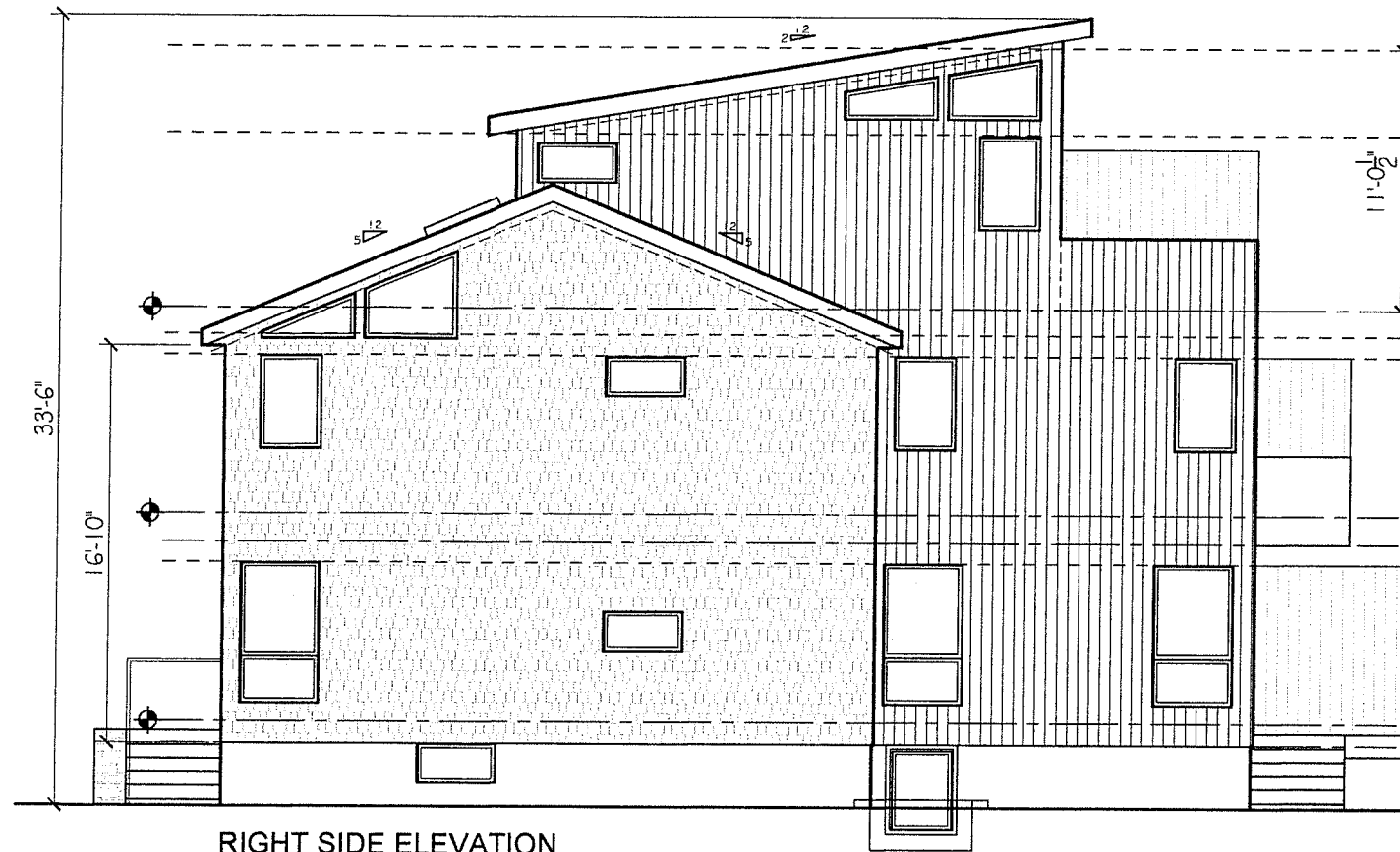


**AREA CALCULATIONS (GROSS SQ. FT.)**

	#20	#20A
1ST FLOOR	735	735
2ND FLOOR	735	735
ATTIC	330	330
BASEMENT (INSIDE FACE OF FOUNDATION WALL)	663	663
<b>TOTAL GROSS AREA (ALL FLOORS)</b>	<b>2463</b>	<b>2463</b>



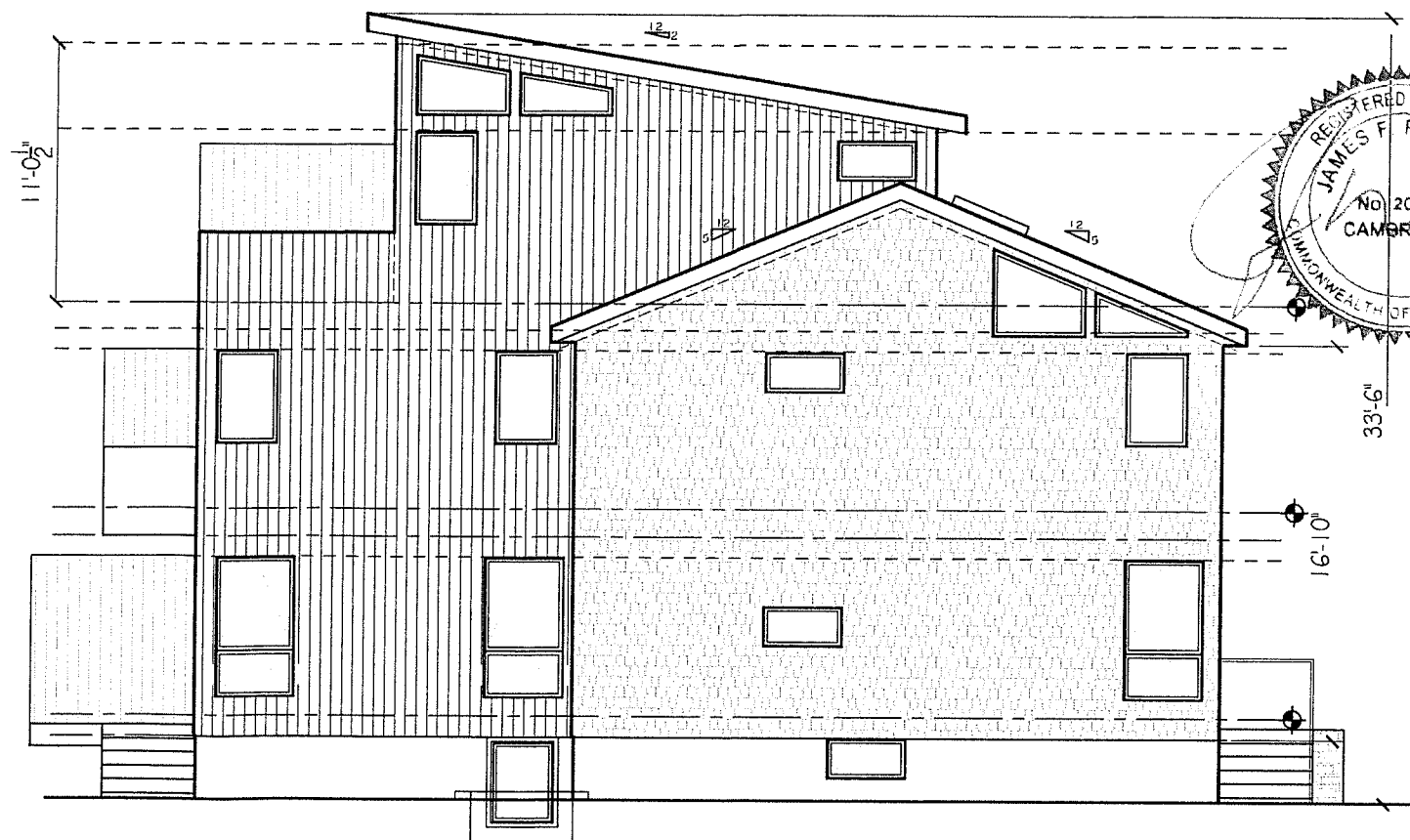
FRONT ELEVATION  
1/8" = 1'-0"



RIGHT SIDE ELEVATION  
1/8" = 1'-0"



REAR ELEVATION  
1/8" = 1'-0"



LEFT SIDE ELEVATION  
1/8" = 1'-0"

Project Title:  
20-20A Lafayette St.  
Arlington, MA

Drawing Title:  
PROPOSED  
ELEVATIONS

Revisions:  
# Description date

Project #  
21021

Scale:  
1/8" = 1'-0"

Date:  
JUNE 14, 2021

Drawing #  
A2.1