

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 **Sean Hayes** of Arlington, MA. On July 8, 2021, a petition seeking permission to alter his property located at **14 Nicod Street - Block Plan 175.0-0006-0001.3** 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 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-](https://town-arlington-ma-us.zoom.us/join)
us.zoom.us/join
for documentation relating to this petition, visit the ZBA website at
www.arlington.gov/zba.

DOCKET NO 3664

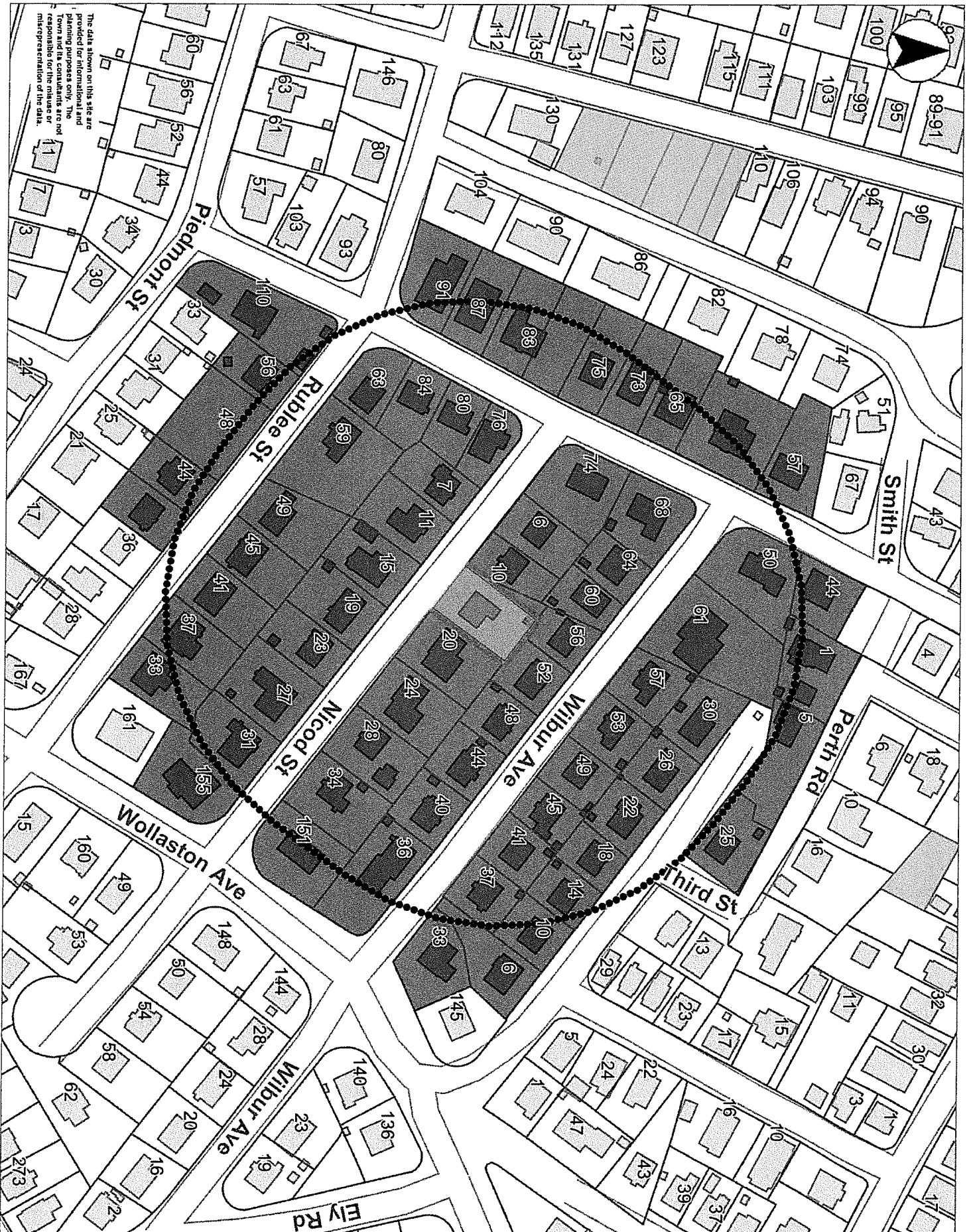
Zoning Board of Appeals
Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us**



0 200 400 ft

Printed on 07/23/2021 at 10:07 AM



- Places by Category**
- Police Station
 - Fire Station
 - School
 - Public Works
 - Recreation - Facilities
 - Recreation - Fields Courts
 - Recreation - Fields Courts
 - Recreation - Fields Courts
 - Open Space - Conservation
 - Open Space - Minuteman Trail
 - Open Space - Labels
- Open Space**
- Town, State, or Private
 - Other Town Owned
 - MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
 - Abutting Towns
 - Town Boundary
 - Parcels
 - Buildings
 - Cemetery - Roads
 - Road1
 - Road2
 - Road3
 - Road4
 - Pavement Markings
 - Impervious Surface - For B
 - Street
 - Street Island
 - Driveway
 - Roads - For Large Scale (ft)
 - Roads - For Small Scale (ft)
 - Major Road
 - Local Road
 - Master Plan Base Map - M
 - Water Line
 - Water Body

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

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

1. Property Location: 14 NICOD STREET Zoning District: _____
2. Present Use/Occupancy: RESIDENTIAL/SINGLE FAMILY No. of dwelling units 1
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):
N/A Sq. Ft. N/A for covered porch
4. Proposed Use/Occupancy: RESIDENTIAL/SINGLE FAMILY No. of dwelling units 1
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):
N/A Sq. Ft. N/A for covered porch

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	6013 +/-	same	min.
7. Frontage (Ft.)	60'	same	min.
8. Floor area ratio			max.
9. Lot Coverage (%)			max
10. Lot Area per Dwelling Unit (Sq. Ft.)			min.
11. Front Yard Depth (Ft.)	25.6'	21.6'	min.
12. Left Side Yard Depth (Ft.)	16.6'	16.6'	min. 10'
13. Right Side Yard Depth (Ft.)	10.8'	10.8'	min.
14. Rear Yard Depth (Ft.)	no changes		min.
15. Height (Stories)	1	1	max.
16. Height (Ft.)	0	11'2"	max.
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.			
17A. Landscaped Open Space (% of GFA)			min.
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.			
18A. Usable Open Space (% of GFA)			min.
19. Number of Parking Spaces	no changes		min.
20. Parking area setbacks (if applicable)	no changes		min.
21. Number of Loading Spaces (if applicable)	no changes		min.
22. Type of construction	wood		N/A
23. Slope of proposed roof(s) (in. per ft.)	n/a	6:12	min.

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: 14 Nicod Street Zoning District: R1

<u>OPEN SPACE*</u>	N/A for open porch	EXISTING	PROPOSED
Total lot area	with roof	_____	_____
Open Space, Usable		_____	_____
Open Space, Landscaped		_____	_____

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

GROSS FLOOR AREA (GFA)† N/A with open porch with roof

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

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

REQUIRED MINIMUM OPEN SPACE AREA

Landscaped Open Space (Sq. Ft.)	_____	_____
Landscaped Open Space (% of GFA)	_____	_____
Usable Open Space (Sq. Ft.)	_____	_____
Usable Open Space (% of GFA)	_____	_____

This worksheet applies to plans dated 4/25/2021 and updated on 5/28/2021
designed by AFAB.

Reviewed with Building Inspector: _____ Date: _____

2 COPIES

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

In the matter of the Application of 14 Nicod Street - covered front porch
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*:

Renovated front porch to extend width of existing house and project 4'
from house as existing uncovered front porch extended. Will not extend
beyond side of existing house (no side set back changes). Existing
porch is narrower than house with no roof. New porch with roof has
21.6' front setback instead of required 25'.

The Applicant states ~~he/she~~ they ~~is~~ are the owner/occupant of the land in Arlington located at
14 NICOD 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:

Added curb appeal and functional use of front porch during inclement
weather. In addition it will add shade to home interior to cut down
on cooling costs during summer months.

smhayes@wellington.com

E-Mail: jenhayes78@gmail.com Signed: Jean Hayes Date: 7/15/2021
Telephone: 617-966-6627 Address: 14 Nicod Street, 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.
Residential single family detached dwelling (ARTS 81, 87, ATM 4/80 1.01)
District R1
~~Special permit ART86, ATM 3/7/79, ART6, ATM 4/09: with regard to front...yards greater than the minimum required.~~

B). Explain why the *requested use is essential or desirable to the public convenience or welfare.*
Porch with roof as proposed will provide a porch protected from snow, sleet and rain as well as summer sun through front windows. Design provides more esthetically pleasing curb appeal to neighborhood.

C). Explain why the *requested use will not create undue traffic congestion; or unduly impair pedestrian safety.*
There is still 21.6' from the proposed porch to front of the property line.

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.*

Rainwater will drain to own yard. Covered porch will protect porch from elements.

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.

Plot plan attached with new setbacks.

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.

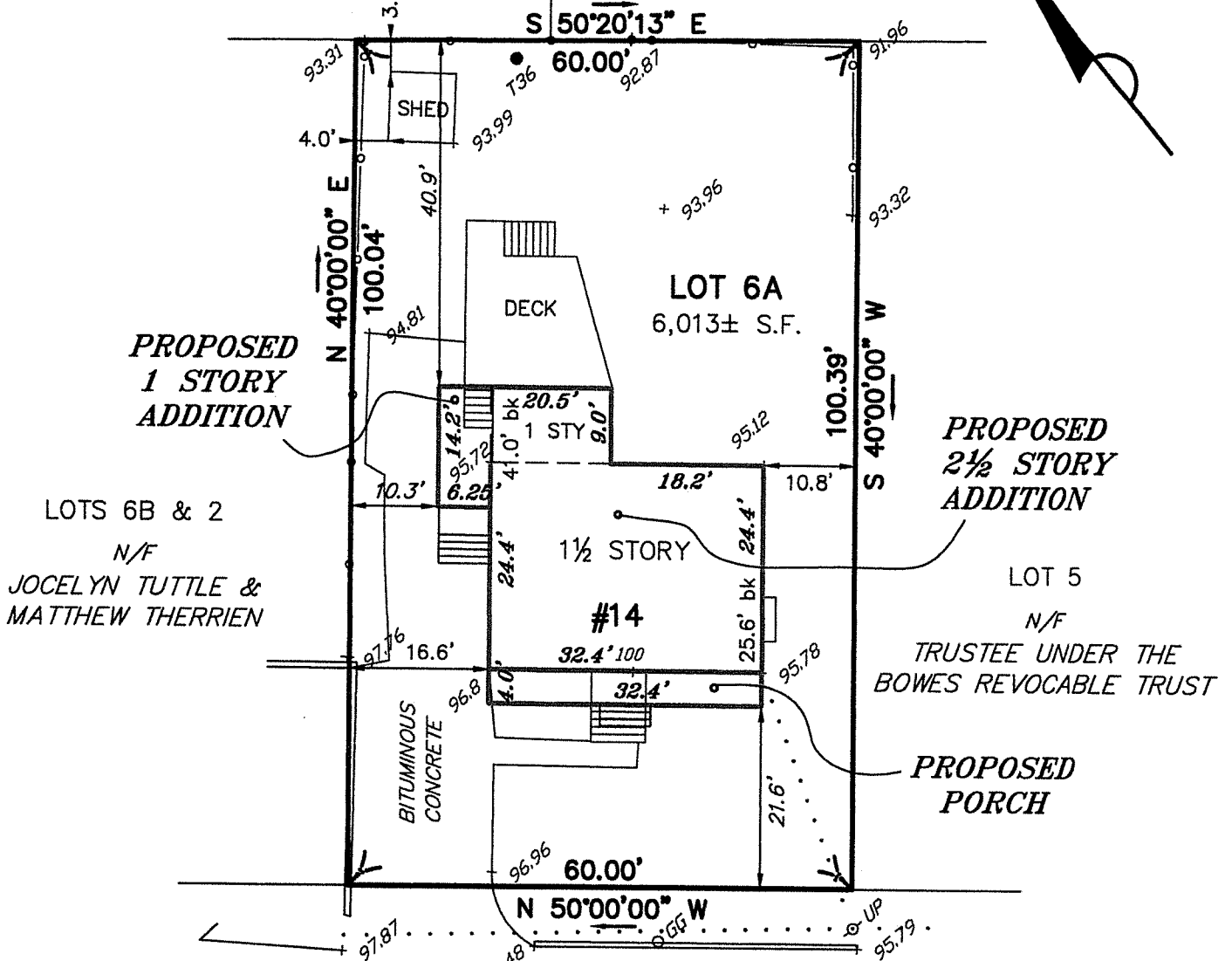
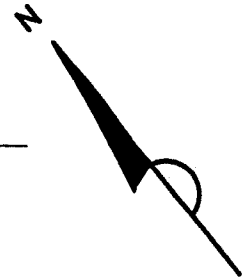
Front porch will be 21.6' from the street and will cause little or no impact on neighborhood other than improve esthetics and protect porch from elements.

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.*

New covered porch will not cause an excess of use of the front new setbacks as it only projects out same distance as existing uncovered porch.

LOT 13
N/F
VERNON & LORI GILCHRIST

LOT 12
N/F
MAUREEN IGOE

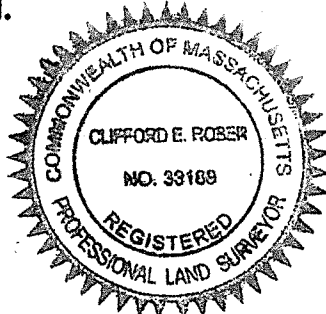


CURB GRADE = 96.4
EXISTING HEIGHT - 21.7'
PROPOSED HEIGHT - 33.6'

NICOD STREET

OWNER: SEAN & JENNIFER HAYES

I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.



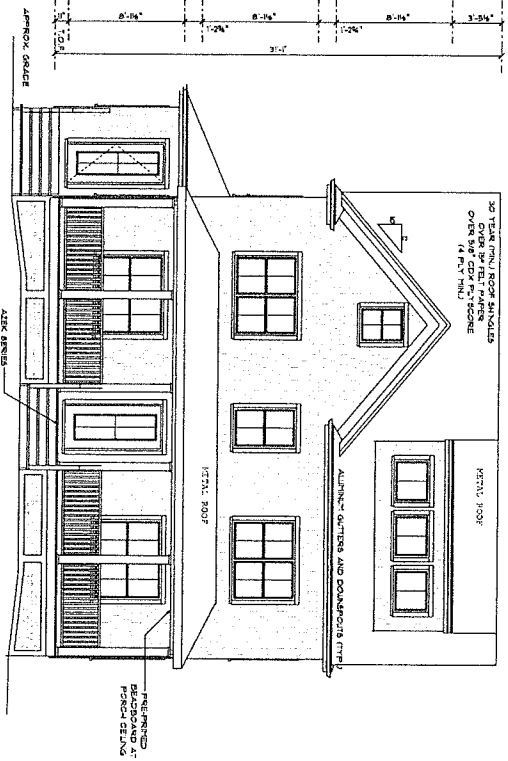
PROPOSED PLOT PLAN
#14 NICOD STREET
IN
ARLINGTON, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 3/8/2021

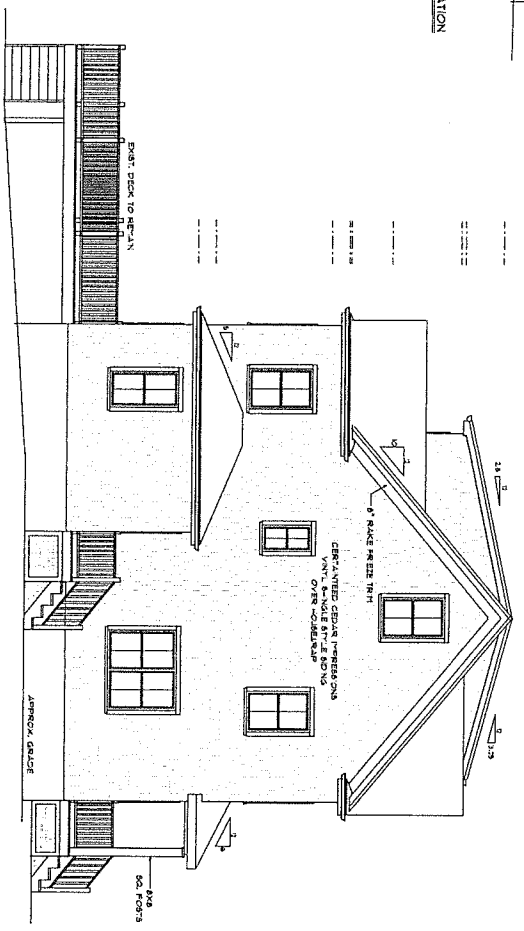


ROBER SURVEY

1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
6411PP1.DWG



FRONT ELEVATION



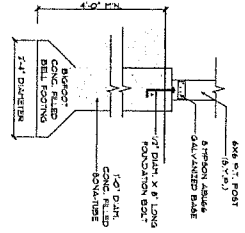
FRONT ELEVATION

VILLANDRY CONTRACTING INC.
PROPOSED ADDITION AND RENOVATION TO
14 NICOD ST.
ARLINGTON MA.

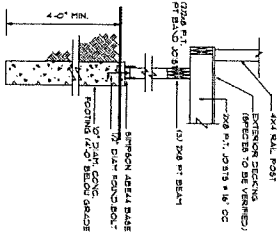
afab
ARLINGTON
CONTRACTING
INC.
14 NICOD ST.
ARLINGTON, MA 01803
OFFICE (781) 772-2156
FAX (781) 229-8091
WWW.AFABUILDING.COM

4/29/2021
VILLANDRY
1/4" = 1'-0"

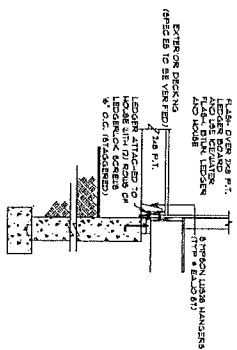
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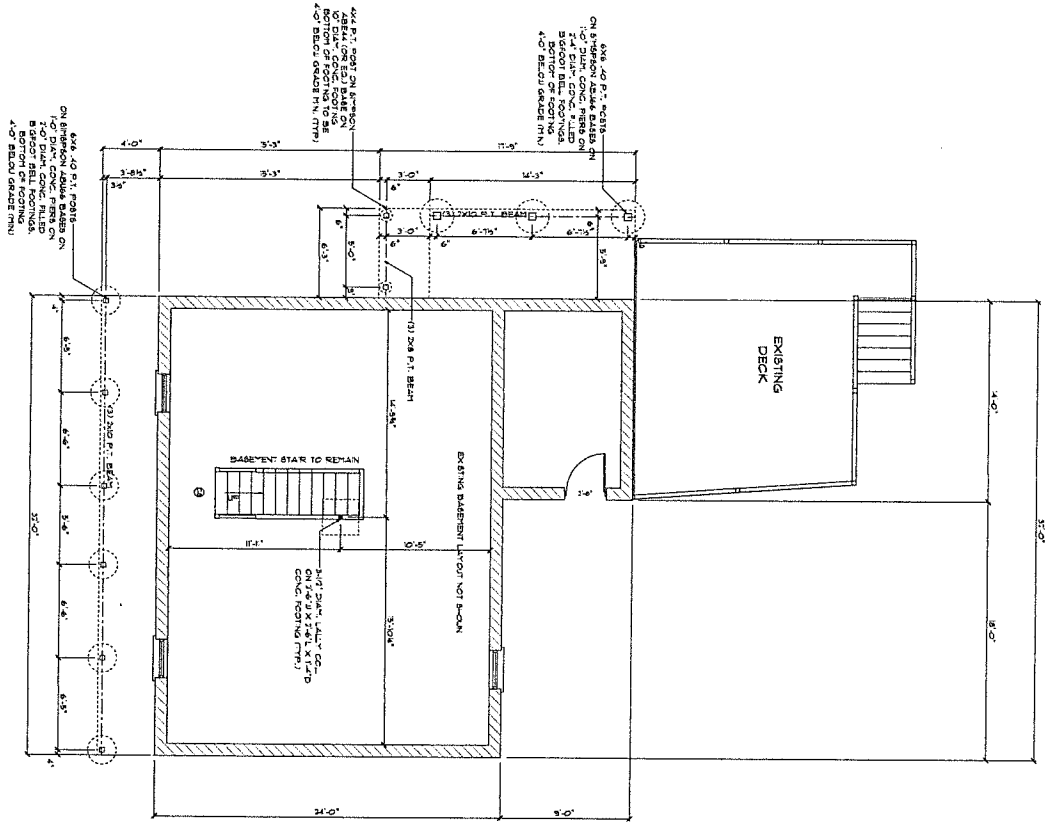
BELL FOOTING DETAIL
NO SCALE



DECK DETAIL - BEAM
NO SCALE



DECK LEDGER DETAIL
NO SCALE



PROPOSED FOUNDATION PLAN

5/22/2021
VILLANDRY
1/2" = 1'-0"

VILLANDRY CONTRACTING INC.
PROPOSED ADDITION AND RENOVATION TO
14 NICOD ST.
ARLINGTON MA.

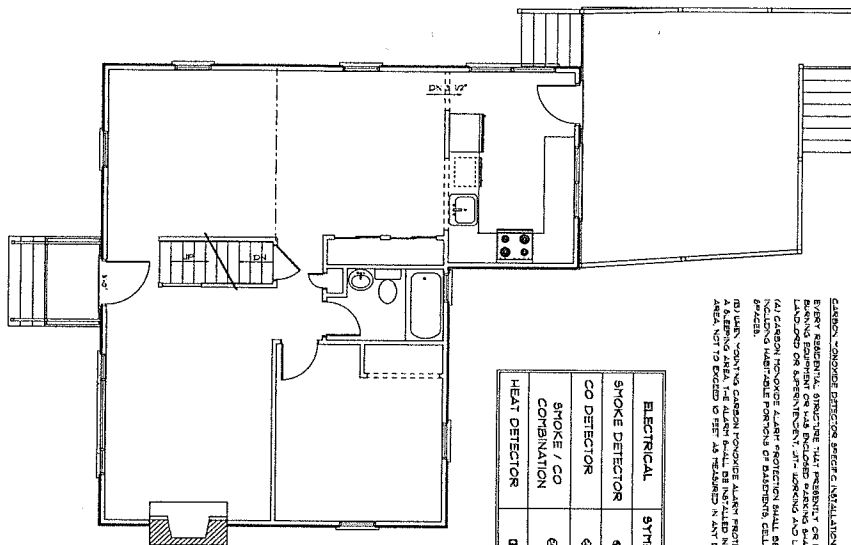
afab
AFFAB ENTERPRISES
PO BOX 916
BURLINGTON, MA
01803

OFFICE (781) 373-2156
FAX (781) 373-6091
WWW.AFABONLINE.COM

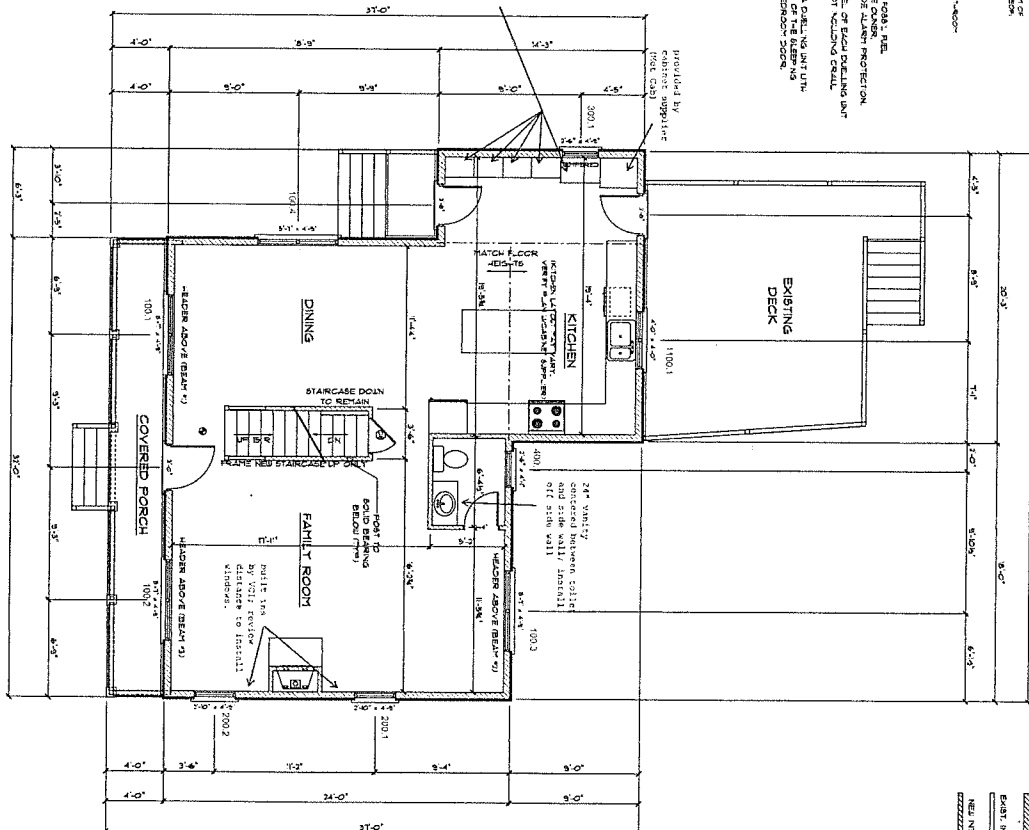
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	SYMBOL
ELECTRICAL	⊙
SMOKE DETECTOR	⊙
CO DETECTOR	⊕
SMOKE / CO COMBINATION	⊕
HEAT DETECTOR	⊙

EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



EXIST. EXTERIOR WALLS
NEW EXTERIOR WALLS
EXIST. INT. PARTITIONS
NEW INT. PARTITIONS

5/22/2021
MILLAND-14NICOD
1/4" x 1'-0"

VILLANDRY CONTRACTING INC.
PROPOSED ADDITION AND RENOVATION TO
14 NICOD ST.
ARLINGTON MA.

afab gentle play
custom latex condoms
AFAB ENTERPRISES
PO BOX 916
BURLINGTON, MA
01803
OFFICE (781) 272-2150
FAX (781) 229-6391
WWW.AFABONICS.COM