

To: Christian Klein, Chair
Arlington ZBA

From: James Rissling NCARB
LR Designs, Inc.
64 Allston Street #3
Cambridge, MA 02139

Date: September 7, 2021

Subject: 20-20A Lafayette Street: Special Permit Application Review

Thank you for the review of our application for a Special Permit for 20-20A Lafayette Street, Arlington, MA. Please see below our responses to your comments/requests.

- They are missing sections: *We have added a building section. Please see sheet A3.1.*
- They are missing an attic floor plan demonstrating compliance with the half-story definition: *We have added a diagram showing the half story, please see sheet Z0.2.*
- The sheets list various figures for GFA (5070 v. 3600); the figures need to be reviewed: *The 1470 GSF difference is the area of the area of the cellar; it wasn't clear if this should be included in the Gross Area calculation on the Application. It does include finished area.*
- It would be helpful to label the short dimensions for the usable open space: *We have added dimensions to the zoning diagram illustrating the usable open space, please see Z0.1*
- The Applicant should confirm they have reviewed the Residential Design Guidelines: *We have familiarized ourselves with the Residential Design Guidelines and felt this was a unique opportunity for the addition to have a contemporary expression and for the two and one-half story massing because of the context.*
- It is not required, but it would be helpful to see a front elevation that includes the adjacent properties: *We will prepare an elevation or photo montage to illustrate the existing context.*

