



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 **Gregory Jacobs** of Arlington, Massachusetts on August 20, 2021, a petition seeking permission to alter his property located at **18 Heard Road - Block Plan 116.0-0006-0003.A** 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 October 12, 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/meeting/register/tZlsd-usrDggHNAnU6BIRDmH_H6h9L-RPu5 for documentation relating to this petition, visit the ZBA website at www.arlington.gov/zba.

DOCKET NO 3667

Zoning Board of Appeals
Christian Klein, RA, Chair

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

REQUEST FOR VARIANCE
TOWN OF ARLINGTON

In the matter of the Application of Jacob's Residence Front Entry Addition
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Variance is herewith made, in accordance with Section 3.2 of the Zoning Bylaw of the Town of Arlington, Massachusetts seeking relief from the following specific provisions of the Zoning Bylaw, and as described more fully in the attached form, *Variance Criteria*:

The Applicant is seeking variance relief for the construction of a covered entry/mudroom & open entry porch. The proposed entry and porch will encroach into the front 25' setback per Section 5.4.2 – Table A – Table of Dimensional & Density Regulations.

The Petitioner/Applicant states he/she/they is/are the owner-occupant of the land in Arlington located at 18 Heard Road 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:

Removal of an existing nonconforming open porch (setback 20.5' +/- from the front property line, however the main house is set back 25.1' from the front property line (see survey)) to construct an enclosed entry vestibule/mudroom with adjacent covered entry porch 16.6 feet from the front yard property line. Zoning relief is requested to construct this entry structure and covered porch within the 25' front yard setback.

E- Mail: gjacobs71@verizon.net Signed: _____

Date: 8/4/21

Telephone: 617-⁷⁸⁵685-7779

Address: 18 Heard Road, Arlington, MA

family, along with a similar covered entry porch to the existing house. Because of the limited area into the house any attempt to provide this entry hall within the existing house footprint would be at great financial expense with no substantial improvements to the livability of this modest sized house.

3). Describe how desirable relief may be granted without substantial detriment to the public good.

If granted the requested relief, the proposed addition has only minor encroachment from the present covered porch footprint into the existing front yard setback with the new covered porch. The proposed addition is in a complementary architectural style to the Colonial home, and in context with the scale and similar architectural style of the surrounding neighboring houses. Within the neighborhood there are multiple houses with similar entries/ covered porches with like and/or greater front yard setback encroachment than the proposed project.

4). Describe how desirable relief may be granted ... without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw of the Town of Arlington, Massachusetts.

Per the Town of Arlington Zoning Bylaws: The predominant uses in R1 are single-family dwellings and public land and buildings. The Town discourages intensive land uses, uses that would detract from the single-family residential character of these neighborhoods, and uses that would otherwise interfere with the intent of this Bylaw. The proposed addition is strictly for residential use and maintains the residential character of the existing structure and surrounding homes. If granted this variance, there will be no degradation from the intent of the Town of Arlington Bylaws

State Law (MGL Chapter 40a, Section 10) requires that the Zoning Board of Appeals must find that all four (4) criteria are met in order to be authorized to grant a Variance. If any one of the standards is not met, the Board must deny the Variance.

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: 18 Heard Road, Arlington, MA **Zoning District:** R1

<u>OPEN SPACE*</u>	EXISTING	PROPOSED
Total lot area	<u>6,048 s.f.</u>	<u>6,048 s.f.</u>
Open Space, Usable		
Open Space, Landscaped		

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

GROSS FLOOR AREA (GFA) †

Accessory Building	<u>N/A</u>	<u>N/A</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>N/A</u>	<u>N/A</u>
1st Floor	<u>1,060 s.f.</u>	<u>1,097 s.f.</u>
2nd Floor	<u>1,060 s.f.</u>	<u>1,060 s.f.</u>
3rd Floor	<u>N/A</u>	<u>N/A</u>
4th Floor	<u>N/A</u>	<u>N/A</u>
5th Floor	<u>N/A</u>	<u>N/A</u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>N/A</u>	<u>N/A</u>
Parking garages (except as used for accessory parking or off-street loading purposes)		
All weather habitable porches and balconies		
Total Gross Floor Area (GFA)	<u>2,120 s.f.</u>	<u>2,157 s.f.</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>	<u>1,060 s.f.</u>	<u>1,097 s.f.</u>
Landscaped Open Space (Sq. Ft.)	<u>1,060 s.f.</u>	<u>1,060 s.f.</u>
Landscaped Open Space (% of GFA)	<u>N/A</u>	<u>N/A</u>
Usable Open Space (Sq. Ft.)	<u>N/A</u>	<u>N/A</u>
Usable Open Space (% of GFA)	<u>N/A</u>	<u>N/A</u>

This worksheet applies to plans dated: April 26, 2021 designed by:
Luna Design Group – Architect, 100 Conifer Hill Drive, Suite 406, Danvers, MA 01923

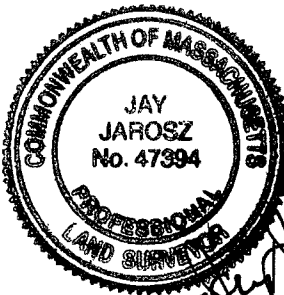
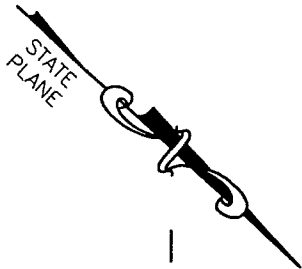
Reviewed with Building Inspector: _____ Date: _____

PLAN OF LAND
IN
ARLINGTON, MASS.

SCALE: 1"=20'
DATE: MAY 5, 2021



SHOWING PROPOSED ADDITION #18 HEARD ROAD

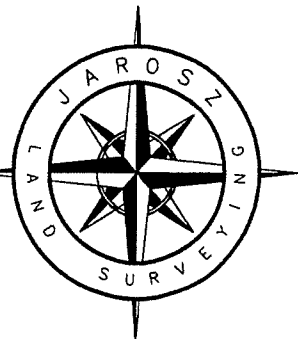
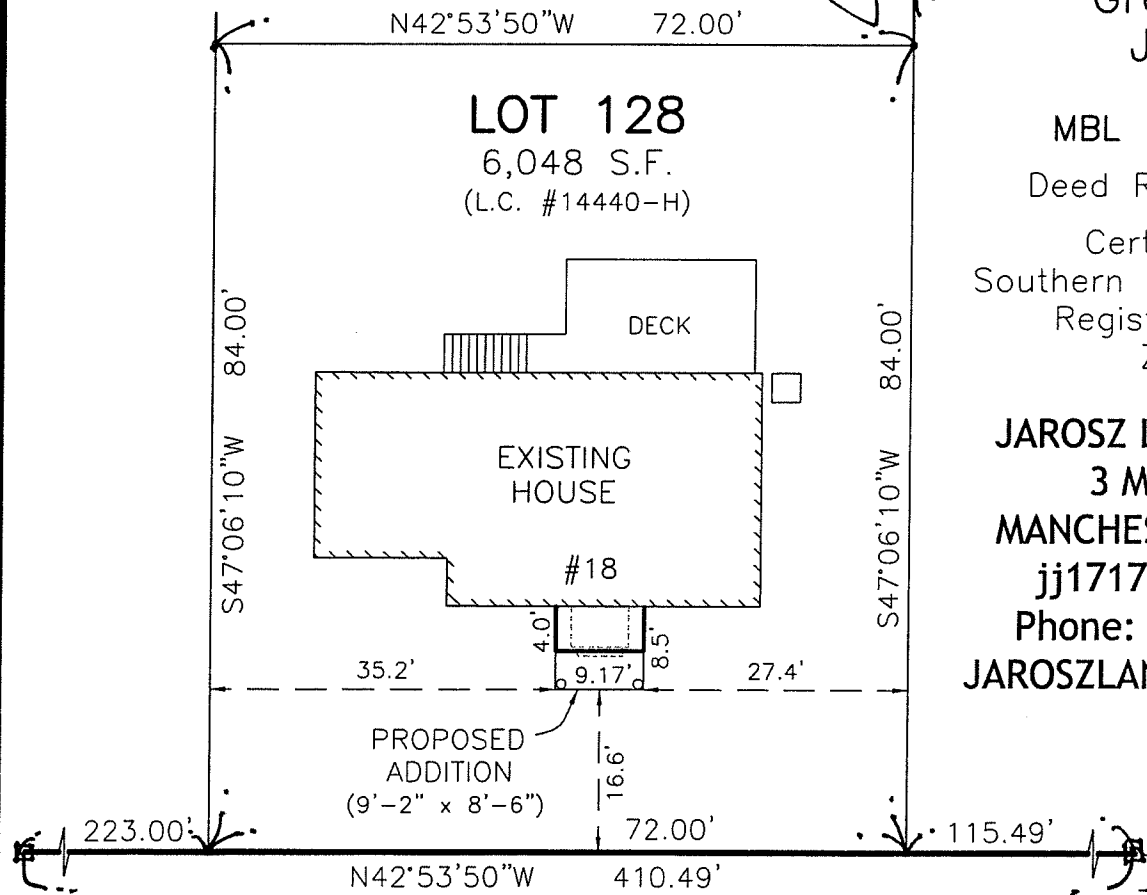


05.05.21
PLS

OWNER:
Gregory P.
JACOBS

MBL 116.0-6-3.A
Deed Ref. 1348/116
Cert. #241068
Southern Middlesex District
Registry of Deeds
Zone R1

JAROSZ LAND SURVEYING
3 MILL STREET
MANCHESTER, MA. 01944
jj1717@comcast.net
Phone: (781)-710-8484
JAROSZLANDSURVEYOR.COM



The floor plan shows a single car garage on the left, a kitchen with a sink, stove, and refrigerator, a dining room, a living room, and a bathroom. A central staircase leads down to the basement. A new front entry foundation plan is indicated by a dashed line and a lightning bolt symbol. The plan includes various labels for fixtures and dimensions.

EXISTING FLOOR AREAS

FIRST FLOOR
(Including Garage, not Including Open Porch)
Area = 1,054.28 gross sq. ft.

SECOND FLOOR
Area = 1,146.24 gross sq. ft.

1 New Front Entry Foundation Plan
3/4" = 1'-0"

EXIST. FRONT PORCH
Area (Open)
= 25.23 sq. ft.

1 Existing First Floor Plan
3/4" = 1'-0"

SECOND FLOOR
Area = 1,146.24 gross sq. ft.

1 Existing First Floor Plan

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Consultant:

**18 Heard Road
Arlington, MA
02474**

**Proposed New
Front Entry Vestibule**

Existing

[illegible]


Date	11 APRIL 2021
Scale	1/4" = 1'-0"
Job No.	Floor Plan
File	

Sea

Dwg. No.

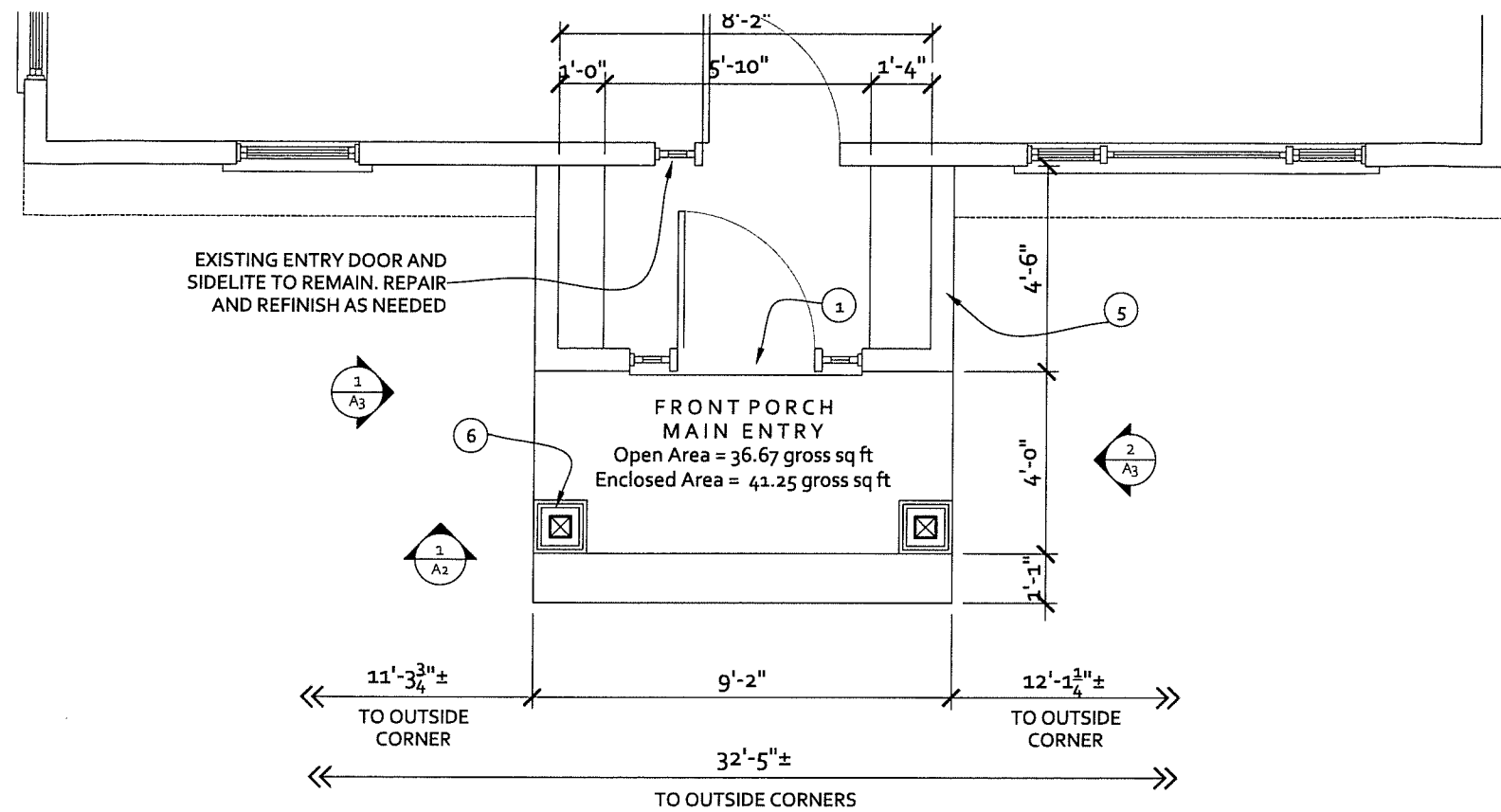
EX1

LEGAL ACTION: COPYRIGHT AS OF DATE OF ISSUE. ALL RIGHTS RESERVED.

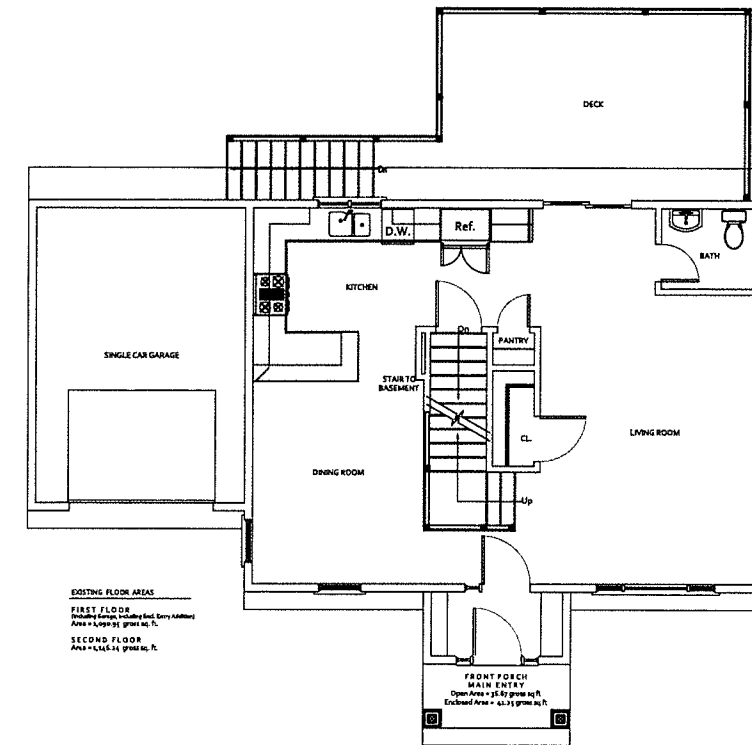
 **INA | Design Group**

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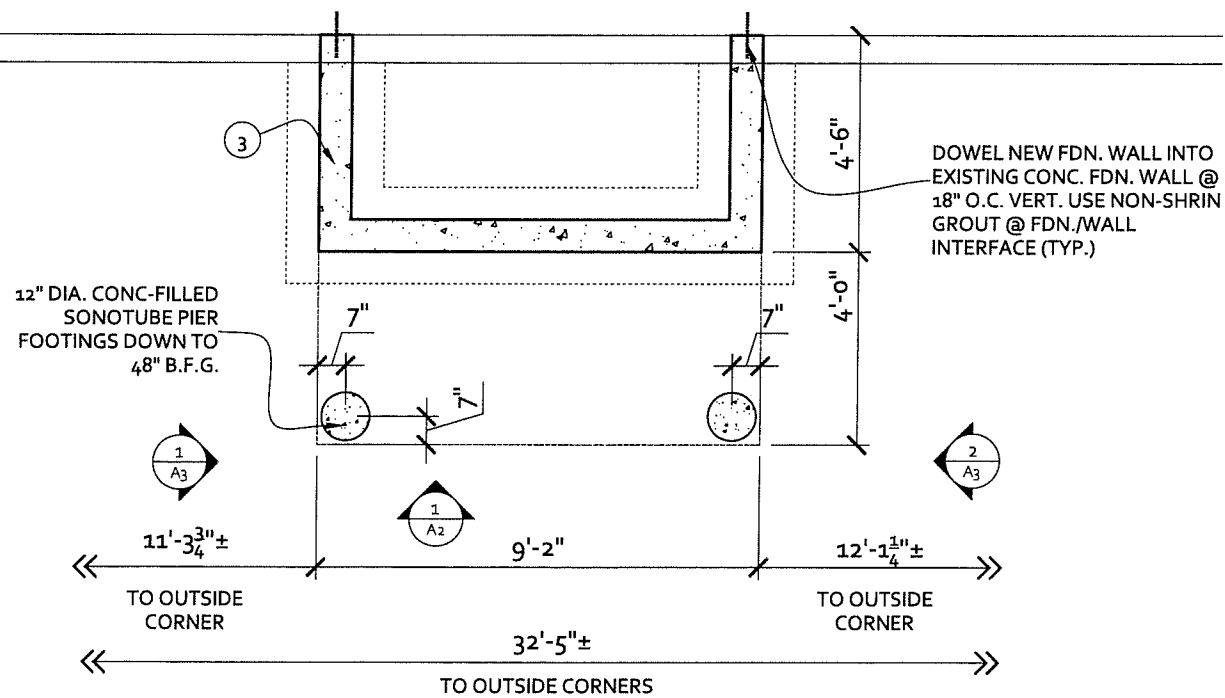
Architecture • Interiors • Planning



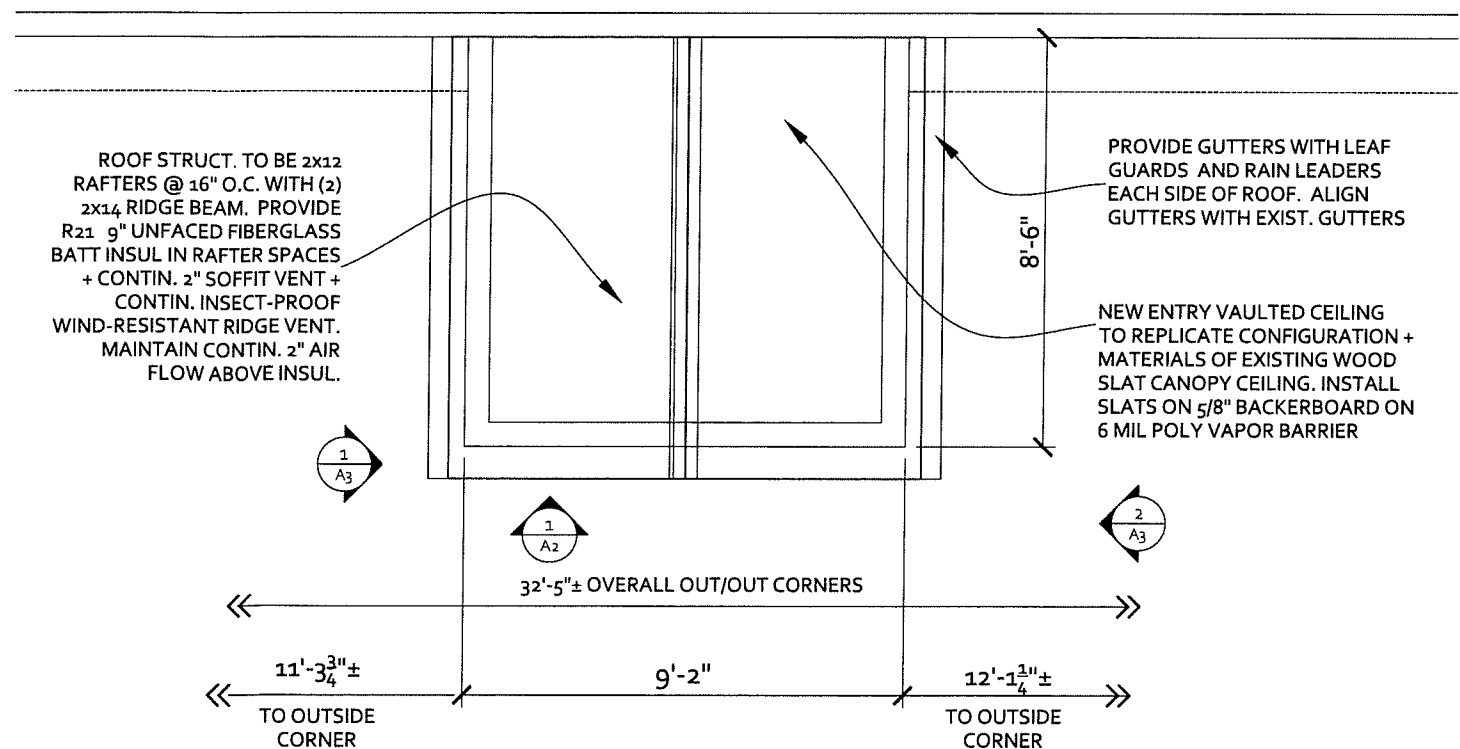
2 New Front Entry First Floor Plan



4 New Overall First Floor Plan



1 New Front Entry Foundation Plan



3 New Front Entry Roof Plan

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Consultant:

18 Heard Road
Arlington, MA
02474

02474

Proposed New
Front Entry Vestibule

Proposed Front Entry Addition

[illegible]

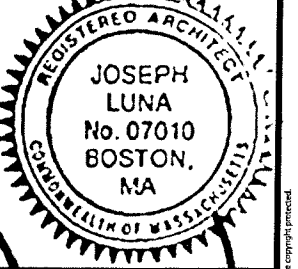
26 April 2023

246

$$2/k^* = 1 - 0^*$$

No. 1

Seal



Dwg. No.

A1

Architectural elevation drawing of a building facade. The drawing includes the following annotations and dimensions:

- Attic:** ±18' - 9"
- Second Floor:** ±10' - 0 1/2"
- First Floor:** ±1' - 4"
- Garage:** 0' - 0"
- Vertical Dimension:** 11' - 7 3/4" (from Garage level to Second Floor level)
- Horizontal Dimensions:**
 - 4' - 6" (from wall to start of porch)
 - 4' - 0" (width of porch)
- Callouts:**
 - 5: Points to the main wall.
 - 3: Points to the base of the wall.
 - 7: Points to the porch area.
 - 6: Points to the porch column.
 - 9: Points to the roofline.

Architectural elevation drawing of a building facade. The drawing includes a garage on the left, a porch with columns, and a main house with windows. Callouts 4 through 9 point to specific features. Dimensions for the porch are 4'-0" and 4'-6". Level markers for the Attic and Garage are shown on the left.

Attic
±18' - 9"

Garage
0' - 0"

Callouts: 4, 6, 7, 9

Dimensions: 4'-0", 4'-6"



NOTE: CORRECT DRAWING FORMAT IS 24"x36". ANY PLOT OF THIS DRAWING TO OTHER FORMAT (LUNA DESIGN GROUP HAS BEEN PLOTTED TO FIT MEDIA OUTPUT SIZE. DRAWING AND DETAIL SCALES MUST BE REPRODUCED ON INCREASED PROPORTIONATELY.



REFERENCE NOTES LEGEND

- 1 CUSTOM 36" X 80" SOLID WOOD ENTRY DOOR WITH LAMINATED (BURGLER-RESISTANT) GLASS LITES, FULL WEATHERSTRIPPING, MORTISED LOCKSET WITH DEADBOLT. PROVIDE TWO GLAZED SIDELITES w/LAM. GLAZING. DOOR STYLE AND FINISH DETERMINED BY OWNERS
- 2 RELOCATED MAILBOX (REFINISH AS NEEDED)
- 3 OUTLINES OF 8" CONC. FDN. WALL w/#5 VERT. REBARS @ 18" O.C. ON 24" x 12" CONTIN. CONC. SPREAD FOOTING w/#5 REBARS @ 18" O.C. (BOT. FT'G. @ 48" BELOW FIN. GRADE). AT INTERFACE WITH EXIST. FDN, USE NON-SHRINK GROUT AND DOWELS @ 18" O.C. VERT.
- 4 BLUESTONE PAVERS ON AIR-ENTRAINED REINF. CONCRETE STEP
- 5 TYP. NEW EXTER. WALLS EXTER. FINISH = CEMENT BOARD CLAPBOARD SIDING (4"± to WEATHER - MATCH EXISTING) ON 2x FURRING WITH 2" R5 RIGID INSUL ON DRAINABLE AIR INFIL. BARRIER ON 5/8" CDX PLYD SHT'G
- 6 CUSTOM SQUARE NON-TAPERED COLUMN ENCLOSURE AROUND 6x6 P.T. STRUCTURAL WOOD COLUMN
- 7 COMPOSITE DECKING ON 2x10 P.T. JOISTS @ 16" O.C. PROVIDE LATTICEWORK BETW. JOISTS AND GRADE.

1 New Front Entry Elevation
1/4" = 1'-0"

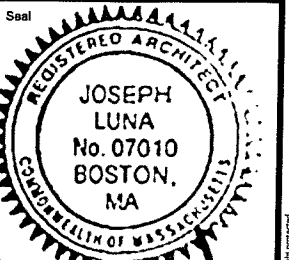
- 8 RIDGECAP SHINGLES ON CONTINUOUS WIND-RESISTANT RIDGE VENT WITH INSECT SCREEN
- 9 ARCHITECTURAL GRADE FIBERGLASS-ASPHALT SHINGLES ON CONTIN. EPDM MEMBRANE ON 3/4" ADVANTECH SHT'G. ON 2x12 RAFTERS @16" O.C. PROVIDE HIGH-DENSITY UNFACED FIBERGLASS INSUL. IN CATHEDRAL CLG. SPACE. MAINTAIN MIN. 2" CLEAR AIRSPACE BETW. SHT'G AND INSUL. STEP-FLASH AT INTERFACE WITH EXIST. HOME.
- 10 INT. FINISH = VEN. PLSTR. ON 5/8" GYPSUMBOARD ON 6 MIL POLY. V.B. ON 2x6 STUDS @ 16" O.C. CEILING TO BE WOOD SLATS REPLICATING EXIST. CANOPY CL'G. (BOTH INSIDE AND OUTSIDE FRONT ENTRY ADDITION) ON 5/8" GYPSUMBOARD ON 6 MIL POLY V.B.

18 Heard Road
Arlington, MA
02474
Proposed New
Front Entry Vestibule

Proposed Front Elevation

No.	Date	Revision/Issue

Date	26 April 2021
Scale	1/4" = 1'-0"
Job No.	
File	



Seal
Joseph Luna
A2

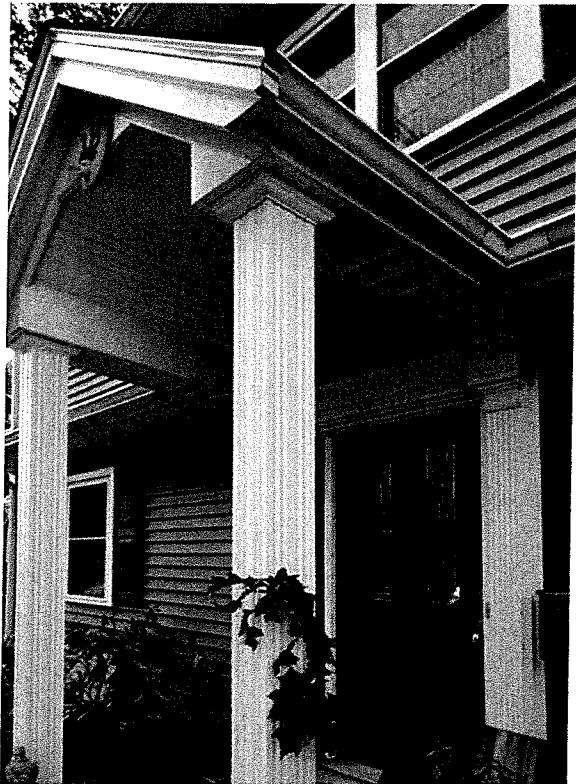
NOTE: CORRECT DRAWING FORMAT IS 24"x36". ANY PLOT OF THIS DRAWING TO OTHER FORMAT DIMENSIONS HAS BEEN PLOTTED TO FIT MEDIA OUTPUT SIZE. DRAWING AND DETAIL SCALES MUST BE REDUCED OR INCREASED PROPORTIONATELY.



1 Existing Entry Canopy Front View
Not To Scale



2 Existing Entry Canopy Ceiling
Not To Scale



3 Existing Entry Canopy Sideview
Not To Scale



LUNA | Design Group

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Architecture . Interiors . Planning

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Consultant:

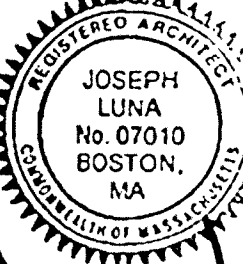
18 Heard Road
Arlington, MA
02474
Proposed New
Front Entry Vestibule

Existing
Entry Photos
(Reference)

No.	Date	Revision/Issue

Date	22 April 2022
Scale	n/a
Job No.	
File	

Seal



Draw. No.

Joseph Luna

EX2