



TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

MEMORANDUM

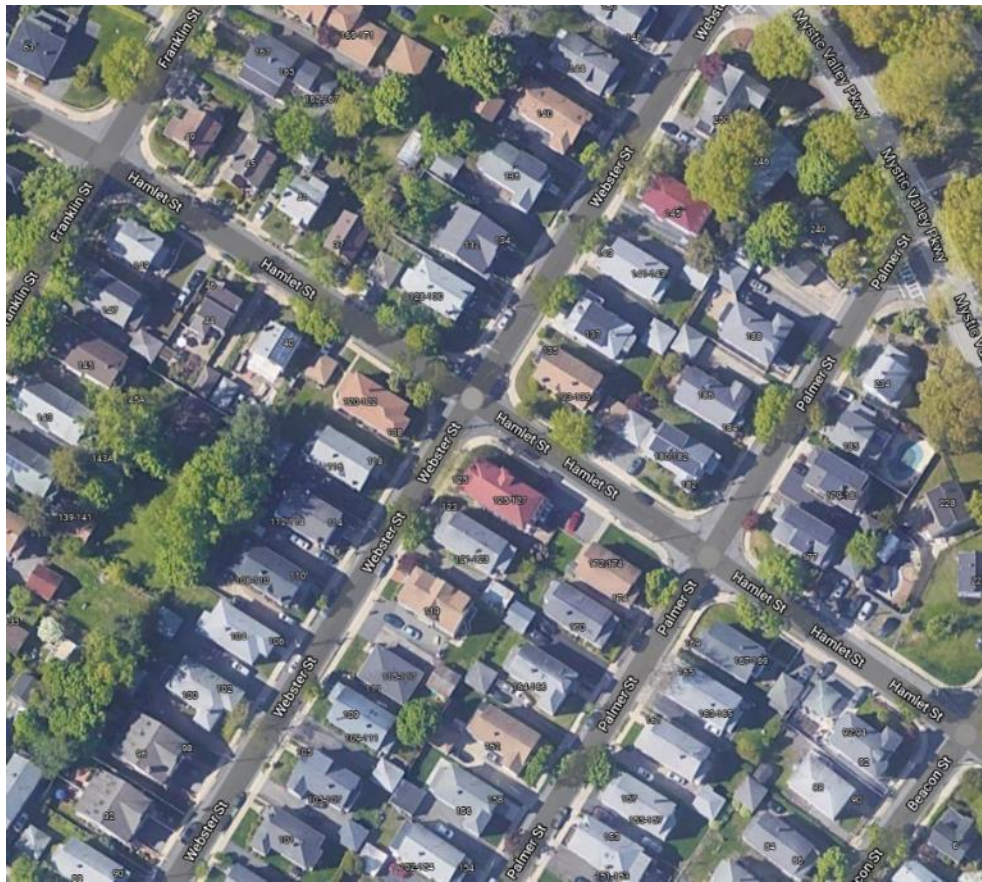
To: Zoning Board of Appeals
From: Jennifer Raitt, Director, Dept. of Planning and Community Development/kl
Date: 10/7/2021
RE: Docket 3668 – 125-127 Webster St; Special Permit under Zoning Bylaw Section 8.1.3
(Nonconforming Single-Family or Two-Family Dwellings), Variance under Zoning Bylaw
Section 5.4.2 (Dimensional and Density Requirements)

The applicant, Bruce McKenna, seeks a Special Permit in accordance with Section 8.1.3 (Nonconforming Single-Family or Two-Family Dwellings) of the Zoning Bylaw, and a Variance under Section 5.4.2 (Dimensional and Density Requirements). Note that the legal notice states the applicant seeks a Variance under Section 6.00, a reference to the Zoning Bylaw as of 2018. The applicant is seeking to construct an addition of a third floor on an existing two-story structure on a corner lot in the R2 Zoning District. In requesting a third story, the applicant has pointed to several properties in the immediate area that appear to have a similar height in stories.

The application is lacking necessary information in the following areas:

- The applicant states that the attic area currently has 1,084 square feet greater than 7 feet in height, and that converting the top level to a third floor with 882 square feet would increase the total square footage of the structure from 5,741 to 5,773 square feet (+32 square feet). The applicant has not provided dimensional details on the current height of the attic area, however given that the proposed height of the structure is not increasing under the proposal and based on standard geometrical assumptions it is unlikely that the applicant's Open Space/Gross Floor Area Information worksheet is correct.
- Information on the provided worksheets is not consistent with notes on dimensional details provided on the two sets of floor plans.
- The applicant has completed forms for a Special Permit, however the request to create the nonconforming third floor cannot be accommodated through the granting of a Special Permit.

Below are aerial and street-based photos of the current building:



Recommendation:

The Department of Planning and Community Development (DPCD) is unable to provide a recommendation based on the materials provided by the applicant. The Zoning Board of Appeals should request the following materials from the applicant prior to rendering a decision:

- Updated Dimensional and Parking Information and Open Space/Gross Floor Area Information worksheets.
- Updated drawings and elevations that communication dimensional details consistent with those provided on the worksheets noted above.

- Updated calculations of landscape and usable open space as a proportion of the existing and proposed gross floor area.
- A narrative explanation of how the proposal meets the four Variance criteria described in MGL Chapter 40A, §10, should the applicant continue to request a Variance. In seeking a Variance, the applicant must complete the following forms:
 - Request for Variance / Town of Arlington
 - Variance Criteria