



Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **Charlotte Nunez** of Arlington, MA. on August 26, 2021, a petition seeking permission to her property located at **5 Cheviot Road - Block Plan 075.0-0005-0002.0** 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.

DOCKET NO 3670

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

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

In the matter of the Application of Porch Extension - 5 Cheviot Road, Arlington, MA 02474
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*:

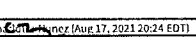
District Regulations, Section 5.3 – Dimensional Regulations Applicable in All or Multiple Districts

5.3.9. - Projections into Minimum Yards

B. Unenclosed steps, decks, and the like, which do not project more than 10 feet in the front yard, or more than five feet in the side yard beyond the line of the foundation wall may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built. Unenclosed steps, decks, and the like which do not project more than 10 feet into the required rear yard and are not closer to the lot line than half the size of the required yard, may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 5 Cheviot Road, Arlington, MA 02474 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:

The Proposed porch renovation comprises of rebuilding the front portico and deck, so as to not encroach into the Front yard setback any further than the existing deck. The new porch extension is to match the existing design elements in scale and materials.

E-Mail: cnnunez@yahoo.com Signed:  Date: 8/17/21
Telephone: 617-750-6214 Address: 5 Cheviot Rd Arlington, MA 02474

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.

District Regulations, Section 5.3 – Dimensional Regulations Applicable in All or Multiple Districts
5.3.9. - Projections into Minimum Yards

B). Explain why *the requested use is essential or desirable to the public convenience or welfare.*

The proposed front porch extension strengthens the social relationship with the streetscape as a welcoming gesture.

C). Explain why *the requested use will not create undue traffic congestion,-or unduly impair pedestrian safety.*

The proposed porch extension reinforces the pedestrian experience of the neighborhood as well as opening up the front of the house as being more inviting.

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.*

The proposed porch extension would not alter the existing drainage patterns within the property or the street.

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.

There are no additional special regulations for the use. The provisions of Section 8 have been addressed.

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 porch extension would enhance the character of the district and neighborhood experience.

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 proposed porch extension would not be detrimental to the character of the neighborhood, on the contrary, it would strengthen the neighborhood experience and reinforce a more pedestrian environment.

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: 5 Cheviot Road, Arlington, MA 02474 **Zoning District:** R1

<u>OPEN SPACE*</u>	EXISTING	PROPOSED
Total lot area	6,172 SQ. FT.	6,172 SQ. FT.
Open Space, Usable	3,548 SQ. FT.	3,192 SQ. FT.
Open Space, Landscaped	3,433 SQ. FT.	2,988 SQ. FT.

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

<u>GROSS FLOOR AREA (GFA) †</u>		
Accessory Building	400 SQ. FT.	400 SQ. FT.
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	948 SQ. FT.	948 SQ. FT.
1 st Floor	948 SQ. FT.	948 SQ. FT.
2 nd Floor	768 SQ. FT.	768 SQ. FT.
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	216 SQ.FT.	
Total Gross Floor Area (GFA)	3,280 SQ. FT.	3,280 SQ. FT.

† 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.)	3,433 SQ. FT.	2,988 SQ. FT.
Landscaped Open Space (% of GFA)	55%	48%
Usable Open Space (Sq. Ft.)	3,548 SQ. FT.	3,192 SQ. FT.
Usable Open Space (% of GFA)	57%	52%

This worksheet applies to plans dated June 15, 2021 designed by PionArch LLC

Reviewed with Building Inspector: _____ Date: _____

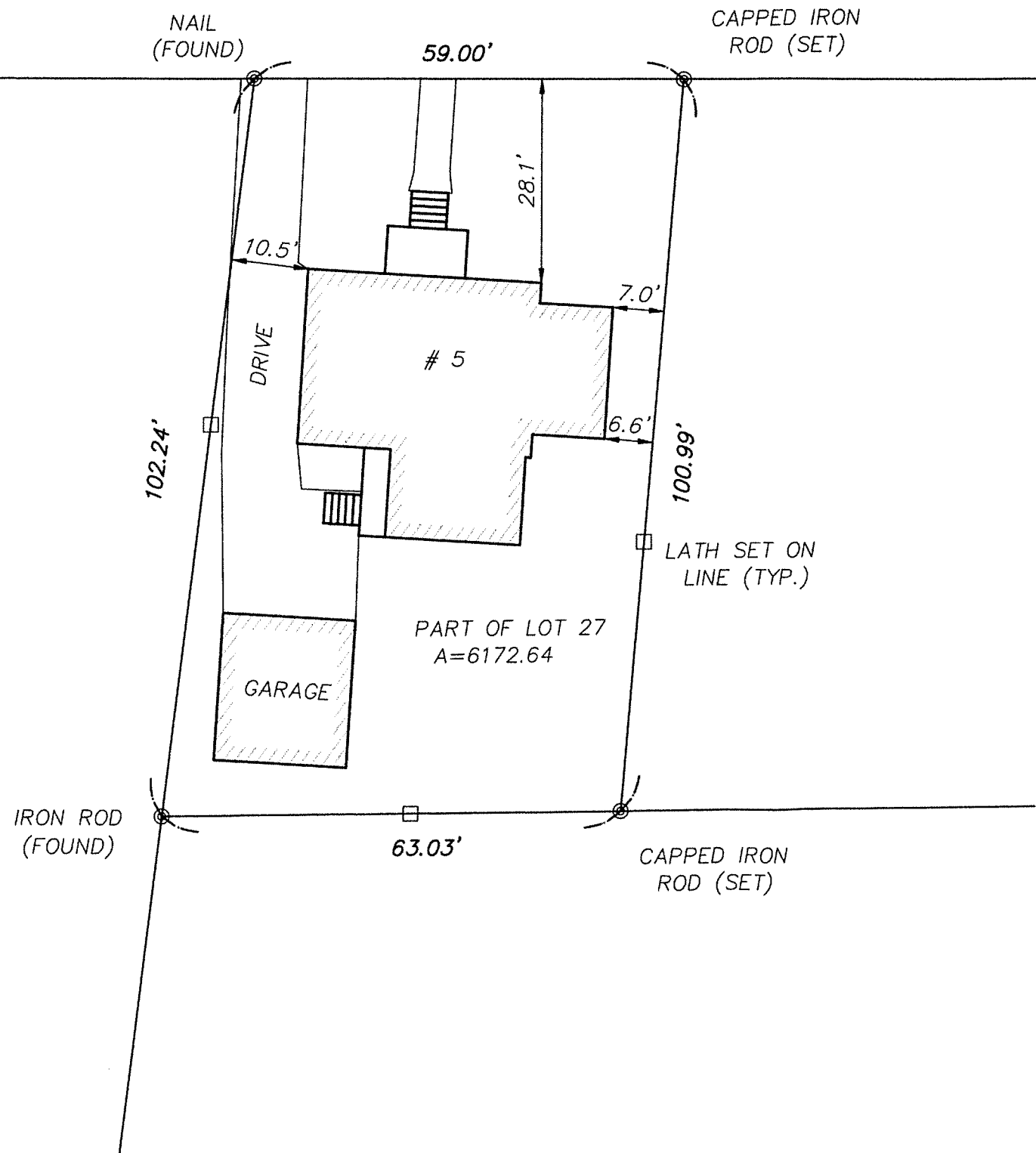
TOWN OF ARLINGTON
Dimensional and Parking Information
For Applications to the Zoning Board of Appeals

1. Property Location: 5 Cheviot Road, Arlington, MA 02474 Zoning District: R1
2. Present Use/Occupancy: 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):
3,200 Sq. Ft.
4. Proposed Use/Occupancy: 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):
3,200 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	6,172 SQ. FT.	6,172 SQ. FT.	min. 6,000 SQ. FT.
7. Frontage (Ft.)	97'-0"	97'-0"	min. 60'-0"
8. Floor area ratio	.53	.53	max. .35
9. Lot Coverage (%)	25%	25%	Max 35%
10. Lot Area per Dwelling Unit (Sq. Ft.)	-	-	min. -
11. Front Yard Depth (Ft.)	21'-0" +/-	21'-0" +/-	min. 25'-0"
12. Left Side Yard Depth (Ft.)	8'-0"	8'-0"	min. 10'-0"
13. Right Side Yard Depth (Ft.)	9'-6"	9'-6"	min. 10'-0"
14. Rear Yard Depth (Ft.)	37'-0"	33'-0"	min. 20'-0"
15. Height (Stories)	-	-	max. 2.5
16. Height (Ft.)	-	-	max. 35'-0"
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	3,433 SQ. FT.	2,988 SQ. FT.	10%
17A. Landscaped Open Space (% of GFA)	55%	48%	min. 10%
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	3,548 SQ. FT.	3,192 SQ. FT.	30%
18A. Usable Open Space (% of GFA)	57%	52%	min. 30%
19. Number of Parking Spaces	-	-	min. -
20. Parking area setbacks (if applicable)	-	-	min. -
21. Number of Loading Spaces (if applicable)	-	-	min. -
22. Type of construction	N/A	N/A	N/A
23. Slope of proposed roof(s) (in. per ft.)	N/A	N/A	min. N/A



CHEVIOT ROAD



OWNER OF RECORD

CHARLOTTE NUNEZ

BOOK 65821 PAGE 314 M.S.R.D.

PLAN REFERENCES

PLAN BOOK 259 PLAN 27

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN
ACTUAL INSTRUMENT SURVEY.

EDWARD J. FARRELL P.L.S.

DATE

PLOT PLAN 5 CHEVIOT ROAD ARLINGTON, MASS.

SCALE: 1" = 20' AUGUST 25, 2020

Prepared By

EDWARD J. FARRELL

PROFESSIONAL LAND SURVEYOR

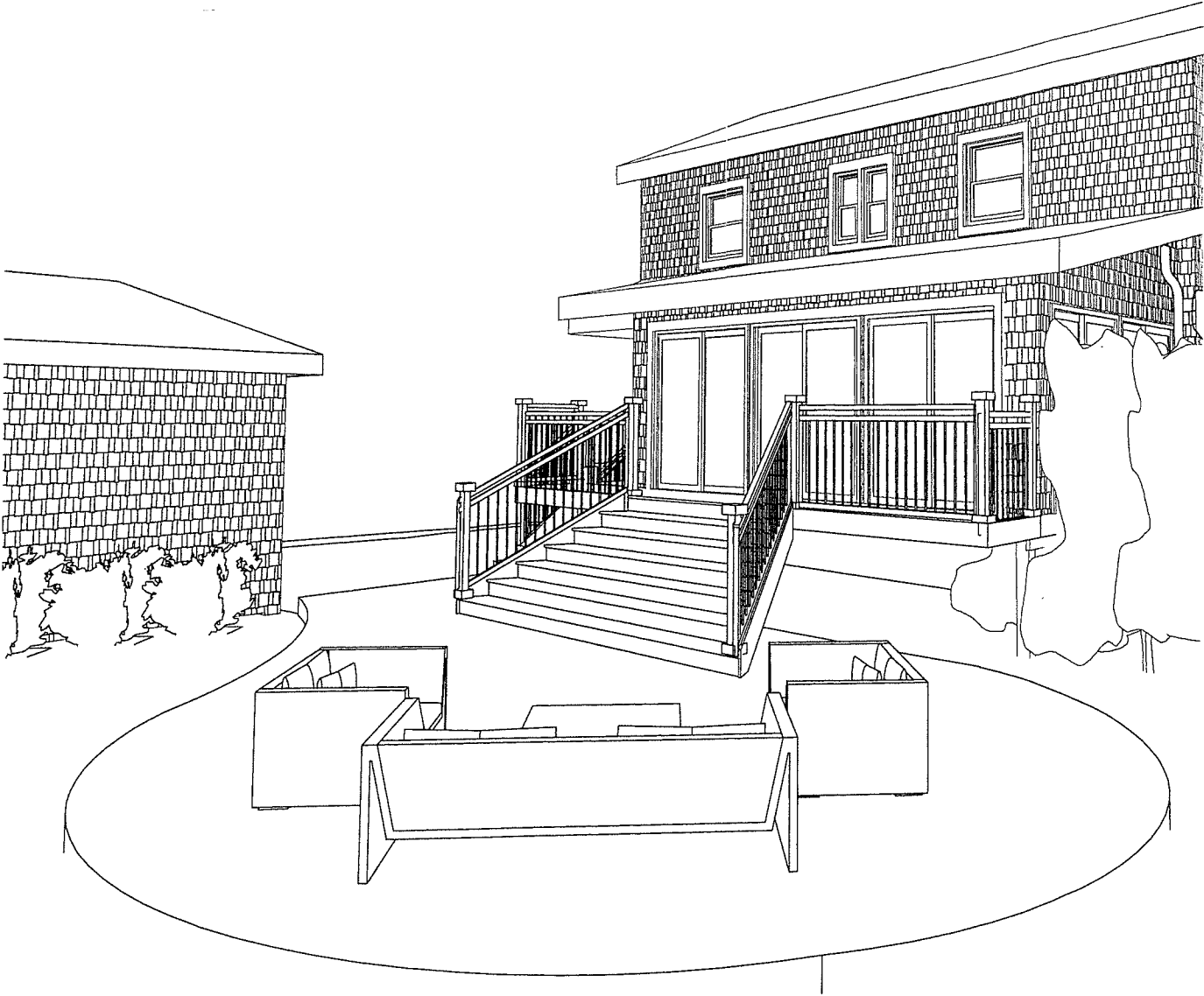
110 WINN STREET ~ SUITE 203 ~ WOBURN, MA.

(781)-933-9012

NUNEZ PORCH RENOVATION AND LANDSCAPE

5 Cheviot Rd, Arlington, Ma 02474

A0.1	COVER SHEET
A0.2	ZONING TABLE
D0.1	DEMOLITION
A1.0	EXISTING SITE PLAN
A1.2	NEW FIRST FLOOR PLAN
A1.3	FOUNDATION PLAN
A1.5	SITE PLAN LANDSCAPE
A2.0	PORCH ELEVATION
A2.1	DECK ELEVATION
A2.3	SIDE ELEVATION
Grand total: 10	



PERMIT SET

Jun. 15th, 2021



Architectural Firm
PIONARCH, LLC
Lidia Szydlowska, AAIA

501 Cabot St., Ste. 8C
Beverly MA, 01915

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e-mail: lidia@pionarch.com

www.pionarch.com

CONTRACTOR
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Michal Szydlowski
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SHEET SIZE 11"X17"

NUNEZ PORCH RENOVATION AND LANDSCAPE

5 Cheviot Rd, Arlington, Ma 02474

Note: Scale May Change When Copied or Faxed

ZONING TABLE

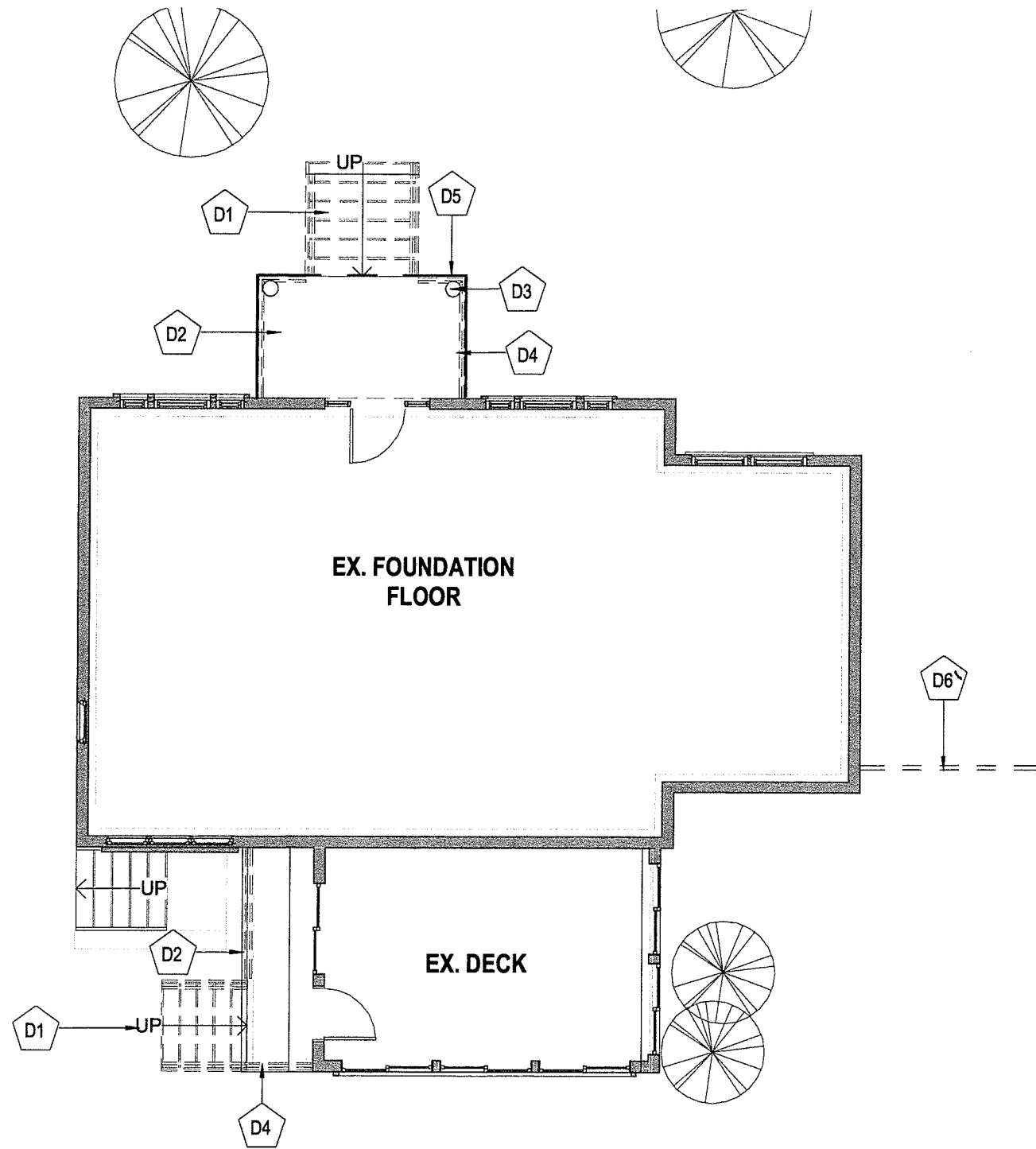
ITEM:	REQUIRED BY CODE:	EXISTING CONDITION:	NEW CONDITION:
ZONE:	R1	R1	R1
MIN. LOT AREA:	6,000 SQ. FT.	6,172 SQ. FT.	6,172 SQ. FT.
MIN. LOT FRONTAGE:	60'	97' - 0" +/-	97' - 0" +/-
FLOOR AREA RATIO:	.35 max.	.53	.53
LOT COVERAGE (%):	35% max.	25%	25%
MIN. SETBACKS:	FRONT - 25' SIDE - 10' REAR - 20'	FRONT 21' - 0" +/- SIDE 8' - 0" +/- L. 9' - 6" +/- R. REAR 37' - 0" +/-	FRONT 21' - 0" +/- SIDE 8' - 0" +/- L. 9' - 6" +/- R. REAR 33' - 0" +/-
MAX. HEIGHT:	35'	----	----
MAX. HEIGHT (STORIES):	2.5	----	----
LADSCAPED OPEN SPACE:	10% min.	3,433+/- SQ FT (55% OF LOT AREA)	2,988 +/- SQ FT (48% OF LOT AREA)
USABLE OPEN SPACE:	30%	3,548+/- SQ FT (57% OF LOT AREA)	3,192 +/- SQ FT (52% OF LOT AREA)
MAXIMUM LOT COVERAGE :	35%	22% OF LOT COVERAGE)	25% OF LOT COVERAGE)

PERMIT SET
A0.2
ZONING TABLE



21.014.01
Jun. 15th, 2021

SHEET SIZE 11"x17"



1 DEMOLITION PLAN
D0.1 1/8" = 1'-0"

NUNEZ PORCH RENOVATION AND LANDSCAPE

5 Cheviot Rd, Arlington, Ma 02474

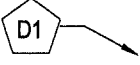



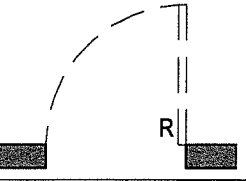
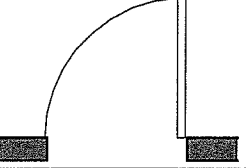
PERMIT SET

D0.1

DEMOLITION

Note: Scale May Change When Copied or Faxed

DEMOLITION LEGEND

	DEMOLITION KEYNOTE
ROOM NAME 	ROOM NUMBER
	CONSTRUCTION TO REMAIN
	CONSTRUCTION TO BE DEMOLISHED
	DOOR/ FRAME TO BE REMOVED. "R" INDICATES DOOR/FRAME TO BE SAVED FOR RE-USE.
	EXISTING DOOR TO REMAIN

KEYNOTES - DEMOLITION

D1	EXISTING STAIRS TO BE DEMOLISHED
D2	EXISTING DECKING TO DEMOLISHED
D3	EXISTING COLUMN TO BE DEMOLISHED
D4	EXISTING RAILING TO BE REMOVED
D5	EXISTING ROOF TO BE DEMOLISHED
D6	EXSITING FENCE TO BE DEMOLISHED

PionArch 

21.014.01

Jun. 15th, 2021

SHEET SIZE 11"X17"

1 EX.SITE PLAN
A1.0 1/8" = 1'-0"

NUNEZ PORCH RENOVATION AND LANDSCAPE

5 Cheviot Rd, Arlington, Ma 02474

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PERMIT SET

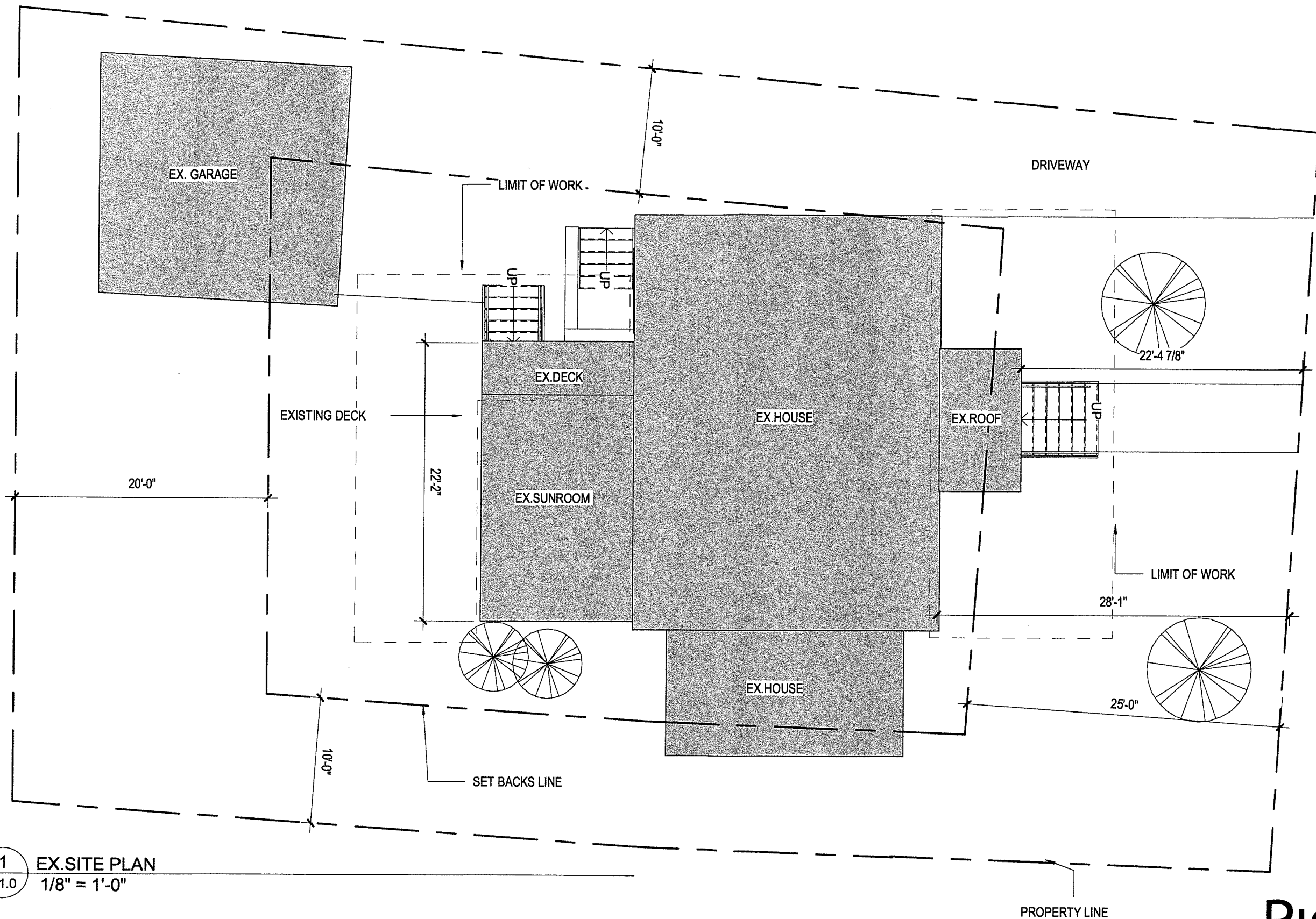
A1.0

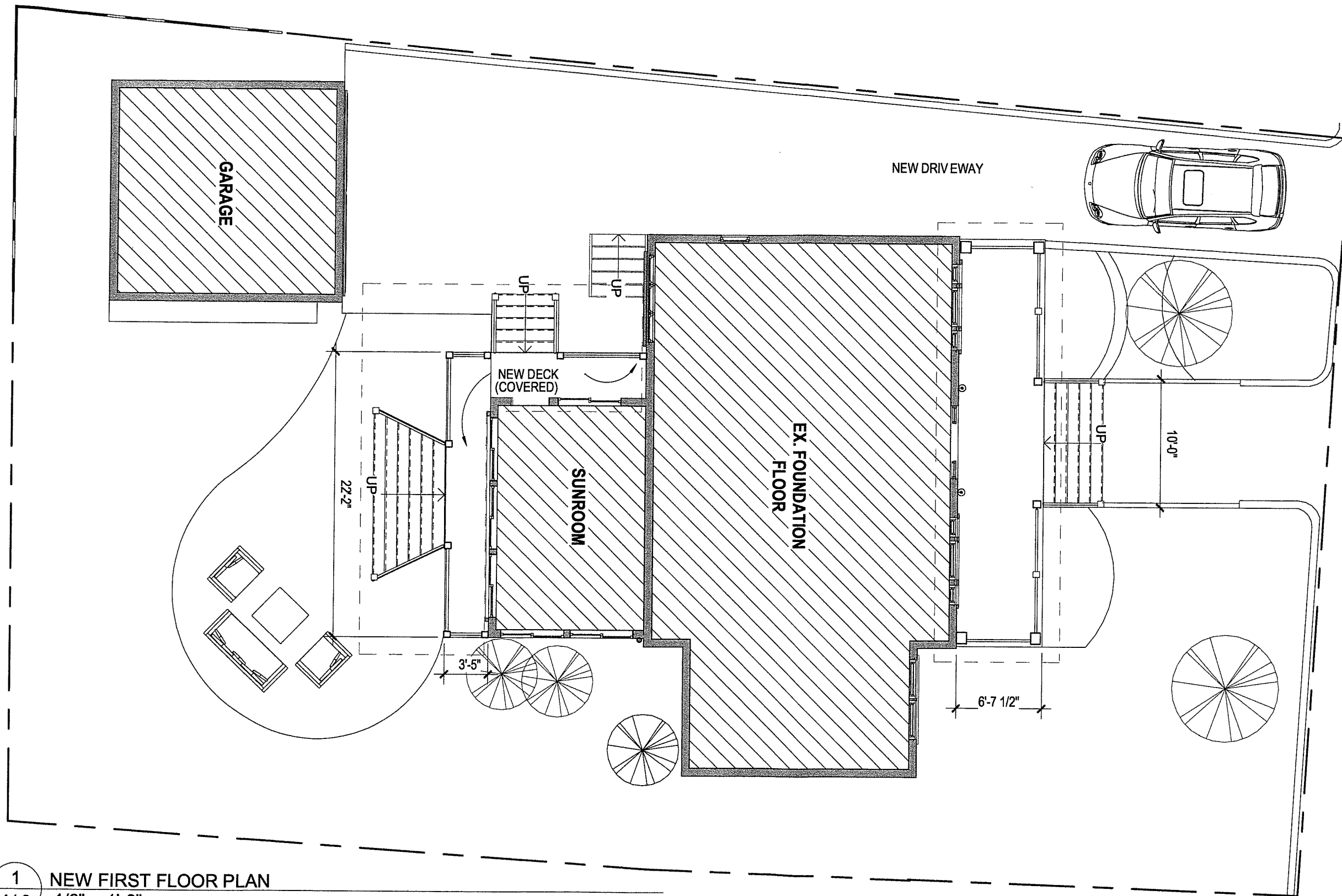
EXISTING SITE PLAN

21.014.01

Jun. 15th, 2021

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1 NEW FIRST FLOOR PLAN
A1.2 1/8" = 1'-0"

NUNEZ PORCH RENOVATION AND LANDSCAPE

5 Cheviot Rd, Arlington, Ma 02474

PERMIT SET

A1.2

NEW FIRST FLOOR PLAN

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Jun. 15th, 2021

SHEET SIZE 11"X17"

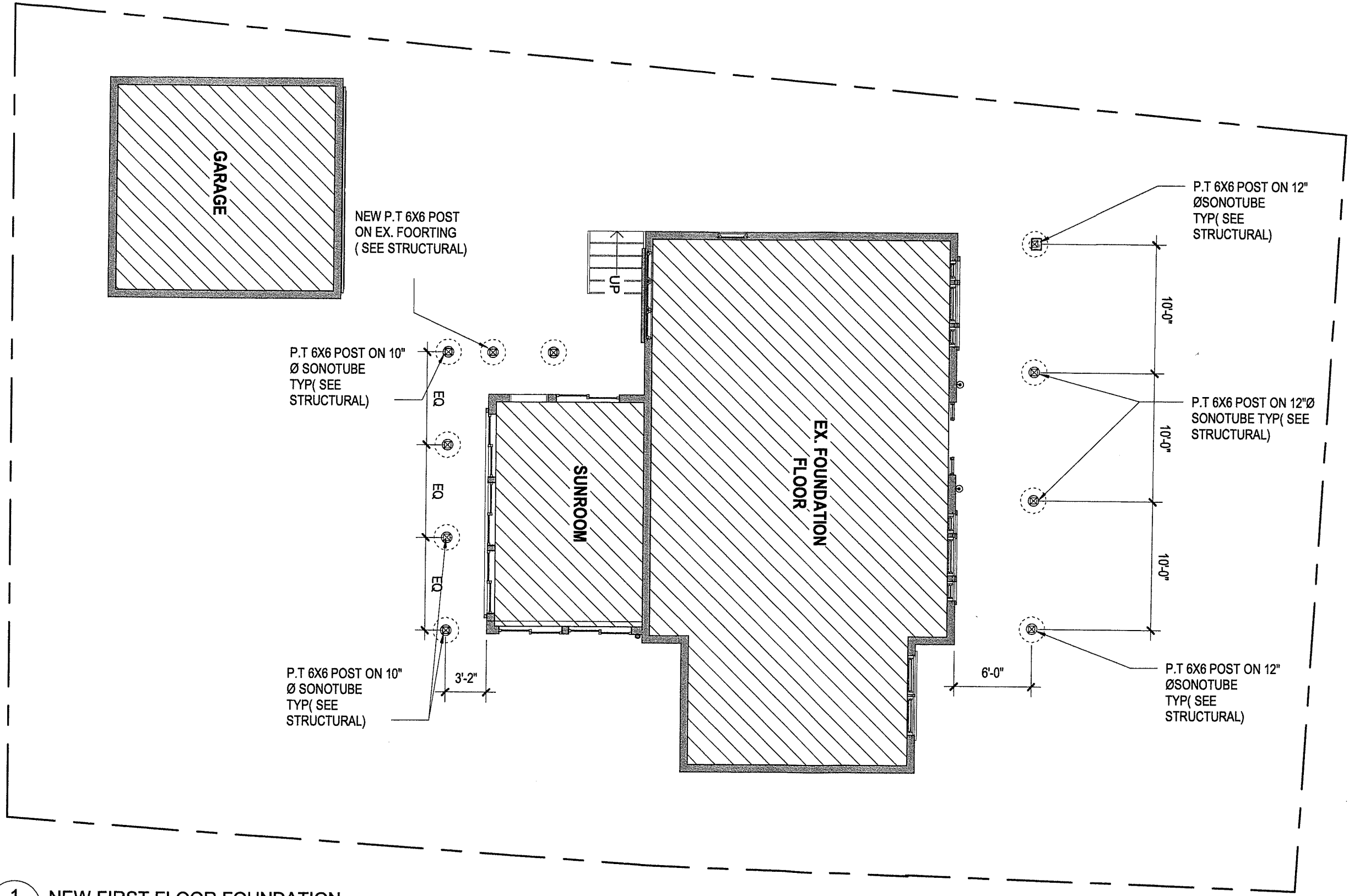
SHEET SIZE 11"x17"

1 NEW FIRST FLOOR FOUNDATION
A1.3 1/8" = 1'-0"

NUNEZ PORCH RENOVATION AND LANDSCAPE

5 Cheviot Rd, Arlington, Ma 02474

Note: Scale May Change When Copied or Faxed



PERMIT SET

A1.3

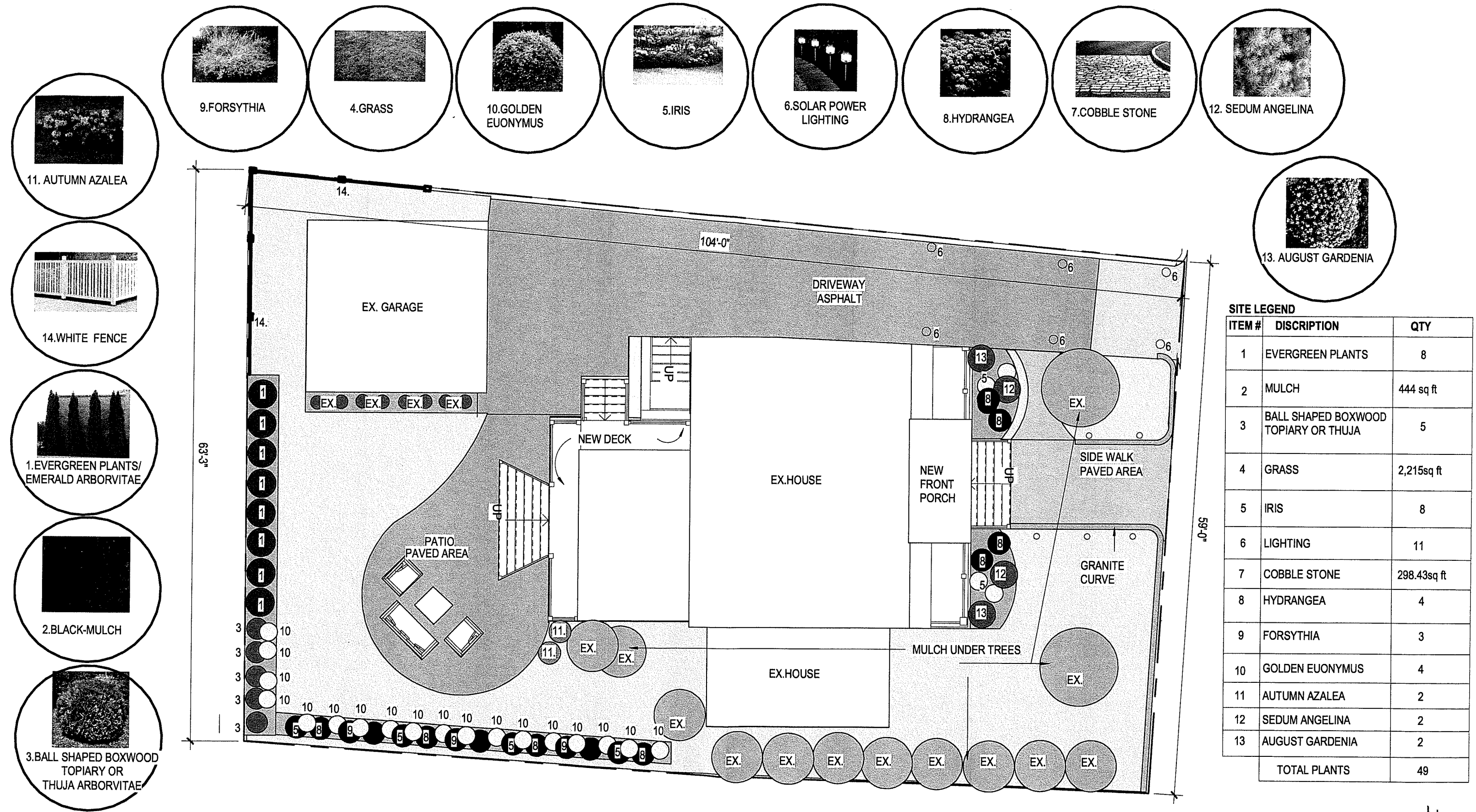
FOUNDATION PLAN

PionArch

21.014.01

Jun. 15th, 2021

SHEET SIZE 11"x17"



NUNEZ PORCH RENOVATION AND LANDSCAPE

5 Cheviot Rd, Arlington, Ma 02474

PERMIT SET
A1.5

SITE PLAN LANDSCAPE

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21.014.01

Jun. 15th, 2021



1
A2.0
Elevation 1 - a
1/4" = 1'-0"

NUNEZ PORCH RENOVATION AND LANDSCAPE

5 Cheviot Rd, Arlington, Ma 02474

PERMIT SET

A2.0

PORCH ELEVATION

PionArch

21.014.01

Jun. 15th, 2021

Note: Scale May Change When Copied or Faxed

SHEET SIZE 11"X17"

SHEET SIZE 11"x17"



1 NEW PATIO ELEVATION
A2.1 1/4" = 1'-0"

NUNEZ PORCH RENOVATION AND LANDSCAPE

5 Cheviot Rd, Arlington, Ma 02474

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PERMIT SET

A2.1

DECK ELEVATION

PionArch

21.014.01

Jun. 15th, 2021

SHEET SIZE 11"x17"



1 SIDE ELEVATION
A2.3 1/4" = 1'-0"

NUNEZ PORCH RENOVATION AND LANDSCAPE

5 Cheviot Rd, Arlington, Ma 02474

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PERMIT SET

A2.3

SIDE ELEVATION

PionArch

21.014.01

Jun. 15th, 2021