



Town of Arlington  
Zoning Board of Appeals  
51 Grove Street  
Arlington, Massachusetts 02476  
781-316-3396  
[www.arlingtonma.gov](http://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 **Sai Lee** of Arlington, MA. on August 26, 2021, a petition seeking permission to alter her property located at **43 Cutter Hill Road - Block Plan 066.0-0004-0007.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 26, 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/join/register/tZ0udu6hrz4iEtcR6s2r9eZiaorRASgbMh>

For documentation relating to this petition, visit the ZBA website at [www.arlington.gov/zba](http://www.arlington.gov/zba).

**DOCKET NO 3672**

Zoning Board of Appeals  
Christian Klein, RA, Chair

Please direct any questions to: **[ZBA@town.arlington.ma.us](mailto:ZBA@town.arlington.ma.us)**

**REQUEST FOR SPECIAL PERMIT**

**TOWN OF ARLINGTON**

In the matter of the Application of 43 Cutter Hill

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*:

Section 5.3.9. Part A

Enclosed entrances larger than that allowed above (25 sf) may extend into the minimum yard  
regulation otherwise provided for the district by special permit.

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 43 Cutter Hill 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:

Sai K Lee

E-Mail: sailee425@gmail.com

Signed: 

Date: 8/19/2021

Telephone: 508-521-0980

Address: 43 Cutter Hill Road, 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.

Section 5.3.9. Projections into Minimum Yards  
Part A and Part B  
\_\_\_\_\_

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

The new proposed front porch will provide shelter for mail and package delivery.  
\_\_\_\_\_  
\_\_\_\_\_

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

The proposed front porch will be built within the property lines and will not create undue traffic  
congestion, or unduly impair pedestrian safety.  
\_\_\_\_\_

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 front porch is an fully open and does not equip with any plumbing fixture.  
\_\_\_\_\_  
\_\_\_\_\_

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.

Section 5.3.9. Part B

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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 new proposed front porch will be built with the same materials as existing house and will be seen as part of, not separate from the existing house. The new proposed front porch will provide shelter for mail and package delivery.

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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 new proposed front porch will be built with the same materials as existing house and will be seen as part of, not separate from the existing house. The new proposed front porch will in fact enhance the look and feel of the neighborhood.

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

1. Property Location: 43 Cutter Hill Road Zoning District: R-1

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):  
2193 Sq. Ft.

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):  
2301 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning	
6. Lot size (Sq. Ft.)	8038	8038	min.	6000
7. Frontage (Ft.)	60	86.71	min.	60
8. Floor area ratio	21%	21%	max.	N/A
9. Lot Coverage ( %)	15.5	16.8	max	35
10. Lot Area per Dwelling Unit (Sq. Ft.)	N/A	N/A	min.	N/A
11. Front Yard Depth (Ft.)	23	19.3	min.	25
12. Left Side Yard Depth (Ft.)	25.4	25.4	min.	10
13. Right Side Yard Depth (Ft.)	37.6	37.6	min.	10
14. Rear Yard Depth (Ft.)	15.7	15.7	min.	14.86'
15. Height (Stories)	1	1	max.	2.5
16. Height (Ft.)	13	13	max.	35
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	5779	5699		
17A. Landscaped Open Space (% of GFA)	71.9	70.9	min.	10
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	6318	6221		
18A. Usable Open Space (% of GFA)	78.6	77.4	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		IV-B	N/A	
23. Slope of proposed roof(s) (in. per ft.)			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:** 43 Cutter Hill Road                      **Zoning District:** R-1

<b><u>OPEN SPACE*</u></b>	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
Total lot area	<u>8038</u>	<u>8038</u>
Open Space, Usable	<u>6318</u>	<u>6221</u>
Open Space, Landscaped	<u>5779</u>	<u>5699</u>

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

<b><u>GROSS FLOOR AREA (GFA) †</u></b>		
Accessory Building	<u>49</u>	<u>49</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>1034</u>	<u>1034</u>
1 <sup>st</sup> Floor	<u>1110</u>	<u>1110</u>
2 <sup>nd</sup> Floor	<u>                    </u>	<u>                    </u>
3 <sup>rd</sup> Floor	<u>                    </u>	<u>                    </u>
4 <sup>th</sup> Floor	<u>                    </u>	<u>                    </u>
5 <sup>th</sup> Floor	<u>                    </u>	<u>                    </u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>                    </u>	<u>                    </u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u>                    </u>	<u>                    </u>
All weather habitable porches and balconies	<u>                    </u>	<u>108</u>
<b>Total Gross Floor Area (GFA)</b>	<b><u>2193</u></b>	<b><u>2301</u></b>

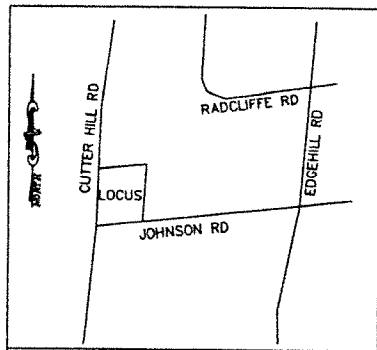
† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

<b><u>REQUIRED MINIMUM OPEN SPACE AREA</u></b>		
Landscaped Open Space (Sq. Ft.)	<u>5779</u>	<u>5699</u>
Landscaped Open Space (% of GFA)	<u>71.9</u>	<u>70.9</u>
Usable Open Space (Sq. Ft.)	<u>6318</u>	<u>6221</u>
Usable Open Space (% of GFA)	<u>78.6</u>	<u>77.4</u>

This worksheet applies to plans dated 08/01/2021 designed by SHAWN LIANG

\_\_\_\_\_

Reviewed with Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_



NOTE. UNDERGROUND, AS WELL AS OVERHEAD UTILITY DATA INDICATED IS PLOTTED FROM VISIBLE FIELD LOCATIONS AND AVAILABLE RECORDS. THE LOCATIONS ARE APPROXIMATE ONLY AND VERIFICATION MUST BE MADE IN THE FIELD. DIAL 1-888-DIG-SAFE PRIOR TO CONSTRUCTION.

LOCUS MAP

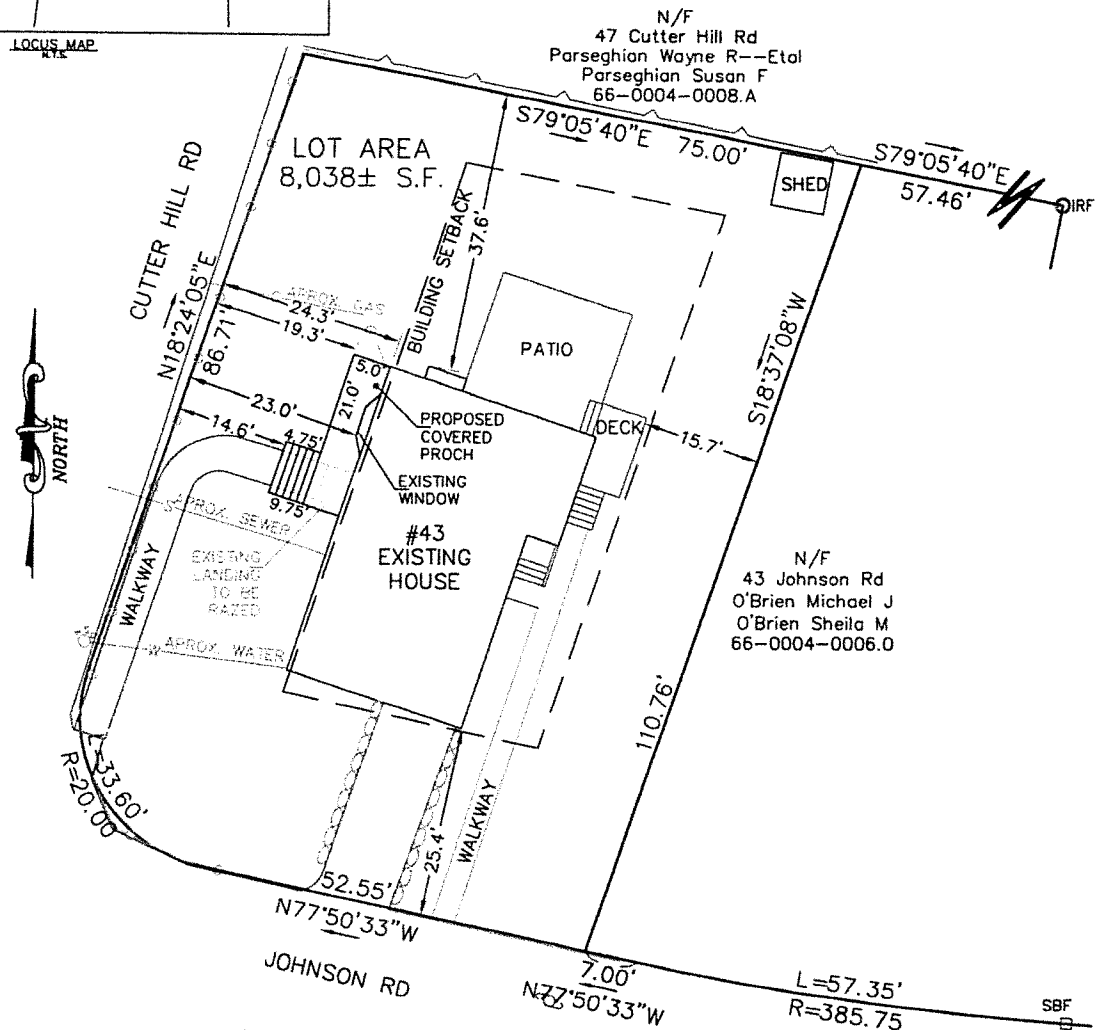


TABLE OF AREAS:	REQ.	EXISTING.	PROP.
FRONT SETBACK	25 FT	23.0 FT	19.3 FT
SIDE SETBACK	10 FT	37.6 FT	37.6 FT
REAR SETBACK	14.86 ft	15.7 FT	15.7 FT
BUILDING HEIGHT	35 (2.5)	EXIST.	EXIST.
LANDSCAPED OPEN SPACE	10%	71.9± %	70.7± %
USABLE OPEN SPACE	30%	78.6± %	77.4± %
MAX. LOT COVERAGE	35%	15.5± %	16.8± %

I CERTIFY THAT THE EXISTING BUILDING IS LOCATED AS SHOWN HEREON AND THAT THE PROPOSED ADDITION LOCATION DOES NOT CONFORM TO THE DIMENSIONAL SETBACK REQUIREMENT OF THE ZONING BYLAW OF THE TOWN OF ARLINGTON, MA.

PROPOSED ADDITION  
PLOT PLAN  
LOCATED ON  
43 CUTTER HILL ROAD  
ARLINGTON, MA  
PREPARED FOR & OWNED BY  
SAI K. LEE  
SCALE: 1"=20'  
08-02-2021

SURVEY BY: R. Mankaryous DESIGN BY: R. Mankaryous REVIEW BY: JON L. FAGERSTROM SHEET #: 1

The structure is not located within a Federal Flood Zone per HUD Map # 25017C Community # 0416E dated 06/04/2010

ZONING: R1  
FRONT YARD: 25  
SIDE YARD: 10  
REAR YARD: 14.86 (20% LOT DEPTH)  
BUILDING HEIGHT: 35 (2.5 STORIES)

ASSESSORS ID: 66-004-0007.A  
DEED REF. BOOK: 75569 PAGE: 504  
RECORDED: S. MIDDLESEX REGISTRY OF DEEDS

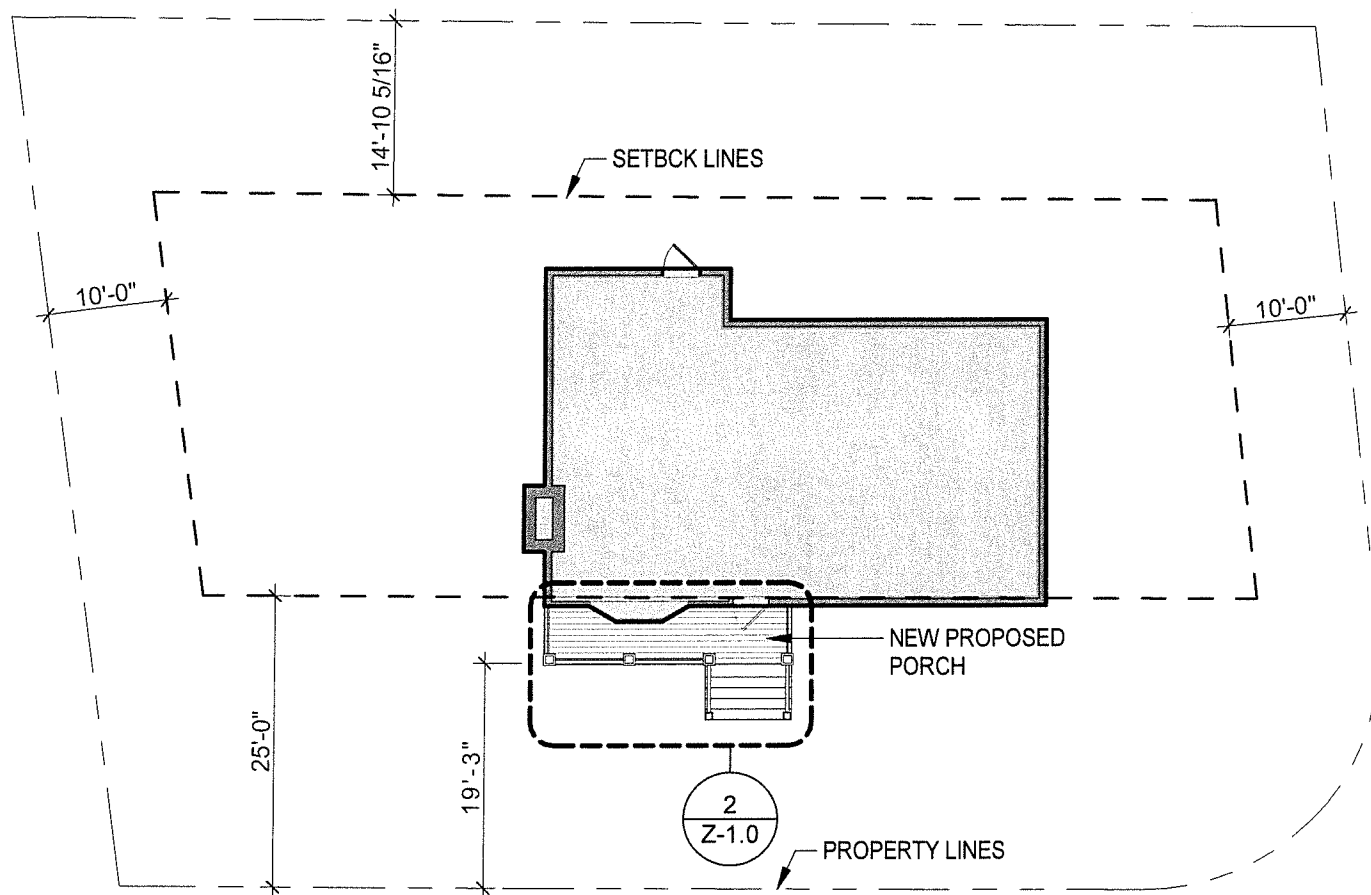


**ALPHA OMEGA  
ENGINEERING INC**

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info@alphaomegaeng.net

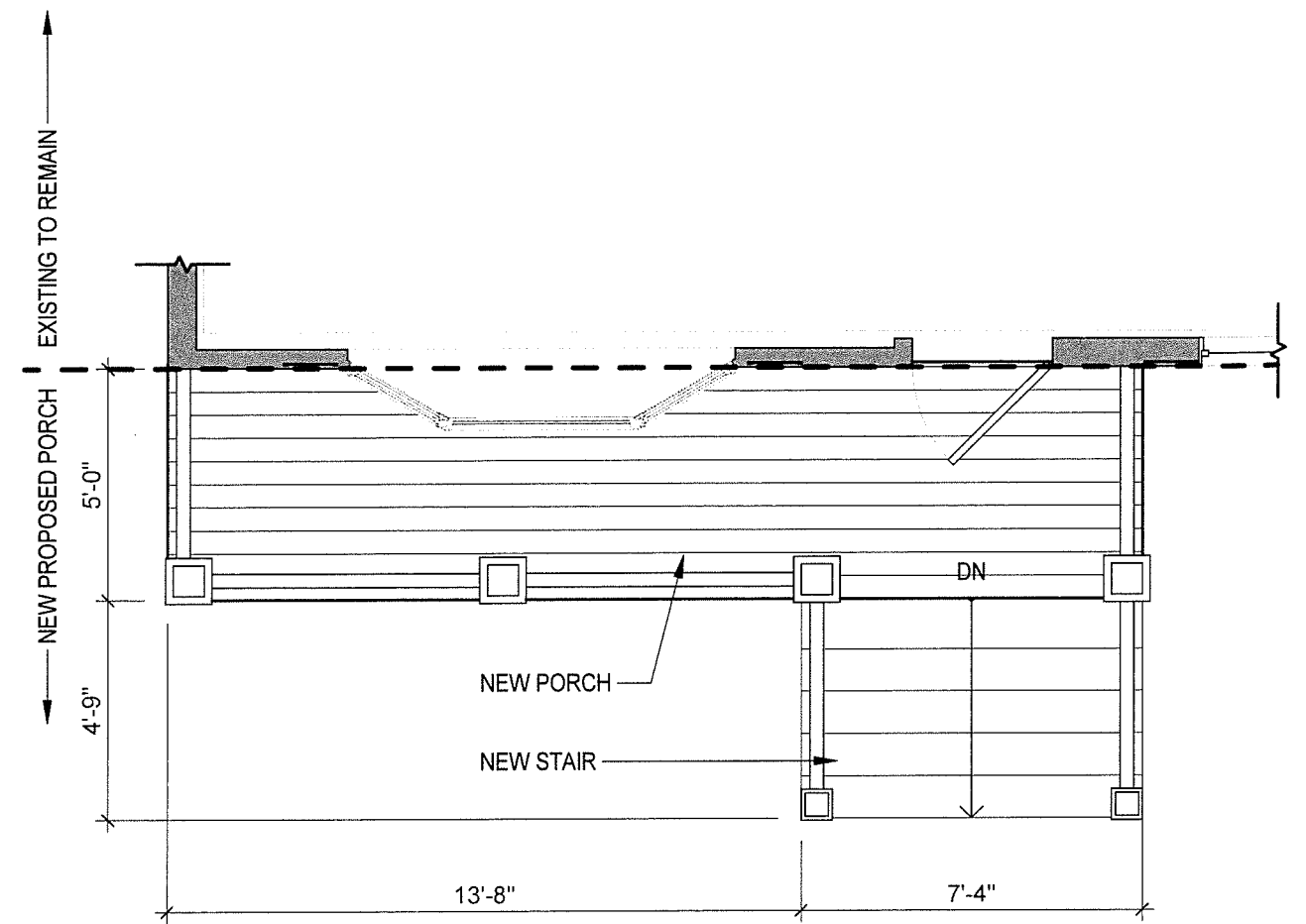


JON L. FAGERSTROM P.L.S. #49205

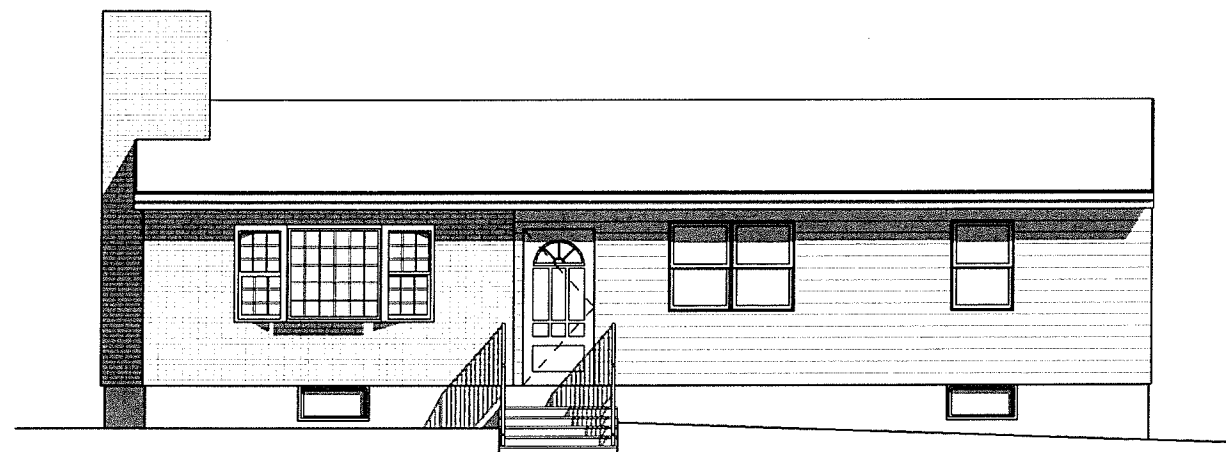


\*REFER PLOT PLAN FOR COMPLETE LOT DIMENSION AND SITE INFORMATION.

1 SITE PLAN  
1/16" = 1'-0"



2 NEW PORCH PLAN  
1/4" = 1'-0"

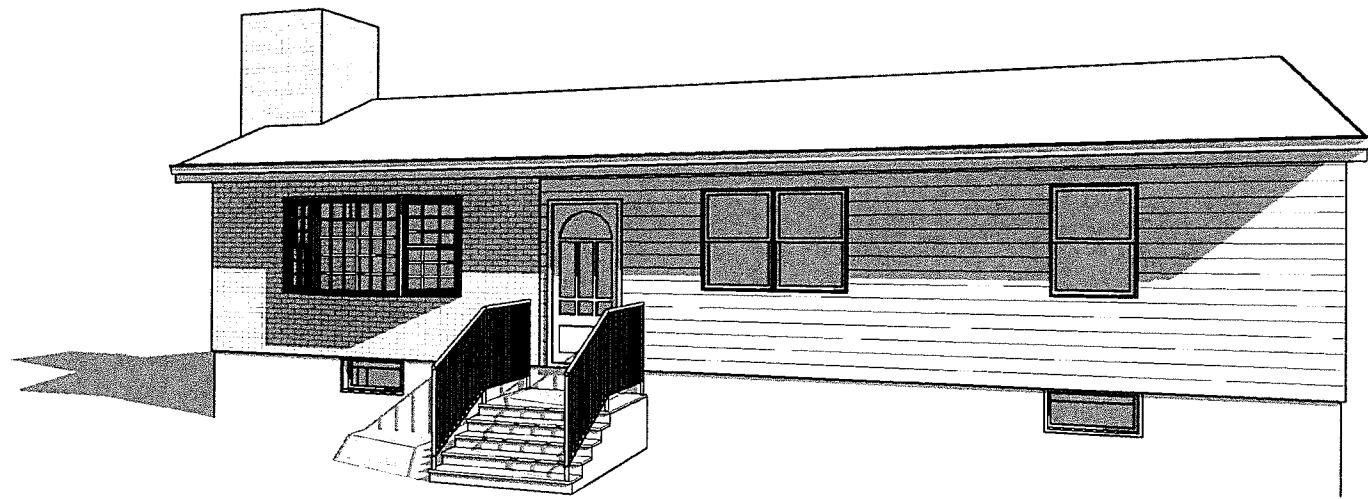


3 FRONT ELEVATION - EXISTING  
1/8" = 1'-0"

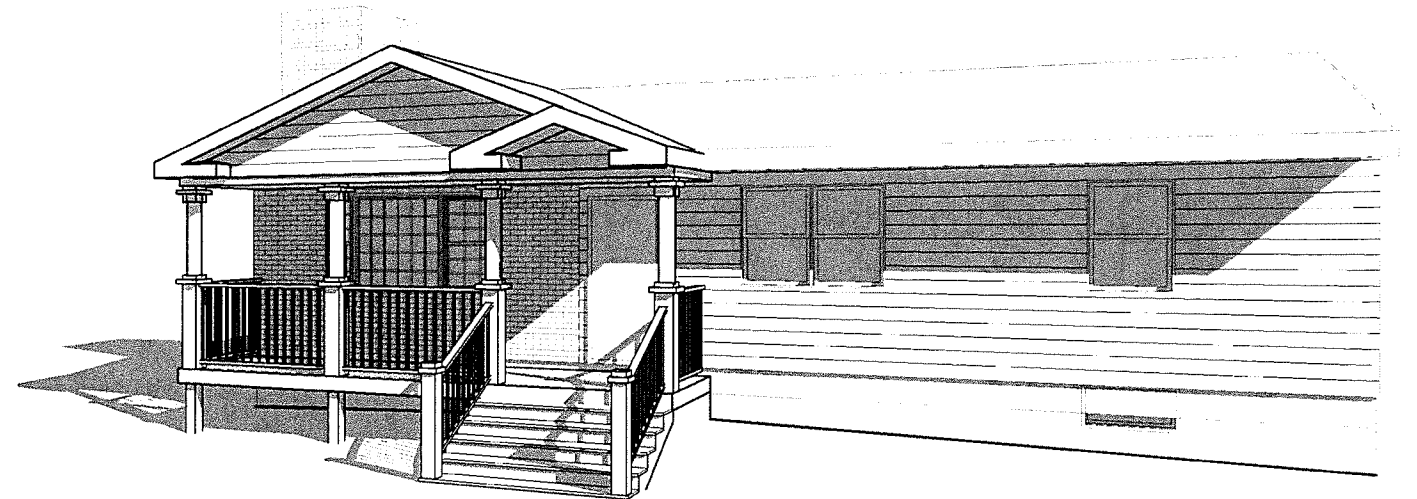


4 FRONT ELEVATION - NEW  
1/8" = 1'-0"

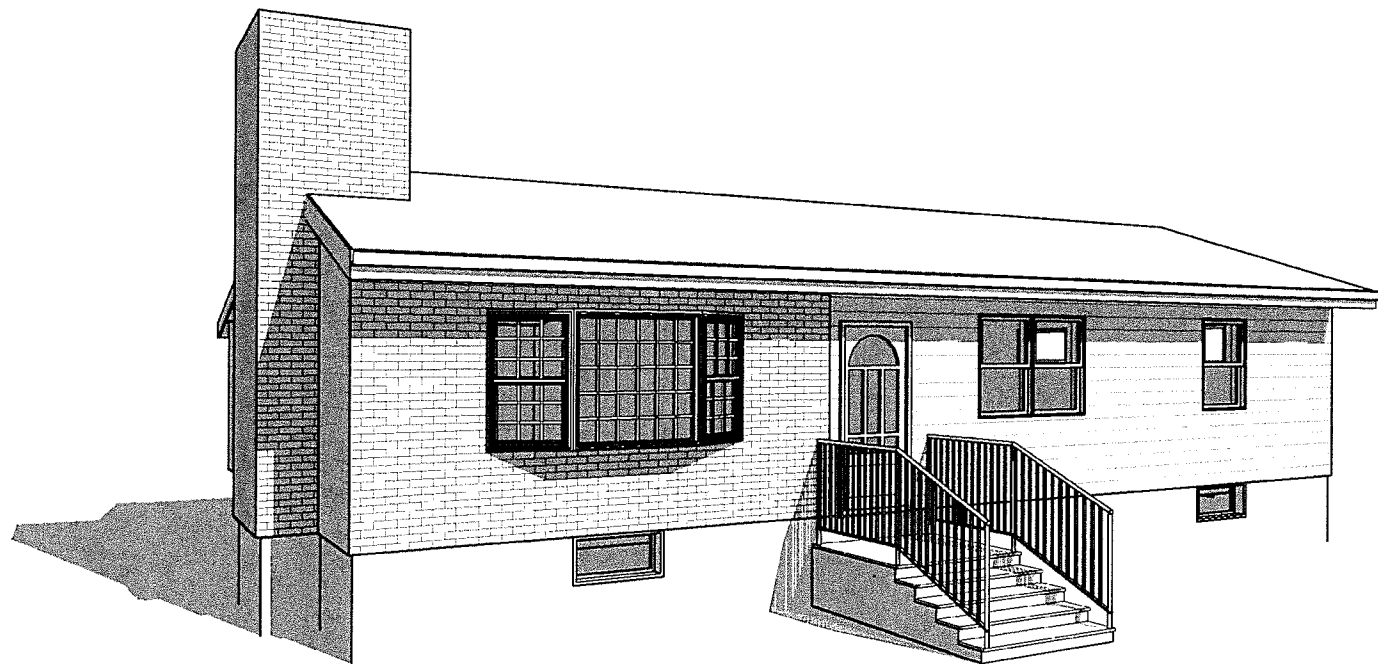




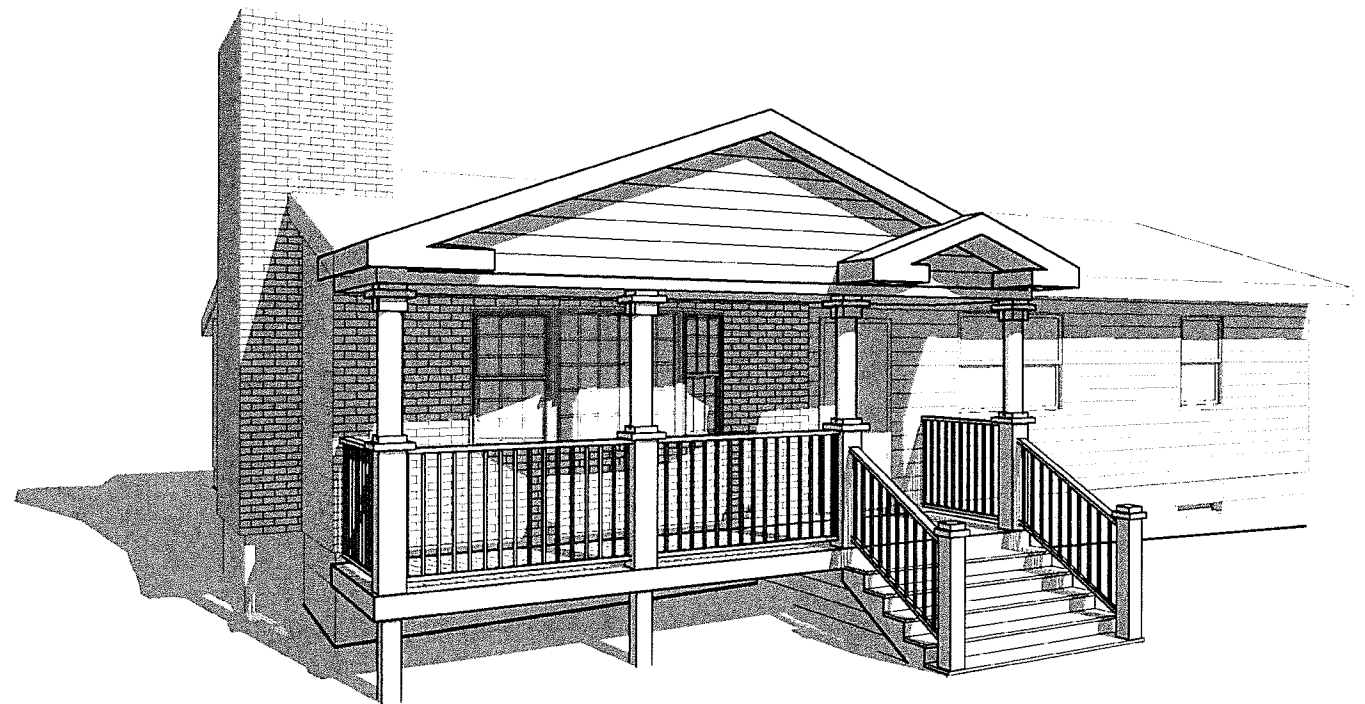
3D VIEW 1 - BEFORE



3D VIEW 2 - EXISTING



3D VIEW 2 - BEFORE



3D VIEW 2 - NEW