



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 **Heidi Wettach and Greg Walters** of Arlington, Massachusetts on March 23, 2021, a petition seeking permission to alter their property located at **9-11 Adams Street- Block Plan 031.0-0005-0003.0** Said petition would require a Special Permit under **Section 8.1.3 (B) (Nonconforming Single-Family or Two-Family Dwellings)** 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/meeting/register/tJloc-upqDlrH9BzpU_mQMF2y5Ys20gtlBP9 **for documentation relating to this petition, visit the ZBA website at www.arlington.gov/zba.**

DOCKET NO 3674

Zoning Board of Appeals
Christian Klein, RA, Chair

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

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

In the matter of the Application of Heidi Wettach & Greg Walters
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*:

Request to demolish existing garage and reconstruct new garage with an additional 125 sqft on an existing undersized lot.

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 9-11 Adams St. 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:

Existing structure has failed roof/envelope and is an undersized garage which cannot hold 2 cars.

Proposed new garage will keep similar design, roof and aesthetic, while adding 125 sqft to accommodate 2 cars as well as keep yard/snow equipment out of view. Additional sqft will not be noticeable from the street.

E-Mail: hlwettach@yahoo.com

Signed: 

Date: 09/24/2021

Telephone: 781-883-6566

Address: 9 Adams St. Arlington, 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 5.4.2 - Dimensional and Density requirements

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

Allows for storage of 2 cars and all yard/snow equipment and recreational equipment which will
promote a cleaner and more presentable street view/appearance.

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

No change to public right of way.

It will remove vehicles from driveway parking.

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.*

No connections to the systems and replacing existing structure.

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.

No special regulations pertain to this lot.

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.

Will be reconstructed with similar design/aesthetic. Will remove cars/yard equipment from driveway.

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.*

Will be similar to neighborhood architecture and keep the yard uncluttered.

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

1. Property Location: 9-11 Adams Street Zoning District: R2

2. Present Use/Occupancy: 2-Family No. of dwelling units 2

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):
3545 Sq. Ft.

4. Proposed Use/Occupancy: 2-Family No. of dwelling units 2

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):
3670 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	4500	4500	min. 6000
7. Frontage (Ft.)	50	50	min. 60
8. Floor area ratio	78%	81%	max.
9. Lot Coverage (%)	33%	33%	max 35%
10. Lot Area per Dwelling Unit (Sq. Ft.)	N/A	N/A	min.
11. Front Yard Depth (Ft.)	7.8	7.8	min.
12. Left Side Yard Depth (Ft.)	16.5	16.5	min.
13. Right Side Yard Depth (Ft.)	5.7	5.7	min.
14. Rear Yard Depth (Ft.)	22.9	22.9	min.
15. Height (Stories)	2.5	2.5	max. 2.5
16. Height (Ft.)			max.
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	1875	1750	
17A. Landscaped Open Space (% of GFA)	53%	48%	min. 10%
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	0	0	
18A. Usable Open Space (% of GFA)	0	0	min.
19. Number of Parking Spaces	4	4	min.
20. Parking area setbacks (if applicable)	N/A	N/A	min.
21. Number of Loading Spaces (if applicable)	N/A	N/A	min.
22. Type of construction (garage)	Type I	Type I	N/A
23. Slope of proposed roof(s) (in. per ft.)	1 inch/ft	1 inch/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: 9-11 Adams Street

Zoning District: R2

OPEN SPACE*

	EXISTING	PROPOSED
Total lot area	<u>4500</u>	<u>4500</u>
Open Space, Usable	<u>0</u>	<u>0</u>
Open Space, Landscaped	<u>1875</u>	<u>1750</u>

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

GROSS FLOOR AREA (GFA) †

Accessory Building	<u>430</u>	<u>555</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>0</u>	<u>0</u>
1 st Floor	<u>1222</u>	<u>1222</u>
2 nd Floor	<u>1222</u>	<u>1222</u>
3 rd Floor	<u></u>	<u></u>
4 th Floor	<u></u>	<u></u>
5 th Floor	<u></u>	<u></u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>299</u>	<u>299</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>372</u>	<u>372</u>
Total Gross Floor Area (GFA)	<u>3545</u>	<u>3670</u>

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

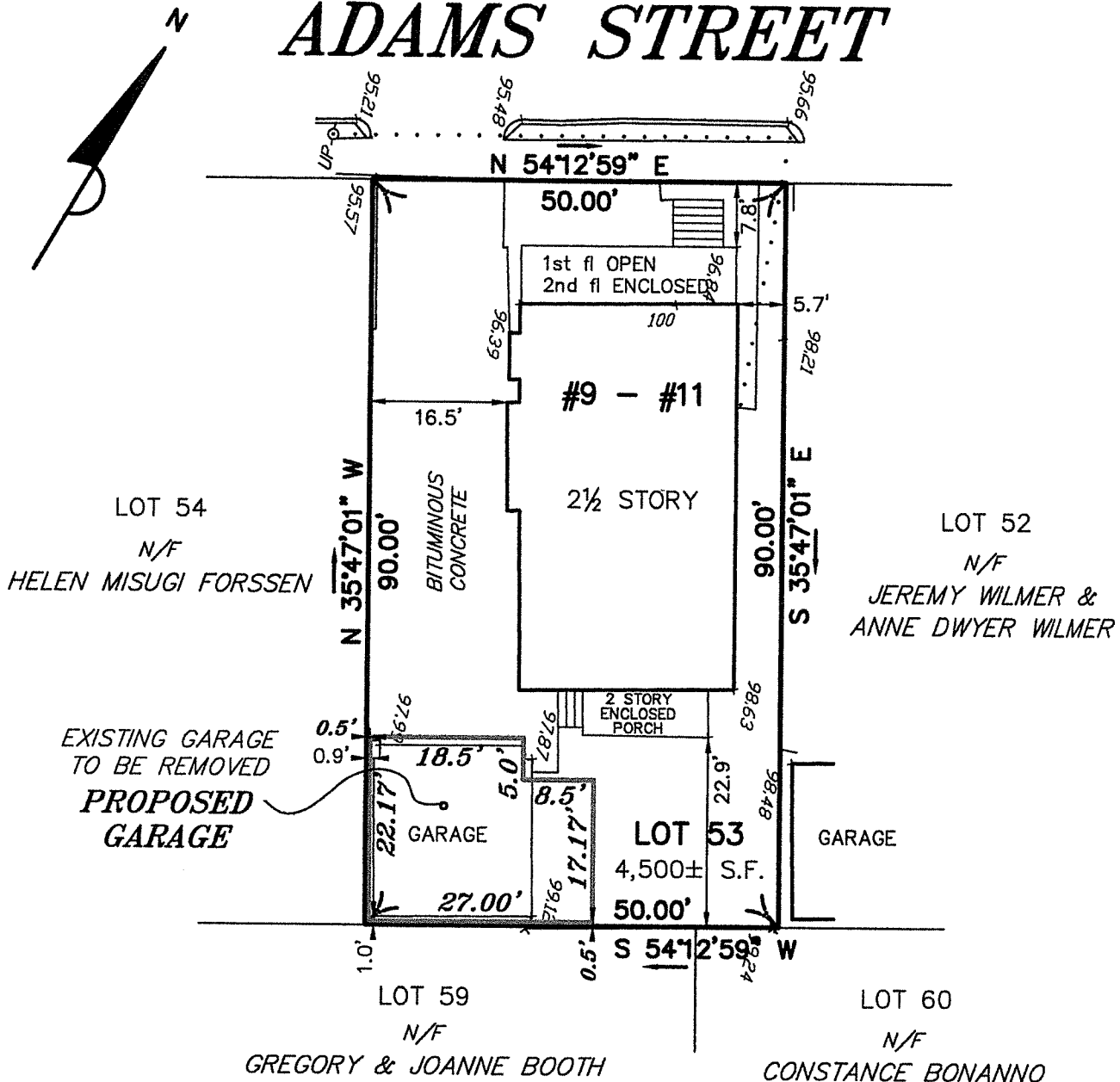
REQUIRED MINIMUM OPEN SPACE AREA

Landscaped Open Space (Sq. Ft.)	<u>1875</u>	<u>1750</u>
Landscaped Open Space (% of GFA)	<u>53%</u>	<u>48%</u>
Usable Open Space (Sq. Ft.)	<u>0</u>	<u>0</u>
Usable Open Space (% of GFA)	<u>0</u>	<u>0</u>

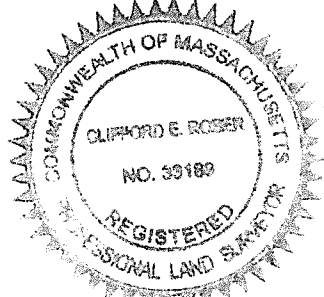
This worksheet applies to plans dated 07/22/2021 designed by Rober Survey

Reviewed with Building Inspector: _____ Date: _____

ADAMS STREET



I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.



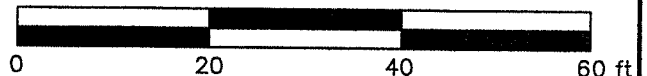
CLIFFORD E. ROBER, PLS

DATE

THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED PLOT PLAN
#9 ADAMS STREET
IN
ARLINGTON, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 7/22/2021



ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
6516PP1.DWG