

REQUEST FOR VARIANCE
TOWN OF ARLINGTON

In the matter of the Application of **Bruce McKenna**
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*:

Seeking relief from Zoning Bylaw limiting homes in Zone R2 from completing a 3rd
story over 1/2 the square footage of the current footprint as cited in chart
R District Building Height and Floor Area Ratio Regulations PAGE 61.

The Petitioner/Applicant states he/she/they is/are the owner-occupant of the land in Arlington located at 125/127 Webster 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:

To increase the living space of the second floor apartment with a construction that
would increase the square footage of the 3rd floor above a 1/2 story while maintaining
the current peak height. All construction will be done within the confines of the current
footprint of the house.

E- Mail: bmckenna50@yahoo Signed: _____ Date: _____
Telephone: 781-696-3939 Address: 125/127 Webster St. Arlington, MA 0

1. Describe the circumstances relating to the soil conditions, shape, or topography especially affecting such land or structures but not affecting generally the Zoning District in which it is located that would substantiate the granting of a Variance.

Due to the layout of the existing structure and the desire to create the most environmentally friendly, energy efficient and cost effective expansion, a variance is needed in order to expand beyond the limit of 2.5 stories.

2. Describe how a literal enforcement of the provisions of the Zoning Bylaw, specifically relating to the circumstances affecting the land or structure noted above, would involve substantial hardship, financial or otherwise, to the Petitioner or Appellant.

The Petitioner seeks permission for a variance on this project for several reasons; A.) The main purpose of the extension is to allow for a multi-generational family to continue to live together in a more comfortable space. B.) The design also considers the environmental factor of energy efficiency in regards to insulation, heating and cooling. The simple framing proposed allows for a well insulated and sealed addition and also allows for a substantial solar array to be placed on the roof with room for future array for electric vehicle charging. These factors combined allow for a more sustainable and energy efficient space to be created.

In conclusion, the enforcement of the provisions could firstly limit the possibility of the homeowner's son to continue to live in the house, and thus the town he grew up in along with his fiancée. This puts a financial and emotional strain on the family unit as a whole as due to increased housing costs, it is harder for working class families to stay in the town of Arlington.

Secondly, any limit or contingency placed upon the proposed design could impede the efficiency and efficacy of the space, thus causing issues in the future in regards to roof damage, water issues, lack of heating/cooling efficiency or an inefficient solar array - all of which could negatively impact the homeowner(s) financially in the future.

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

The desired relief has no detriment to the public good as the plan does not impede on any other properties, it does not change the makeup of the neighborhood and it will not change the number of inhabitants in the home.

If anything, the proposal has potential to be a boon to the community as it allows for a long-term Arlington family to remain in the home that they own, keeping the property from being bought by developers or potential rental agencies. It also allows for the growth of the family within their home, keeping the neighborhood family oriented and thus maintaining the character of the area.

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.

While we cannot be sure of the original intent of this Zoning Bylaw, we presume it was either to ensure that builders created ample pitch to the roof to protect homeowners from the weight of snow in winter or to prevent turning a neighborhood of primarily two-family homes into triple decker rental units. In either scenario our current plan does not derogate from the intent of this bylaw.

In response to the former, modern building techniques can allow for more shallowly pitched rooflines that can still withstand snow weight in the winter, and current roof membranes are now suited to deal with the snow melt and rain runoff as well. (See answer to Question 2 for explanation as to why our plan addresses structural issues and the integrity of the house through the future.)

In response to the latter, as has been mentioned before, we are a family unit with three generations and a potential fourth not far away. In order for the current youngest generation to stay in Arlington, we are trying to create more living space for them to remain and also develop a future family in the neighborhood, and there is no intent of subdividing this house into condominiums or to turn it into multiple rentals.

Lastly, there is a new provision for accessory dwelling unit 8.1.3 E which states that the creation of such a unit, "will not result in any additional nonconformity as long as it does not increase the footprint or height of said building." If we were to adjust our plan very slightly, it would appear to fall within this exemption.

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

1. Property Location: 125/127 WEBSTER ST. Zoning District: R2

2. Present Use/Occupancy: TWO-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):
5,429 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):
5,962 Sq. Ft.

6. Lot size (Sq. Ft.)
7. Frontage (Ft.)
8. Floor area ratio
9. Lot Coverage (%)
10. Lot Area per Dwelling Unit (Sq. Ft.)
11. Front Yard Depth (Ft.)
12. Left Side Yard Depth (Ft.)
13. Right Side Yard Depth (Ft.)
14. Rear Yard Depth (Ft.)
15. Height (Stories)
16. Height (Ft.)
17. Landscaped Open Space (Sq. Ft.)
Refer to Section 2 in the Zoning Bylaw.
- 17A. Landscaped Open Space (% of GFA)
18. Usable Open Space (Sq. Ft.)
Refer to Section 2 in the Zoning Bylaw.
- 18A. Usable Open Space (% of GFA)
19. Number of Parking Spaces
20. Parking area setbacks (if applicable)
21. Number of Loading Spaces (if applicable)
22. Type of construction
23. Slope of proposed roof(s) (in. per ft.)

Present Conditions	Proposed Conditions	Min. or max Required by Zoning
4,934	4,934	min. 6,000
68.72	68.72	min. 60
NA	NA	max. NA
35%	35%	max 35%
NA	NA	min. NA
9	9	min. 20
16	16	min. 10
10 1/2	10 1/2	min. 10
19	19	min. 20
2.5	2.5	max. 2.5
34	34	max. 35
1,923	1,923	
35.4%	32.2%	min.
623	683	
0.00%	0.00%	min. 0.00%
5	5	min. 2
NA	NA	min. NA
NA	NA	min. NA
WOOD	WOOD	N/A
9.5/12	2 5/8/12	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: 125/127 WEBSTER ST. Zoning District: R2

OPEN SPACE*

	EXISTING	PROPOSED
Total lot area	<u>4,934</u>	<u>4,934</u>
Open Space, Usable	<u>623</u>	<u>683</u>
Open Space, Landscaped	<u>1,923</u>	<u>1,923</u>

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

GROSS FLOOR AREA (GFA) †

Accessory Building	<u>—</u>	<u>—</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>1242</u>	<u>1242</u>
1 st Floor	<u>1580</u>	<u>1580</u>
2 nd Floor	<u>1756</u>	<u>1756</u>
3 rd Floor	<u>—</u>	<u>901</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>634</u>	<u>266</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>217</u>	<u>217</u>
Total Gross Floor Area (GFA)	<u>5,429</u>	<u>5,962</u>

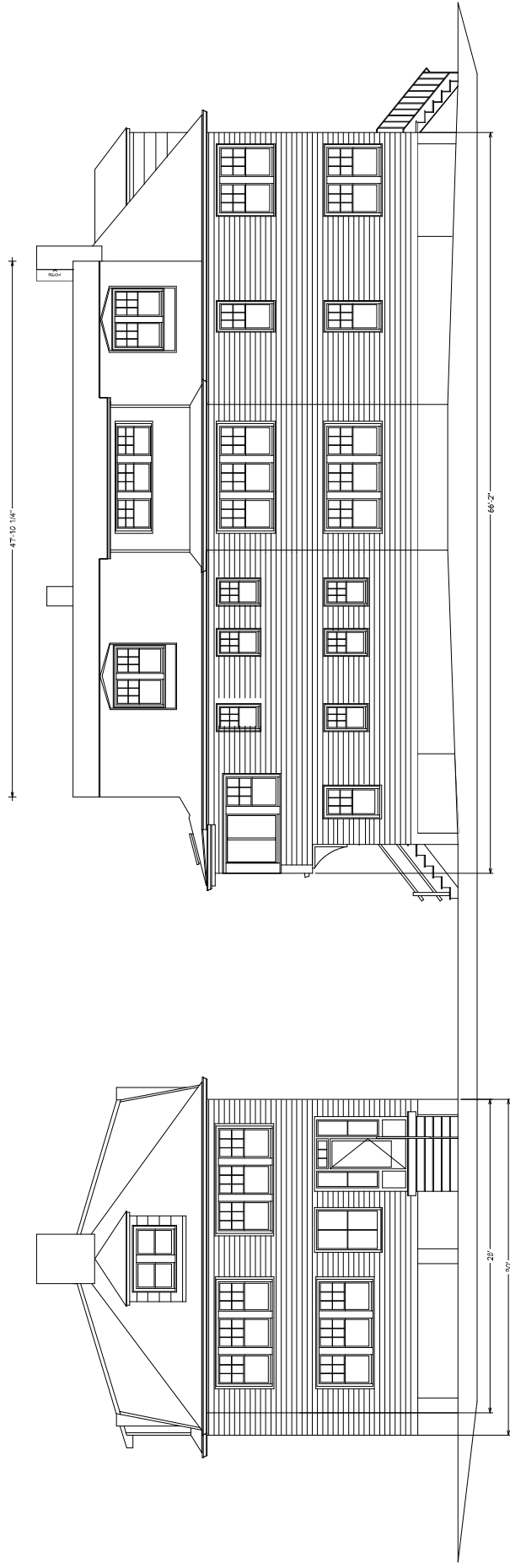
† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

REQUIRED MINIMUM OPEN SPACE AREA

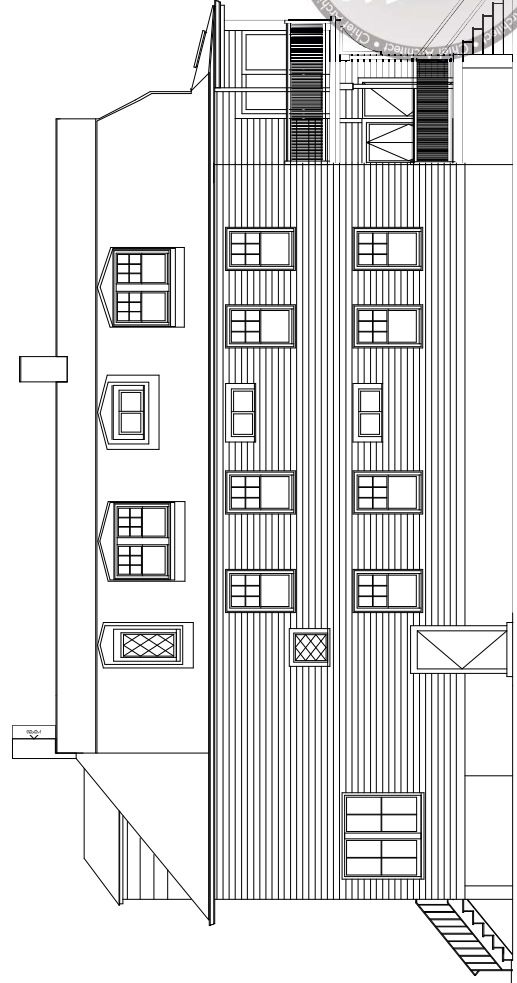
Landscaped Open Space (Sq. Ft.)	<u>1,923</u>	<u>1,923</u>
Landscaped Open Space (% of GFA)	<u>35.4%</u>	<u>32.2%</u>
Usable Open Space (Sq. Ft.)	<u>623</u>	<u>683</u>
Usable Open Space (% of GFA)	<u>11.5%</u>	<u>11.5%</u>

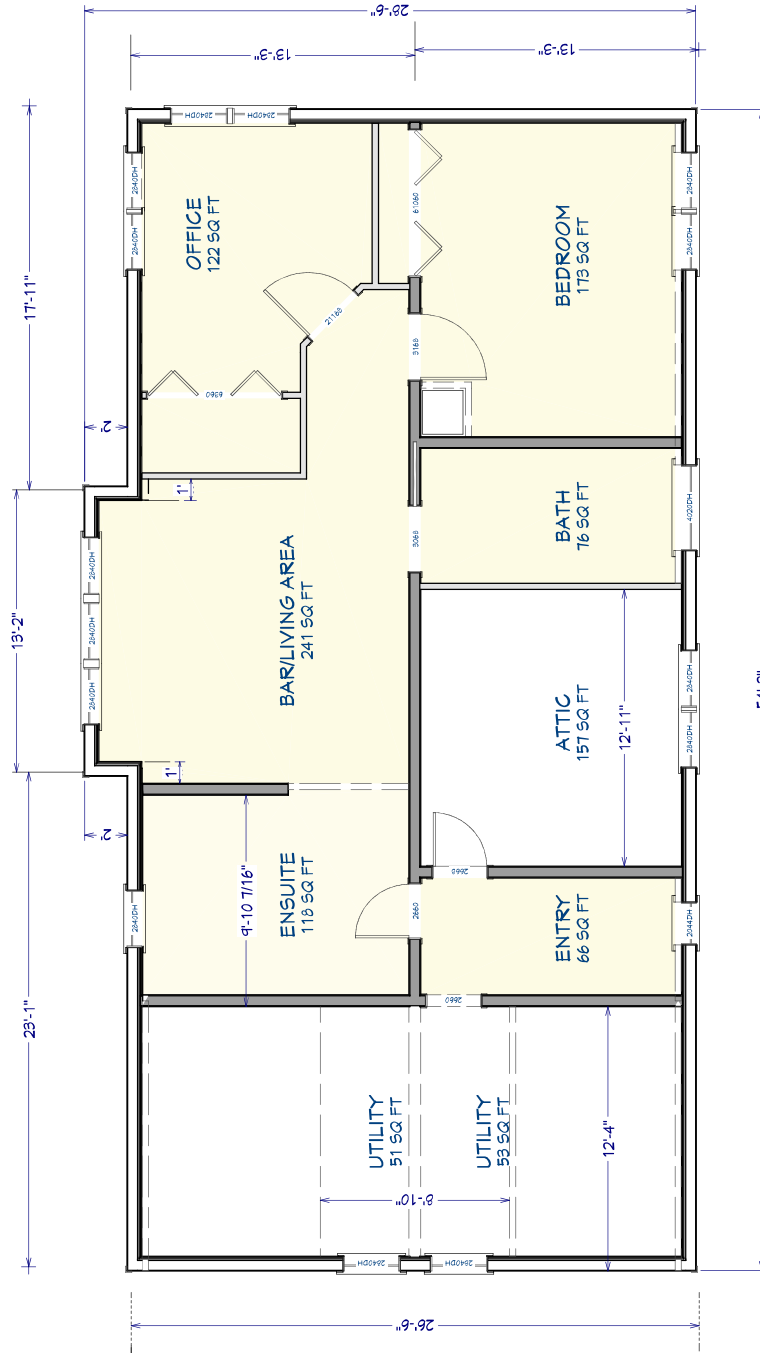
This worksheet applies to plans dated _____ designed by _____

Reviewed with Building Inspector: _____ Date: _____

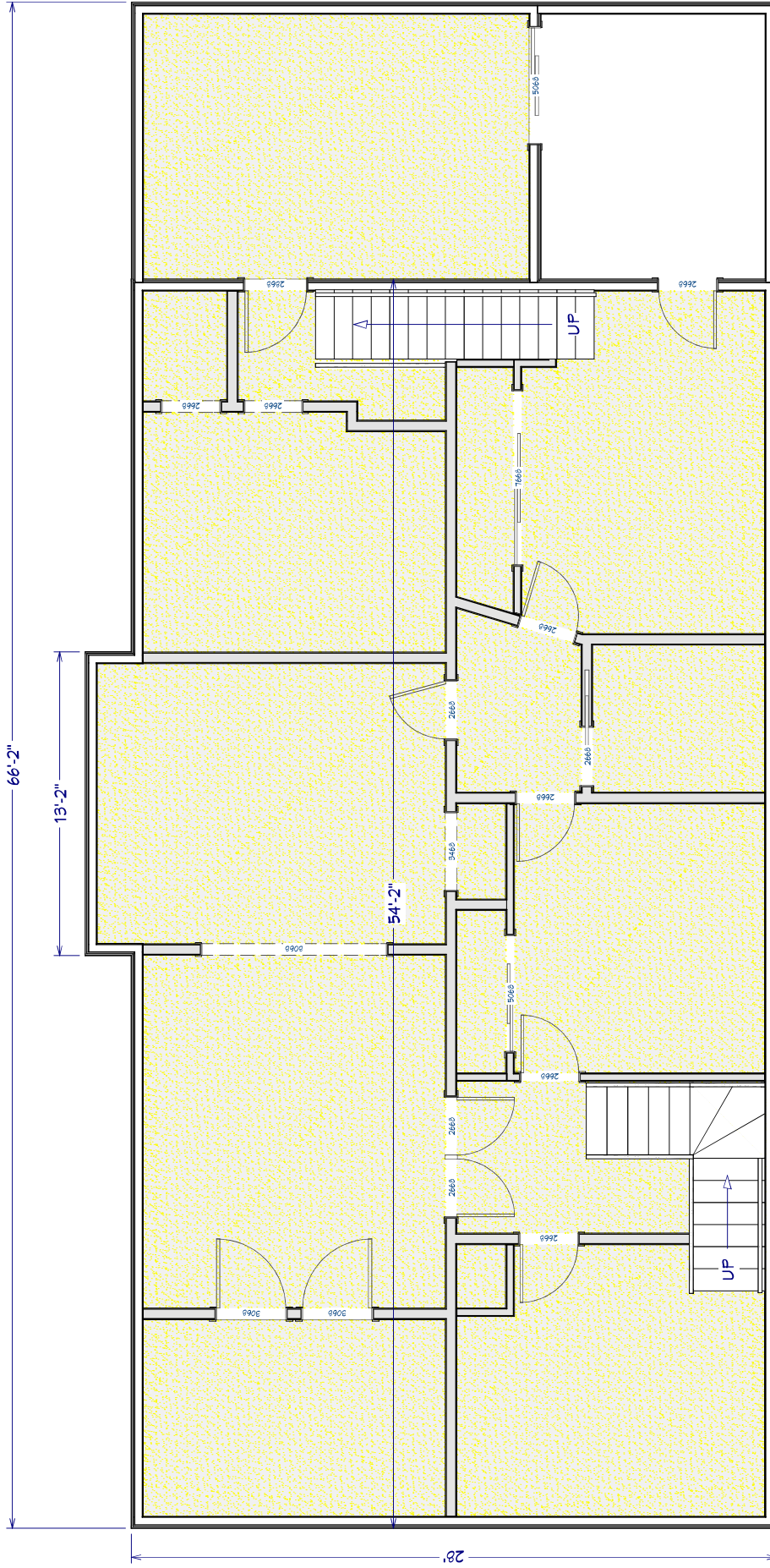


Optimal design Gambrel style side walls





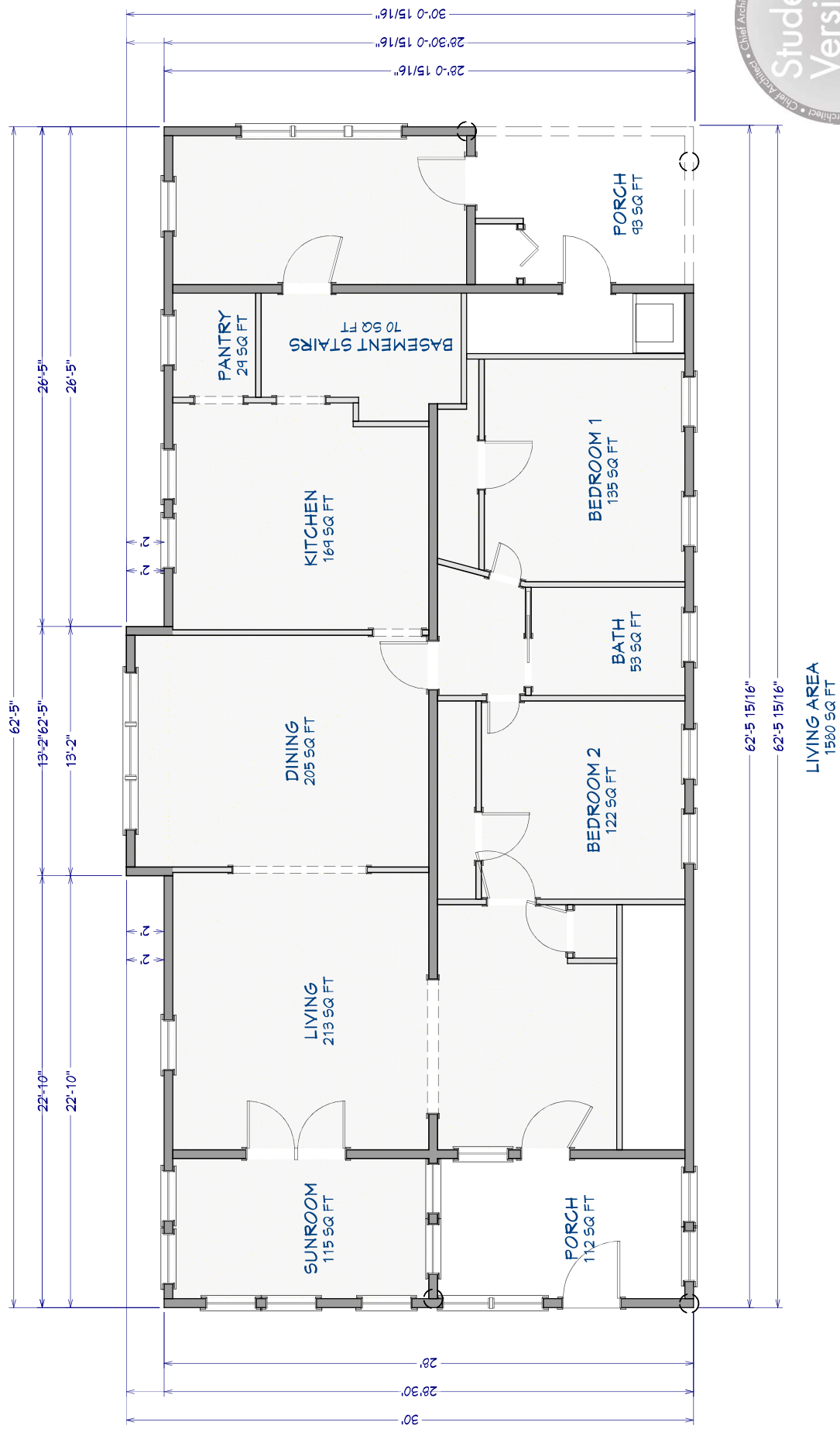
LIVING AREA
901 SQ FT



2nd floor G.F.A.

LIVING AREA
1756 SQ FT





22'-10"

22'-10"

13'-2" 62'-5"
13'-2"

13'-2" 62'-5"
13'-2"

26'-5"

26'-5"

28' 28' 30'

28'30"

28'

28'-0" 15/16"
28'-30" 0 15/16"
30'-0" 15/16"

28:30'-015/16"

—30'-0 15/16"

SUNROOM
115 SQ FT

SUNROOM
115 SQ FT

LIVING
213 SQ FT

LIVING
213 SQ FT

DINING
205 SQ FT

DINING
205 SQ FT

KITCHEN
169 SQ FT

KITCHEN
169 SQ FT

PANTRY
29 SQ FT

PANTRY
29 SQ FT

BASEMENT STAIRS
70 SQ FT

BASEMENT STAIRS
70 SQ FT

112 SQ FT

112 SQ FT

BEDROOM 2
122 SQ FT

BEDROOM 2
122 SQ FT

BATH
53 SQ FT

BATH
53 SQ FT

BEDROOM 1
135 SQ FT

BEDROOM 1
135 SQ FT

PORCH
93 SQ FT

PORCH
93 SQ FT

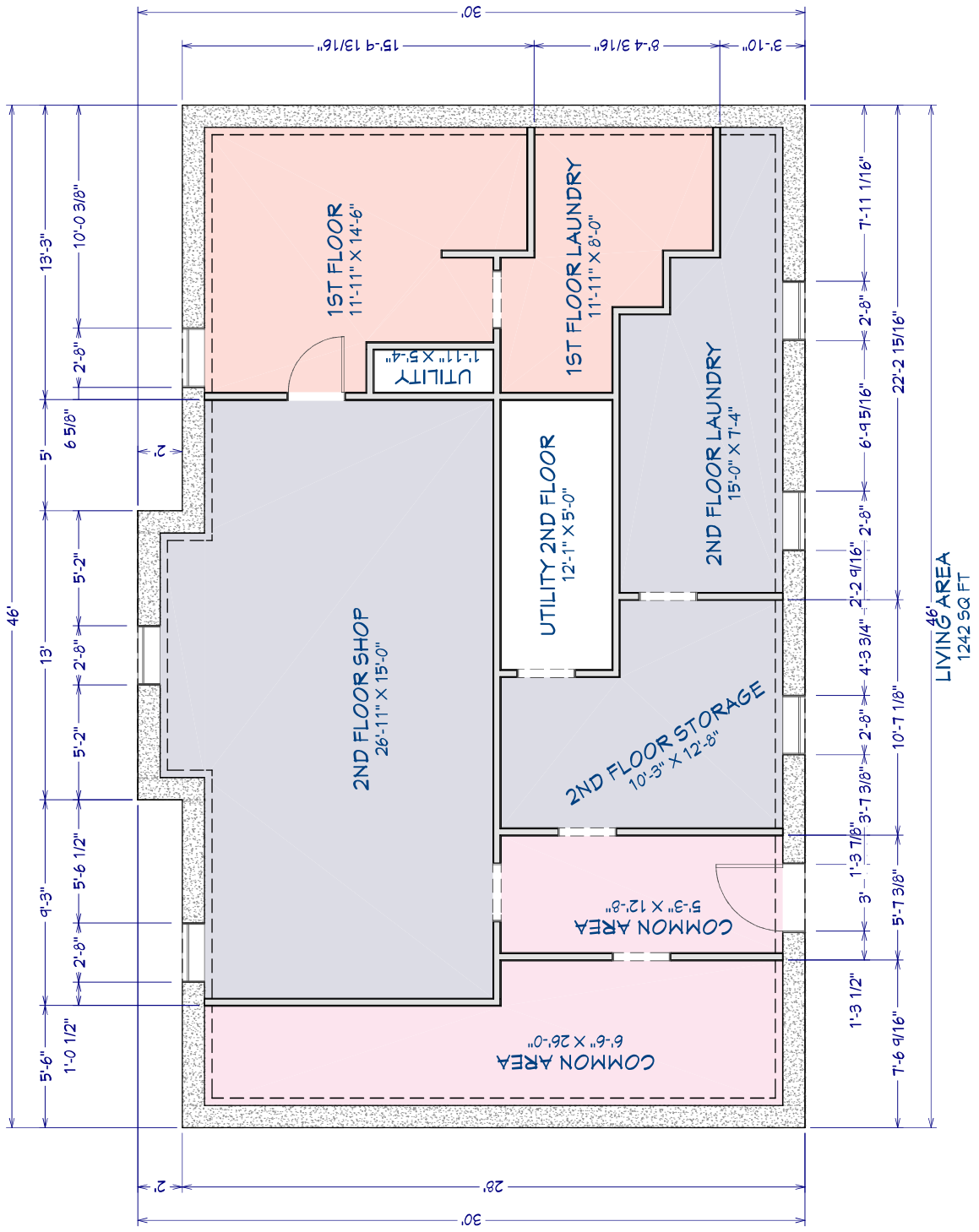
62'-5 15/16"

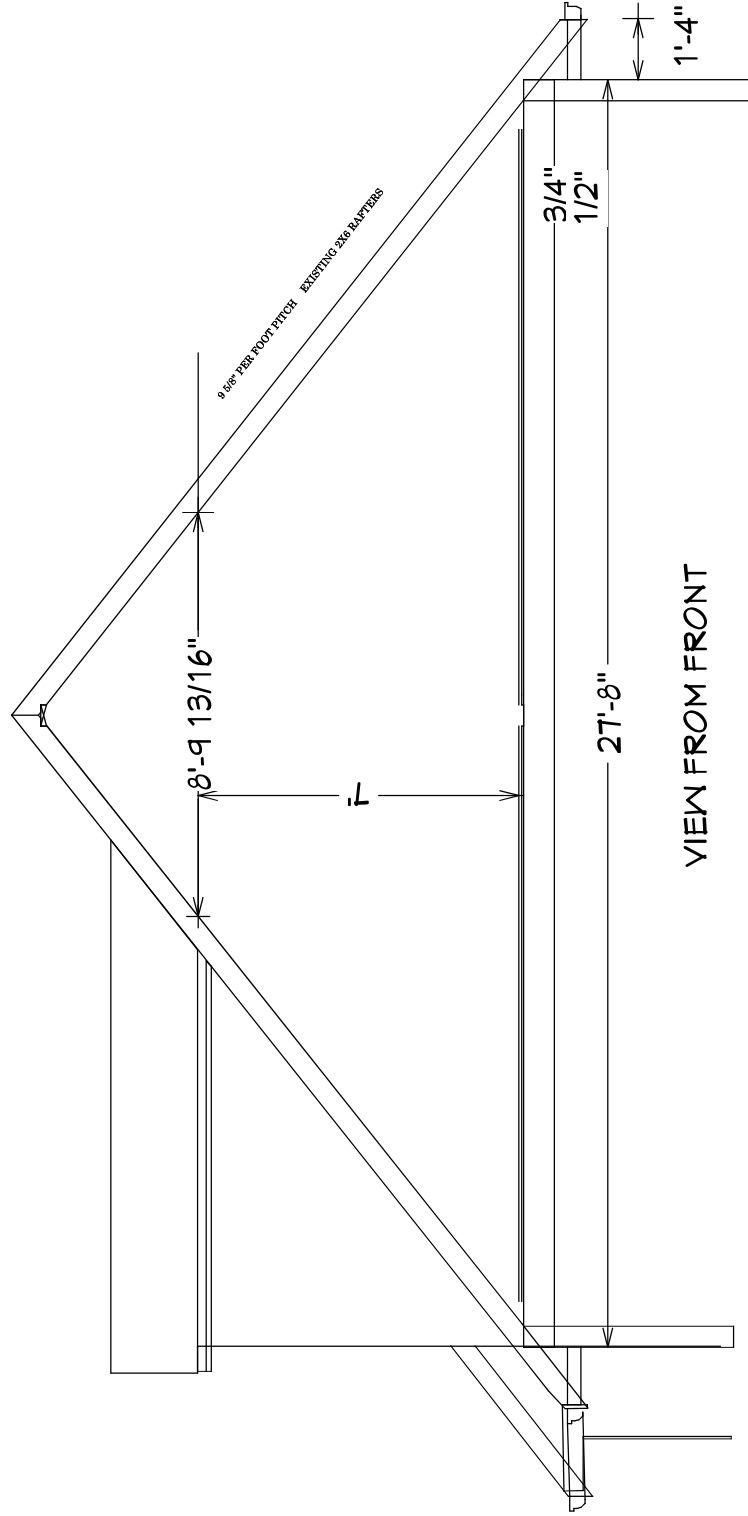
62'-5 15/16"

LIVING AREA
1580 SQ FT

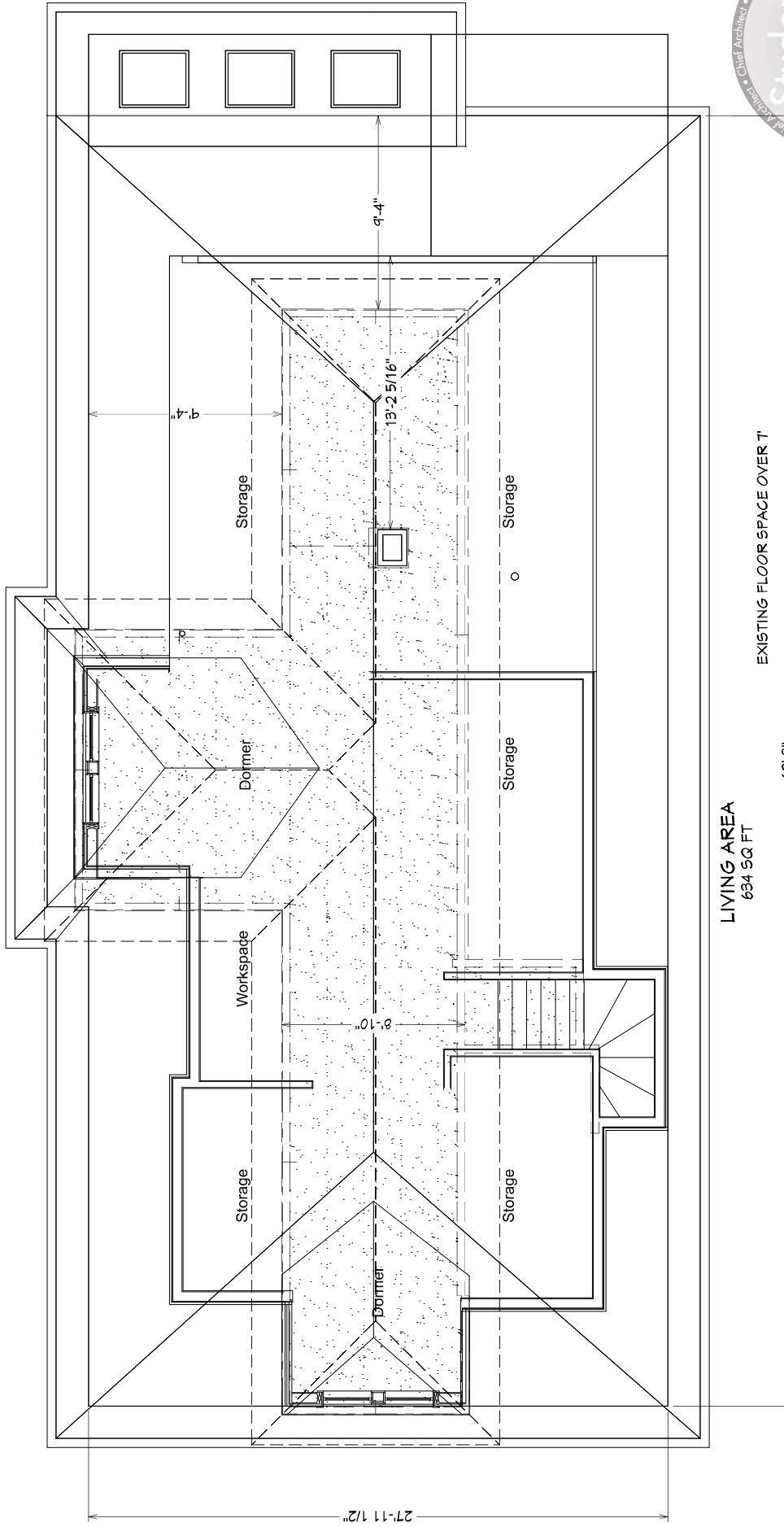
LIVING AREA
1580 SQ FT







VIEW FROM FRONT



LIVING AREA
634 SQ FT

EXISTING FLOOR SPACE OVER T









