

REQUEST FOR SPECIAL PERMIT

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 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*:

Seeking a Special Permit to increase the square footage of living space in the house,
as well as create a modification of the exterior appearance of the structures. The
design set forth is in accordance with all rules and regulations for buildings in Zone
R2.

The 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 within the confines of the
existing foundation, which will involve the redesigning of the top 1/2 story of the
house not above 1/2 the square footage of the current residence but will involve
adjusting the exterior facade.

E-Mail: bmckenna50@yahoo.com Signed: _____ Date: _____

Telephone: 781-696-3939 Address: 125/127 Webster st., Arlington, MA 02474

Special Permit Criteria (3.3.3):

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.

Under Section 5.4.2.A on Page 61 Table R District Building Height and Floor Area Ratio Regulations states that houses in Zone R2 can have a building height of 35ft. and 2 ½ stories. Both these requirements are met in these designs.

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

The requested use is desirable to the public welfare for the following reasons:

- a. It will allow the next generation of long-term Arlington residents to live in the house/neighborhood they grew up in and raise another generation in the town, thus maintaining residents and families in the neighborhood over time.
- b. With expansion of the second floor unit, if the property were to exchange ownership, future owners are more likely to stay in the neighborhood instead of (as is common) young families moving out of the neighborhood for bigger homes as families grow, thus maintaining a more communal feeling in the area.
- c. Many neighboring houses are completing or have completed similar projects, and this project keeps in compliance with these projects, all of which increase the potential for more long term, owner-occupant residences in the neighborhood.

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

The requested use will not create any undue traffic congestion or unduly impair pedestrian safety as it is making no changes to street or walkways and is not increasing the number of household members, thus will not increase the number of vehicles in use at this address.

Furthermore, as this addition is intended for the allowance of a single family to continue to live in this home, (currently 3 generations) the likelihood is that

there will be a need for fewer vehicles as compared to a house with multiple families or multiple renters.

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 requested use will have practically no effect on the drainage or sewer system as there will not be an increase in the number of members of the household, thus not increasing water usage. While the plans do include adding a second bathroom, this is standard for the neighborhood and community as there is currently only one bathroom in the unit, and adding a second one only adds convenience, but as all members of the unit currently share one bathroom, adding a second will not increase usage by any notable amount.

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.

Special regulations are fulfilled as this construction project does not increase the non-conforming nature of an already non-conforming two-family house in zoning district R2. (See 8.1.3.A) The project is confined to the current foundation of the house and will not change the peak height of the structure.

Also, while there will be an increase in the gross floor area to the structure, it will not exceed 40% as is designated by zoning bylaw 8.1.2.C.

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 requested use is similar in many ways to dozens of other projects that are occurring and have occurred in the neighborhood, and thus would be in compliance with the character of the district and adjoining districts. (See attached photos of neighboring houses within a 1 block radius of 125 Webster st.)

In regards to the adjoining lots, one lot will not be affected whatsoever, and the neighboring lot on Webster st. will be affected minimally by the heightened roofline and some small loss of morning sunlight, but not in any meaningful way.

This use, not only is in compliance with neighborhood, it is beneficial in many ways, as mentioned previously, it will allow for another generation to be raised in the same household, retaining the essence by allowing current and long-term Arlington residents to remain in their household by making room for the next generation's use. It will also increase the popularity of the neighborhood for more occupant-owner residents and thus increase the permanence and care for the neighborhood in the coming years.

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 requested use, as mentioned before, will not increase the number of residents in the current household, and thus will not change any habits regarding traffic or use in the neighborhood.

The current residents of the upper floor unit are the owners and their adult son with the first floor being rented to an elderly parent in need of care. The addition is to allow for more living space for the owners and their son on the second floor so that the son can continue to live in Arlington and begin to plan a future with a family to be raised in the same house, while still caring for the his parents (current owners) as they age and his aging grandmother, thus not changing any aspect of the current situation of the household.

This use could be considered a positive for the neighborhood, as it maintains the familial nature of this part of Arlington and, again, allows for long-term residents to begin to make plans for a future generation to be raised in the town and in the same house, maintaining the character of the neighborhood by maintaining its residents.

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):
5,869 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>873</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>228</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>5,869</u>

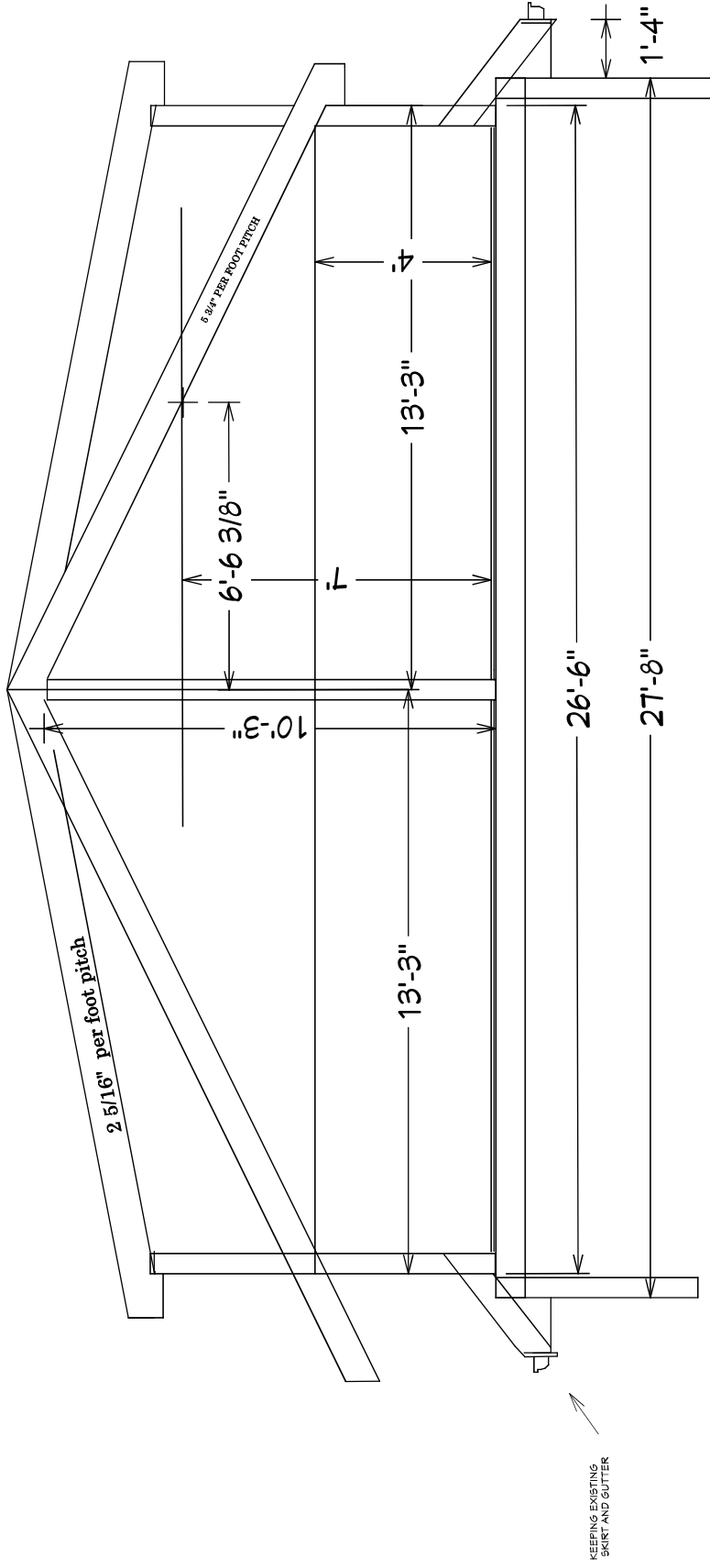
† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

REQUIRED MINIMUM OPEN SPACE AREA

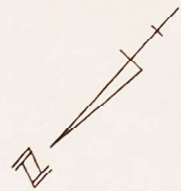
Landscaped Open Space (Sq. Ft.)	<u>1,923</u>	<u>1,923</u>
Landscaped Open Space (% of GFA)	<u>35.4%</u>	<u>32.2%</u>
Usable Open Space (Sq. Ft.)	<u>623</u>	<u>683</u>
Usable Open Space (% of GFA)	<u>11.5%</u>	<u>11.5%</u>

This worksheet applies to plans dated _____ designed by _____

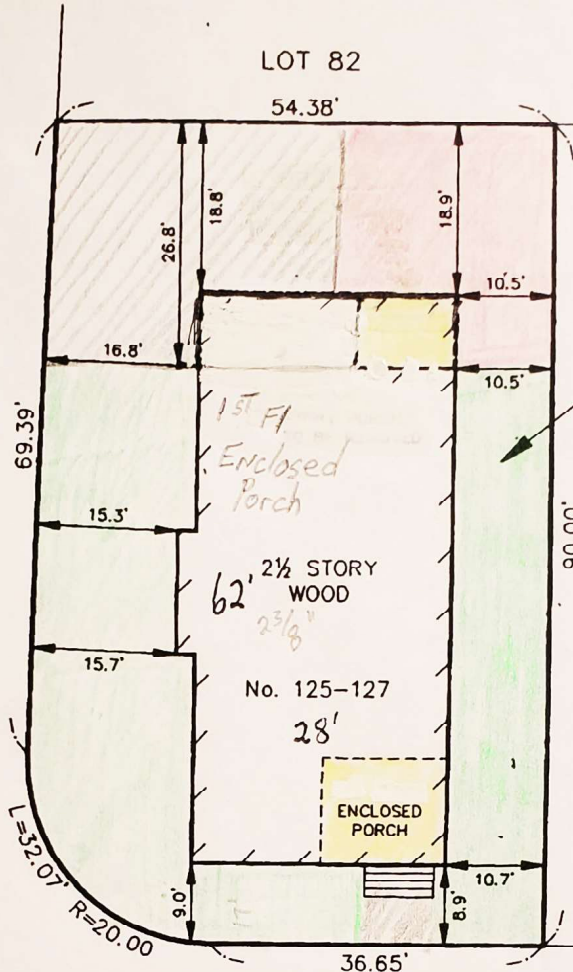
Reviewed with Building Inspector: _____ Date: _____



MANSARD ROOF



HAMLET STREET



LOT 36
A = 4,934 s.f.
B = 1,762 s.f.

LOT 37

WEBSTER STREET

35%

B = Building Footprint



driveway 626 sq ft



Landscaped 1923 sq ft



Patio 623 sq ft



common porch 208 sf

PLOT PLAN OF LAND
LOCATED IN
ARLINGTON, MASS.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY AND THAT THE BUILDING IS LOCATED ON THE GROUND AS SHOWN.

Angelo B. Veneziano 5/19/99
ANGELO B. VENEZIANO, P.E. - P.L.S. date



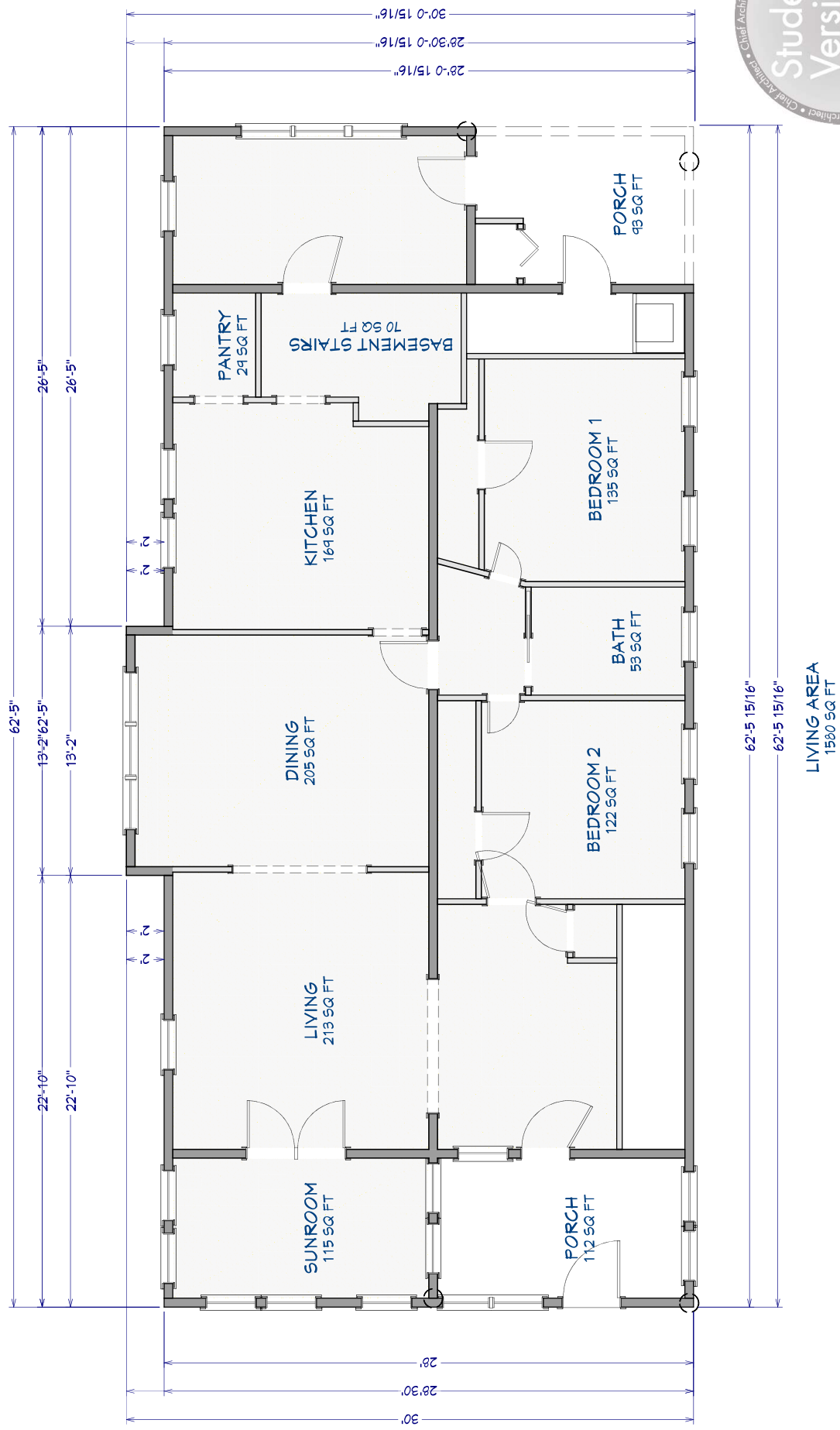
PREPARED BY:
MEDFORD ENGINEERING & SURVEY
15 HALL ST. MEDFORD, MA. 02155
ANGELO B. VENEZIANO - PE & PLS
781-396-4466 fax: 781-396-8052

SCALE: 1" = 20'

TITLE REF: BK. 19807 PG. 514

DATE: MAY 3, 1999

FILE No. 13213



22'-10"

22'-10"

13'-2" 62'-5"

13'-2" 62'-5"

26'-5"

26'-5"

30'-0" 15/16"

28'-30" 0" 15/16"

28'-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

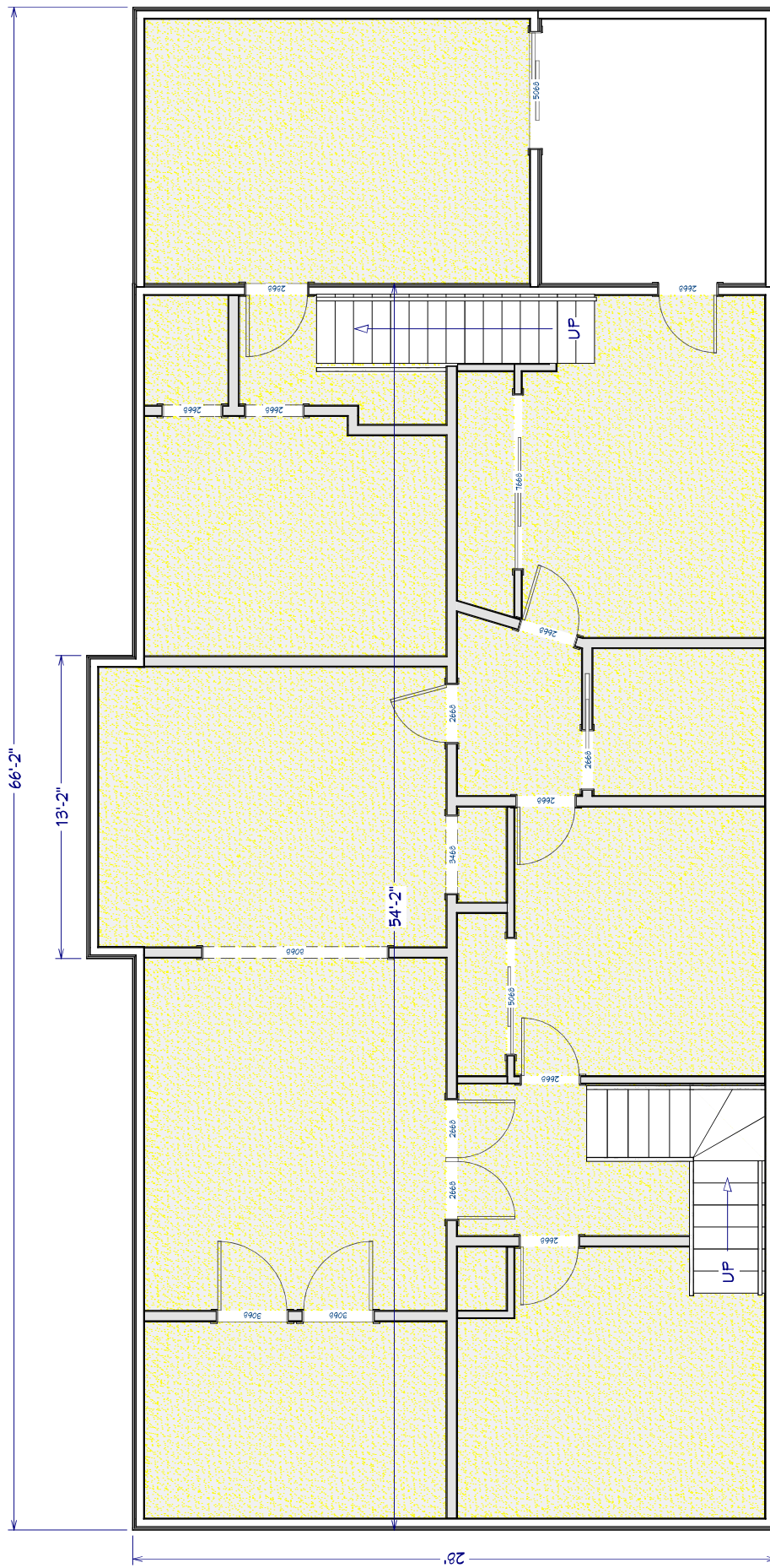
-62'-5 15/16"

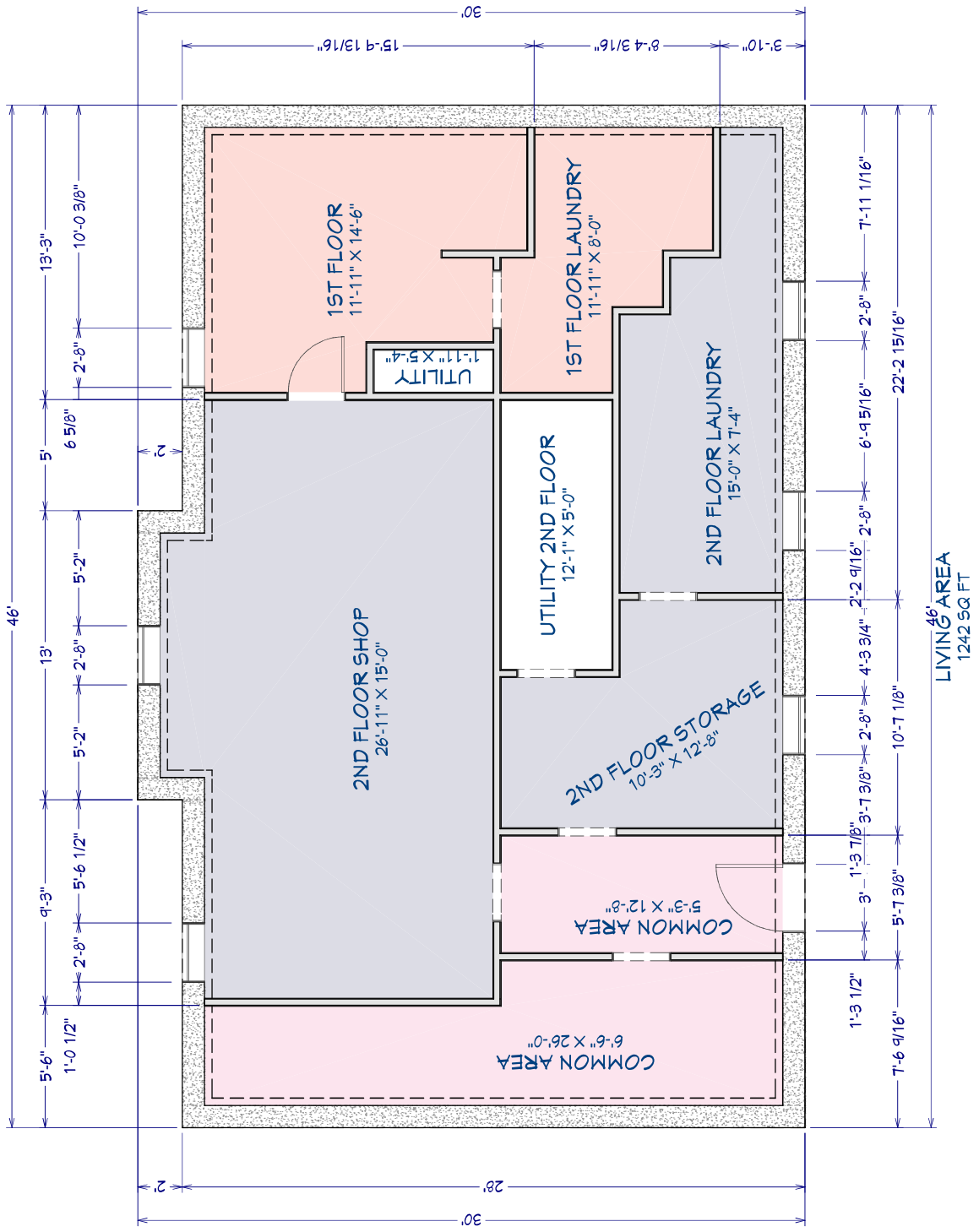
- 62'-5 15/16"

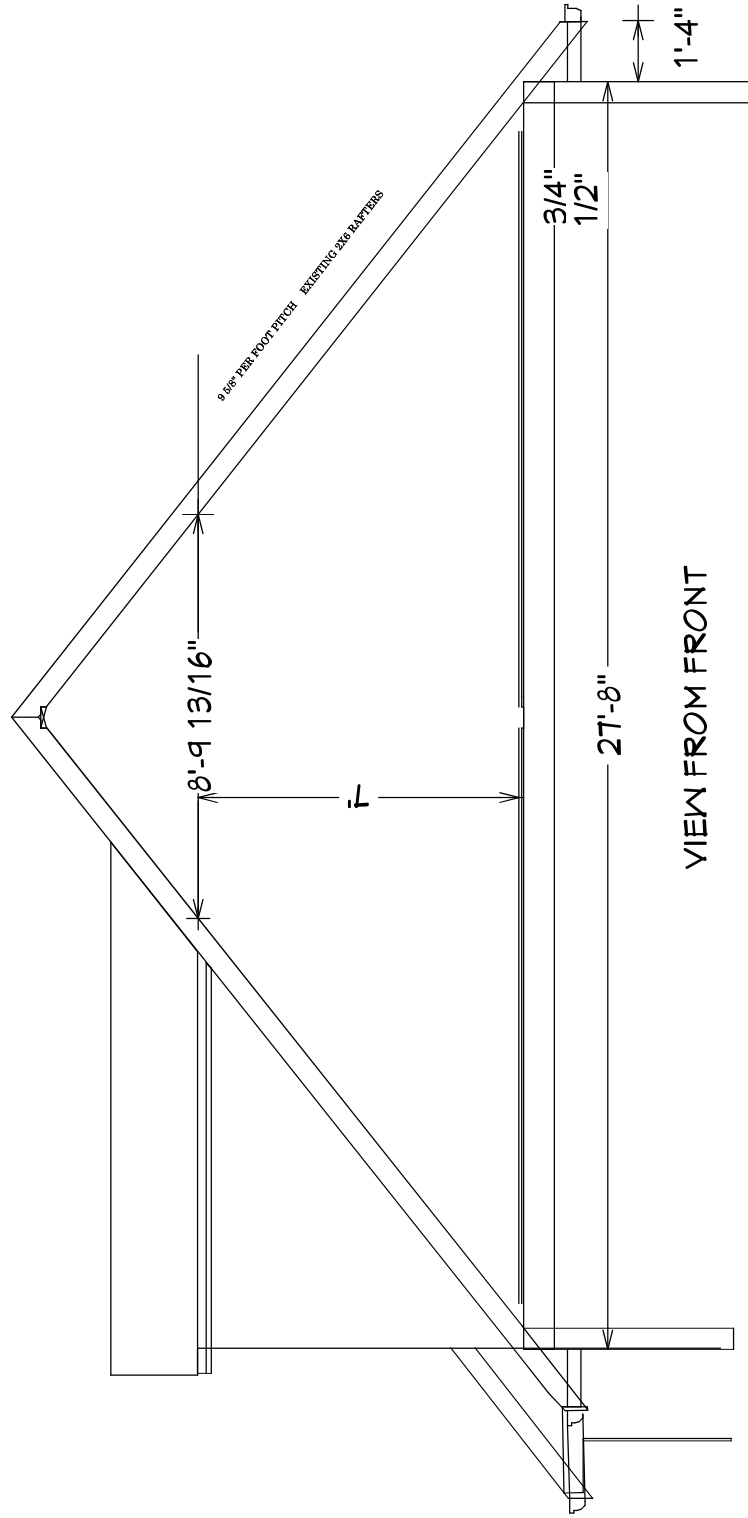
LIVING AREA
1580 SQ FT

LIVING AREA
1580 SQ FT

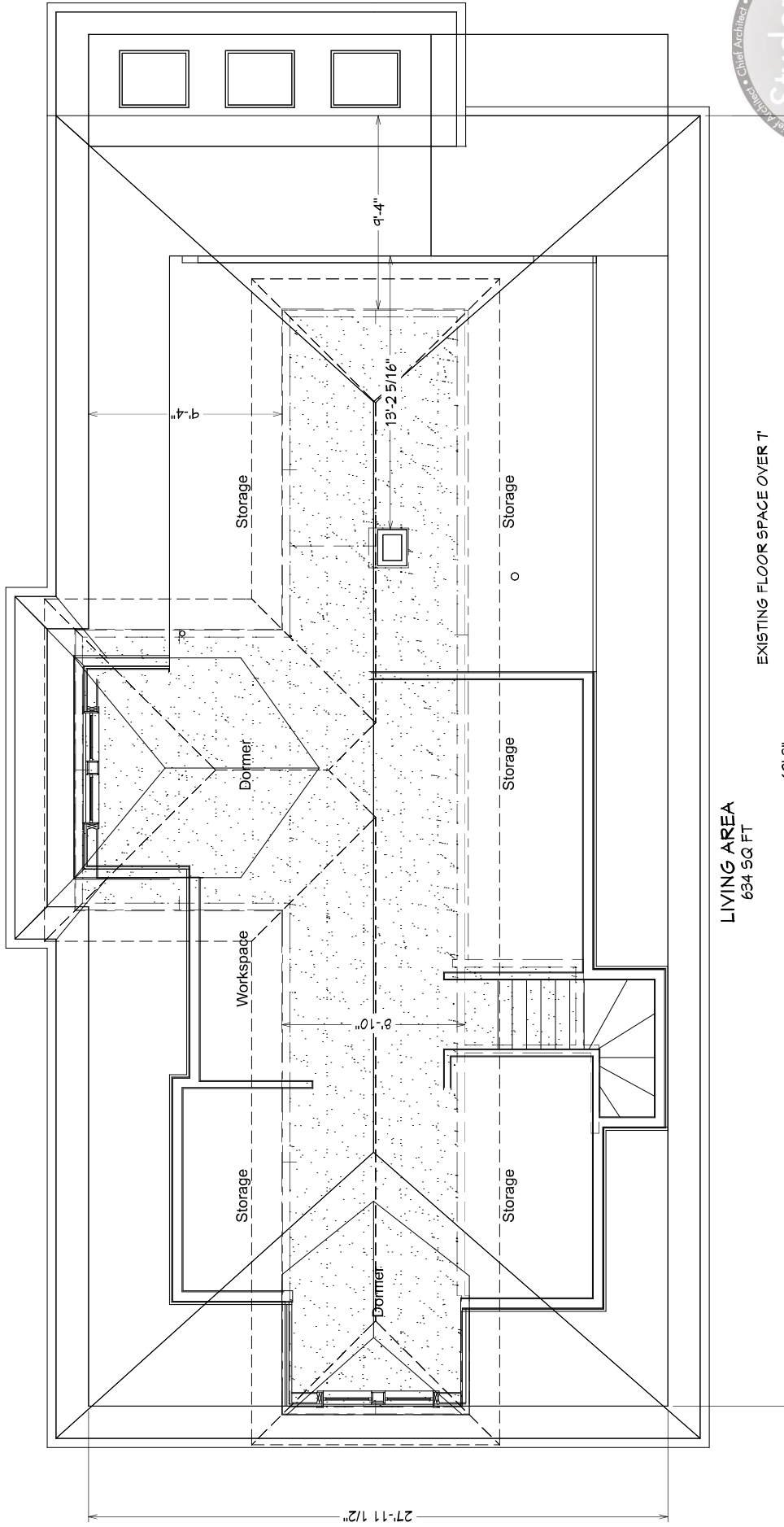








VIEW FROM FRONT



LIVING AREA
634 SQ FT

EXISTING FLOOR SPACE OVER T

