



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 **Jie Zhao** of Arlington, Massachusetts on October 10, 2021, a petition seeking permission to alter his property located at **137 Robbins Road - Block Plan 150.0-0001-0011.0** Said petition would require two (2) Special Permits under **Section 5.4.2 B,6 and Section 5.3.9 (A)** respectively of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening, November 23, 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/tZMkd-murTssGdFShvZ8W9NJD8593-JnRDPd>

for documentation relating to this petition, visit the ZBA website at www.arlington.gov/zba.

DOCKET NO 3675

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 Addition to 137 Robbins Road

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*:

5.3.9. Projections into Minimum Yards

(Front Porch)

Section 6.08-Large Additions in Residential Districts (5.4.2. B (6) -2018)

Large Addition >750 sf

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 137 Robbins 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:

Our house is currently too small for our needs. We have 2 adults, a teen girl and a teen boy.

Currently we only have 2 bedrooms, 1 study and 1 bath. The children both should have their own

bedroom. We propose to add 1 bedroom, 2 baths, attic study/work area, enclose the front deck for

a mudroom, expand the living spaces proportionally. Our house is one of the smallest in the area.

E-Mail: jzhao05@gmail.com

Signed: 

Date: 9/28/2021

Telephone: (617) 797-5059

Address: 137 Robbins Rd, Arlington, MA 02476

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.

No change to use, R1

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

No change to use

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

No change

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 change to the number of people

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.

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.

No change to use

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.*

No change to use

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

1. Property Location: 137 Robbins Rd Zoning District: R1

2. Present Use/Occupancy: R1 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):
1366 Sq. Ft.

4. Proposed Use/Occupancy: R1 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):
1366 exist+1153 = 2519 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning	
6. Lot size (Sq. Ft.)	4680	No Change	min.	NA
7. Frontage (Ft.)	52	No Change	min.	NA
8. Floor area ratio	NA	NA	max.	NA
9. Lot Coverage (%)	16%	28%	max	35%
10. Lot Area per Dwelling Unit (Sq. Ft.)	NA	NA	min.	NA
11. Front Yard Depth (Ft.)	19.2	15'-2"	min.	25
12. Left Side Yard Depth (Ft.)	17.3	10.1	min.	10
13. Right Side Yard Depth (Ft.)	10.3	No Change	min.	10
14. Rear Yard Depth (Ft.)	38.6	27.2	min.	20
15. Height (Stories)	1 3/4	2 1/2	max.	2 1/2
16. Height (Ft.)	+/- 25'-5"	34'-6"	max.	35
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	1658	1797		
17A. Landscaped Open Space (% of GFA)	35	38	min.	10
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	1422	1012		
18A. Usable Open Space (% of GFA)	30	22	min.	30
19. Number of Parking Spaces	2	No Change	min.	1
20. Parking area setbacks (if applicable)	Not Applic		min.	
21. Number of Loading Spaces (if applicable)	Not Applic		min.	
22. Type of construction	Wood Frame	No Change	N/A	
23. Slope of proposed roof(s) (in. per ft.)	8:12 & 12:12	4:12	min.	NA

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: 137 Robbins Rd Zoning District: R1

<u>OPEN SPACE*</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Total lot area	<u>4680</u>	<u>No Change</u>
Open Space, Usable	<u>1422</u>	<u>1012</u>
Open Space, Landscaped	<u>1658</u>	<u>1797</u>

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

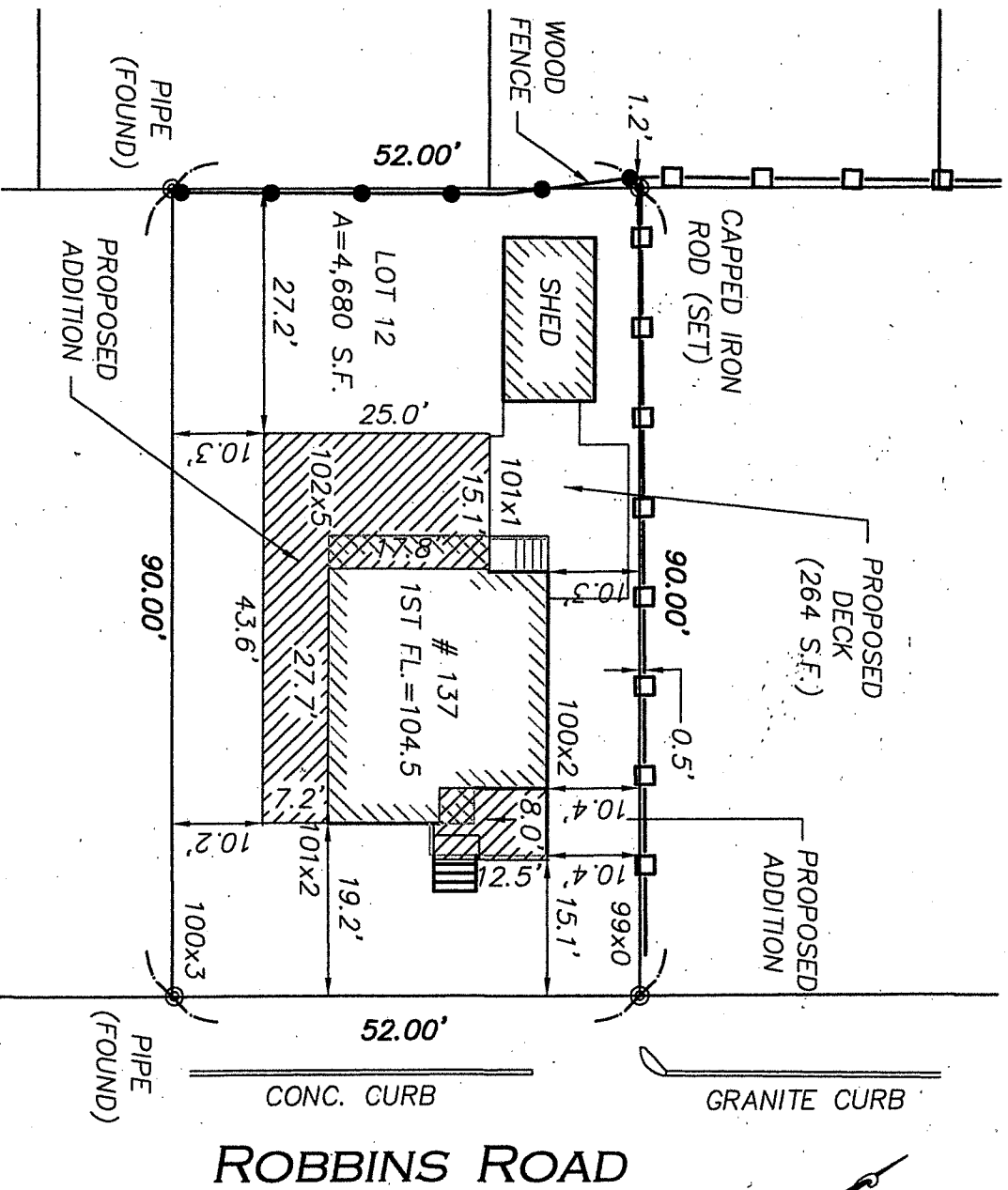
<u>GROSS FLOOR AREA (GFA) †</u>		
Accessory Building	<u>183</u>	<u>183</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>0</u>	<u>0</u>
1 st Floor	<u>726</u>	<u>1295</u>
2 nd Floor	<u>640</u>	<u>1021</u>
3 rd Floor	<u></u>	<u></u>
4 th Floor	<u></u>	<u></u>
5 th Floor	<u></u>	<u></u>
Attic (greater than 7’-0” in height, excluding elevator machinery, or mechanical equipment)	<u>0</u>	<u>203</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></u>
Total Gross Floor Area (GFA)	<u>1549</u>	<u>2702</u>

† 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.)	<u>1658</u>	<u>1797</u>
Landscaped Open Space (% of GFA)	<u>35</u>	<u>38</u>
Usable Open Space (Sq. Ft.)	<u>1422</u>	<u>1012</u>
Usable Open Space (% of GFA)	<u>30</u>	<u>22</u>

This worksheet applies to plans dated 09/23/2021 designed by Jie Zhao & Markus von Zabern

Reviewed with Building Inspector: _____ Date: _____

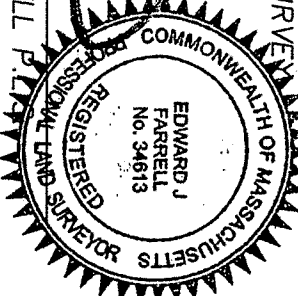


I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN
ACTUAL FIELD SURVEY

EDWARD J. FARRELL P.L.S.

DATE

9-27-21



Plot Plan

OWNER OF RECORD

JIE ZHAO & MARKUS von ZABERN
BOOK 50156 PAGE 387 M.S.R.D.

PLAN REFERENCE

PLAN BOOK 200 PLAN 33

137 ROBBINS ROAD
ARLINGTON, MASS.
SCALE: 1" = 20' SEPT. 27, 2021

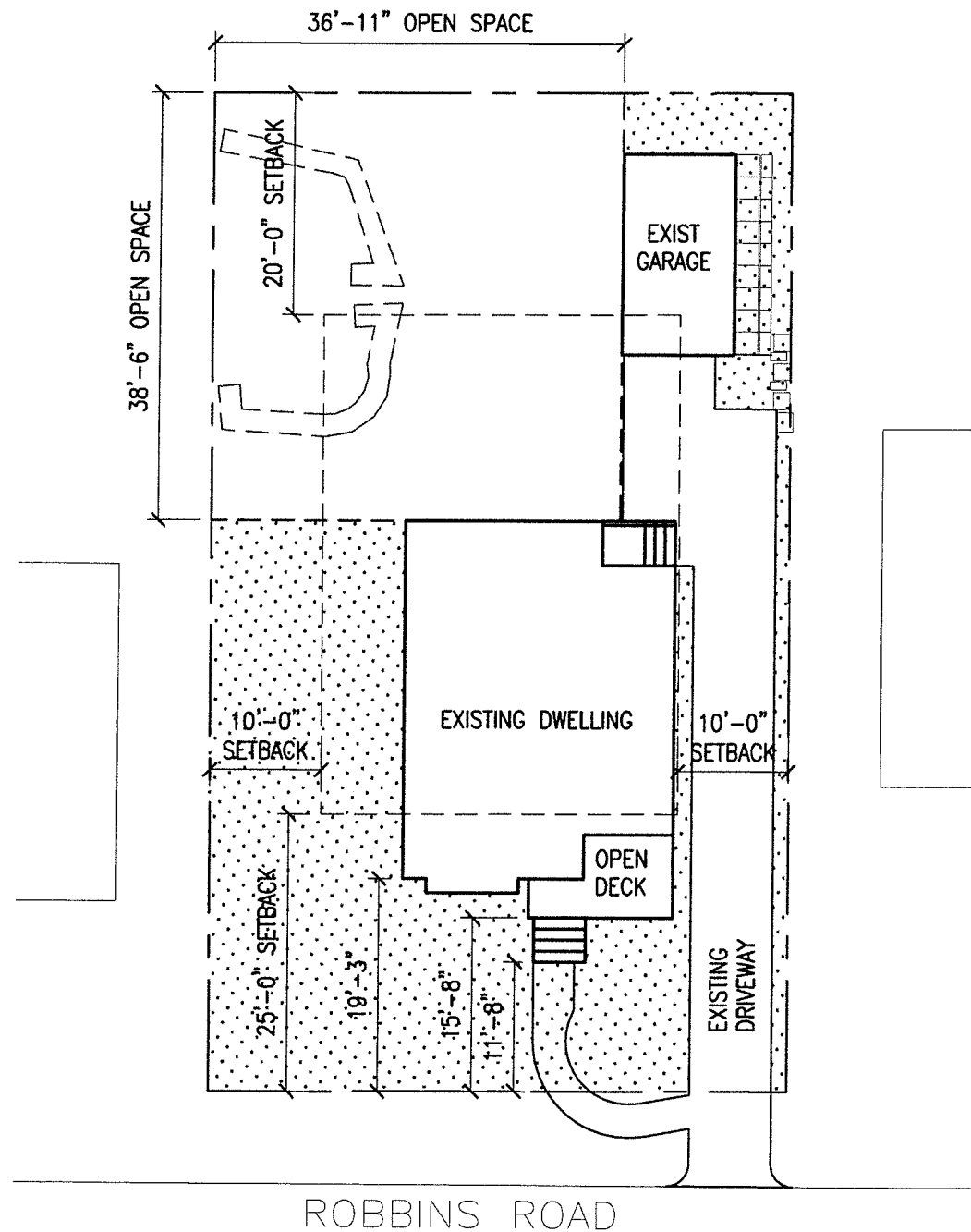
Prepared By

EDWARD J. FARRELL

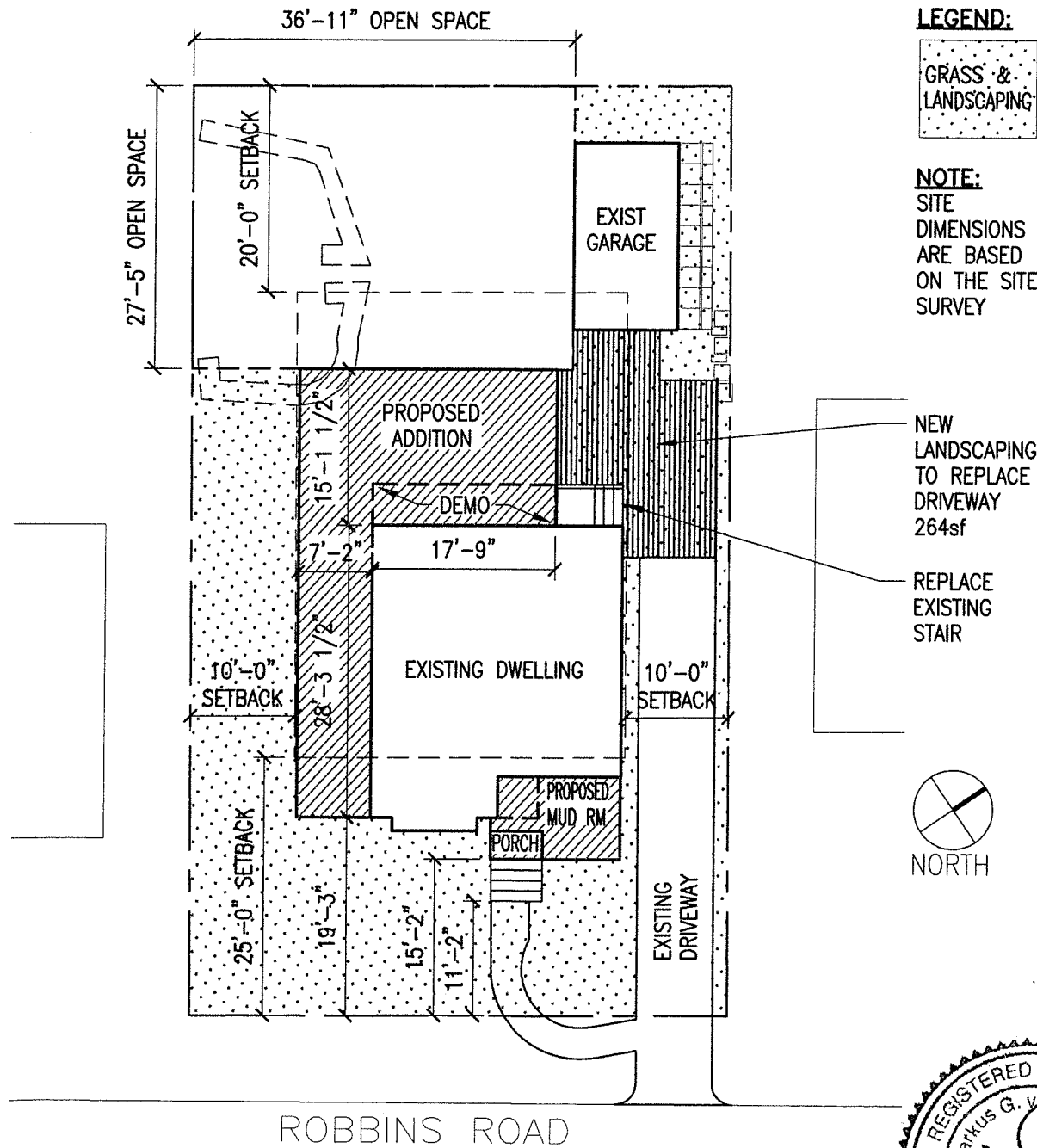
PROFESSIONAL LAND SURVEYOR

110 WINN STREET ~ SUITE 203 ~ WOBURN, MA.

(781)-933-9012



1 EXISTING SITE PLAN
SCALE: 1/16"=1'-0"



2 PROPOSED SITE PLAN
SCALE: 1/16"=1'-0"

LEGEND:

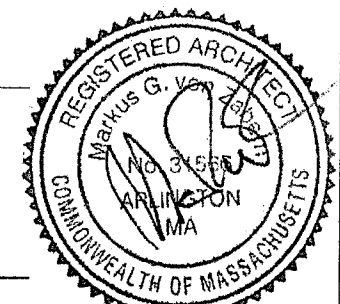


NOTE:

SITE
DIMENSIONS
ARE BASED
ON THE SITE
SURVEY

NEW
LANDSCAPING
TO REPLACE
DRIVEWAY
264sf

REPLACE
EXISTING
STAIR



Markus von
Zabern
Digitally signed by Markus von Zabern
DN: cn=Markus von Zabern, o=ZvZ
Studio LLC, email=markus@zvzstudio.com, c=US
Date: 2021.10.01 08:20:51 -0400



ZVZ STUDIO LLC
architecture
interior design
planning

137 Robbins Rd,
Arlington, MA 02476
T 603 828 7266

Structural Engineer:

HOUSE ADDITION
137 Robbins Road, Arlington, MA 02476
Title:
SITE PLANS - EXISTING & PROPOSED

PERMIT

Date: 9/28/2021

Drawing #:

A0.1



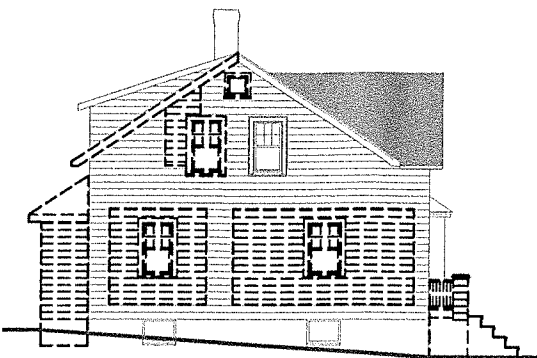
ZVZ STUDIO LLC
architecture
interior design
planning

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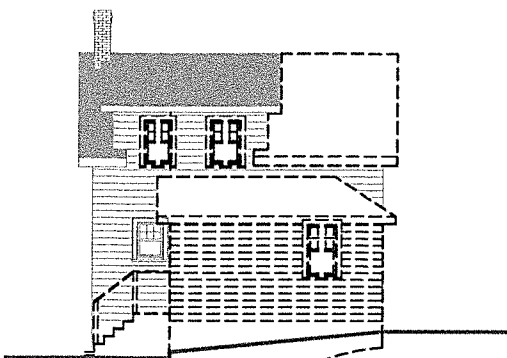
Structural Engineer:



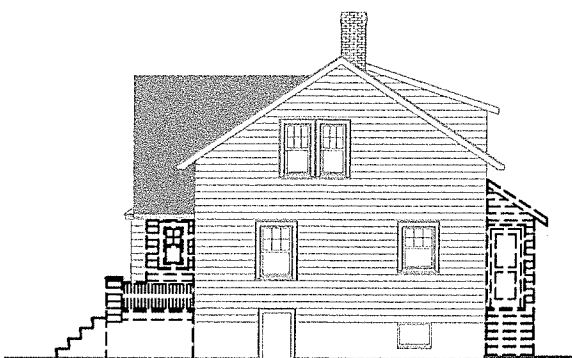
1 DEMOLITION-SOUTH ELEV
SCALE: 1/16"=1'-0"



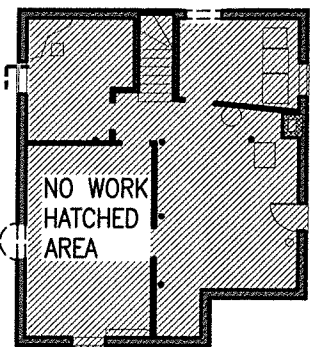
2 DEMOLITION-WEST ELEV
SCALE: 1/16"=1'-0"



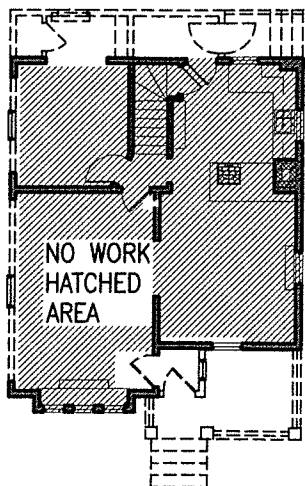
3 DEMOLITION-NORTH ELEV
SCALE: 1/16"=1'-0"



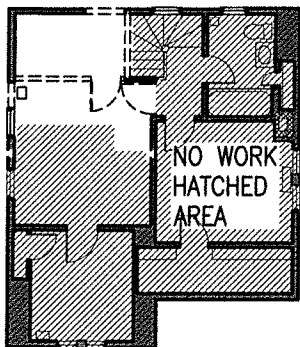
4 DEMOLITION-EAST ELEV
SCALE: 1/16"=1'-0"



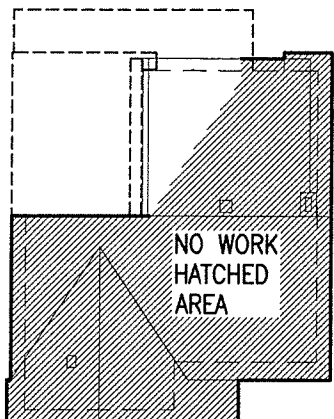
5 DEMOLITION-BASEMENT
SCALE: 1/16"=1'-0"



6 DEMOLITION-1ST FLOOR
SCALE: 1/16"=1'-0"



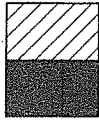





7 DEMOLITION-2ND FLOOR
SCALE: 1/16"=1'-0"

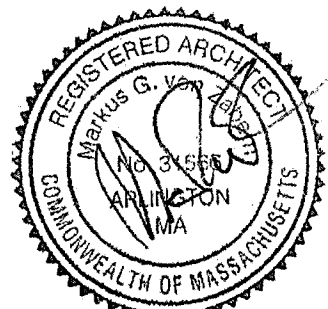


8 DEMOLITION-ROOF
SCALE: 1/16"=1'-0"

GENERAL NOTES

1. NO WALLS SHALL BE DEMOLISHED UNTIL ADEQUATE STRUCTURAL SUPPORT IS PROVIDED FOR EXISTING CONDITION.
2. WHERE PLUMBING, ELECTRICAL IS TO BE REMOVED, GC SHALL CAP END RUNS.

LEGEND			
	AREA TO REMAIN		INDICATES ITEM TO BE REMOVED
	WALL TO REMAIN		INDICATES ITEM TO REMAIN
	INDICATES WALL TO BE REMOVED		DEMOLITION KEYNOTE



Markus von
Zabern
Digitally signed by Markus von Zabern
DN: cn=Markus von Zabern, o=ZVZ
Studio LLC, ou=Principal
email=markus.von.zabern@gmail.com, c=US
Date: 2021.10.01 09:21:03 -0400

HOUSE ADDITION
137 Robbins Road, Arlington, MA 02476

Title:

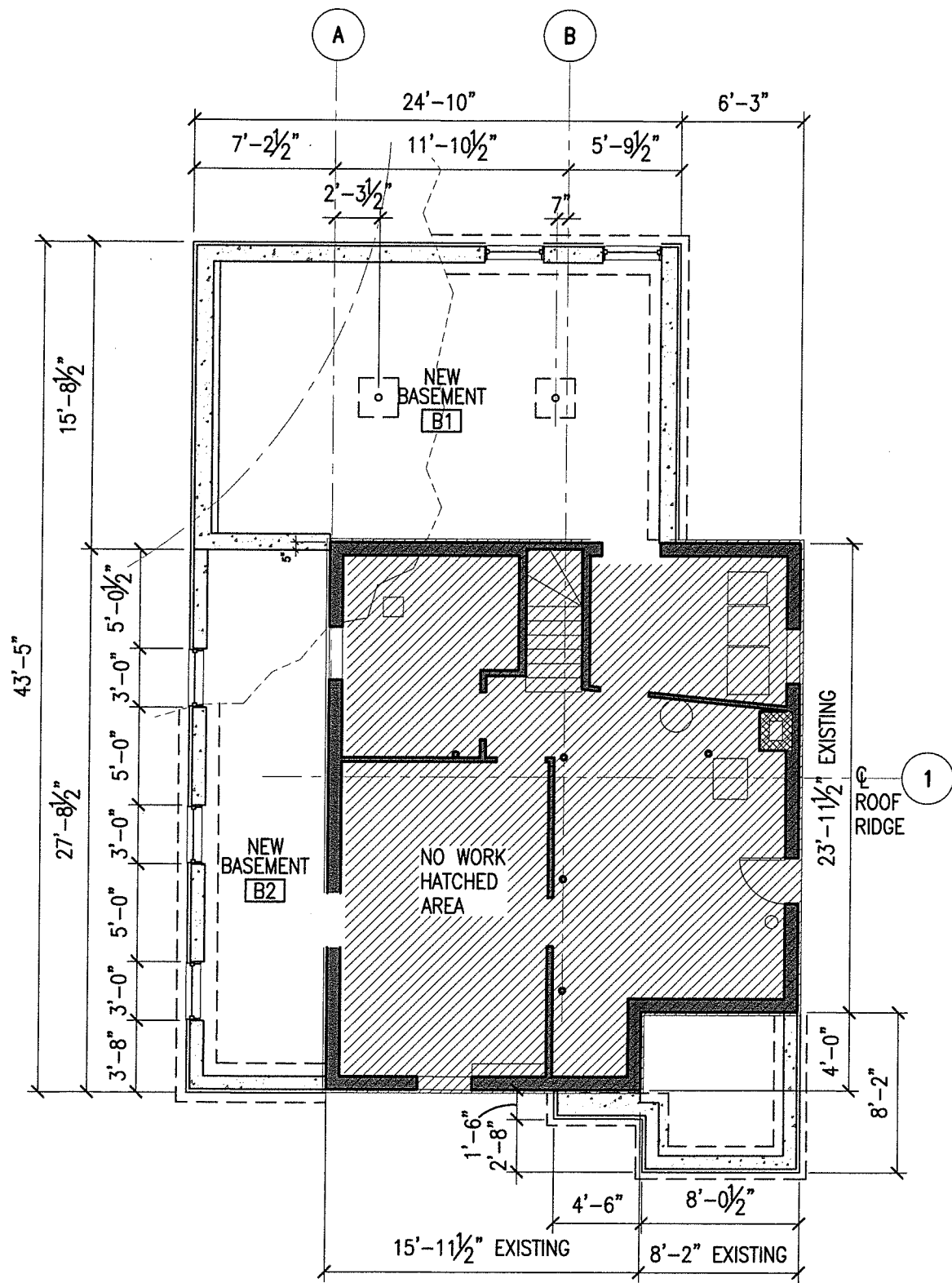
DEMOLITION PLANS & ELEVATIONS

PERMIT

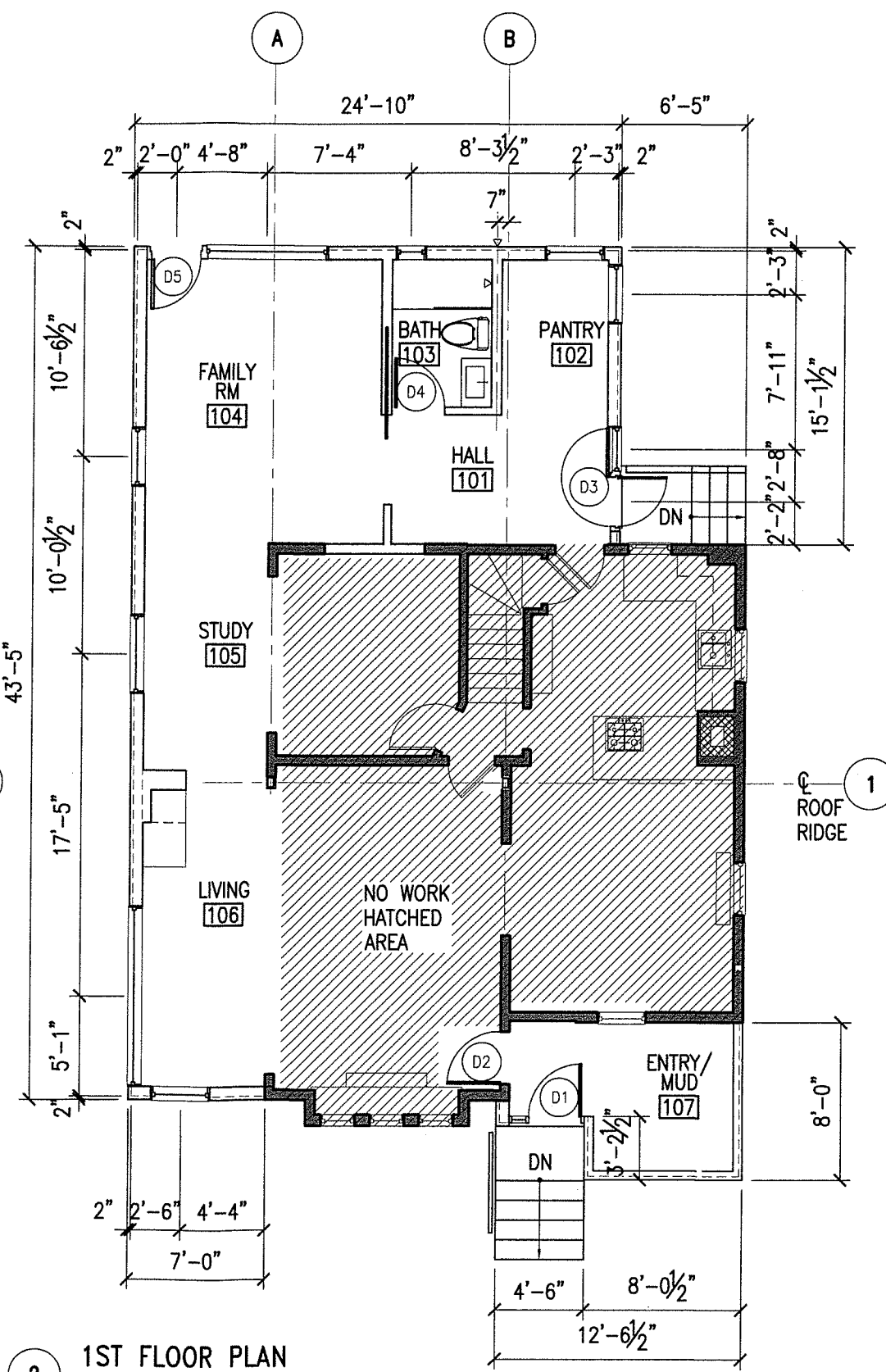
Date: 9/28/2021

Drawing #:

D1.0



1 BASEMENT FLOOR PLAN
SCALE: 1/8"=1'-0"



2 1ST FLOOR PLAN
SCALE: 1/8"=1'-0"

GENERAL NOTES

1. FLOORING SHALL EXTEND UNDER ALL MILLWORK (TYP)
2. REFER TO INTERIOR ELEVATIONS FOR WALL FINISHES
3. REVIEW TILE LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION
4. ALL FLOOR TILE LOCATIONS TO HAVE CRACK SUPPRESSION MEMBRANE

LEGEND

- EXISTING WALL
- NEW CONSTRUCTION



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architecture
interior design
planning

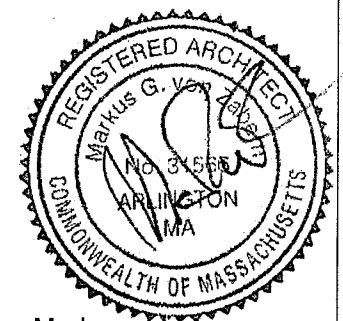
137 Robbins Rd,
Arlington, MA 02476
T 603 828 7266

Structural Engineer:

HOUSE ADDITION
137 Robbins Road, Arlington, MA 02476

Title:

FLOOR PLANS



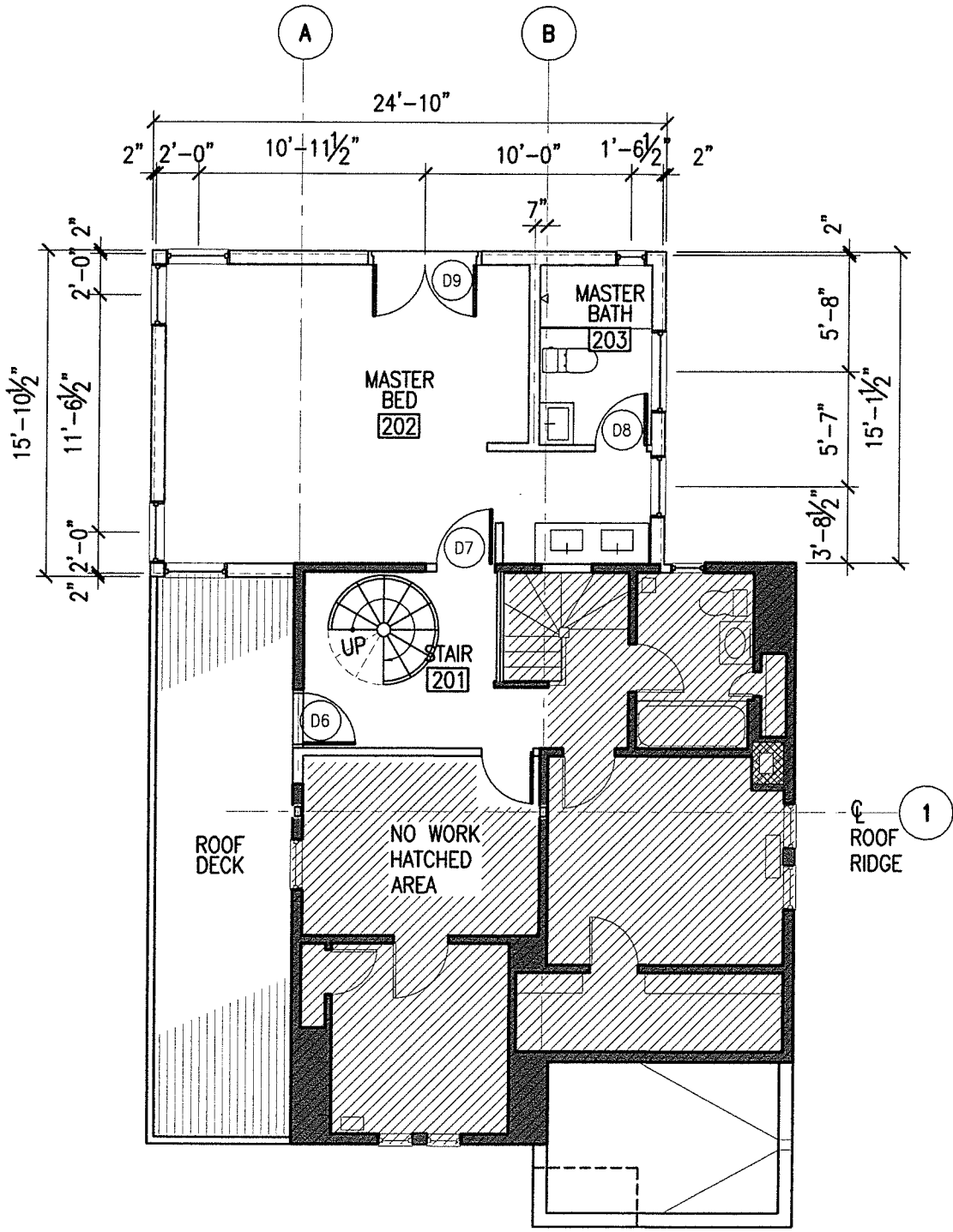
Markus
von Zabern

PERMIT

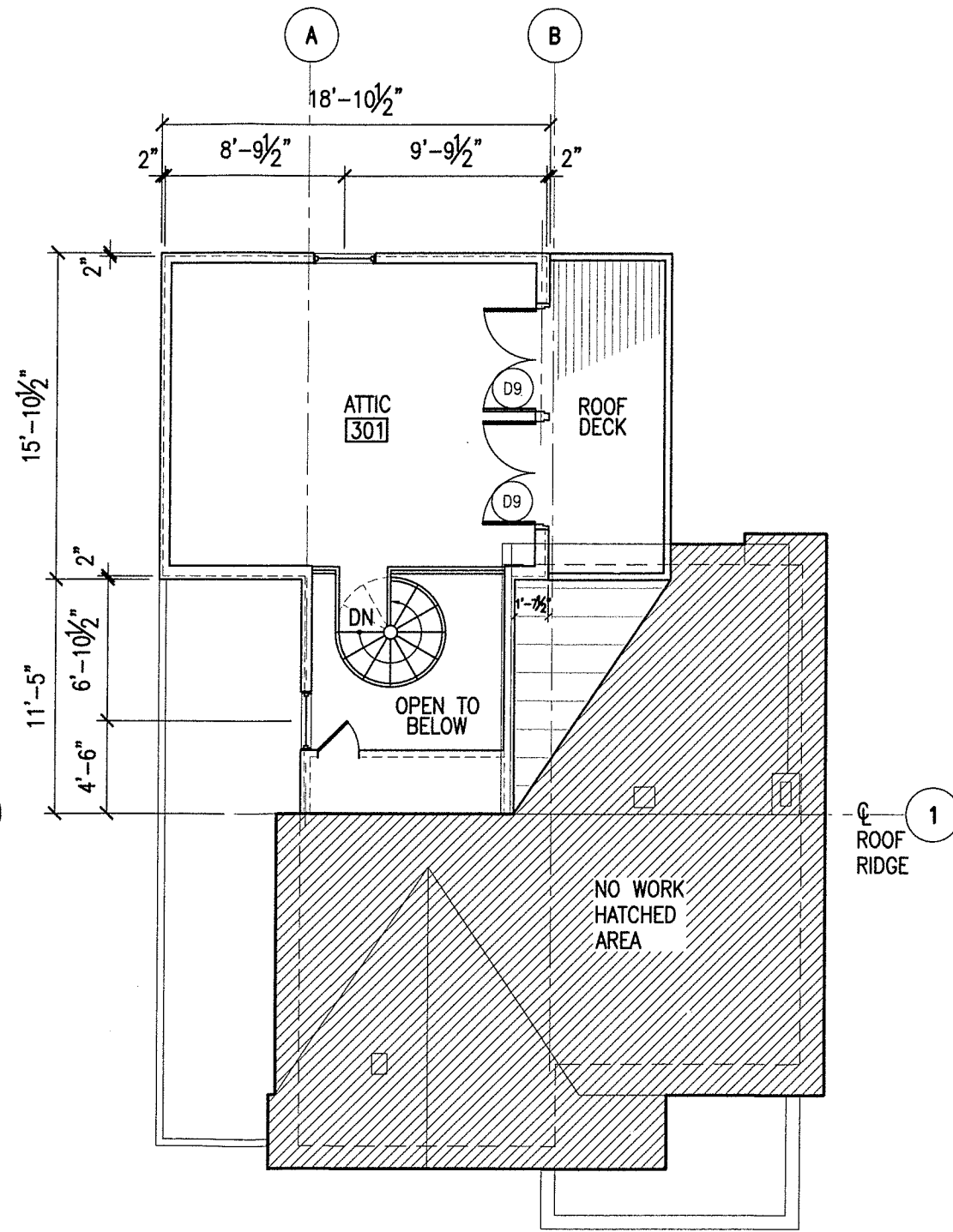
Date: 9/28/2021

Drawing #:

A1.1



1 2ND FLOOR PLAN
SCALE: 1/8"=1'-0"

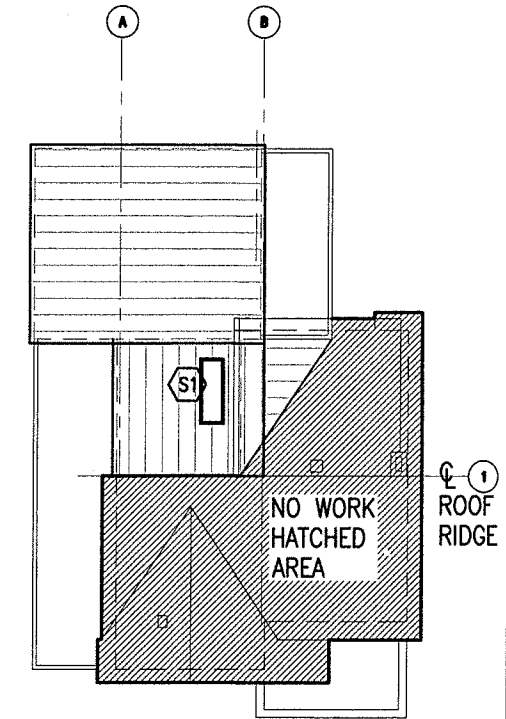


2 ATTIC FLOOR PLAN
SCALE: 1/8"=1'-0"

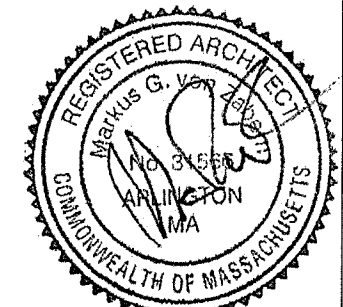
- GENERAL NOTES**
1. FLOORING SHALL EXTEND UNDER ALL MILLWORK (TYP)
 2. REFER TO INTERIOR ELEVATIONS FOR WALL FINISHES
 3. REVIEW TILE LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION
 4. ALL FLOOR TILE LOCATIONS TO HAVE CRACK SUPPRESSION MEMBRANE

LEGEND

	EXISTING WALL
	NEW CONSTRUCTION



3 ROOF PLAN
SCALE: 1/16"=1'-0"



Markus von Zabern
Digitalized signed by Markus von Zabern
DNC von Markus von Zabern, c/o ZvZ Studio
LLC, c/o Principals
email: markus.von.zabern@gmail.com, c/o ZS
Date: 2021-10-01 08:21:07 -04'00'

ZVZ STUDIO
ZVZ STUDIO LLC
architecture
interior design
planning
137 Robbins Rd,
Arlington, MA 02476
T 603 828 7266

Structural Engineer:

HOUSE ADDITION
137 Robbins Road, Arlington, MA 02476

Title:

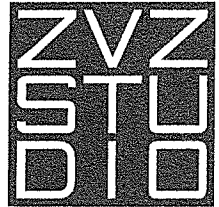
FLOOR PLANS

PERMIT

Date: 9/28/2021

Drawing #:

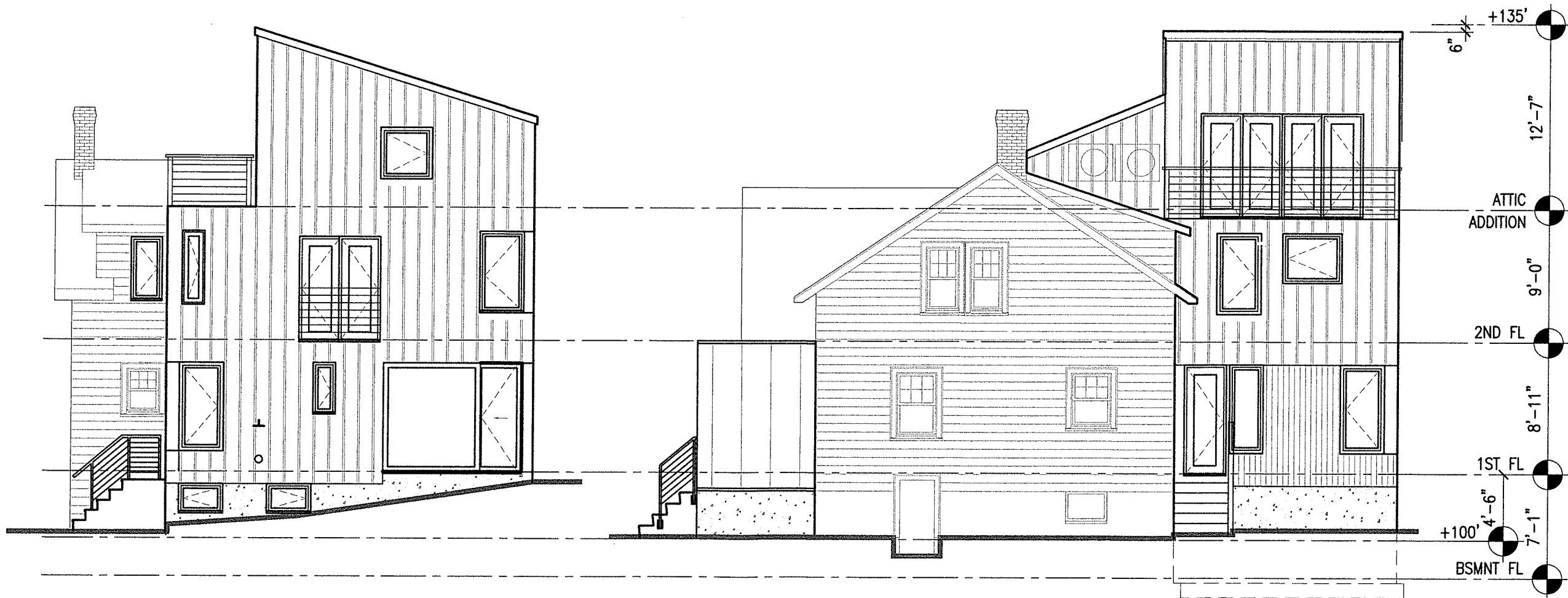
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architecture
interior design
planning

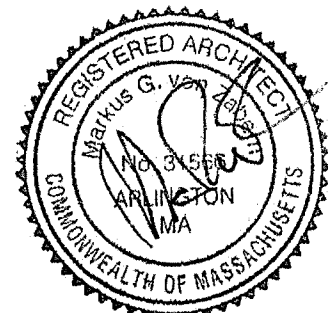
137 Robbins Rd,
Arlington, MA 02476
T 603 828 7266

Structural Engineer:



1 NORTH ELEVATION
SCALE: 1/4"=1'-0"

2 EAST ELEVATION
SCALE: 1/4"=1'-0"



Markus von
Zabern
Date: 2021.10.01 08:22:31 -0400

HOUSE ADDITION
137 Robbins Road, Arlington, MA 02476

Title:

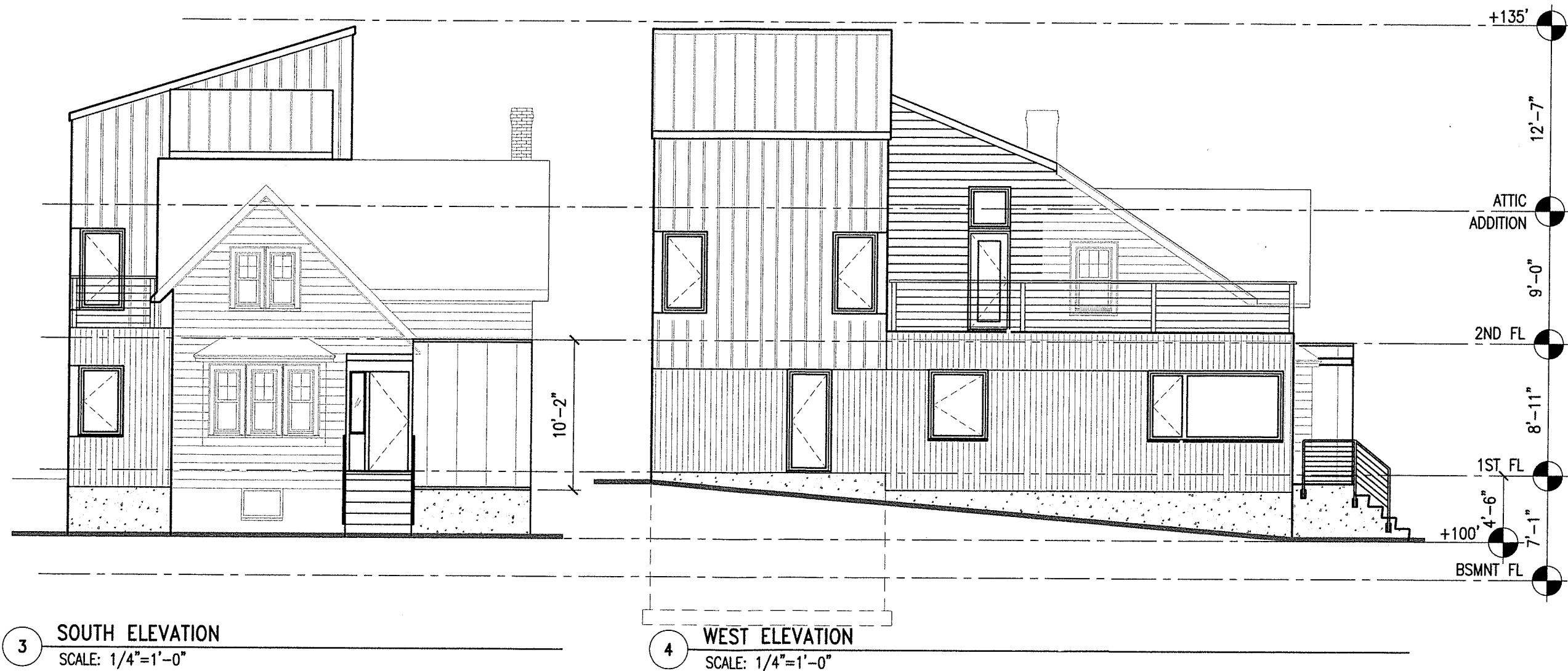
BUILDING ELEVATIONS

PERMIT

Date: 9/28/2021

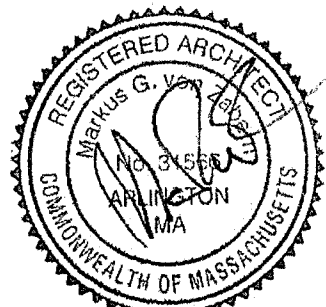
Drawing #:

A2.1



3 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

4 WEST ELEVATION
SCALE: 1/4"=1'-0"



Markus von Zabern
Digitally signed by Markus von Zabern
DN: cn=Markus von Zabern, o=ZvZ
Studio LLC, ou=Principal,
email=mmvonabern@gmail.com, c=US
Date: 2021.10.01 09:22:49 -0400

ZVZ
STUDIO

ZVZ STUDIO LLC
architecture
interior design
planning

137 Robbins Rd,
Arlington, MA 02476
T 603 828 7266

Structural Engineer:

HOUSE ADDITION
137 Robbins Road, Arlington, MA 02476

Title:

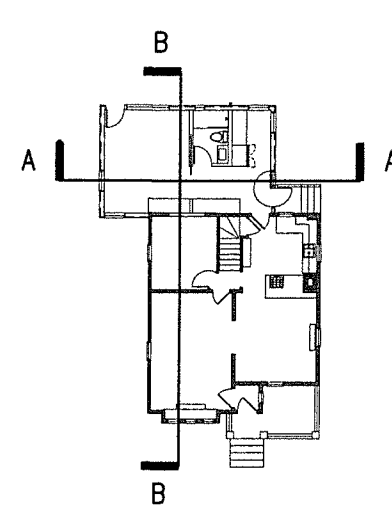
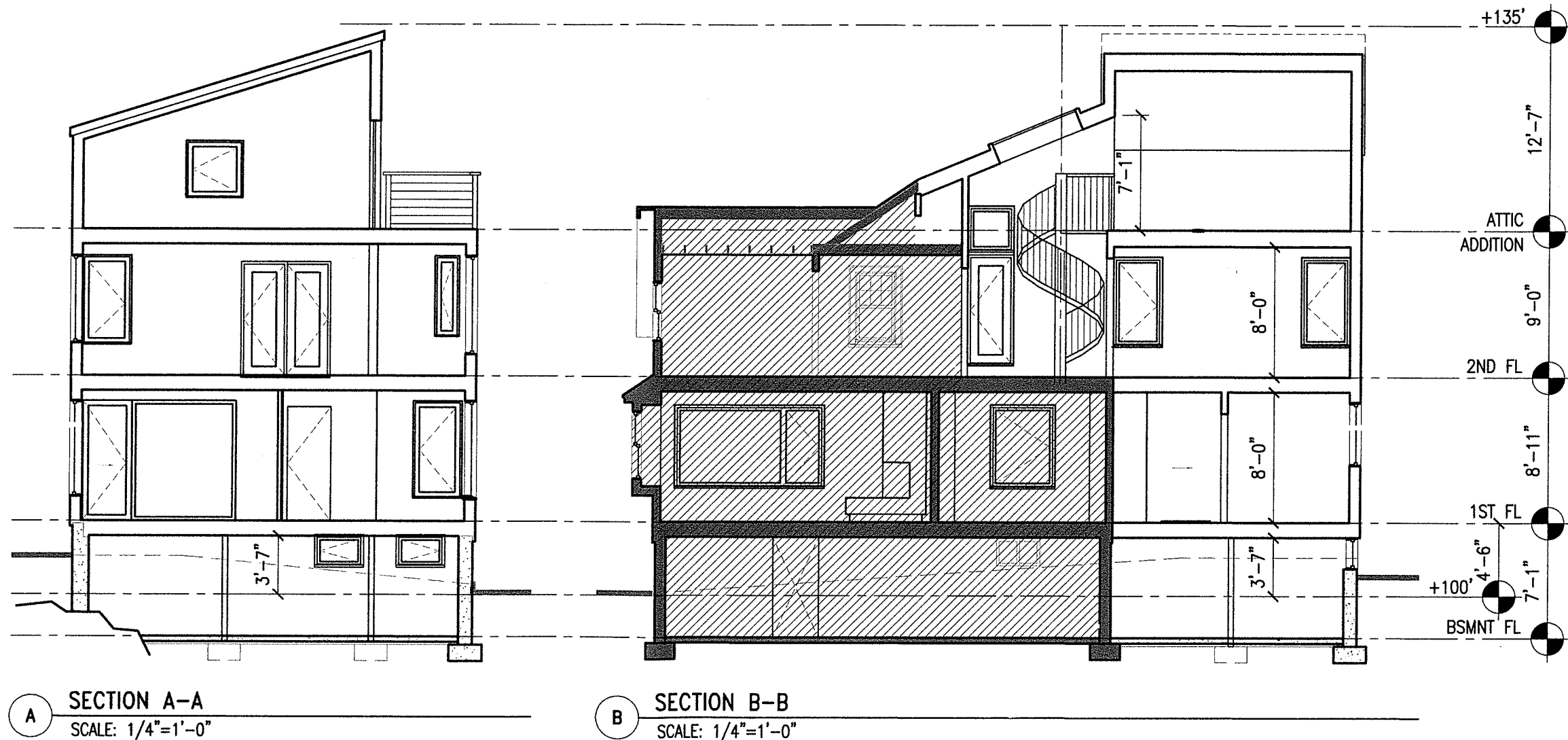
BUILDING ELEVATIONS

PERMIT

Date: 9/28/2021

Drawing #:

A2.2



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architecture
interior design
planning

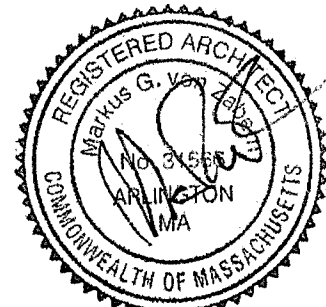
137 Robbins Rd,
Arlington, MA 02476
T 603 828 7266

Structural Engineer:

HOUSE ADDITION
137 Robbins Road, Arlington, MA 02476

Title:

BUILDING SECTIONS



Markus von Zabern
Digitally signed by Markus von Zabern
DN: cn=Markus von Zabern, o=ZVZ Studio LLC, ou=firmidigital, email=mvon@zabern@gmail.com, c=US
Date: 2021.10.01 09:23:10 -0400

PERMIT

Date: 9/28/2021

Drawing #:

A3.1