



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 **Garr and Lori Tomlinson** of Arlington, Massachusetts on November 10, 2021, a petition seeking permission to alter their property located at **41 Oldham Road- Block Plan 101.0-000-0001.A** Said petition would require 2 Special Permits under **Section 5.39 (A) and 5.4.2B(6)** 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 December 21, 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](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](http://www.arlington.gov/zba).**

**DOCKET NO 3682**

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 Gaar & Lori Talanian  
to the Zoning Board of Appeals for the Town of Arlington:  
Application for a Special Permit is herewith made, in accordance  
with Section 10.11 of the Zoning Bylaw for the Town of Arlington,  
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 - reduction in front yard setback.

5.4.2 B.6 Large Additions - Increase in gross floor area greater than 750 square feet.

The Petitioner/Applicant states he/she/they is/are the owner -  
occupant of the land in Arlington located at 41 Oldham Road  
with respect to such relief is sought; that no unfavorable action  
has been taken by the Zoning Board of Appeals or its predecessors  
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:

5.3.9 Projections into Minimum Yards - Petitioner notes that relief is sought for a roofed front porch,  
a common design feature of homes in the neighborhood, and not enclosed space.

5.4.2 B.6 Increase in gross floor area greater than 750 square feet - Petitioner notes that proposed  
project is compatible and comparable in size to surrounding neighborhood properties.

E-Mail gtalanian@rcn.com Signed \_\_\_\_\_ Date: 10/20/2021

Telephone \_\_\_\_\_ Address \_\_\_\_\_

**Special Permit Criteria-** The following standards must be addressed and met for the grant of a Special Permit:

1). Indicate where the use requested is listed in the Table of Use Regulations as a Special Permit in the district for which the application is made or is so designated elsewhere in the Arlington Zoning Bylaw.

5.3.9 Projections into Minimum Yards.

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5.4.2 B.6 large Additions.

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2). Describe how the requested use is essential or desirable to the public convenience or welfare.

The design and massing of the proposed project is compatible with the size and massing of surrounding neighborhood properties.

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2993

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1810

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3). Describe how the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

The proposed project will have no impacts on traffic or pedestrian safety.

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4). Describe how 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 project will have no adverse impacts on any of the items mentioned above.

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5). Describe how any special regulations for the use, set forth in Article 11, are fulfilled.

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6). Describe how the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

The proposed project is visually and functionally compatible with surrounding properties.

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7). Describe how the requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

The proposed project is visually and functionally compatible with surrounding properties.

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**TOWN OF ARLINGTON**  
 Dimensional and Parking Information  
 For application to The Zoning Board of Appeals

1. Property Location: 41 Oldham Road Zoning District: RO
2. Present Use/Occupancy: Single-Family Residence No. of dwelling units (if residential) 1
3. Existing Gross Floor Area (see definition of Gross Floor Area (GFA) in Article 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor): 3,723
4. Proposed Use/Occupancy: Single-Family Residence No. of dwelling units (if residential) 1
5. Proposed Gross Floor Area (see definition of Gross Floor Area in Article 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor): 5,946

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (sq. ft.)	11837 sf	11837 sf	min. 9000 sf
7. Frontage (ft.)	75'	107.98'	min. 107.98'
8. Floor area ratio	-	-	max. na
9. Lot Coverage ( %)	16%	25%	max 35%
10. Lot Area per Dwelling Unit (sq. ft.)	na	na	min. na
11. Front Yard Depth (ft.)	29.8'	21.8'	min. 25'
12. Left Side Yard Depth (ft.)	13.7'	13.7'	min. 10'
13. Right Side Yard Depth (ft.)	14.2'	10.2'	min. 10'
14. Rear Side Yard Depth (ft.)	45.6'	21.0'	min. 20'
15. Height (stories)	1 1/2	2	max. 2 1/2
16. Height (ft.)	18'	32'	max.
17. Landscaped Open Space (% of GFA) Sq. ft. <u>3723</u>	101%	66%	min. 10%
18. Usable Open Space (% of GFA) Sq. ft. <u>5946</u>	142%	59%	min. 30%
19. Parking Spaces (number)	2	2	min. 2
20. Parking area setbacks	na	na	min. na
21. Loading Spaces (if applicable)	na	na	min.
22. Type of construction	wd frame	wd frame	wd frame

**OPEN SPACE/GROSS FLOOR AREA**

Refer to Zoning Bylaw Article 2, Definitions and Article 6, Dimensional Regulations

Address 41 Oldham Road Zoning District RO - Residential Large Lot

<b><u>OPEN SPACE</u></b>	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
Total lot area	<u>11,837 sf</u>	<u>11,837 sf</u>
Open Space (Usable)*	<u>5280</u>	<u>3520</u>
Open Space (Landscaped)	<u>3789</u>	<u>3985</u>

\*Usable Open Space must be at least 75% open to the sky, free of automotive, traffic and parking, and readily accessible. Open space shall be deemed usable only if : 1) at least 75% of the area has a grade of less than 8% and no horizontal dimension less than 25 feet.

**GROSS FLOOR AREA (GFA)**

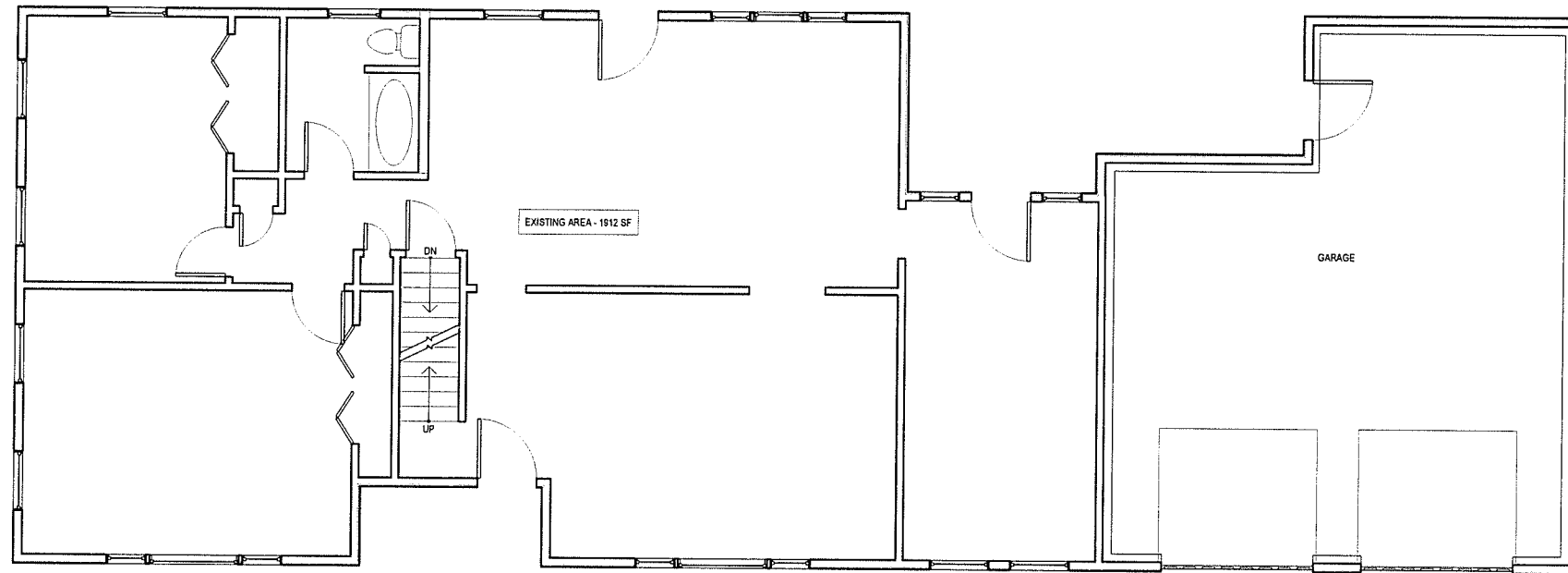
Accessory building	<u>0</u>	<u>0</u>
Basement or cellar (>5' excluding mechanical area)	<u>1143</u>	<u>1143</u>
1 <sup>st</sup> Floor	<u>1912</u>	<u>2993</u>
2 <sup>nd</sup> Floor	<u>668</u>	<u>1810</u>
3 <sup>rd</sup> Floor	<u>na</u>	<u>na</u>
4 <sup>th</sup> Floor	<u>na</u>	<u>na</u>
5 <sup>th</sup> Floor	<u>na</u>	<u>na</u>
Attic (>7'3" in height, excluding elevator, mechanical)	<u>na</u>	<u>na</u>
Parking garages (except as used for accessory Parking garages or off street loading purposes)	<u>2</u>	<u>2</u>
All weather habitable porches and balconies	<u>0</u>	<u>0</u>
<b>Total Gross Floor Area (GFA)</b>	<b><u>3723</u></b>	<b><u>5946</u></b>

**REQUIRED MINIMUM OPEN SPACE AREA**

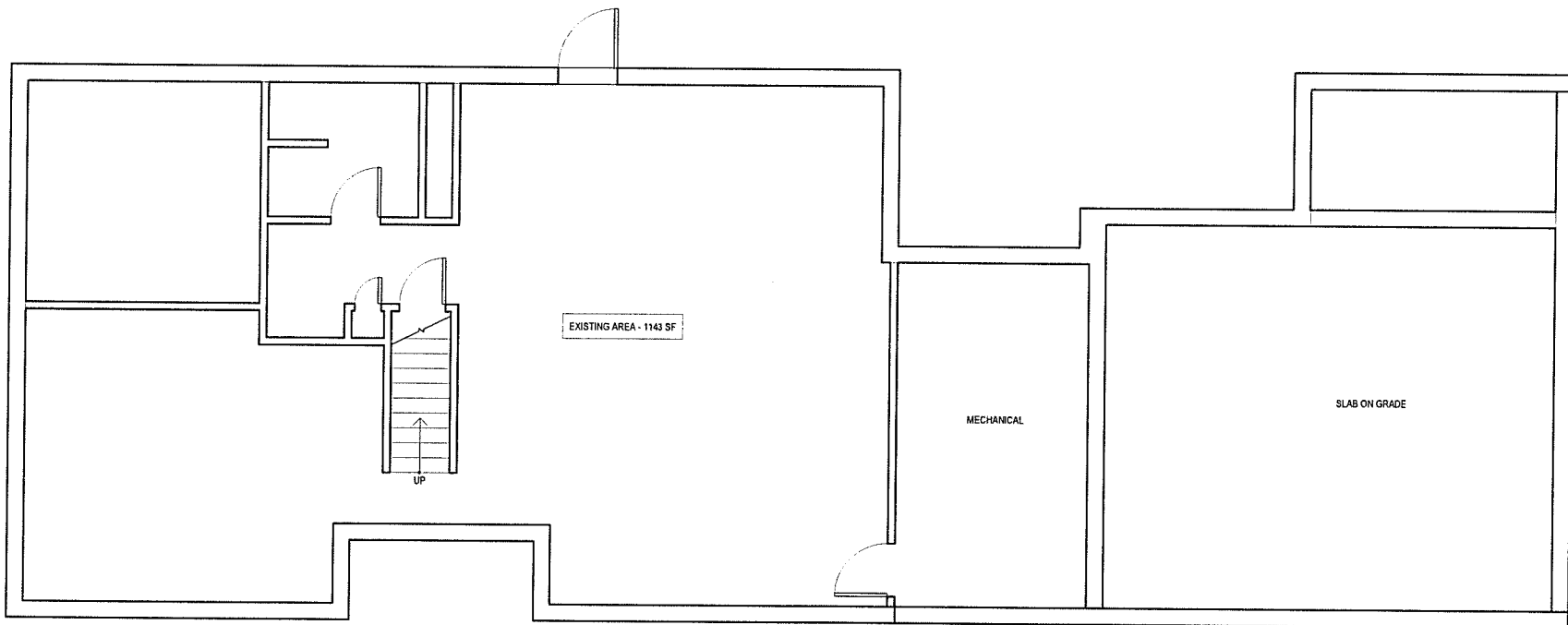
Proposed Usable Open Space Percent of GFA	<u>59%</u>
Proposed Landscaped Open Space Percent of GFA	<u>142%</u>

This worksheet applies to plans dated 10.5.2021 designed by PRA Architects

Reviewed by Inspectional Services \_\_\_\_\_ Date: 10/20/2021



1 Existing Plan - Level 1  
SCALE: 1/4" = 1'-0"



2 Existing Plan - Basement  
SCALE: 1/4" = 1'-0"

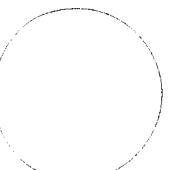
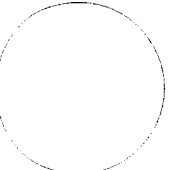
PROJECT:  
**Renovation & Addition to 41  
Oldham Road.**  
PREPARED FOR:  
**Lori & Gaar Talanian  
Arlington, MA**

**P|R|A**  
ARCHITECTS

700 Massachusetts  
Cambridge, MA 02139

Tel. 617-354-3561  
Fax. 617-354-1487  
www.praarch.com

Project Team:



Date:	Revisions:

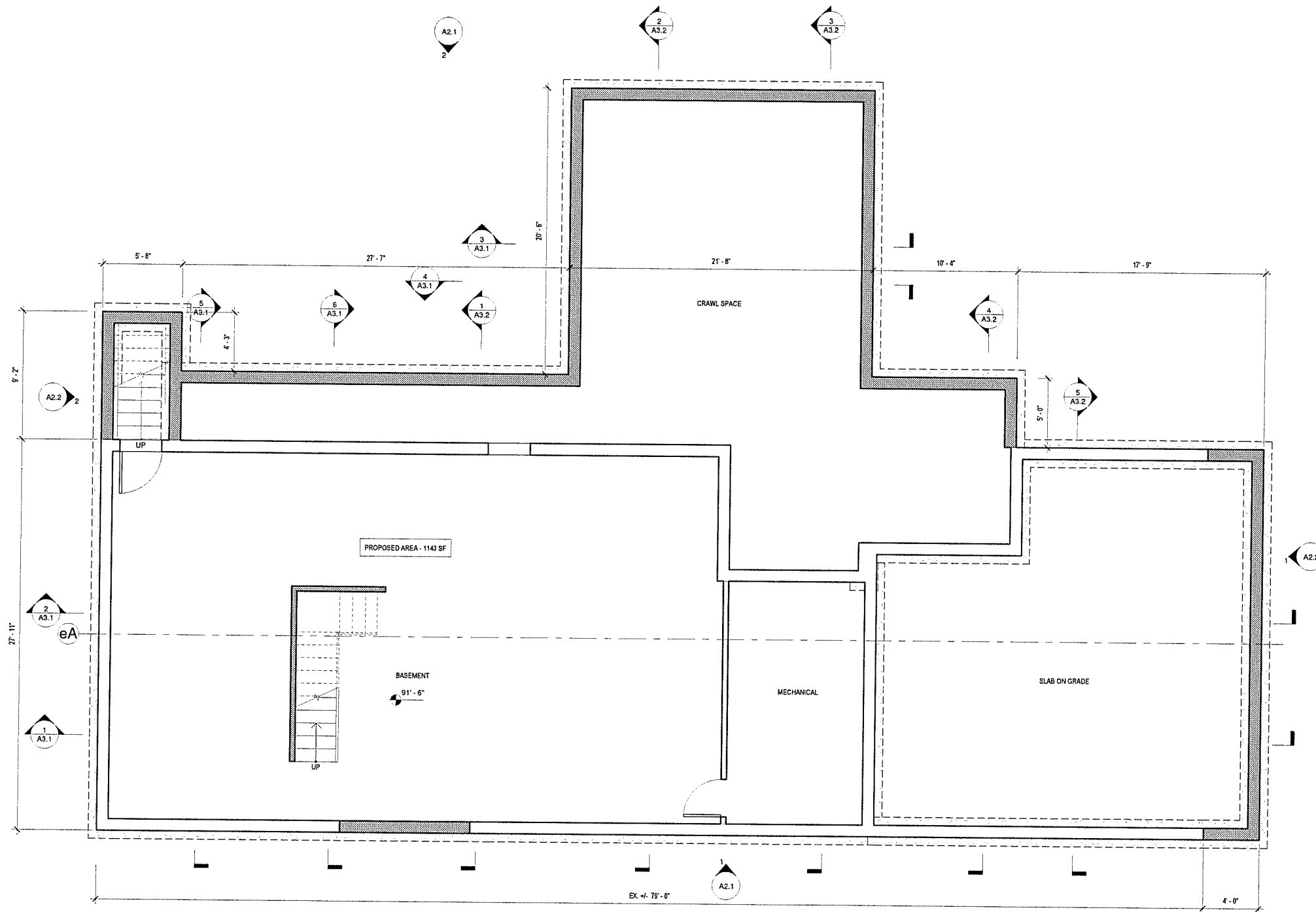
Drawing Title:  
**Existing Plans  
Basement & First Floor**

Scale: 1/4" = 1'-0" Drawing No.:

Job No.: V0381.00

Date: 10/19/2021

**D1.1**



1 New Work Plan - Basement  
SCALE: 1/4" = 1'-0"

PROJECT:  
Renovation & Addition to 41  
Oldham Road  
PREPARED FOR:  
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Arlington, MA

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Project Team:

Date:	Revisions:

Drawing Title:  
New Work Plan  
Basement

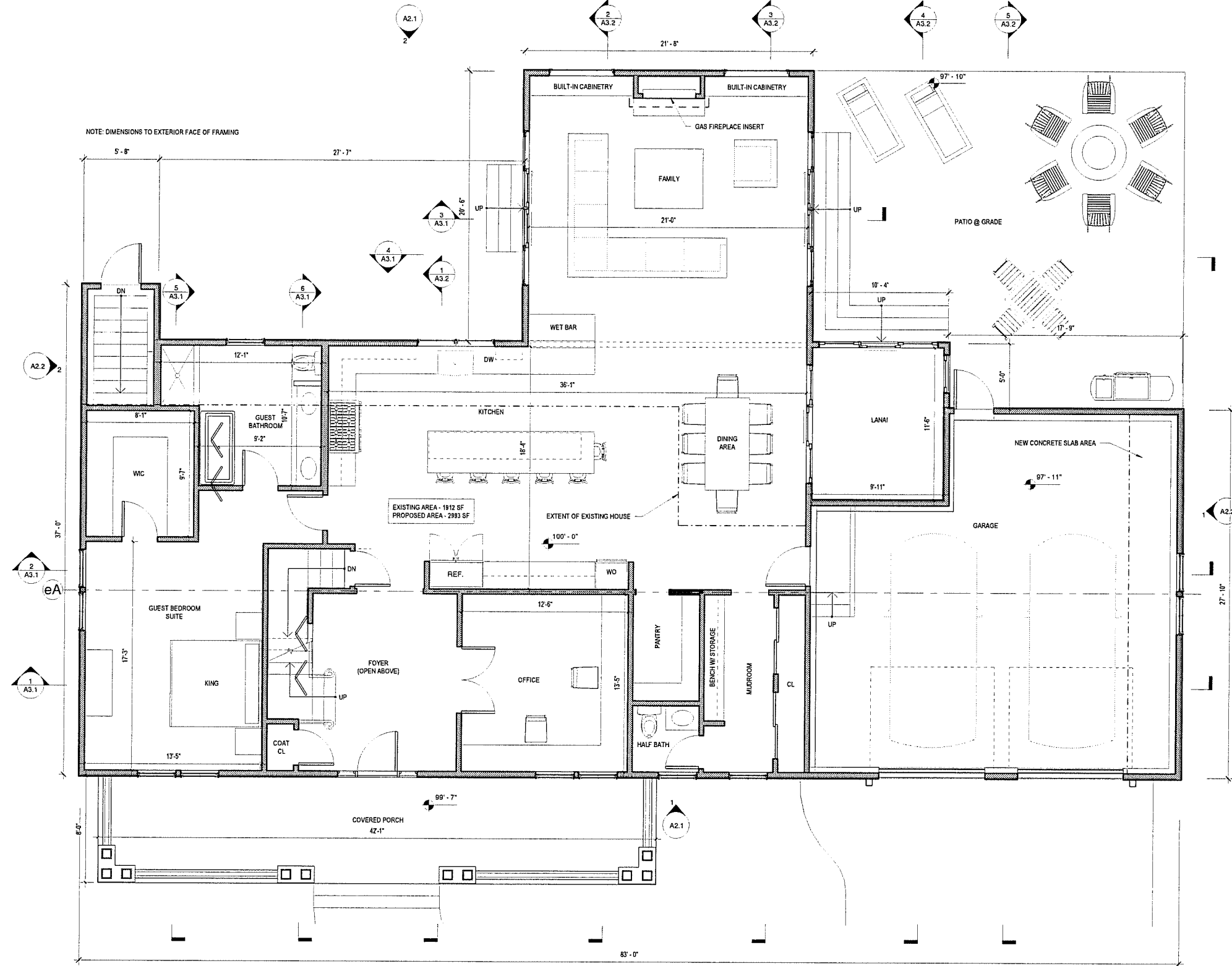
Scale: 1/4" = 1'-0" Drawing No.:  
Job No.: V0381.00  
Date: 10/05/2021

**A1.1**



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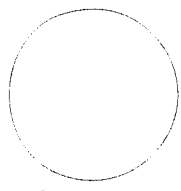
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1 **New Work Plan - Level 1**  
SCALE: 1/4" = 1'-0"

PROJECT:  
**Renovation & Addition to 41 Oldham Road**  
PREPARED FOR:  
**Lori & Gaar Talanian  
Arlington, MA**

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www.praarch.com



Project Team:

Date:	Revisions:

Drawing Title:  
**New Work Plan  
First Floor**

Scale: 1/4" = 1'-0"

Drawing No.:

Job No.: V0381.00

**A1.2**

Date: 10/05/2021

PROJECT:  
Renovation & Addition to 41  
Oldham Road

PREPARED FOR:  
Lori & Gaar Talanian  
Arlington, MA

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Project Team:



1 New Work Plan - Level 2  
SCALE: 1/4" = 1'-0"

Date:	Revisions:

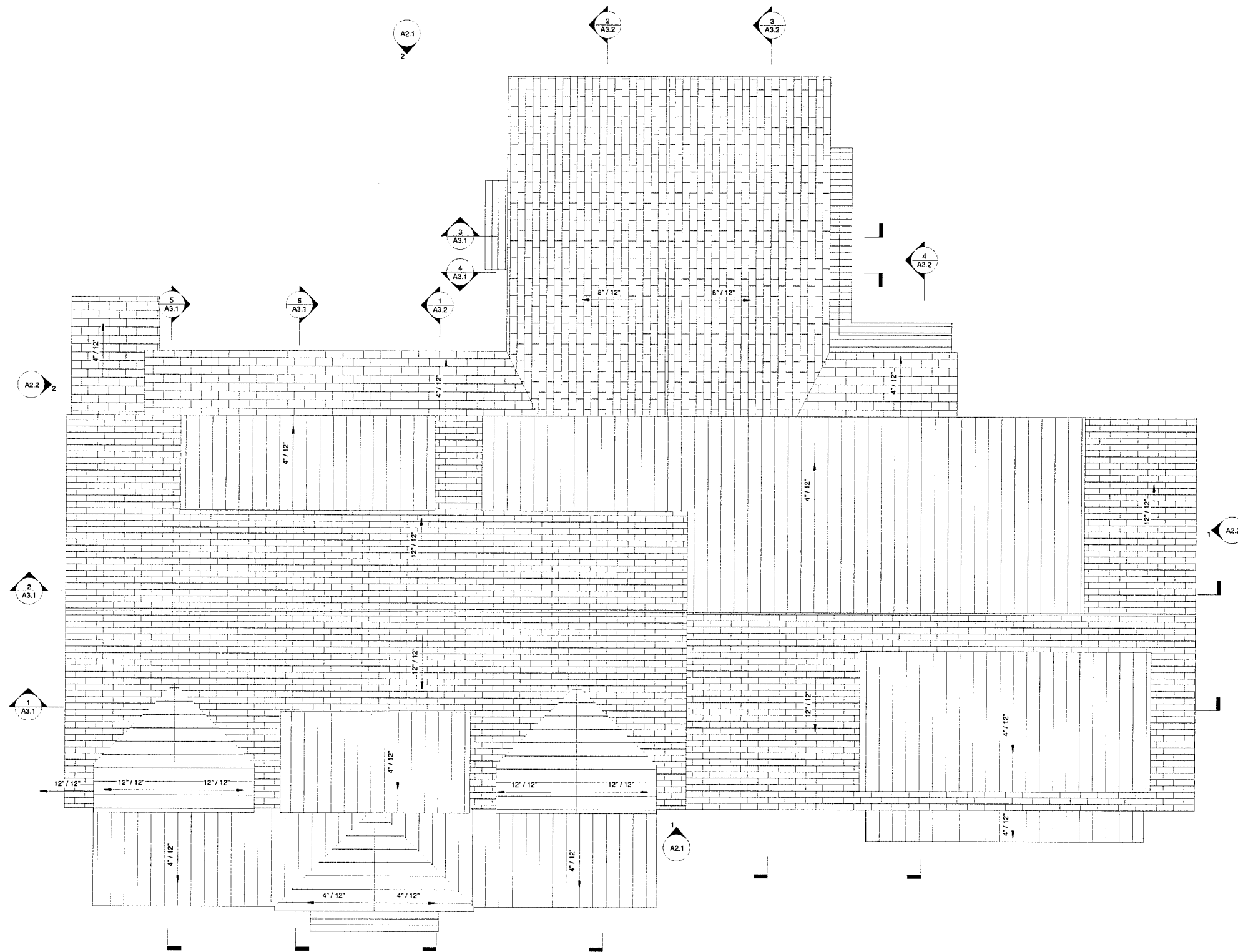
Drawing Title:  
New Work Plan  
Second Floor

Scale: 1/4" = 1'-0" Drawing No.:  
Job No.: V0381.00  
Date: 10/05/2021

**A1.3**

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1 New Work Plan - Roof  
 SCALE: 1/4" = 1'-0"

PROJECT:  
**Renovation & Addition to 41  
 Oldham Road**  
 PREPARED FOR:  
**Lori & Gaar Talianian  
 Arlington, MA**

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Project Team:

Date:	Revisions:

Drawing Title:  
**New Work Plan  
 Roof**

Scale: 1/4" = 1'-0"

Drawing No.:

Job No.: V0381.00

**A1.4**

Date: 10/05/2021



2 North Elevation - Proposed  
SCALE: 1/4" = 1'-0"



1 South Elevation - Proposed  
SCALE: 1/4" = 1'-0"

PROJECT:  
**Renovation & Addition to 41  
Oldham Road**  
PREPARED FOR:  
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Arlington, MA**

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Project Team:

Date:	Revisions:

Drawing Title:  
**New Building Elevations**

Scale: 1/4" = 1'-0"

Drawing No.:

Job No.: V0381.00

**A2.1**

Date: 10/05/2021



2 West Elevation - Proposed  
SCALE: 1/4" = 1'-0"

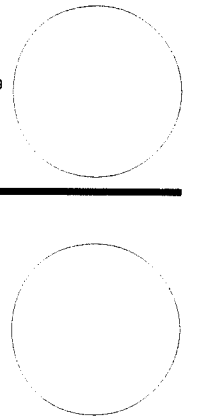


1 East Elevation - Proposed  
SCALE: 1/4" = 1'-0"

PROJECT:  
Renovation & Addition to 41  
Oldham Road  
PREPARED FOR:  
Lori & Gaar Talanian  
Arlington, MA

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Project Team:



Date:	Revisions:

Drawing Title:  
New Building Elevations

Scale: 1/4" = 1'-0" Drawing No.:  
Job No.: V0381.00  
Date: 10/05/2021

**A2.2**

