



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 **Bryan Kate** of Arlington, Massachusetts on August 23, 2021, a petition seeking permission to alter his property located at **28 Ottawa Road - Block Plan 144.0-0004-0009.0** Said petition would require a Special Permit under **Section 5.3.9 (A)** 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/tZMkd-murTssGdFShvZ8W9NJD8593-JnRDPd>**  
**for documentation relating to this petition, visit the ZBA website at**  
**[www.arlington.gov/zba](http://www.arlington.gov/zba).**

**DOCKET NO 3681**

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 Bryan Kate and Katharine Parodi

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*:

Section 5.3.9 (B) Projection into Minimum Yards

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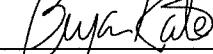
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The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 28 Ottawa Rd with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding 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:

The existing stairs and landing are in disrepair and a covered alternative is sought. Changing  
the uncovered landing into an open porch will provide for safe entry during inclement weather,  
a space for packages that does not encumber the walkway, and a small seating area.

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E-Mail: bryankate@gmail.com Signed:  Date: 10-22-21

Telephone: 603-860-2723 Address: 28 Ottawa 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.

Use is allowed by right. 28 Ottawa Road is located in the R1 district.

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

The proposed use is unchanged and allowed by right.

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

No increase in vehicles, still a single family dwelling.

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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.*

There is no increase in units or occupants.

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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.

N/A

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.

N/A

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.*

N/A

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

1. Property Location: 28 Ottawa Rd Zoning District: R1

2. Present Use/Occupancy: Single Family 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):  
1879 Sq. Ft.

4. Proposed Use/Occupancy: Single family 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):  
1879 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	4416	No change	min. 6000
7. Frontage (Ft.)	40	No change	min. 60
8. Floor area ratio	N/A	No change	max. —
9. Lot Coverage ( %)	23.9%	27.2%	max 35%
10. Lot Area per Dwelling Unit (Sq. Ft.)	N/A	No change	min.
11. Front Yard Depth (Ft.)	22.5	15.9	min. 25
12. Left Side Yard Depth (Ft.)	7.9	No change	min. 10
13. Right Side Yard Depth (Ft.)	9.1	8.8	min. 10
14. Rear Yard Depth (Ft.)	41.7	No change	min. 20
15. Height (Stories)	2	No change	max. 2.5
16. Height (Ft.)	N/A	No change	max. 35
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	2703	2530	
17A. Landscaped Open Space (% of GFA)	143.9	134.7	min. 10%
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	2012	1613	
18A. Usable Open Space (% of GFA)	107.1	85.9	min. 30%
19. Number of Parking Spaces	2	No change	min. 1
20. Parking area setbacks (if applicable)	N/A	No change	min. —
21. Number of Loading Spaces (if applicable)	N/A	No change	min. —
22. Type of construction	5	No change	N/A
23. Slope of proposed roof(s) (in. per ft.)	5/12	No change	min. 2/12

**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:** 28 Ottawa Rd                      **Zoning District:** R1

<b><u>OPEN SPACE*</u></b>	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
Total lot area	<u>4416</u>	<u>No change</u>
Open Space, Usable	<u>2012</u>	<u>1613</u>
Open Space, Landscaped	<u>2703</u>	<u>2530</u>

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

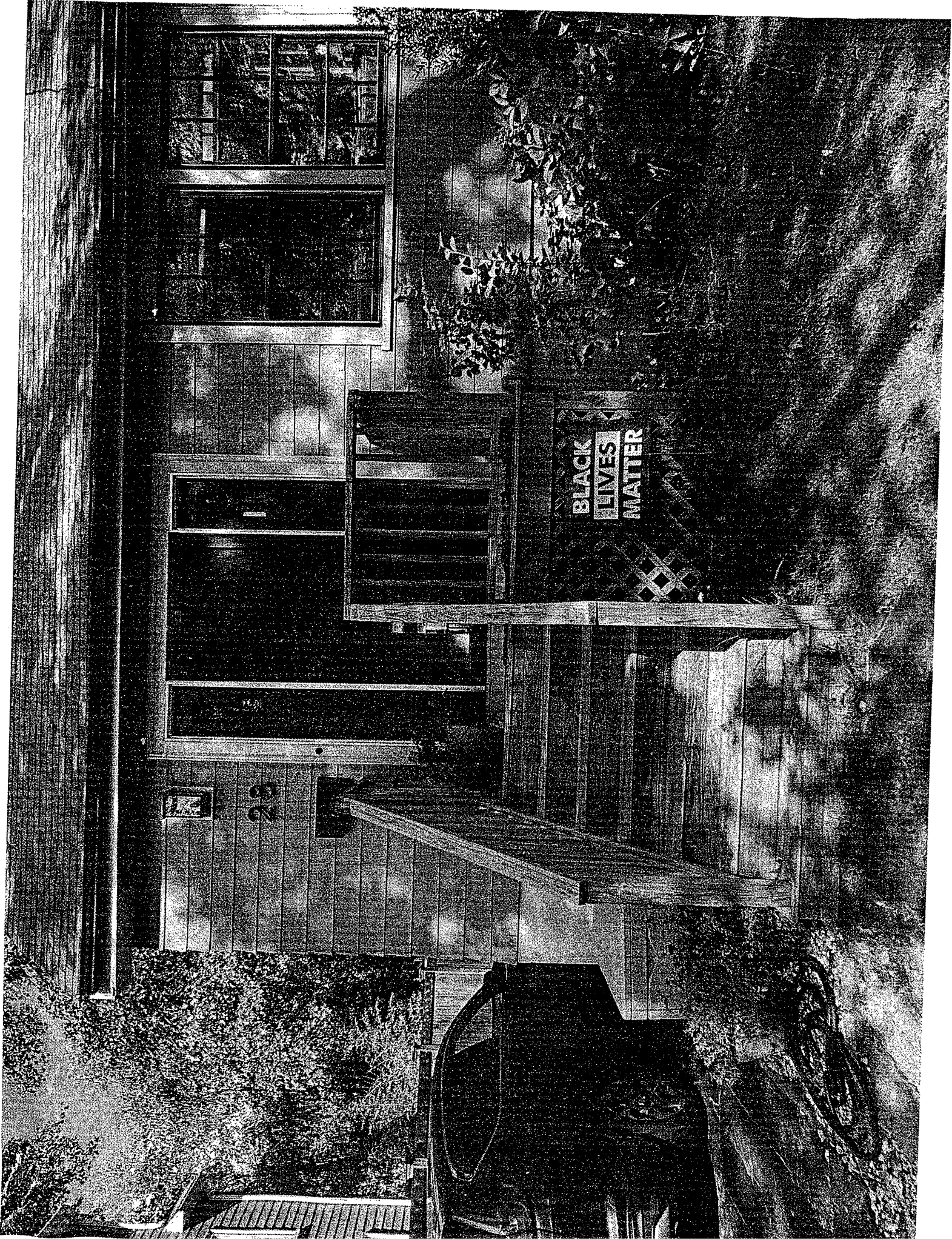
<b><u>GROSS FLOOR AREA (GFA) †</u></b>		
Accessory Building	<u>80</u>	<u>No change</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>0</u>	<u>No change</u>
1 <sup>st</sup> Floor	<u>975</u>	<u>No change</u>
2 <sup>nd</sup> Floor	<u>904</u>	<u>No change</u>
3 <sup>rd</sup> Floor	<u></u>	<u></u>
4 <sup>th</sup> Floor	<u></u>	<u></u>
5 <sup>th</sup> Floor	<u></u>	<u></u>
Attic (greater than 7’-0” in height, excluding elevator machinery, or mechanical equipment)	<u>0</u>	<u>No change</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>
<b>Total Gross Floor Area (GFA)</b>	<b><u>1879</u></b>	<b><u>No change</u></b>

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

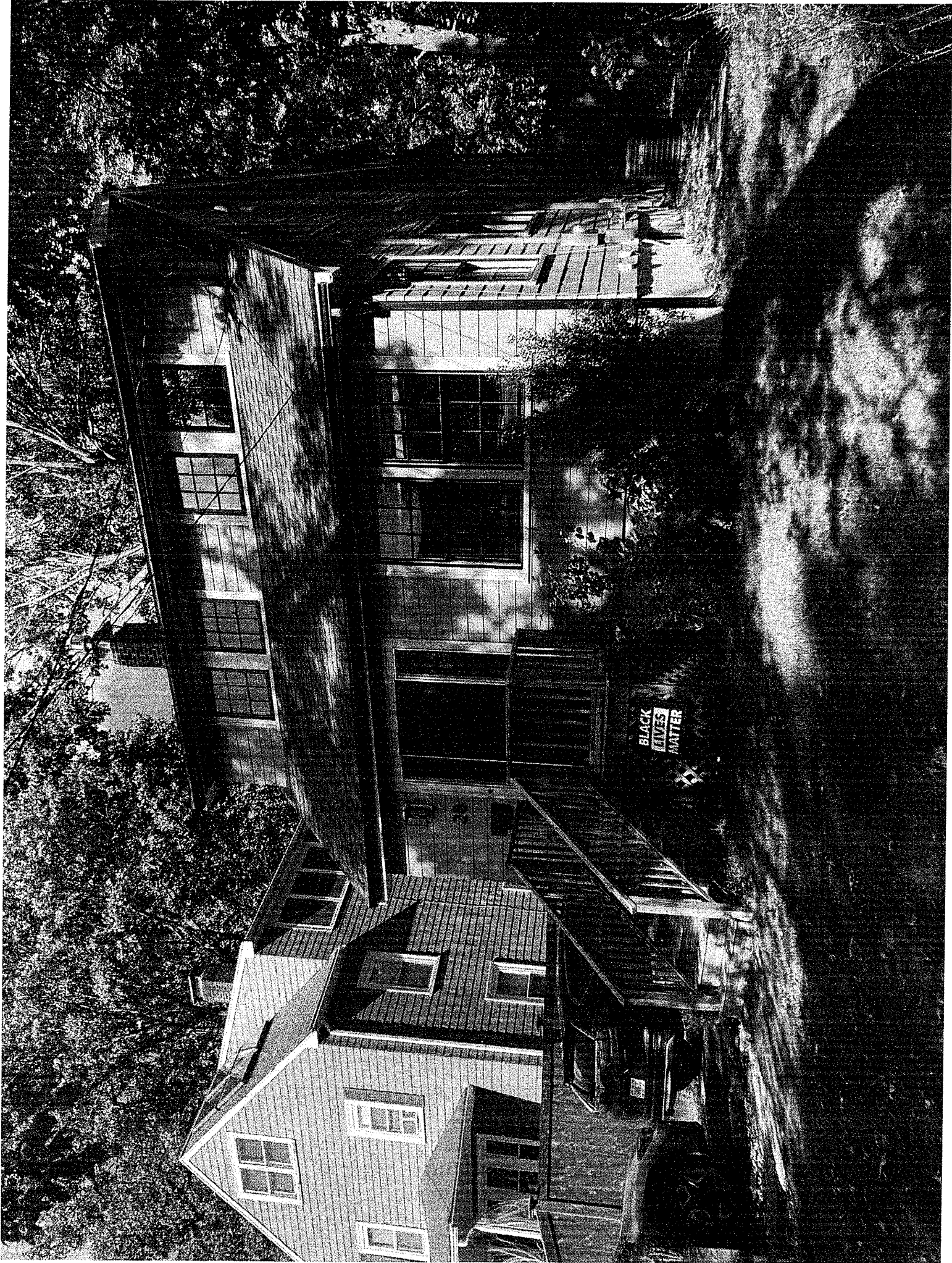
<b><u>REQUIRED MINIMUM OPEN SPACE AREA</u></b>		
Landscaped Open Space (Sq. Ft.)	<u>2703</u>	<u>2530</u>
Landscaped Open Space (% of GFA)	<u>143.9</u>	<u>134.7</u>
Usable Open Space (Sq. Ft.)	<u>2012</u>	<u>1613</u>
Usable Open Space (% of GFA)	<u>107.1</u>	<u>85.9</u>

This worksheet applies to plans dated 02-15-2021 designed by Medford Engineering & Survey

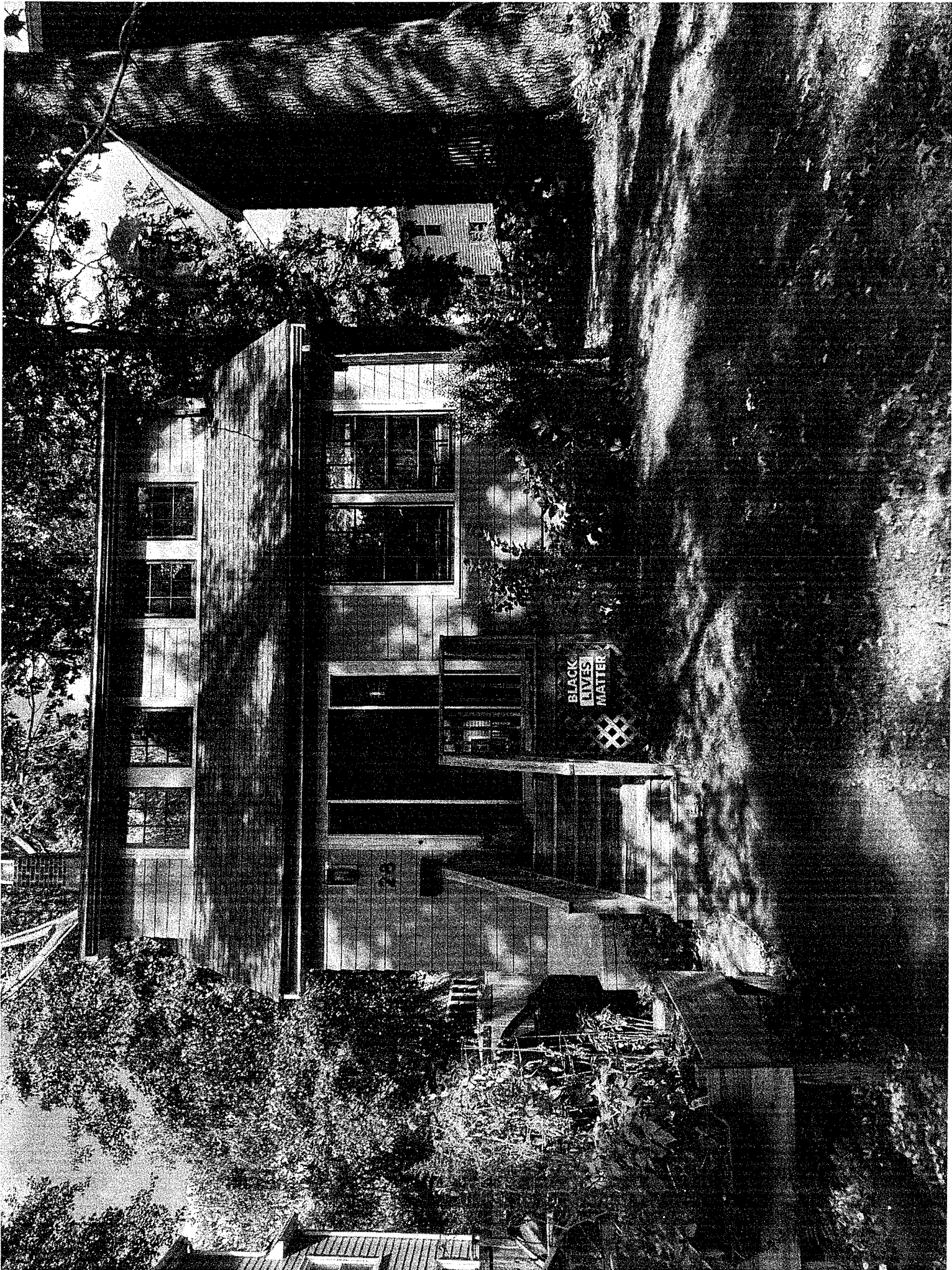
Reviewed with Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

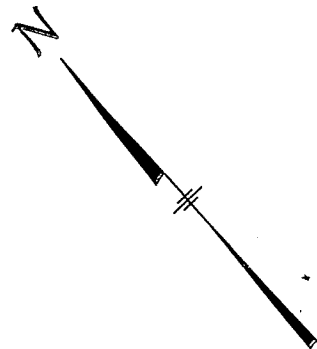






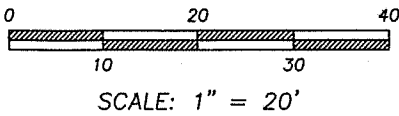






**ZONED (R1 SINGLE-FAMILY)**

ZONING REQUIREMENT	EXISTING	PROPOSED
FRONT: 25'	22.5'	15.9'
SIDE: 10'	7.9'	8.8'
REAR: 20'	41.7'	41.7
MAX. LOT COV.: 35%	23.9%	27.2%
MIN LANDSCAPED OPEN SPACE-10%	62.8%	59.6%
MIN USABLE OPEN SPACE-30%	0%	0%



CURRENT OWNER: BRYAN KATE & KATHERINE PARODI

TITLE REFERENCE: BK 65926 PG 528

PLAN REFERENCE: BK 258 PG 25B

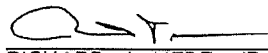
THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: BRYAN KATE

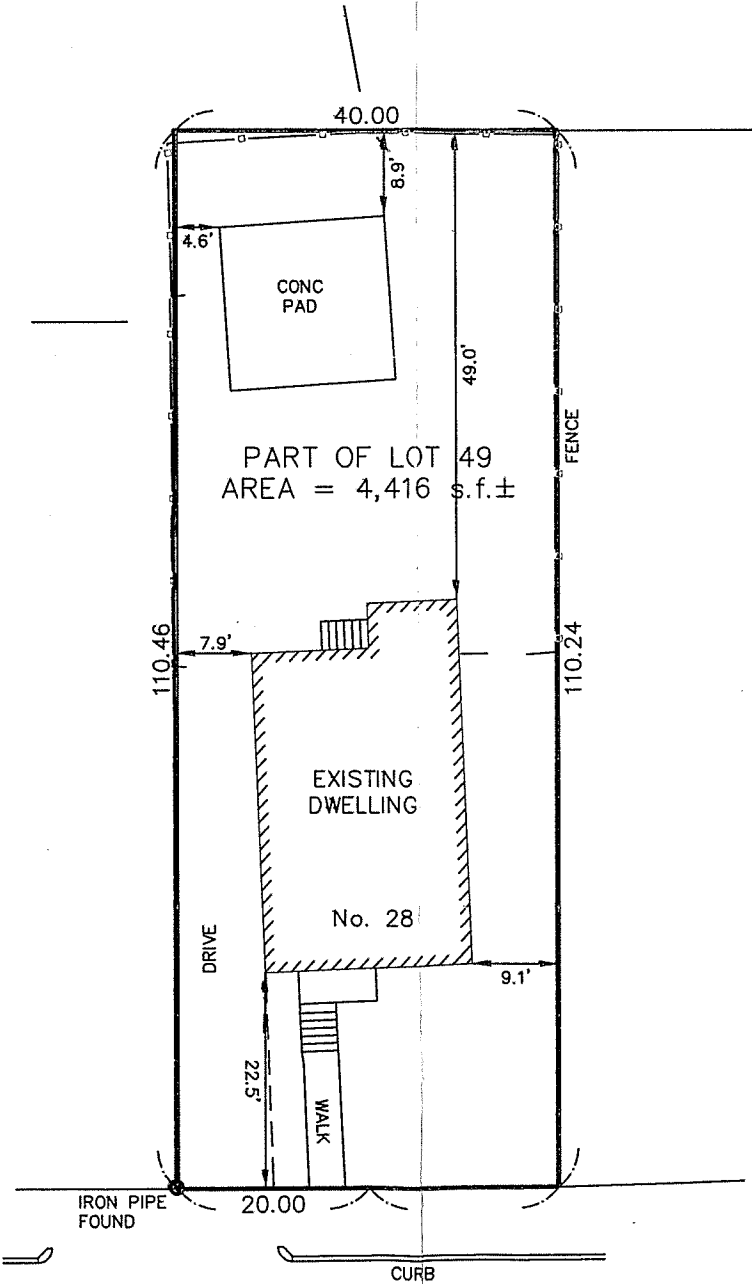
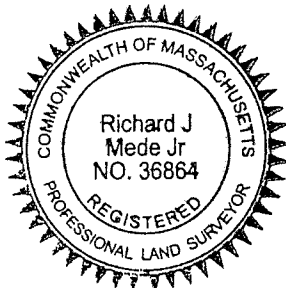
I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: OCTOBER 17, 2018  
DATE OF PLAN: OCTOBER 18, 2018  
DATE OF PLAN: OCTOBER 30, 2019  
DATE OF PLAN: FEBRUARY 16, 2021

  
RICHARD J. MEDE, JR. P.L.S.

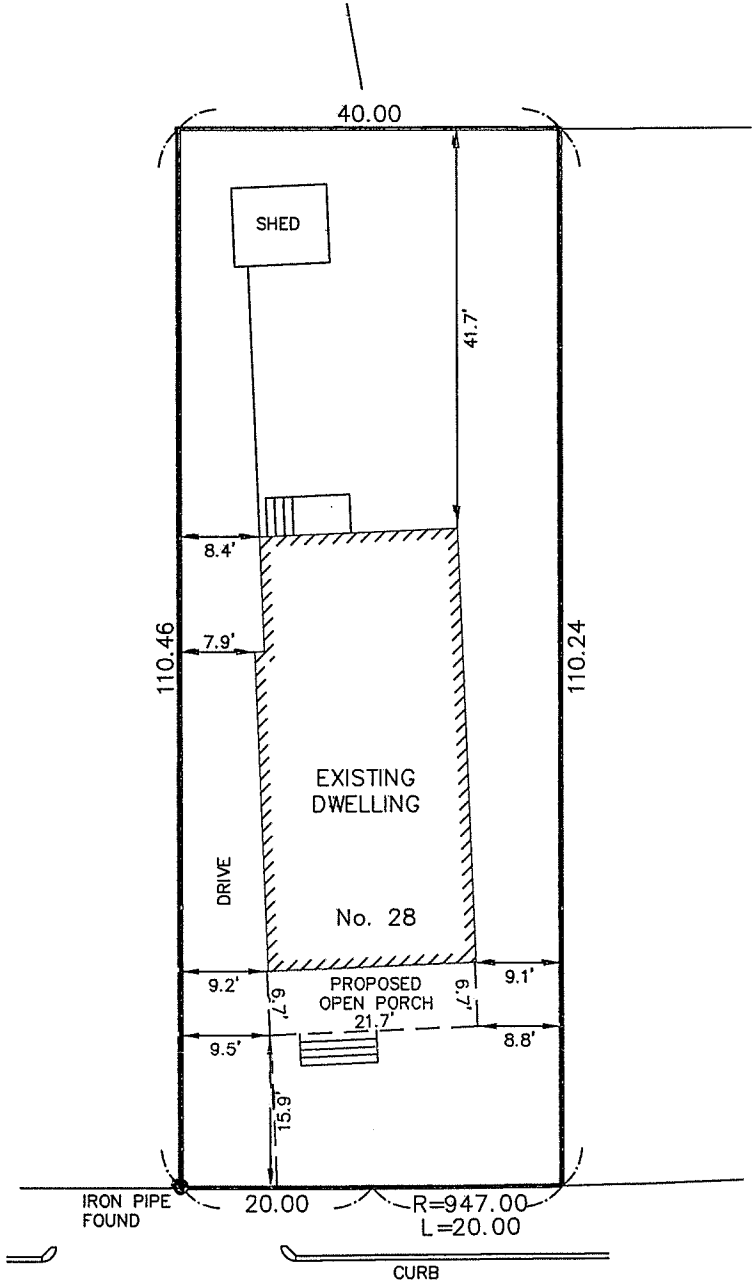
02/15/2021

DATE:



OTTAWA ROAD

EXISTING



OTTAWA ROAD

PROPOSED

CERTIFIED PLOT PLAN  
28 OTTAWA ROAD  
ARLINGTON, MA  
(MIDDLESEX COUNTY)

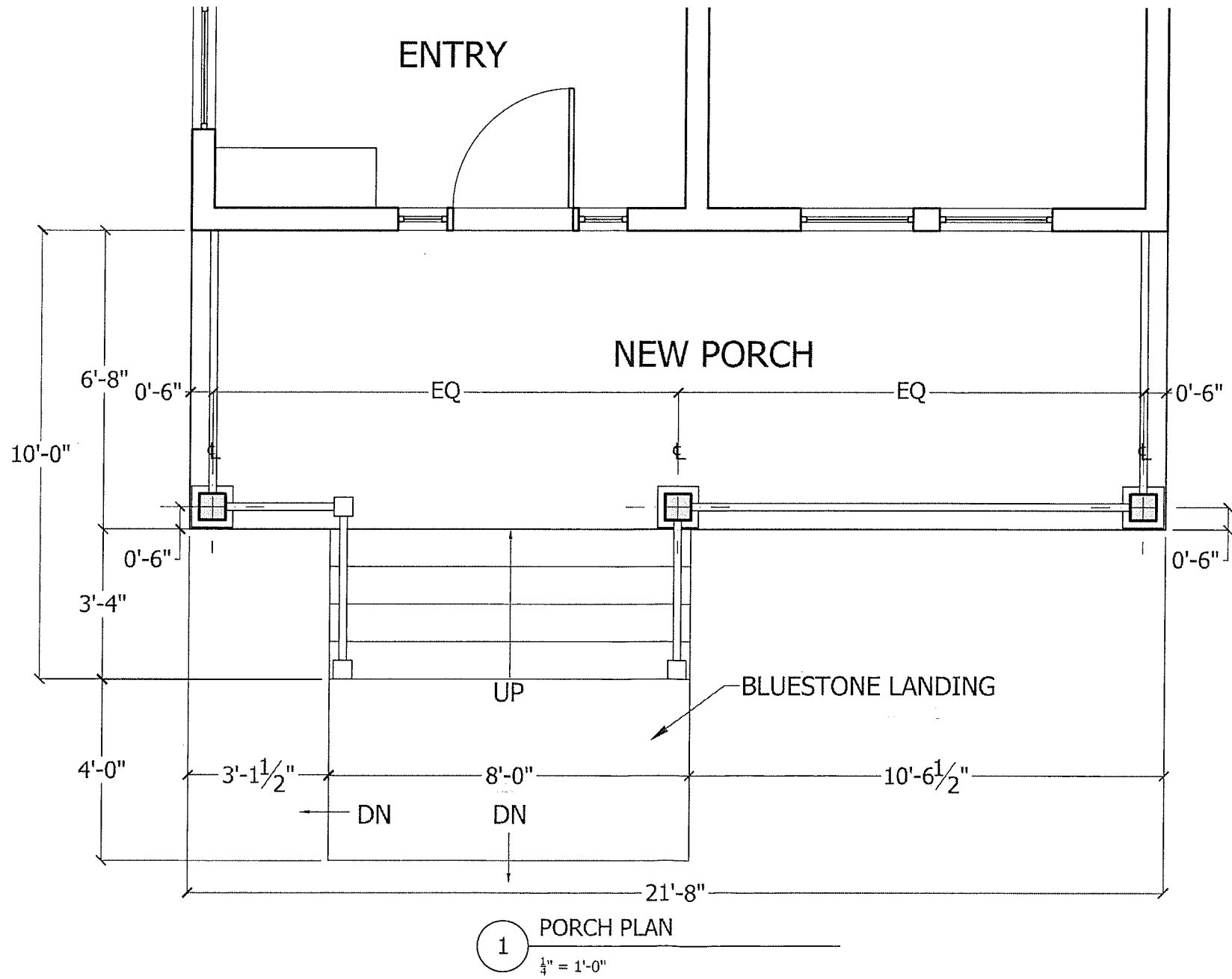
PREPARED BY:



PREPARED FOR:

BRYAN KATE

DRAWN	CHECKED	FILE No.
CAV	RJM	20321





1 FRONT ELEVATION  
 $\frac{1}{4}'' = 1'-0''$

RA

ROYER ARCHITECTS  
100 GARDEN STREET, CAMBRIDGE, MA 02138

KATE PARODI RESIDENCE  
28 OTTAWA ROAD, ARLINGTON, MA

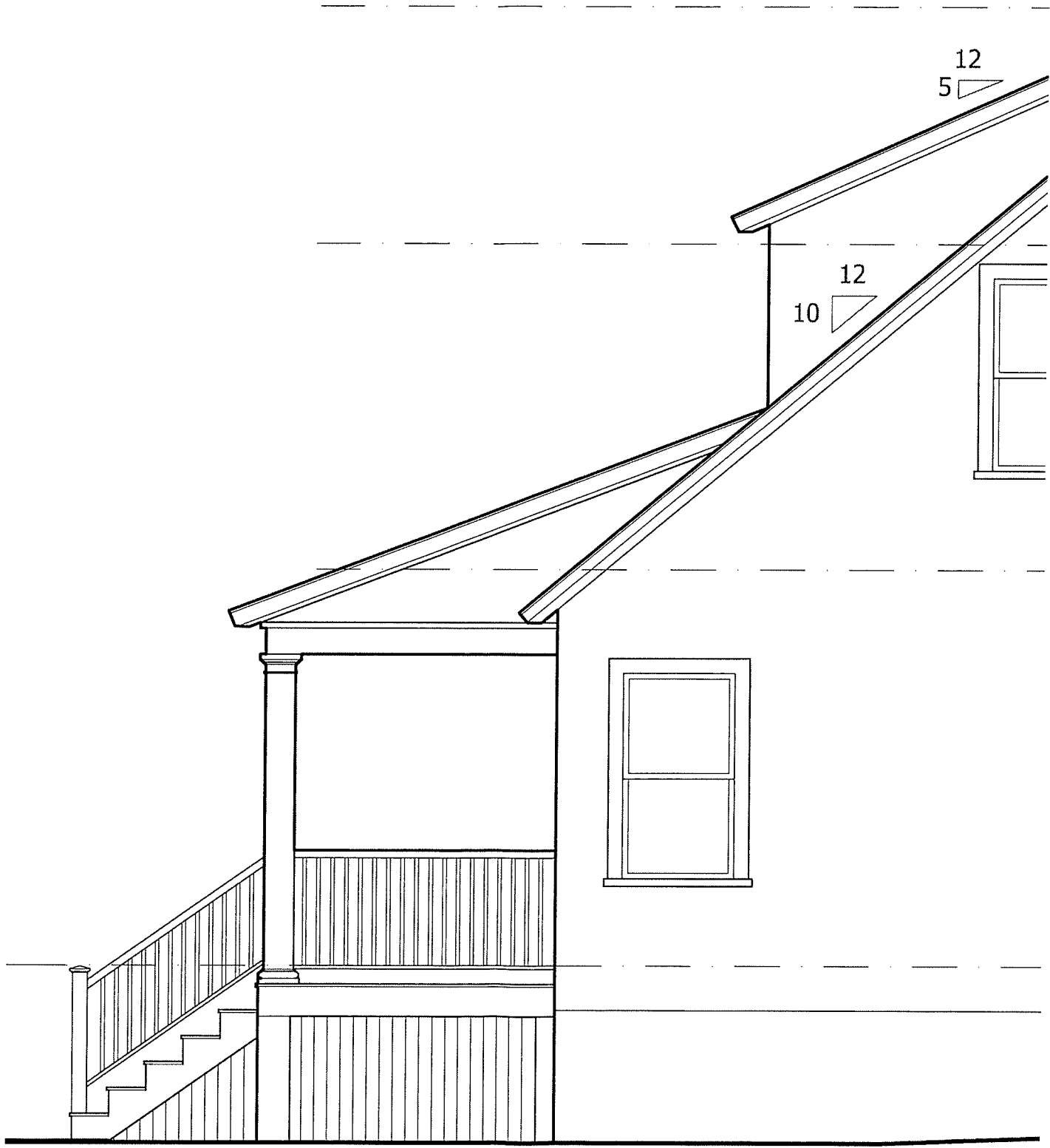
FRONT ELEVATION  
08-17-2020

2



1 WEST ELEVATION  
 $\frac{1}{4}" = 1'-0"$

3	WEST ELEVATION 08-17-2020	KATE PARODI RESIDENCE 28 OTTAWA ROAD, ARLINGTON, MA	ROYER ARCHITECTS 100 GARDEN STREET, CAMBRIDGE, MA 02138	RA
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1

EAST ELEVATION

$\frac{1}{4}" = 1'-0"$

RA

ROYER ARCHITECTS  
100 GARDEN STREET, CAMBRIDGE, MA 02138

KATE PARODI RESIDENCE  
28 OTTAWA ROAD, ARLINGTON, MA

EAST ELEVATION  
08-17-2020

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