



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 **Robyn Biggs and Nathaniel Fuller** of Arlington, Massachusetts on November 10, 2021, a petition seeking permission to alter their property located at **66 Freeman Street - Block Plan 006-A-0001-0065.2** Said petition would require a Special Permit under **Section 8.1.3 (B) (Nonconforming Single-Family or Two-Family Dwellings)** 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-](https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-upqDlrH9BzpU_mQMF2y5Ys20gtlBP9)

[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.**

DOCKET NO 3683

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 Robyn Biggs and Nathan Fuller

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 8.1.3 (C) Non-conforming single-family or two-family dwellings

The extension of an exterior wall of a single-family or two-family residential structure along a line at the same nonconforming distance within a required setback may be allowed providing that the extension creates no new nonconformities, nor increases any open space nonconformities...

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 66 Freeman Street 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 two-family home at 66 Freeman St (Lot 12&12a, Book 71731, Pg 304) sits on a lot that is nonconforming to Arlington Zoning Code 5.4.2 Dimensional and Density Requirements for R-2 with regards to open space. Mrs Biggs and Mr Fuller are respectfully requesting a special permit to increase usable space to the two existing bedrooms and bathroom and an additional 3/4 bath*

E-Mail: robyn.m.biggs@gmail.com Signed:  Date: 11/05/2021

Telephone: (617)869-0033 Address: 66 Freeman St, Unit 2, Arlington, MA 02474

*to the Unit 2 by means of constructing a dormer to create additional square footage on the already finished 3rd floor/attic.

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.

Existing home is Zoned R-2. Use will not change with the addition of the proposed dormer.

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

Existing home is Zoned R-2. Use will not change with the addition of the proposed dormer.

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

The proposed does not impact traffic or impair pedestrian safety on the street.

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 proposed dormer will increase the usable square footage of two existing bedrooms and house an additional bathroom; however, the bedroom count and number of occupants to the home will not change.

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.

On the section of Freeman St that #66 is located, dormers have been used to increase 3rd floor space
on the majority of homes.

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.*

On the section of Freeman St that #66 is located, dormers have been used to increase 3rd floor space
on the majority of homes. The bedroom count and number of occupants to the home will not change.

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

1. Property Location: 66 Freeman St Zoning District: R-2

2. Present Use/Occupancy: 2 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):
4148 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):
4738 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	4300	4300	min.
7. Frontage (Ft.)	43	43	min.
8. Floor area ratio	0.96	1.10	max.
9. Lot Coverage (%)	31	31	max
10. Lot Area per Dwelling Unit (Sq. Ft.)	N/A	N/A	min.
11. Front Yard Depth (Ft.)	11	11	min.
12. Left Side Yard Depth (Ft.)	10.1	10.1	min.
13. Right Side Yard Depth (Ft.)	5	5	min.
14. Rear Yard Depth (Ft.)	29.5	29.5	min.
15. Height (Stories)	2 1/2	2 1/2	max.
16. Height (Ft.)	32	32	max.
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	0	0	
17A. Landscaped Open Space (% of GFA)	0	0	min.
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	0	0	
18A. Usable Open Space (% of GFA)	0	0	min.
19. Number of Parking Spaces	4	4	min.
20. Parking area setbacks (if applicable)			min.
21. Number of Loading Spaces (if applicable)			min.
22. Type of construction	Type V	Type V	N/A
23. Slope of proposed roof(s) (in. per ft.)		3"/ft	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: 66 Freeman St Zoning District: R-2

<u>OPEN SPACE*</u>	EXISTING	PROPOSED
Total lot area	<u>4300</u>	<u>4300</u>
Open Space, Usable	<u>0</u>	<u>0</u>
Open Space, Landscaped	<u>0</u>	<u>0</u>

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

<u>GROSS FLOOR AREA (GFA) †</u>		
Accessory Building	<u>380</u>	<u>380</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>1220</u>	<u>1220</u>
1 st Floor	<u>1220</u>	<u>1220</u>
2 nd Floor	<u>1328</u>	<u>1328</u>
3 rd Floor	<u>270 w/ 6'9" ceiling ht.</u>	<u>590 w/ >7" ceiling</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></u>	<u></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>108</u>	<u>108</u>
Total Gross Floor Area (GFA)	<u>4148</u>	<u>4738</u>

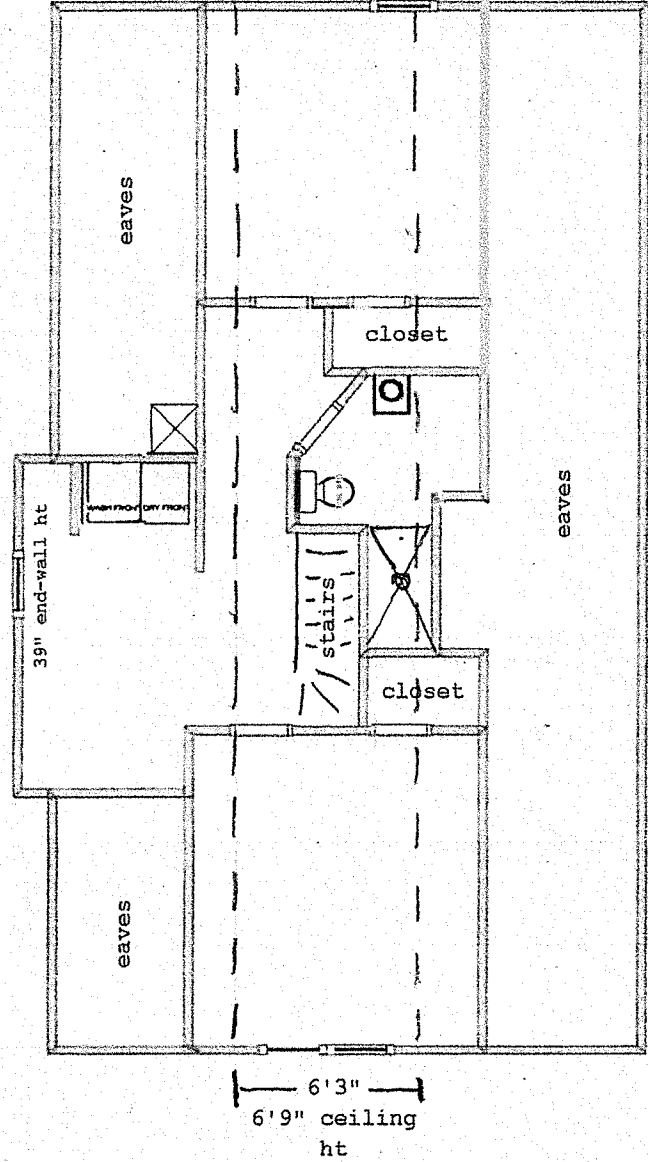
† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

<u>REQUIRED MINIMUM OPEN SPACE AREA</u>		
Landscaped Open Space (Sq. Ft.)	<u>0</u>	<u>0</u>
Landscaped Open Space (% of GFA)	<u>0</u>	<u>0</u>
Usable Open Space (Sq. Ft.)	<u>0</u>	<u>0</u>
Usable Open Space (% of GFA)	<u>0</u>	<u>0</u>

This worksheet applies to plans dated 04/26/2021 designed by Bob Terenzoni
High Tech Dormer Corp

Reviewed with Building Inspector: _____ Date: 04/27/2021

66 Freeman St
Current 3rd floor layout



All dimensions .size dcsignations
given are subject to verification on
job site and adjustment to fit job
conditions.

2020

This is an original design and must
not be released or copied unless
applicable fee has been paid or job
order placed.

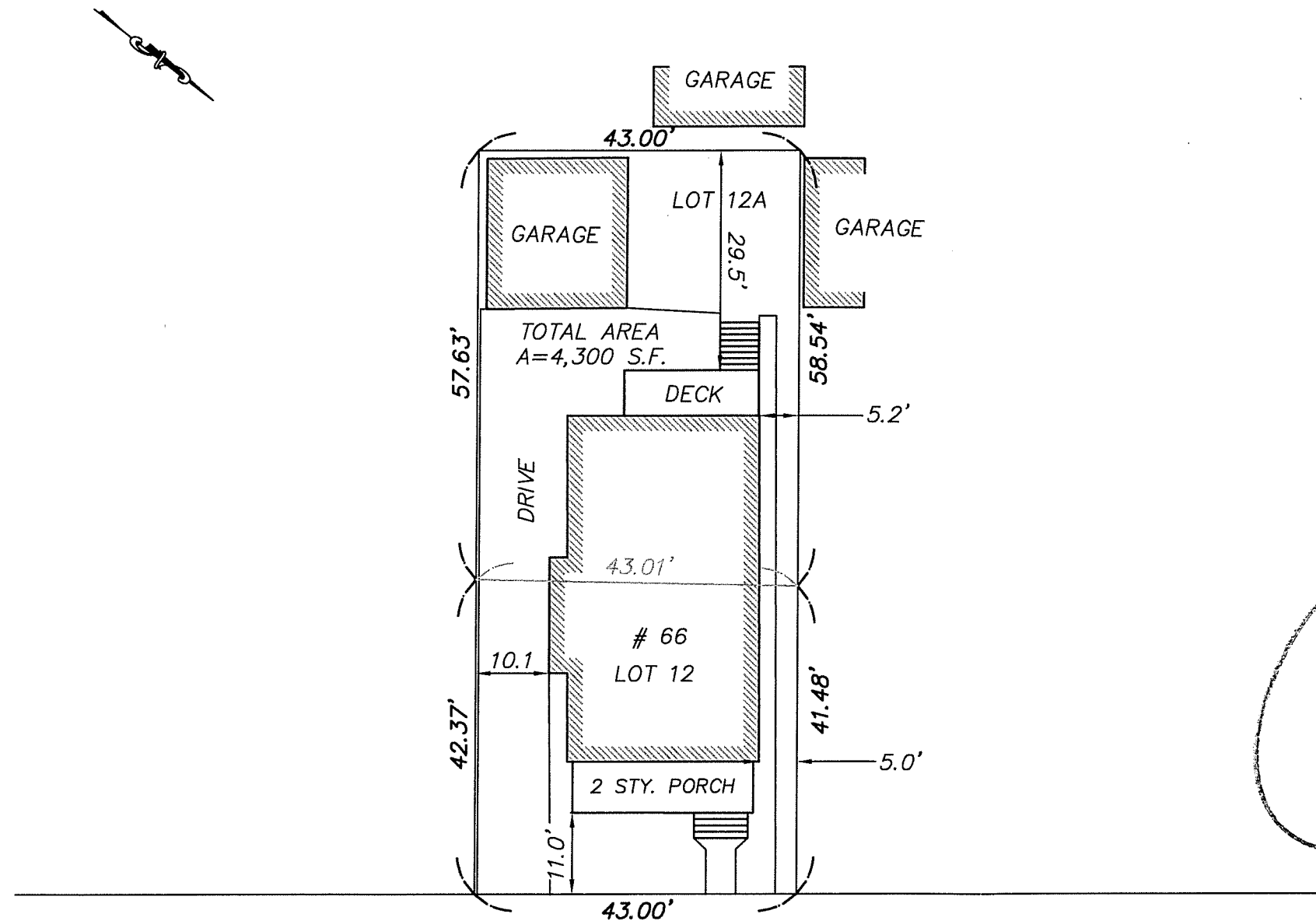
Designed: 4/28/2021
Printed: 5/2/2021

Biggs.kit

All (no dims)

Drawing #: 1

Scale : 0 1/8" 1'



FREEMAN STREET

OWNER OF RECORD

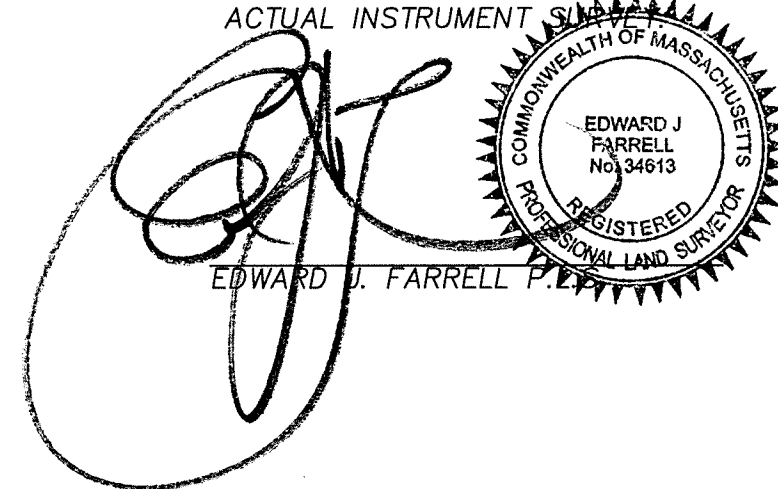
ROBYN BIGGS & NATHAN OLIVER FULLER

BOOK 71731 PAGE 304 M.S.R.D.

PLAN REFERENCES

LCC # 4317 D

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



EDWARD J. FARRELL P.L.S.

9-30-21
DATE

PLOT PLAN
66 FREEMAN STREET
ARLINGTON, MASS.

SCALE: 1" = 20' SEPT. 24, 2021

Prepared By

EDWARD J. FARRELL

PROFESSIONAL LAND SURVEYOR

110 WINN STREET ~ SUITE 203 ~ WOBURN, MA.

(781)-933-9012



RIGHT SIDE FINISHED ELEVATION 66 FREEMAN ST.
ARLINGTON, MA

46'-8"

3/12 Pitch
Asphalt Shingle

REAR

SCALE
1/4" = 1'

TP

6'-8"

Floor

2x6

3/2x6

36" x 52"
DH

16" OC

2x6

3/2x6

28" x 24"
T

16" OC

3/2x6

28" x 24"
A

2x6

16" OC

3/2x6

32" x 52"
DH

32" x 62"
DH

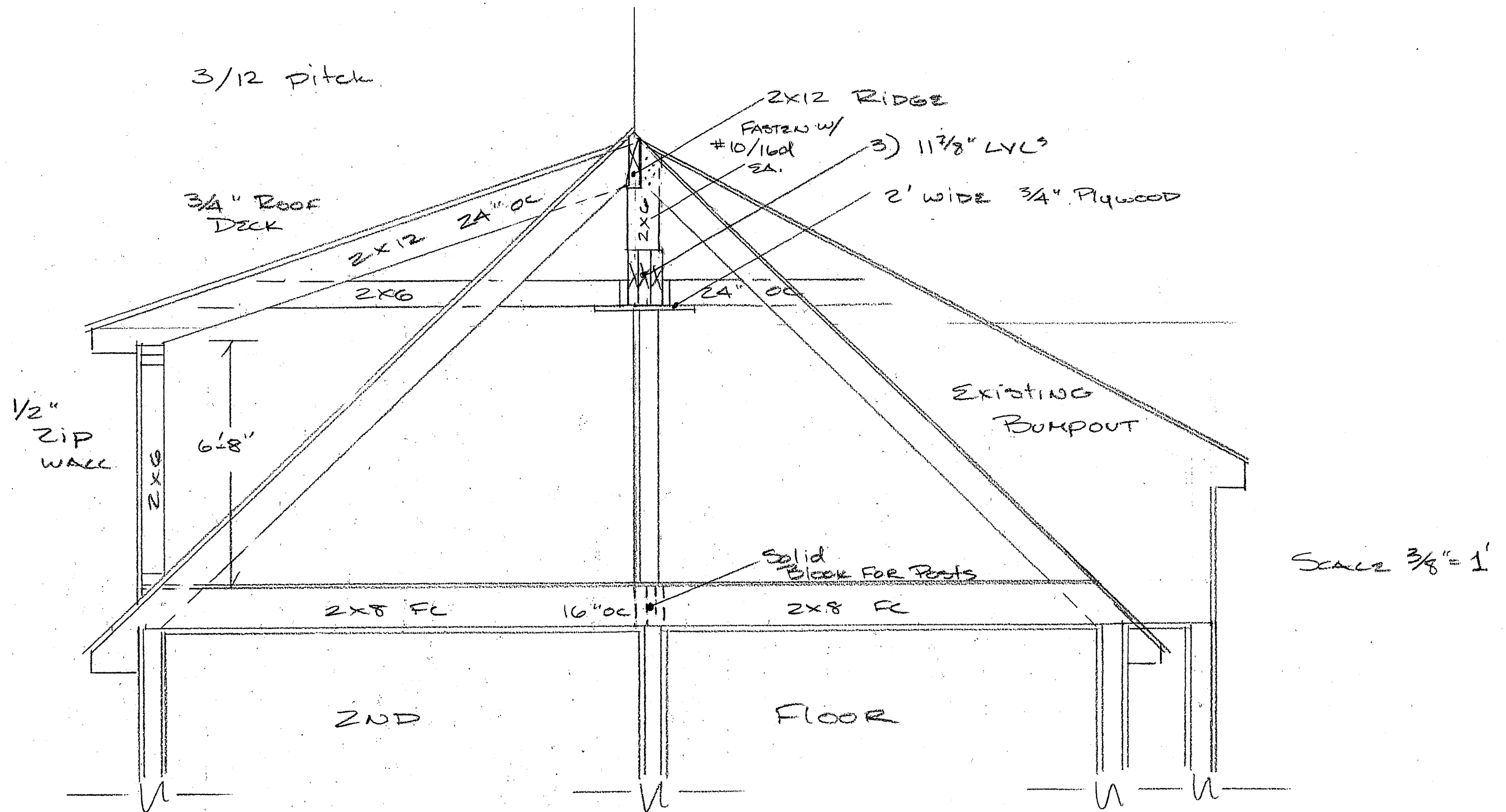
2x6

Existing House

Existing
Finished
Porch

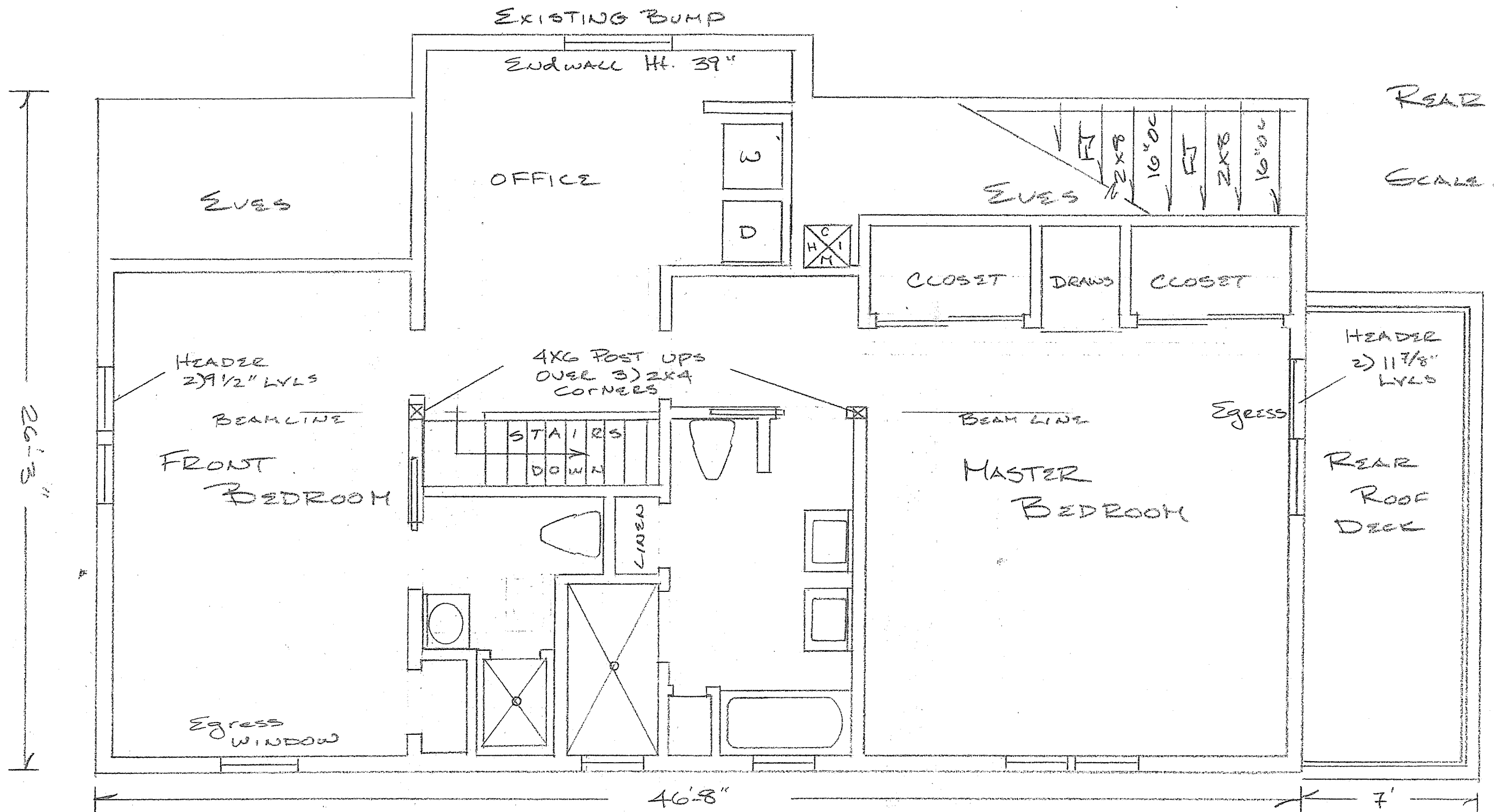
RIGHT SIDE ELEVATION

66 FREEMAN ST.
ARLINGTON, MA.



* REAR TO FRONT ELEVATION *

BIGGS RESIDENCE
 66 FREEMAN ST.
 ARLINGTON, MA.
 TEL. # (617) 869-0033
 Builder:
 BOB TERENZONI
 TEL. # (781) 488-6640



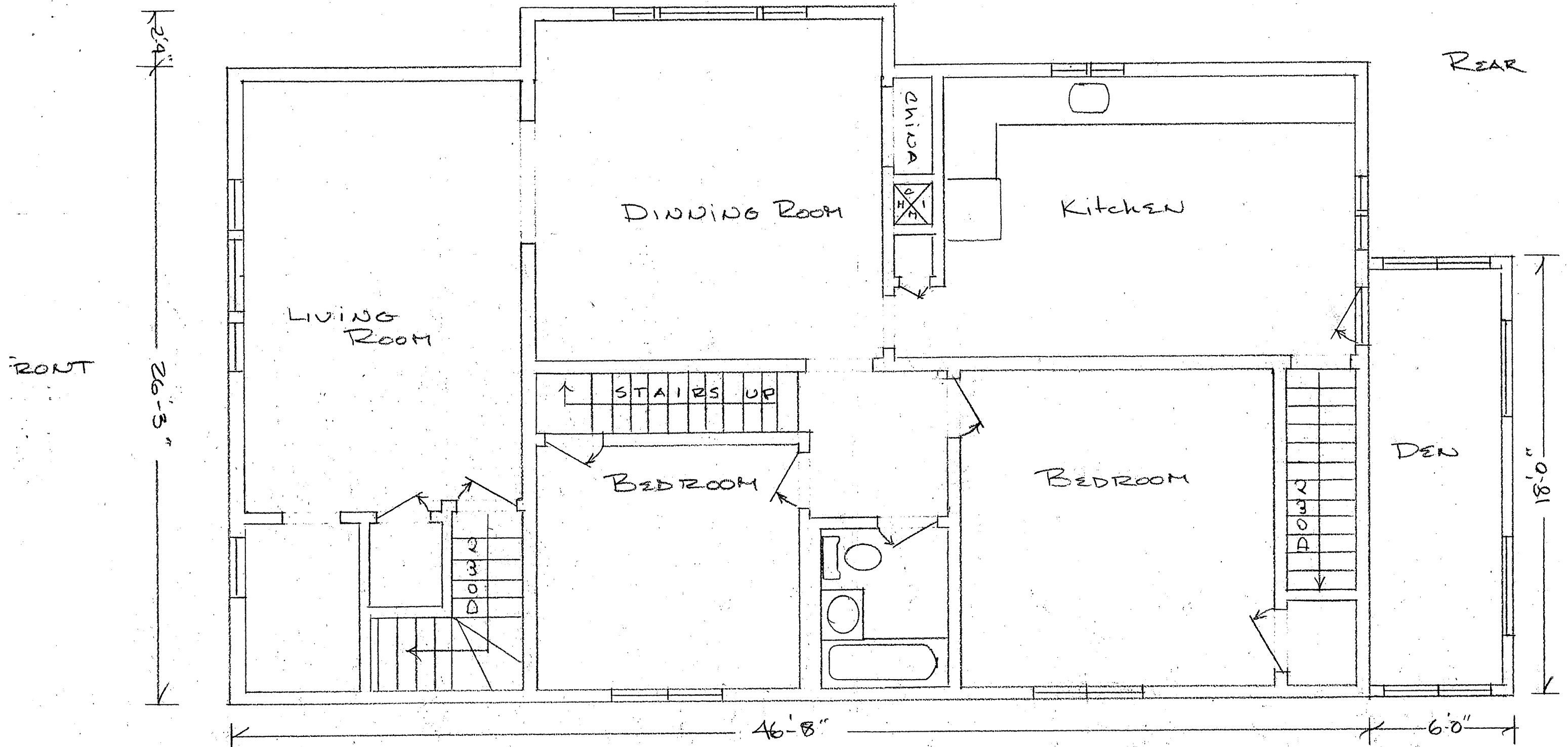
* 3RD FLOOR PROPOSED LAYOUT *

* 3RD FLOOR LIVING
SPACE RATIO (PROPOSED) 590' SQ

* 2ND FLOOR (EXISTING) 1220' SQ

7' AND OVER

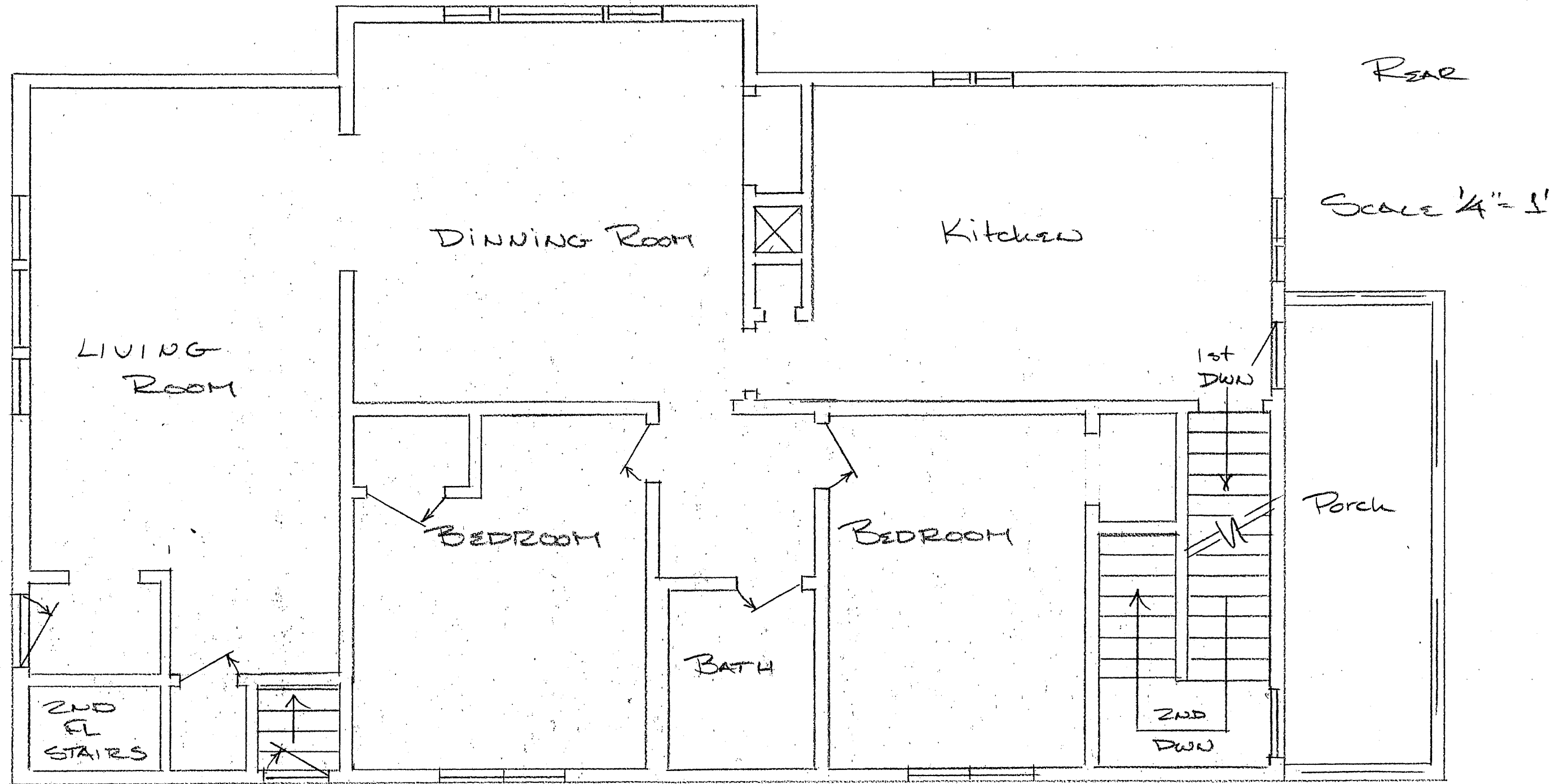
BIGGS RESIDENCE
66 FREEMAN ST.
ARLINGTON, MA.
TEL # (617) 869-0033
BUILDER:
BOB TERENZONI
TEL # (781) 488-6640



* 2ND FLOOR LAYOUT *

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 66 FREEMAN ST.
 ARLINGTON, MA
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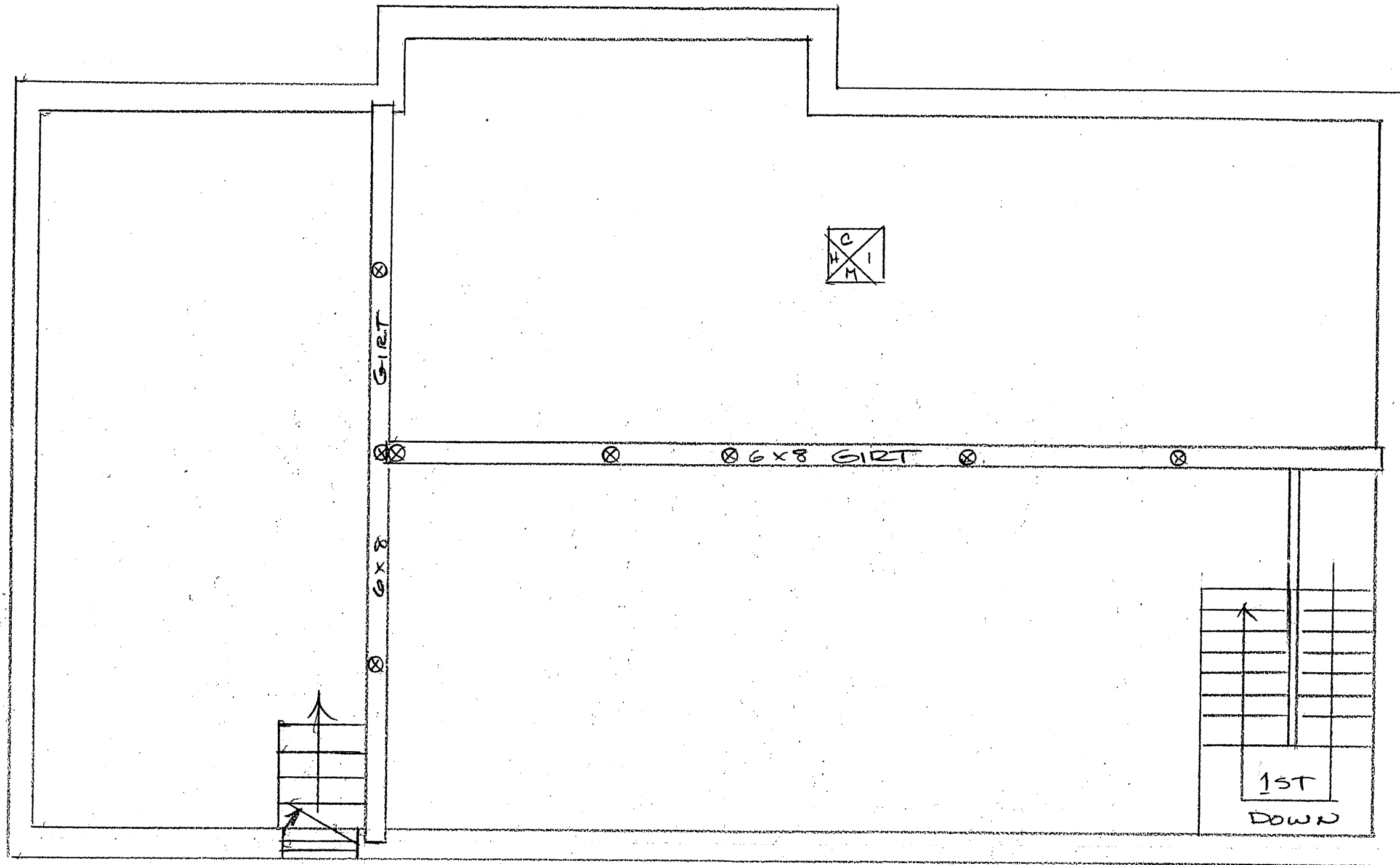
FRONT



* EXISTING 1st Floor Layout *

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Bob TERENZONI
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FRONT



SCALE
 $\frac{1}{4}'' = 1'$

* BASEMENT LAYOUT *

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