



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE / NEW AND CONTINUED HEARING

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **WR Builders Inc.** of Newton, Massachusetts on October 10, 2021, a petition seeking permission to alter their property located at **25 Highland Avenue - Block Plan 127.0-00050003.0** Said petition would require a Variance and Special Permit under **Sections 6.1.10 (A) and 8.1.3 (B)** respectively of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petitions will be conducted remotely via "Zoom" **Tuesday evening January 11, 2022 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 3677

Zoning Board of Appeals
Christian Klein, RA, Chair

Please direct any questions to: ZBA@town.arlington.ma.us

From: "Rick Vallarelli" <RVallarelli@town.arlington.ma.us>
To: "Ken McConnell" <KMcConnell@town.arlington.ma.us>
Date: 12/17/2021 12:03 PM
Subject: Fwd: 25 Highland Ave

Richard J Vallarelli
Zoning Board Administrator
Building Inspector, Town of Arlington
Massachusetts

From: "Rick Vallarelli" <RVallarelli@town.arlington.ma.us>
To: ramolpartners@gmail.com
Cc: "Christian Klein" <cklein@town.arlington.ma.us>, "Patrick Hanlon" <phanlon@town.arlington.ma.us>, "Roger DuPont" <rdupont@town.arlington.ma.us>, "Kevin Mills" <kmills@town.arlington.ma.us>, "Kelly Lynema" <KLynema@town.arlington.ma.us>
Date: Fri, 17 Dec 2021 11:03:41 -0500
Subject: 25 Highland Ave

Good Morning ,

On November 23, 2021, your case was continued to January 11, 2022. At the time, the Board requested additional information with respect to the Variance request for front yard parking.
Please submit the additional documentation the Board asked for ASAP.
In addition to the continuance, you are also applying for a Special Permit under Section 8.1.3 (B) due to the lack of Usable Open Space and the proposal to add additional living space by way of a dormer and finished basement.
The application for the Special Permit contains inaccurate and missing information.
Without an accurate Application, it will be impossible for the Board to render a decision.
Also, the existing plot plan shows a rear porch that is in violation of the required rear yard setback. You may reconstruct the porch in its original location or apply for a Variance.

Richard J Vallarelli
Zoning Board Administrator
Building Inspector, Town of Arlington
Massachusetts

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

In the matter of the Application of Rand Partners LLC
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*:

Lack of Usable Open Space
Section 8.1.3 (B) Special Permit
Nonconforming Two-Fam Dwelling

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 25 Highland Ave 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:

We are looking to finish basement and add living space to the unit on the first floor, that will make more space for the future family to reside. We are also looking to finish the attic and add small dormer for the bathroom.

E-Mail: randpartners@gmail.com Signed: [Signature] Date: 8.31.21

Telephone: 617-682-2522 Address: 397 Elliot st, Newton MA 02464

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.

R-2 - Two Family

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

Complete renovation and increase of the sq. ft of the property will attract families to the downtown of Arlington. Larger spaces are more suitable for families and more comfortable

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

Increased finished space will not increase traffic, property will still have 2 units.

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.

Increased space in the units will make more usable space for residents and amount of units will stay the same - 2.

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.

Increased space is only in the basement
and in the attic.

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.

Property is staying as two unit
dwelling, the use will not change
by adding usable finished space in
the basement and attic

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

1. Property Location: 95 Highland Ave Zoning District: R-2

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):
2588 Sq. Ft.

4. Proposed Use/Occupancy: two-frame 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):
4161.00 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	4,878	4,878	min.
7. Frontage (Ft.)			min.
8. Floor area ratio			max.
9. Lot Coverage (%)			max
10. Lot Area per Dwelling Unit (Sq. Ft.)			min.
11. Front Yard Depth (Ft.)	24.8	24.8	min.
12. Left Side Yard Depth (Ft.)	7.2	7.2	min.
13. Right Side Yard Depth (Ft.)	14.7	14.7	min.
14. Rear Yard Depth (Ft.)	17.8	9.4	min.
15. Height (Stories)	2 stories	2 stories	max.
16. Height (Ft.)	35	35	max.
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.			
17A. Landscaped Open Space (% of GFA)			min.
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.			
18A. Usable Open Space (% of GFA)			min.
19. Number of Parking Spaces	0	0	min.
20. Parking area setbacks (if applicable)			min.
21. Number of Loading Spaces (if applicable)			min.
22. Type of construction	frame	frame	N/A
23. Slope of proposed roof(s) (in. per 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: 25 Highland Zoning District: R-2

<u>OPEN SPACE*</u>	EXISTING	PROPOSED
Total lot area	<u>4,878</u>	<u>4,878</u>
Open Space, Usable	_____	_____
Open Space, Landscaped	_____	_____

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

GROSS FLOOR AREA (GFA) †

Accessory Building	_____	_____
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>935</u>	<u>935</u>
1 st Floor	<u>1,183</u>	<u>1,183</u>
2 nd Floor	<u>1,183</u>	<u>1,183</u>
3 rd Floor	_____	_____
4 th Floor	_____	_____
5 th Floor	_____	_____
Attic (greater than 7'-0" in height, excluding elevator machinery; or mechanical equipment)	<u>860</u>	<u>860</u>
Parking garages (except as used for accessory parking or off-street loading purposes)	_____	_____
All weather habitable porches and balconies	<u>0</u>	<u>0</u>
Total Gross Floor Area (GFA)	<u>4,161</u>	<u>4,161</u>

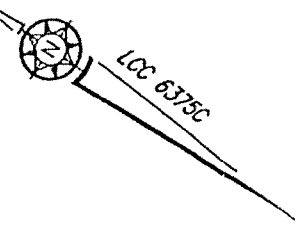
† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

REQUIRED MINIMUM OPEN SPACE AREA

Landscaped Open Space (Sq. Ft.)	_____	_____
Landscaped Open Space (% of GFA)	_____	_____
Usable Open Space (Sq. Ft.)	_____	_____
Usable Open Space (% of GFA)	_____	_____

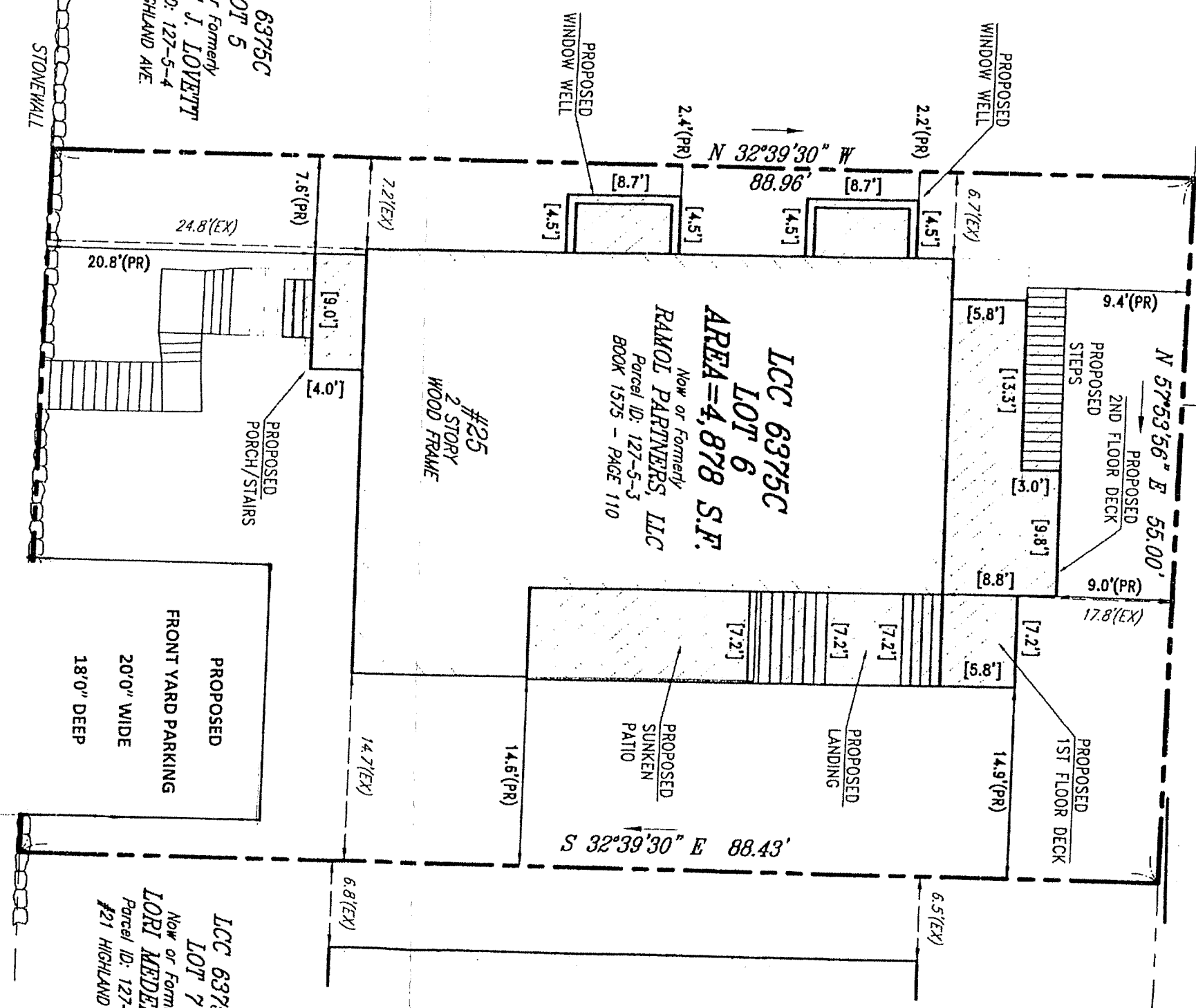
This worksheet applies to plans dated 8.31.21 designed by Derby Square Architects

Reviewed with Building Inspector: _____ Date: _____



LCC 6375C
LOT 10
Now or Formerly
LAWRENCE GLYNN
Parcel ID: 127-5-34
#14 MOULTON RD.

LCC 6375C
LOT 9
Now or Formerly
CHRISTOPHER CAMIRE
Parcel ID: 127A5-10
#10-#12 MOULTON RD.

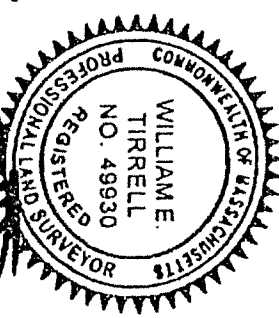


LCC 6375C
LOT 5
Now or Formerly
CHARLES J. LOVETT
Parcel ID: 127-5-4
#27 HIGHLAND AVE.

LCC 6375C
LOT 7
Now or Formerly
LORI NEDEIROS
Parcel ID: 127-5-2
#21 HIGHLAND AVE.

HIGHLAND VGC (PUBLIC - 50' WIDE) AVENUE

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY, PLANS AND DEEDS OF RECORD.



WILLIAM E. TIRRELL, PLS (MA# 49930)

8/24/24
DATE

PLAN FOR PROPOSED ADDITIONS
25 HIGHLAND AVENUE
ARLINGTON, MASSACHUSETTS

FRAMINGHAM SURVEY CONSULTANTS INC.
P.O. BOX 1190 FRAMINGHAM, MA 01701
PH: 508-628-1444 FAX: 508-873-9292
WWW.FRAMINGHAMSURVEY.COM

SCALE	1"=10'	DESIGN BY:	RAW	DWG. NO.	6211_21.PPPPT
DATE	AUGUST 24, 2021	CHECKED BY:	WET	JOB NO.	6211_21

GRAPHIC SCALE (IN FEET)

WR BUILDERS: RESIDENTIAL DEVELOPMENT

SCOPE OF WORK

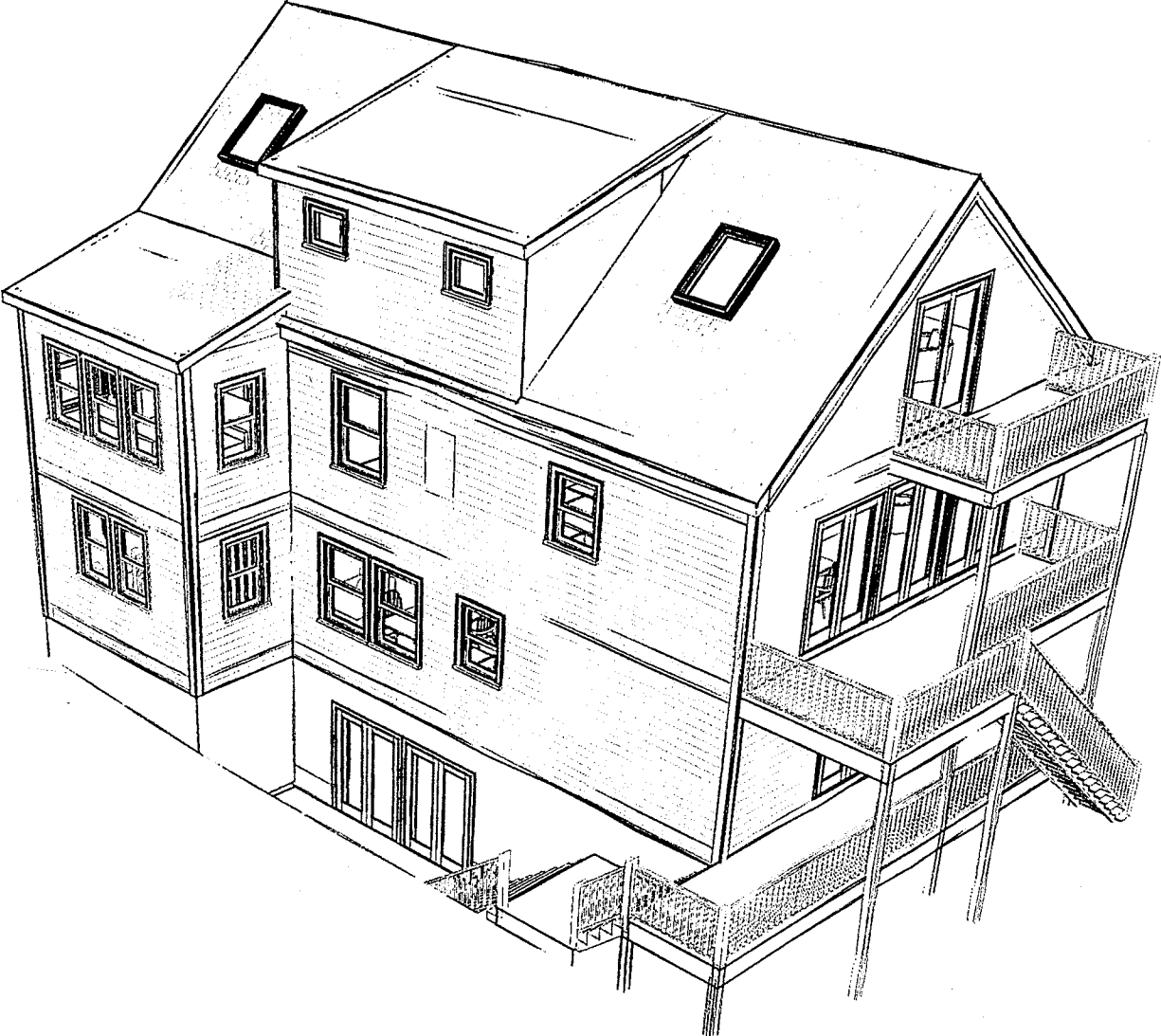
Work:

This work consists of renovating a two family home in Arlington to include new stairs, decks, and interior improvements throughout

<u>Drawing No.</u>	<u>Sheet Name</u>
A0.0	COVER
A1.1	EXISTING AND PROPOSED BSMINT
A1.2	EXISTING AND PROPOSED 1ST
A1.3	EXISTING AND PROPOSED 2ND
A1.4	EXISTING AND PROPOSED 3RD
A1.5	EXISTING AND NEW ROOF PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A7.0	DETAILS & CALCULATIONS

GFA

Ground Level - 935 SF
First Level - 1,183 SF
Second Level - 1,183 SF
Attic Level - 860 SF



Derby Square
Architects
10 Derby Square, Garden Suite NB, Salem, MA 01970
978.740.9979 | admin@derbysq.com | All Rights Reserved

WR Builders
Watertown Development
25 Highland Ave, Arlington MA

COVER

Proj. No. 21017 WRHI
Date 8/31/2021

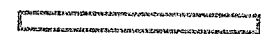
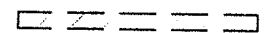


A0.0

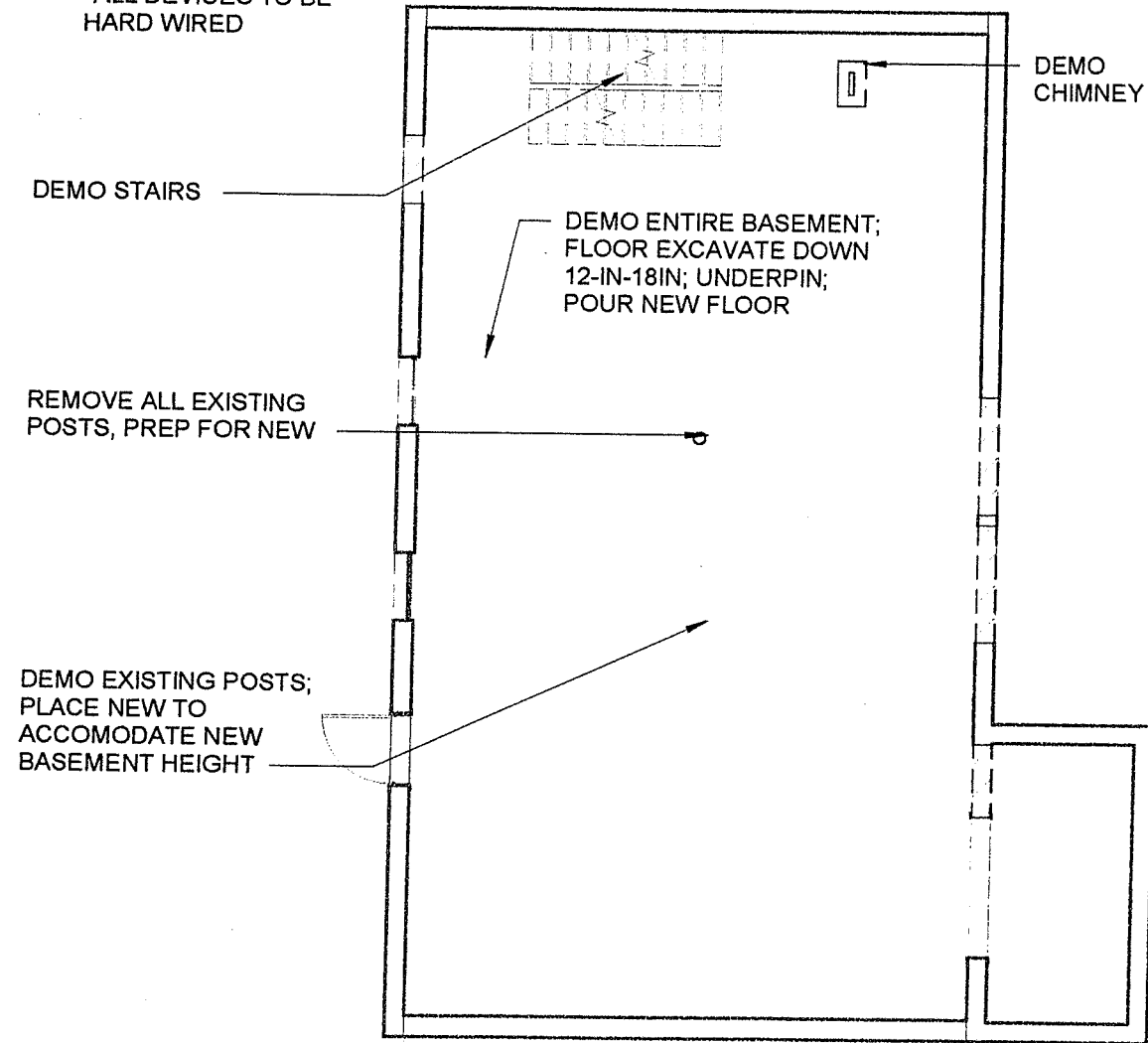
FIRE ALARM LEGEND

- (S) SMOKE DETECTOR
- (S/CO) COMBO CO2 & SMOKE DETECTOR

*ALL DEVICES TO BE HARD WIRED

CONSTRUCTION PHASING KEY

-  EXISTING WALL TO REMAIN
-  REMOVE WALL
-  REMOVE ELEMENT
-  NEW WALL



2 Exist/Demo Basement Floor Plan
1/8" = 1'-0"

EGRESS WINDOW, MIN 20"X24" NET CLEAR OPENING 5.7 SF SILL HEIGHT MAX 44" IN. CONCRETE WINDOW WELL

NEW WINDOW OPENING

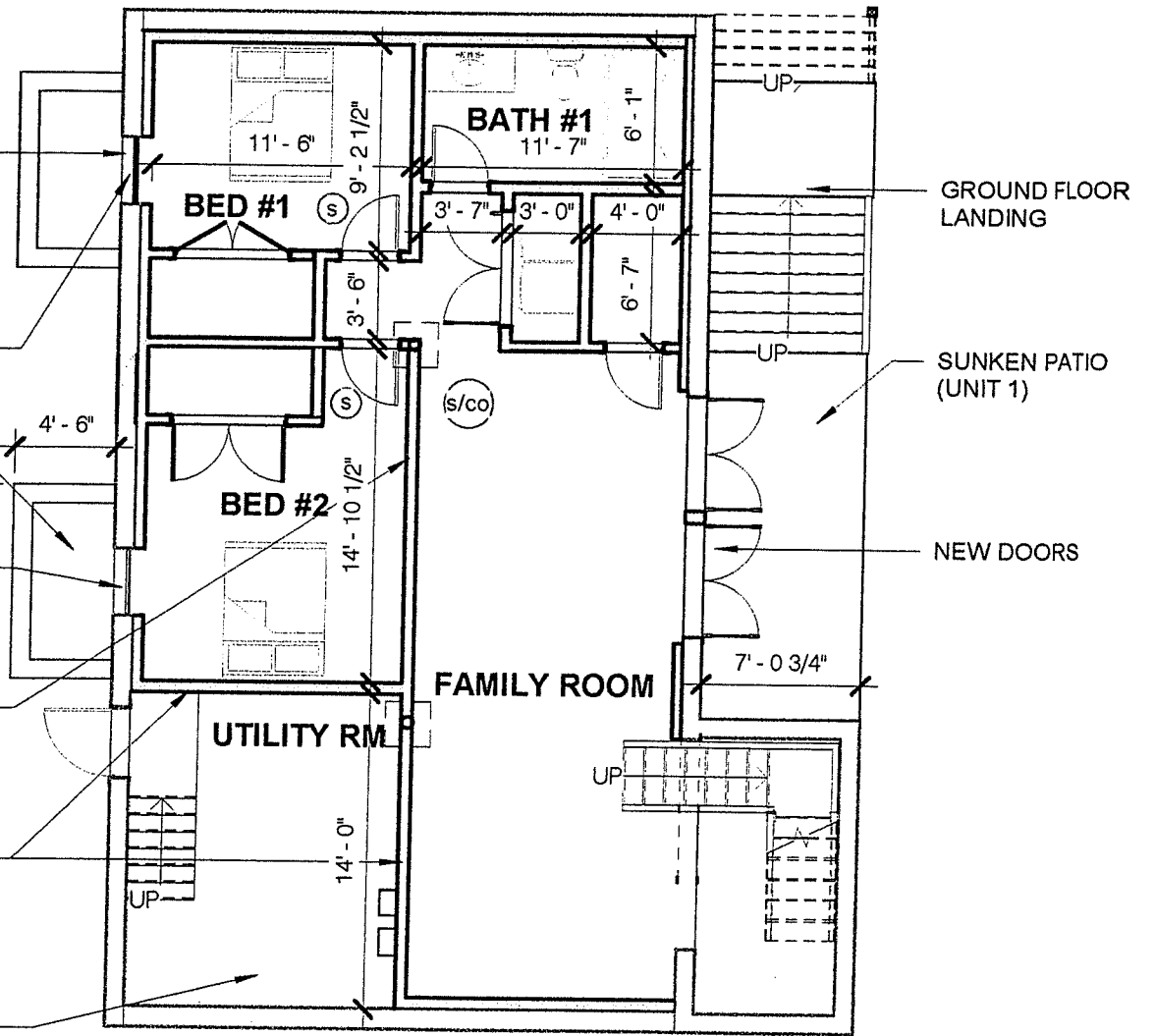
NEW WINDOW WELLS; SEE DETAIL

WINDOW IN EXISTING OPENING

NEW STEEL POST ON 2'X2'X1' CONCRETE FOOTING

1 HR FIRE RATED WALL ASSEMBLY. 1-LAYER OF 5/8" TYPE X SHEETROCK ON EACH SIDE OF WALL

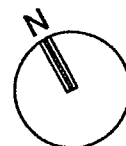
NEW BOILER AND TANKLESS WATER HEATER TO BE INSTALLED IN UTILITY ROOM



1 00 - Basement
1/8" = 1'-0"

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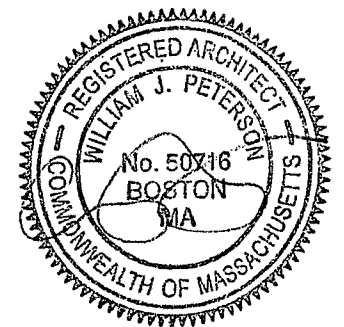


EXISTING AND PROPOSED BSMNT

Project number	21017 WRHI
Date	8/31/2021
Drawn by	AKP
Checked by	WJP

A1.1

Scale As indicated

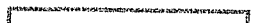

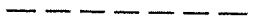



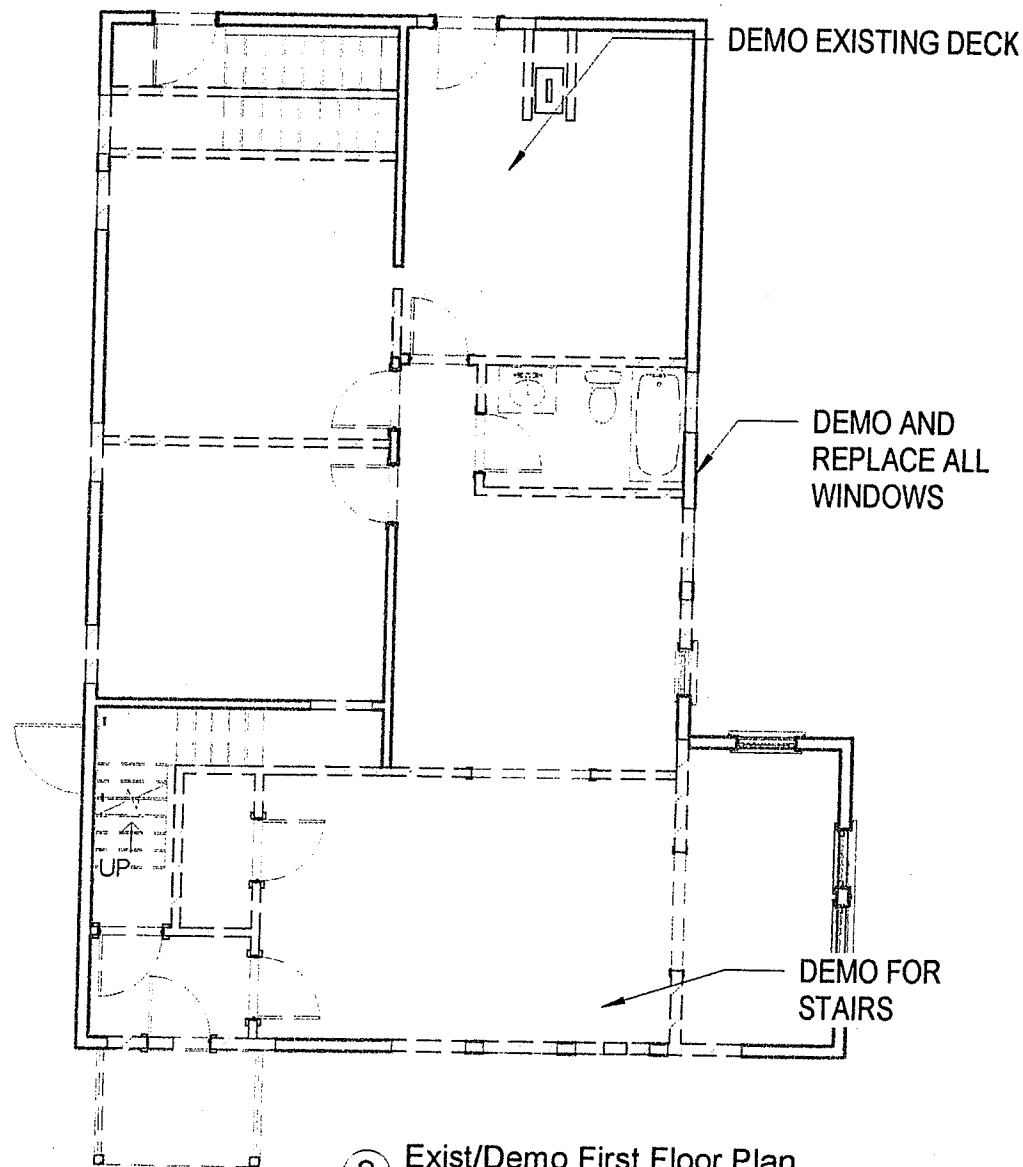
FIRE ALARM LEGEND

- (S) SMOKE DETECTOR
- (S/CO) COMBO CO2 & SMOKE DETECTOR

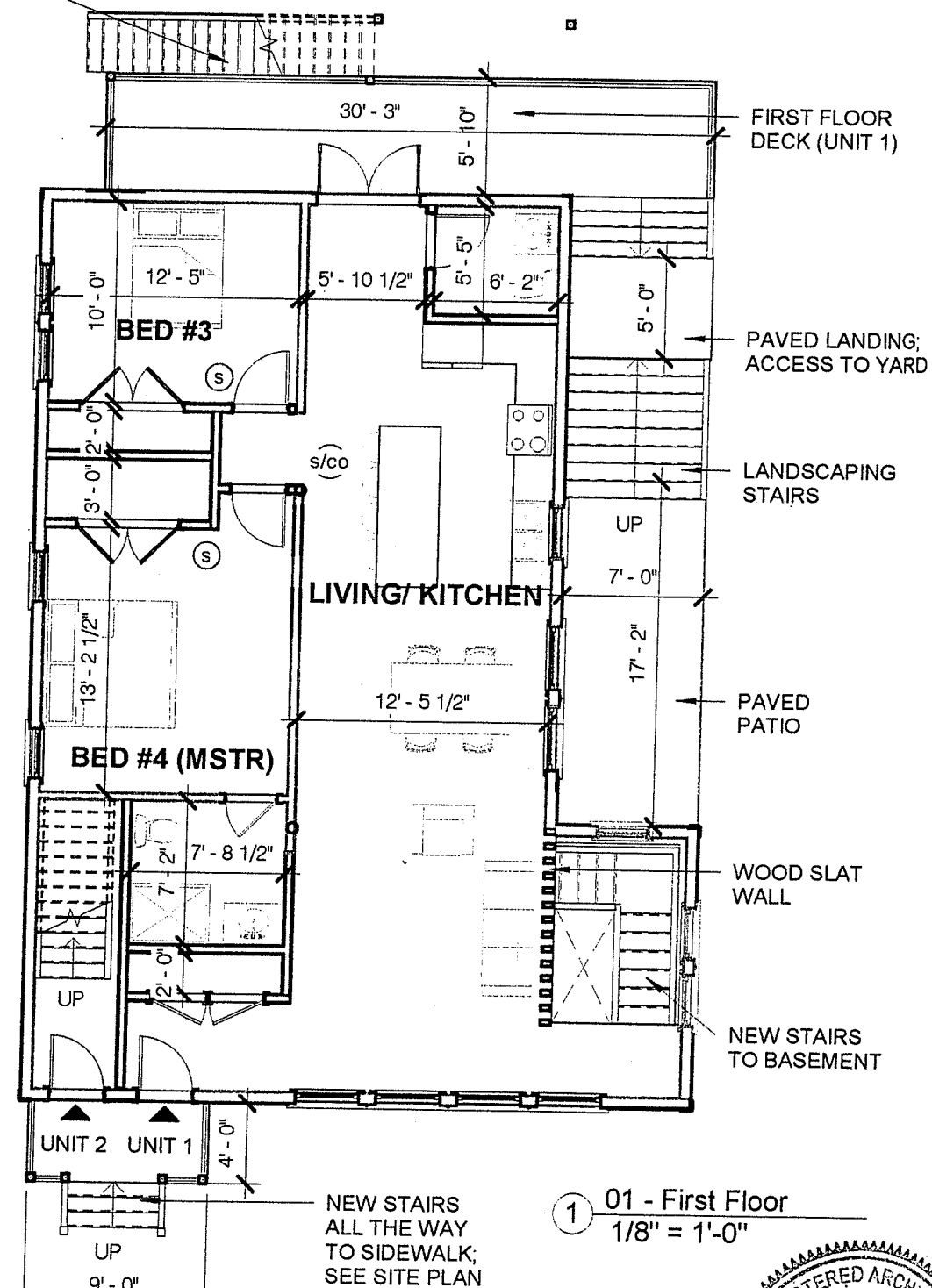
*ALL DEVICES TO BE HARD WIRED

CONSTRUCTION PHASING KEY

-  EXISTING WALL TO REMAIN
-  REMOVE WALL
-  REMOVE ELEMENT
-  NEW WALL



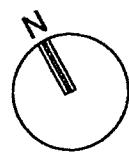
NEW STAIRS



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Watertown Development
25 Highland Ave, Arlington MA

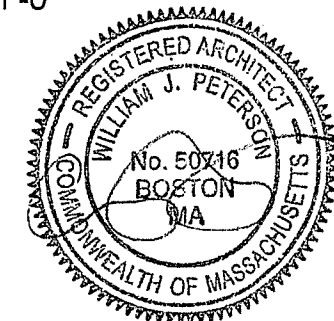


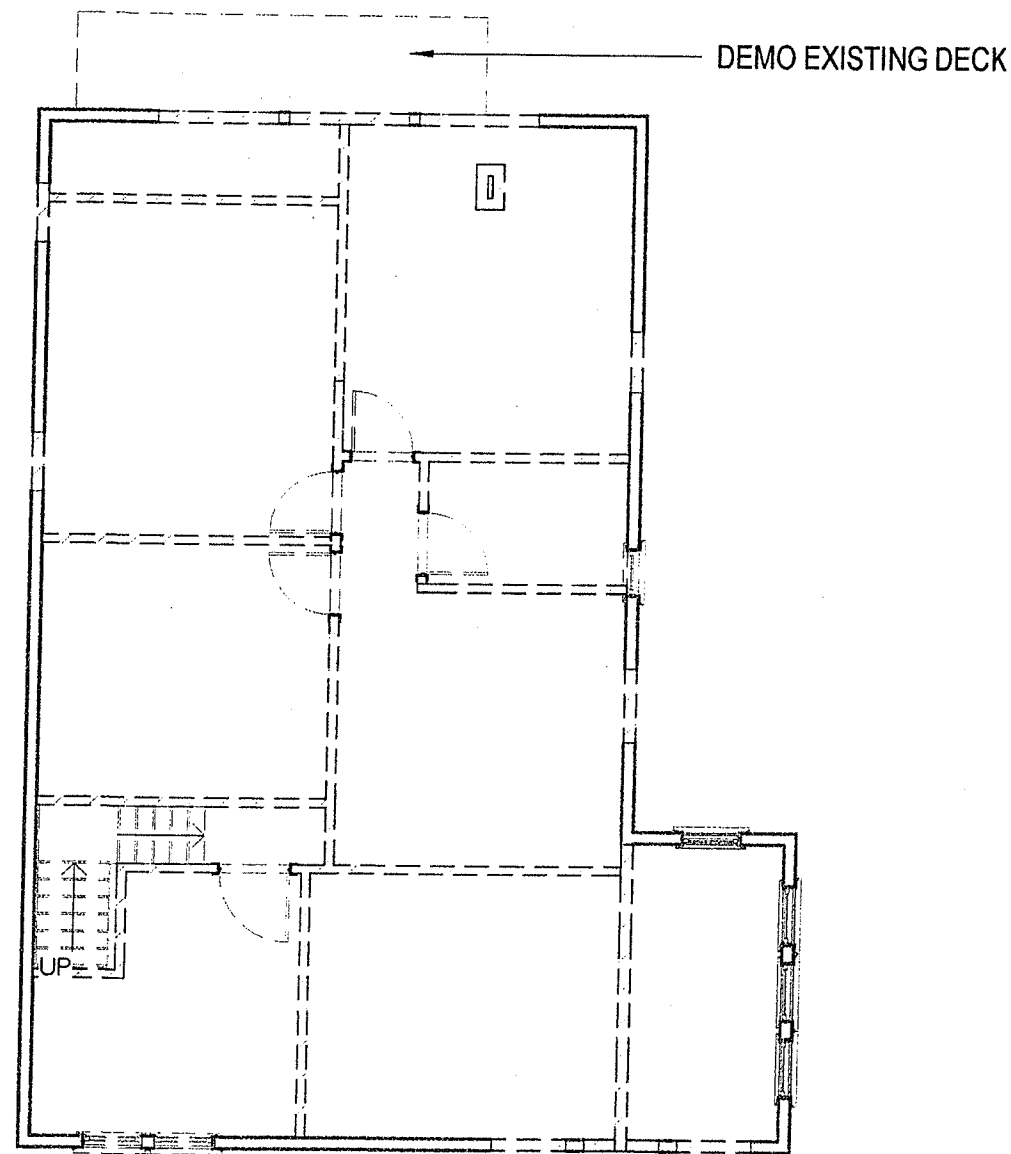
EXISTING AND PROPOSED 1ST

Project number	21017 WRHI
Date	8/31/2021
Drawn by	AKP
Checked by	WJP

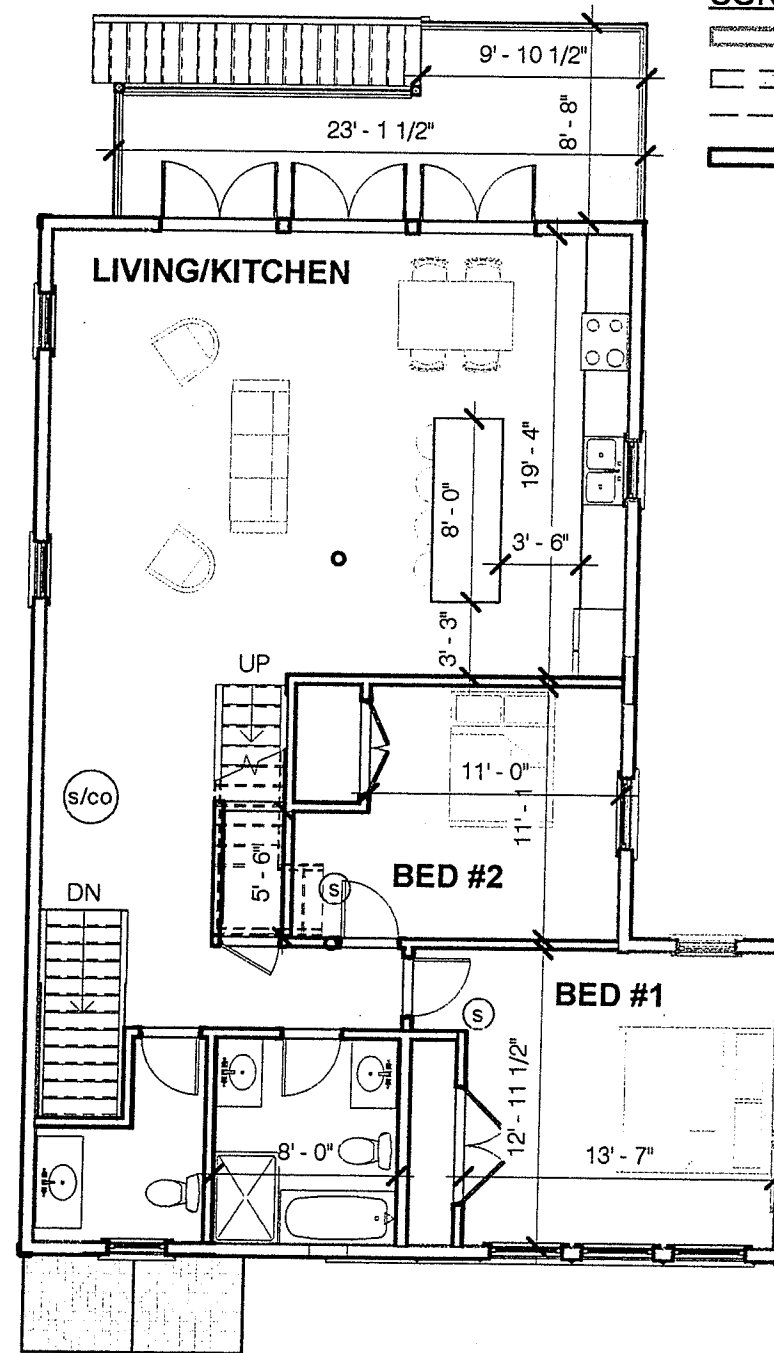
A1.2

Scale As indicated





② Exist/Demo Second Floor Plan
1/8" = 1'-0"



① 02 - Second Floor
1/8" = 1'-0"

CONSTRUCTION PHASING KEY

- EXISTING WALL TO REMAIN
- REMOVE WALL
- REMOVE ELEMENT
- NEW WALL

FIRE ALARM LEGEND

- SMOKE DETECTOR
- COMBO CO2 & SMOKE DETECTOR

*ALL DEVICES TO BE HARD WIRED

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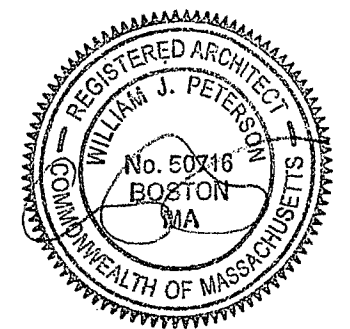
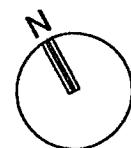
WR Builders
Watertown Development
25 Highland Ave, Arlington MA

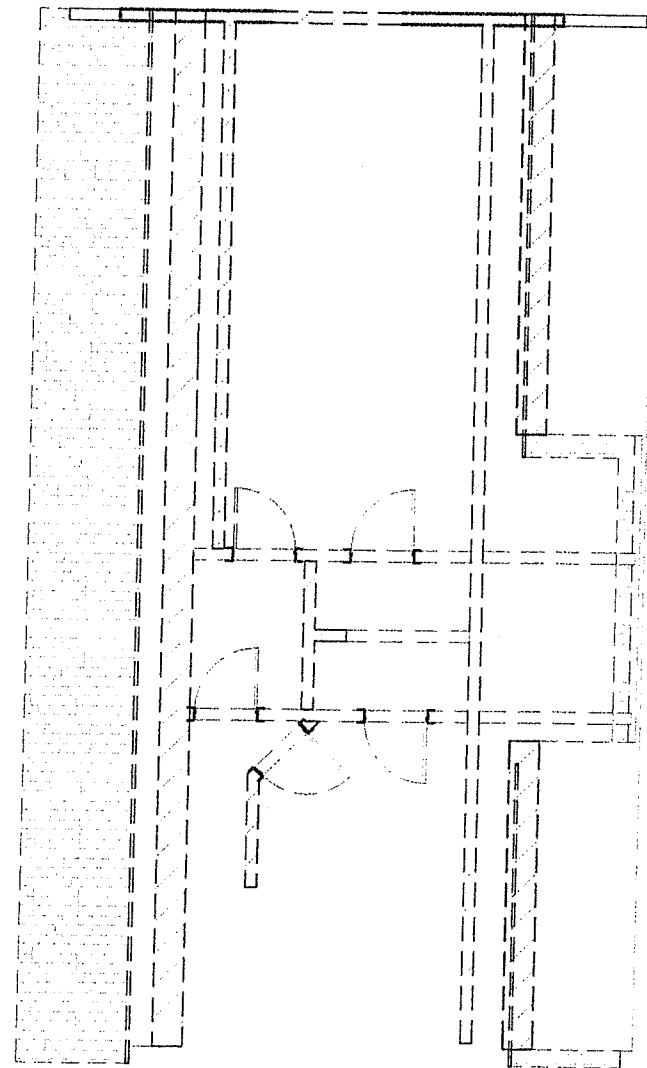
EXISTING AND PROPOSED 2ND

Project number 21017 WRHI
Date 8/31/2021
Drawn by AKP
Checked by WJP

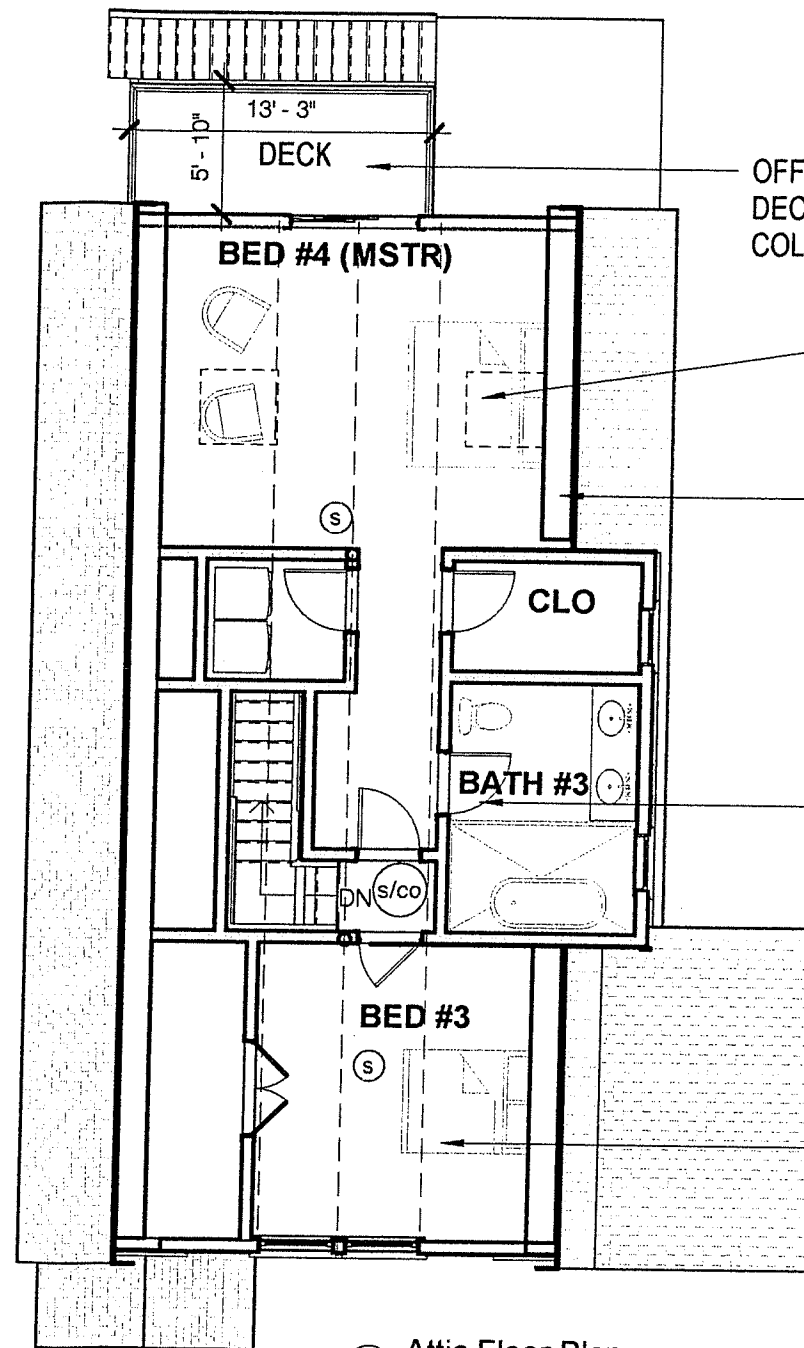
A1.3

Scale As indicated





1 Exist/Demo Attic Floor Plan
1/8" = 1'-0"



2 Attic Floor Plan
1/8" = 1'-0"

CONSTRUCTION PHASING KEY

- EXISTING WALL TO REMAIN
- REMOVE WALL
- REMOVE ELEMENT
- NEW WALL

FIRE ALARM LEGEND

- SMOKE DETECTOR
- COMBO CO2 & SMOKE DETECTOR
- *ALL DEVICES TO BE HARD WIRED

OFF CENTER DECK; MATCH TO COLUMN BELOW

SKYLIGHTS ABOVE; CENTER ON THE ROOM

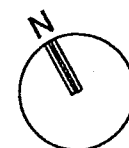
48" KNEE WALL ALL AROUND

7' HEIGHT LINE

SKYLIGHT ABOVE; CENTER ON THE ROOM

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Watertown Development
25 Highland Ave, Arlington MA



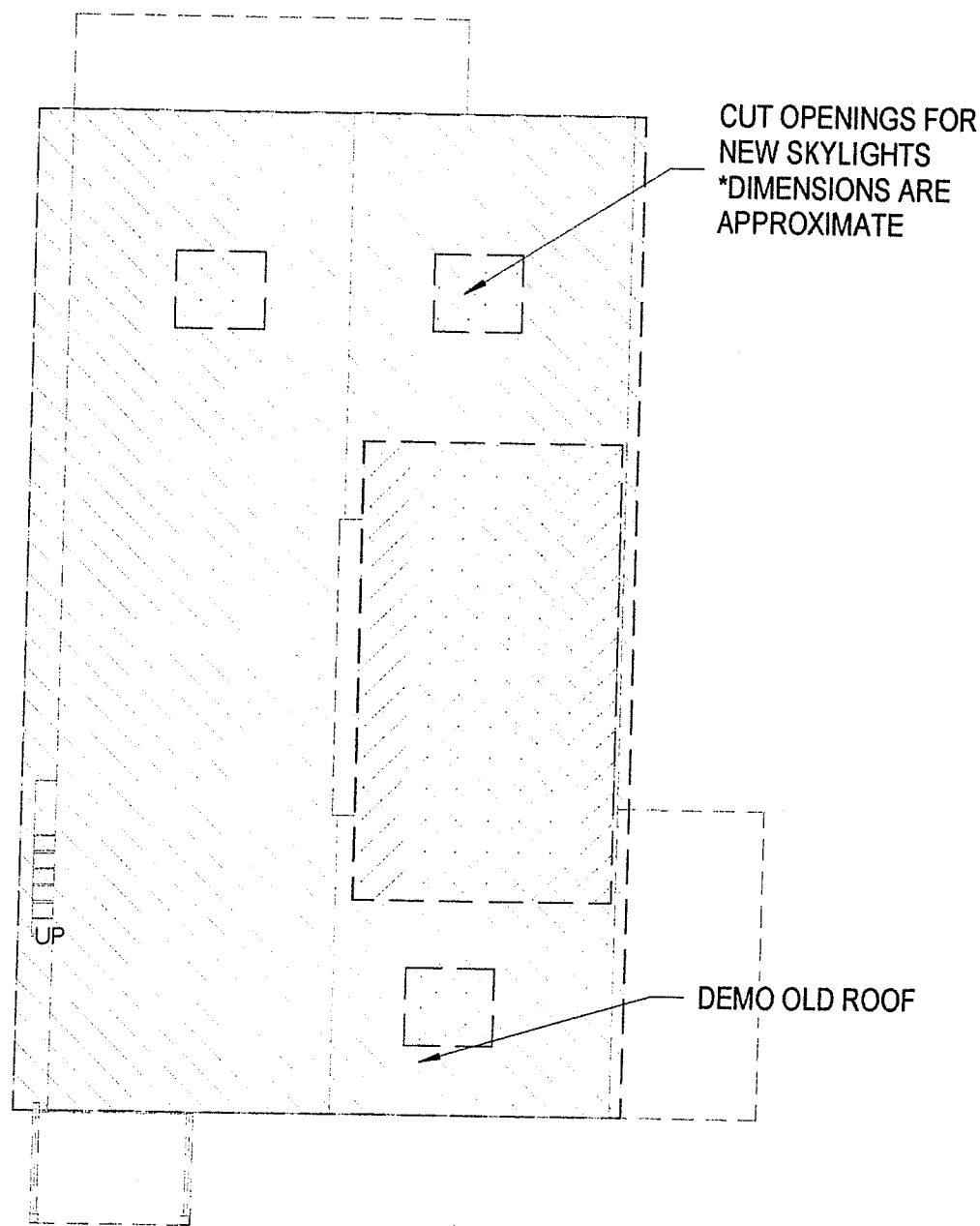
EXISTING AND PROPOSED 3RD

Project number	21017 WRHI
Date	8/31/2021
Drawn by	AKP
Checked by	WJP

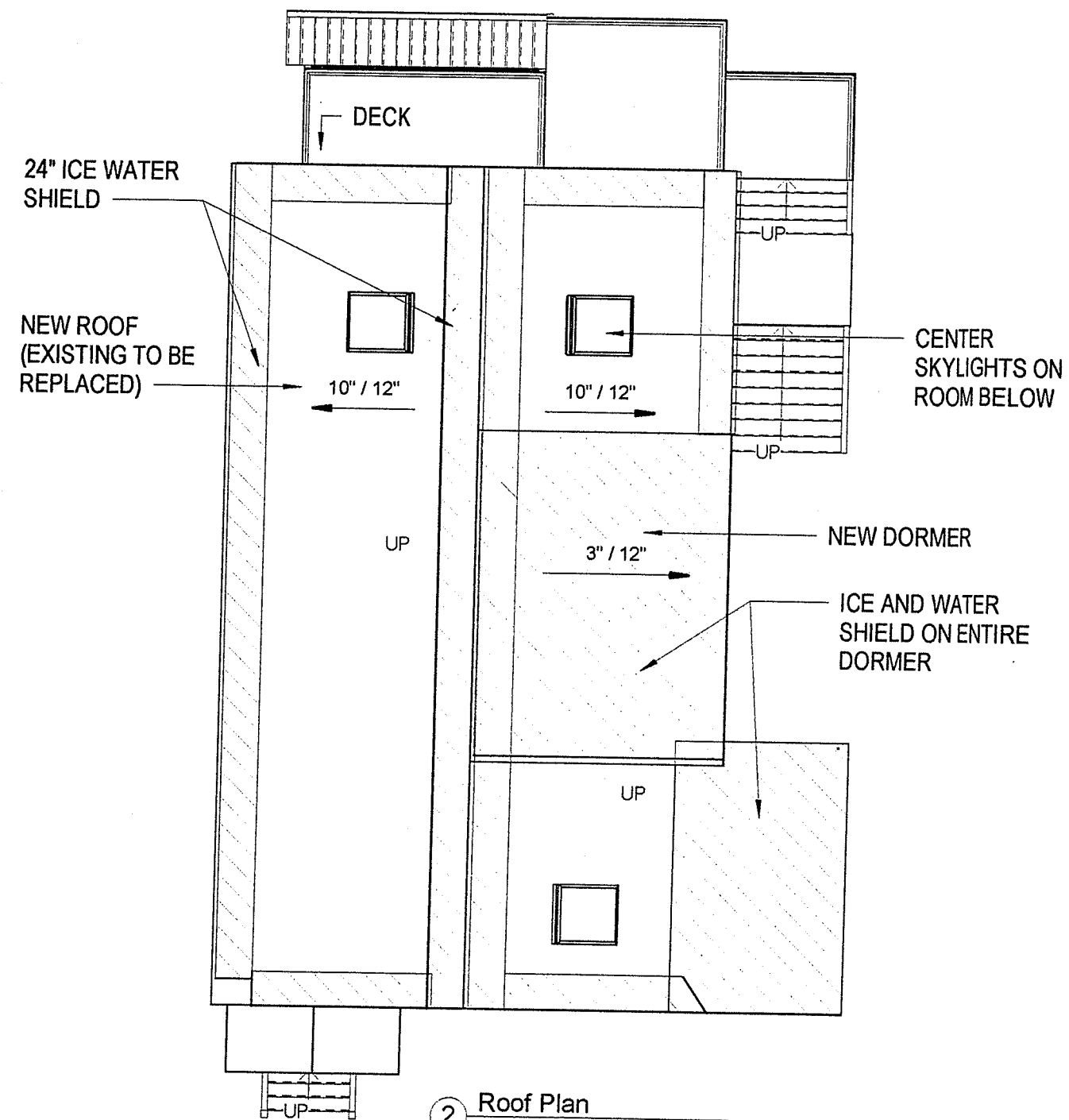
A1.4

Scale As indicated





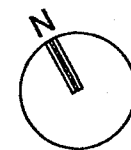
1 Exist/Demo Roof Plan
1/8" = 1'-0"



2 Roof Plan
1/8" = 1'-0"

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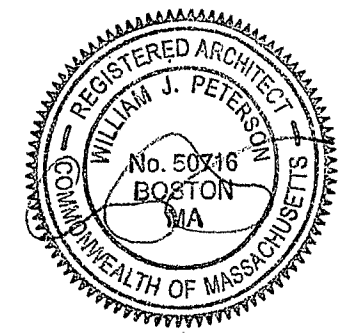
WR Builders
Watertown Development
25 Highland Ave, Arlington MA

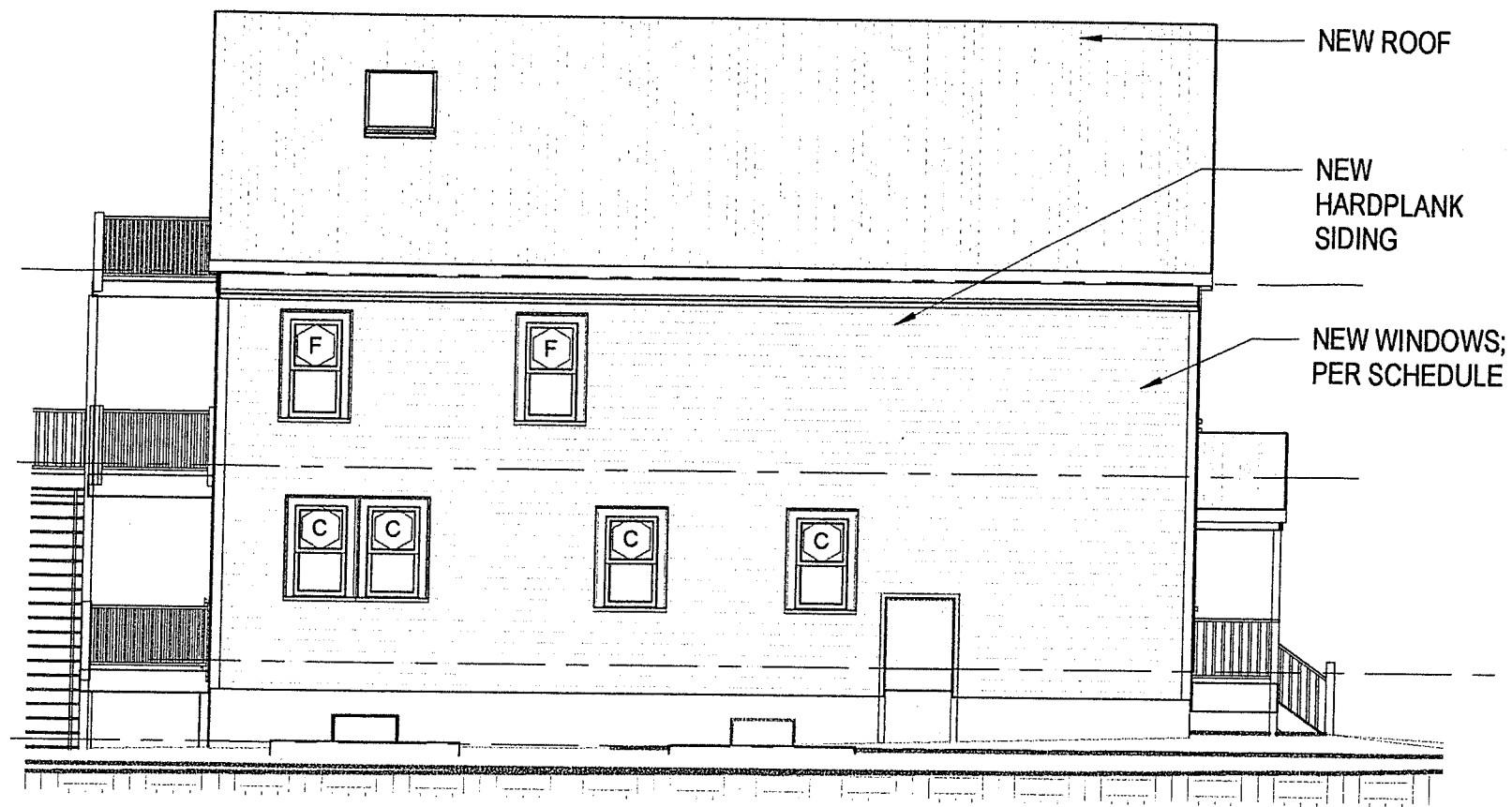


EXISTING AND NEW ROOF PLAN

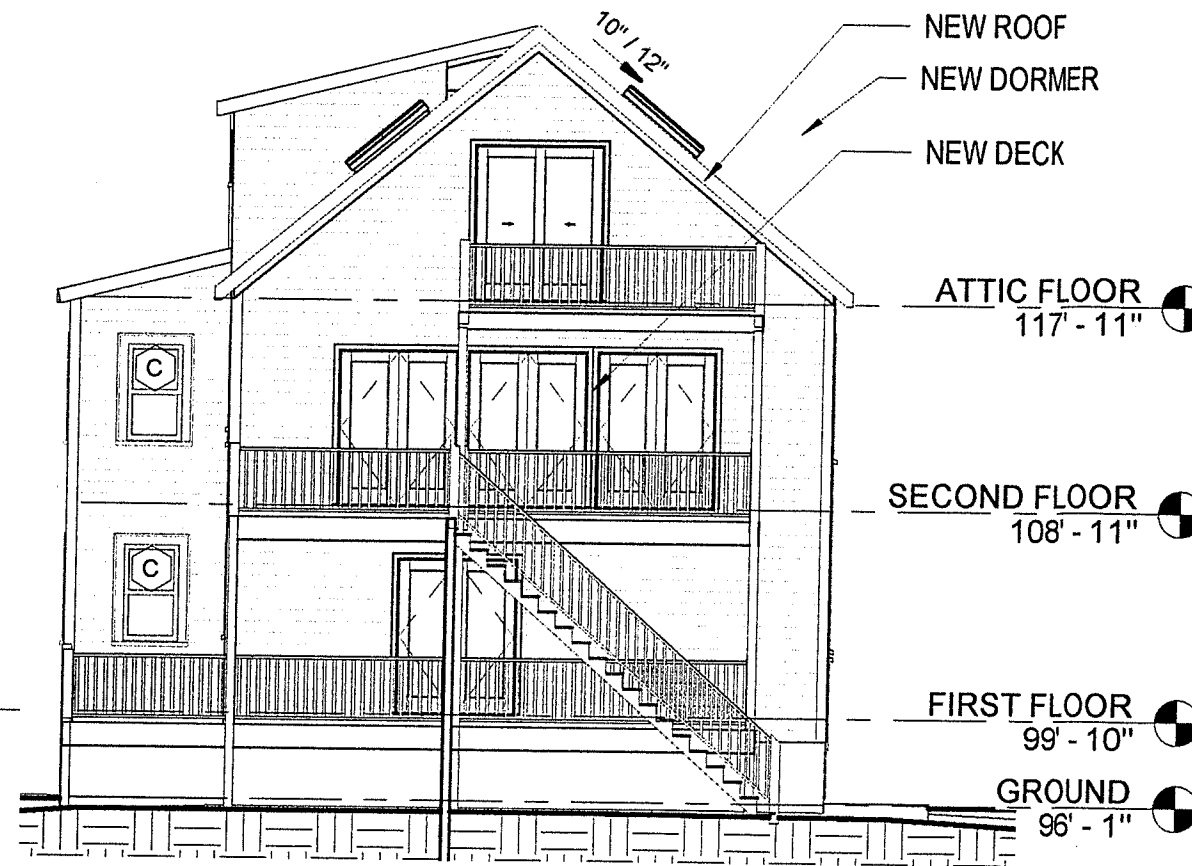
Project number	21017 WRHI
Date	8/31/2021
Drawn by	AKP
Checked by	WJP

A1.5
Scale 1/8" = 1'-0"





② PROPOSED RIGHT SIDE ELEVATION
1/8" = 1'-0"



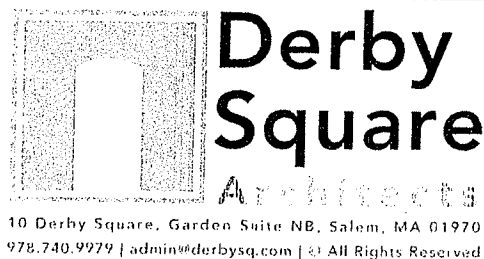
① PROPOSED REAR ELEVATION
1/8" = 1'-0"

WINDOW SCHEDULE

Type Mark	Rough Opening		Quantity Count	Type	Comments
	Width	Height			
A	3' - 2"	4' - 9"	12	Double Hung	EGRESS IN BEDROOMS
B	2' - 7"	3' - 8"	2	Double Hung	
C	2' - 6"	4' - 4"	5	Double Hung	
D	2' - 0"	4' - 0"	3	Skylight	Skylight
E	3' - 0"	5' - 9"	1	Double Hung	
F	2' - 6"	4' - 8"	2	Double Hung	
G	2' - 6"	2' - 0"	2	Awning	
H	1' - 8"	2' - 6"	1	Oval	

WINDOW SCHEDULE NOTE:

ARCHITECT NOT RESPONSIBLE FOR FINAL SIZES OR QUANTITIES OF WINDOWS; TO BE REVIEWED AND APPROVED BY OWNERS AS WELL AS FINAL REVIEW FOR DISCREPENCIES BY GC; GC AND/OR WINDOW VENDOR TO CONTACT ARCHITECT DIRECTLY WITH ANY DISCREPANCY; PROVIDE SUBMITALLS FOR FINAL APPROVAL BEFORE ORDER



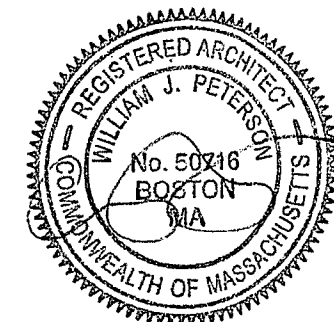
WR Builders
Watertown Development
25 Highland Ave, Arlington MA

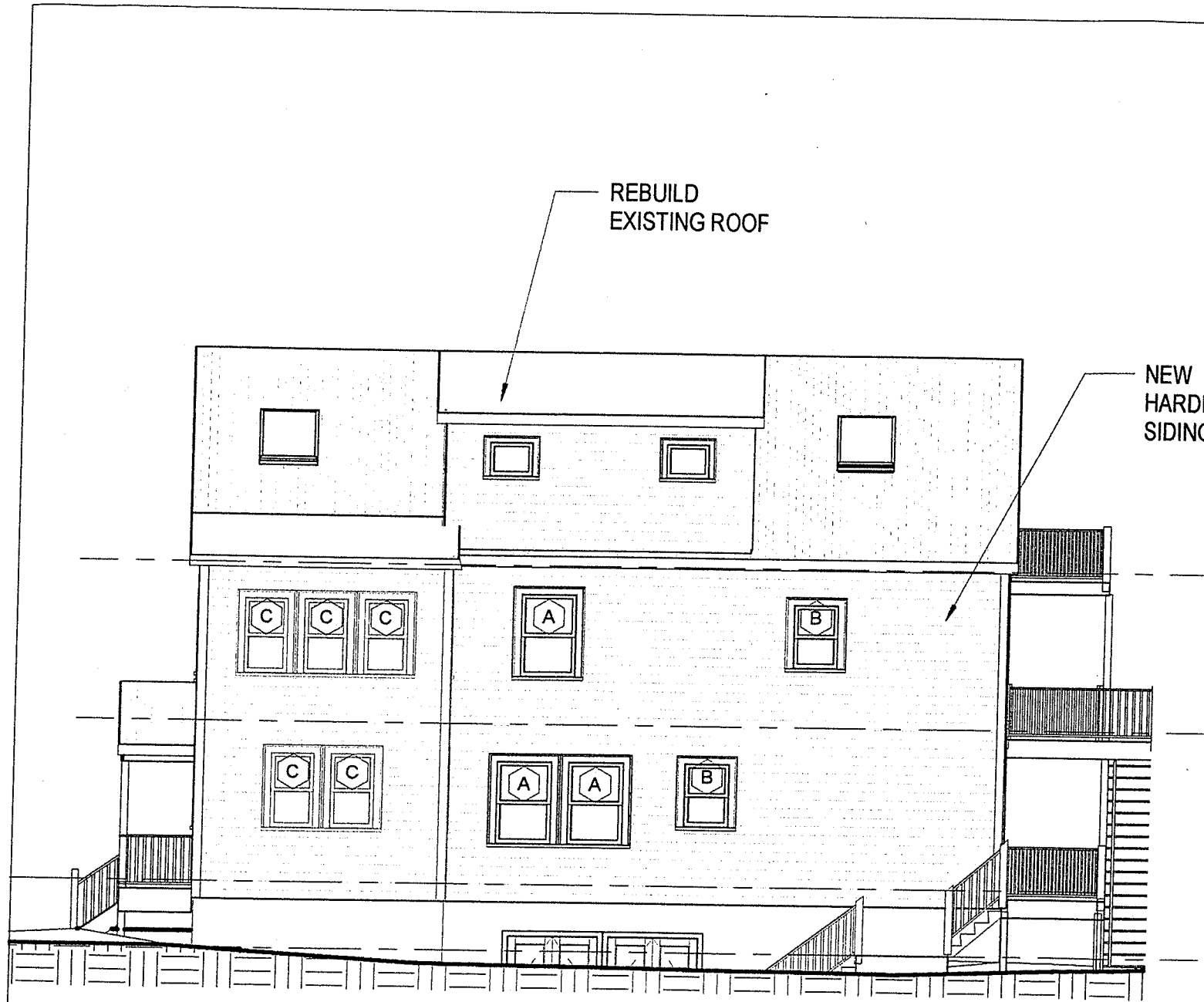
ELEVATIONS

Project number 21017 WRHI
Date 8/31/2021
Drawn by AKP
Checked by WJP

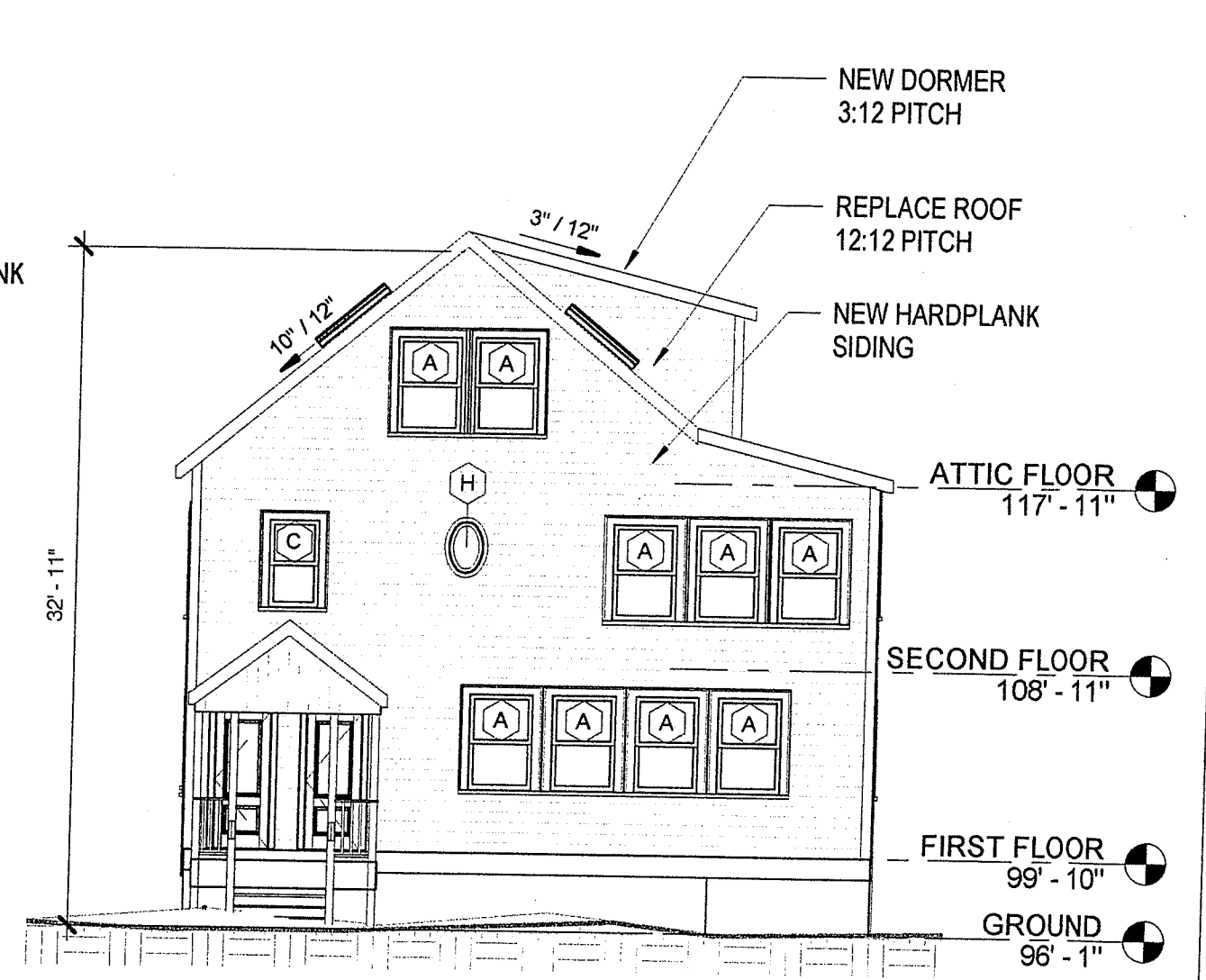
A3.1

Scale As indicated





② PROPOSED SIDE ELEVATION
1/8" = 1'-0"



① PROPOSED FRONT ELEVATION
1/8" = 1'-0"

Derby Square
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WR Builders
Watertown Development
25 Highland Ave, Arlington MA

ELEVATIONS

Project number	21017 WRHI
Date	8/31/2021
Drawn by	AKP
Checked by	WJP

A3.0

Scale 1/8" = 1'-0"

