



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 **Tyler Patrick and Meredith DiMola** of Arlington, Massachusetts on December 1, 2021, a petition seeking permission to alter their property located at **47 Crosby Street- Block Plan 076.0-0003-0018.0** 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, 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 3685

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 Tyler Patrick and Meredith DiMola
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 (A) Projection into Minimum Yards

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 47 Crosby 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 stairs and landing are in disrepair and a covered alternative is sought. Changing the
uncovered landing into an enclosed entry and 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,

E-Mail: meredithdimola@gmail.com

Signed: _____

Date: 11/26/2021

Telephone: 617-458-1744

Address: 47 Crosby Street, Arlington, MA 02474

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. 47 Crosby Street is located in the R1 District

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.

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.

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.

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: 47 Crosby Street 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):
2,713 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):
2,713 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	9,298	No change	min. 6,000
7. Frontage (Ft.)	114.4	No change	min. 60
8. Floor area ratio	N/A	No change	max. -
9. Lot Coverage (%)	15%	17%	max 35%
10. Lot Area per Dwelling Unit (Sq. Ft.)	N/A	No change	min.
11. Front Yard Depth (Ft.)	28.5	19.5	min. 25
12. Left Side Yard Depth (Ft.)	23.3	No change	min. 10
13. Right Side Yard Depth (Ft.)	10.3	No change	min. 10
14. Rear Yard Depth (Ft.)	119	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.	6,585	6,389	
17A. Landscaped Open Space (% of GFA)	242.7	235.5	min. 10%
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	5,435	5,239	
18A. Usable Open Space (% of GFA)	200.3	193.1	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: 47 Crosby Street

Zoning District: R1

OPEN SPACE*

	EXISTING	PROPOSED
Total lot area	<u>9,298</u>	<u>No change</u>
Open Space, Usable	<u>5,435</u>	<u>5,239</u>
Open Space, Landscaped	<u>6,585</u>	<u>6,389</u>

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

GROSS FLOOR AREA (GFA) †

Accessory Building	<u>60</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 st Floor	<u>1,169</u>	<u>No change</u>
2 nd Floor	<u>1,544</u>	<u>No change</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>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>
Total Gross Floor Area (GFA)	<u>2,713</u>	<u>No change</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.)	<u>6,585</u>	<u>6,389</u>
Landscaped Open Space (% of GFA)	<u>242.7</u>	<u>235.5</u>
Usable Open Space (Sq. Ft.)	<u>5,435</u>	<u>5,239</u>
Usable Open Space (% of GFA)	<u>200.3</u>	<u>193.1</u>

This worksheet applies to plans dated 07/16/2017 designed by Modus

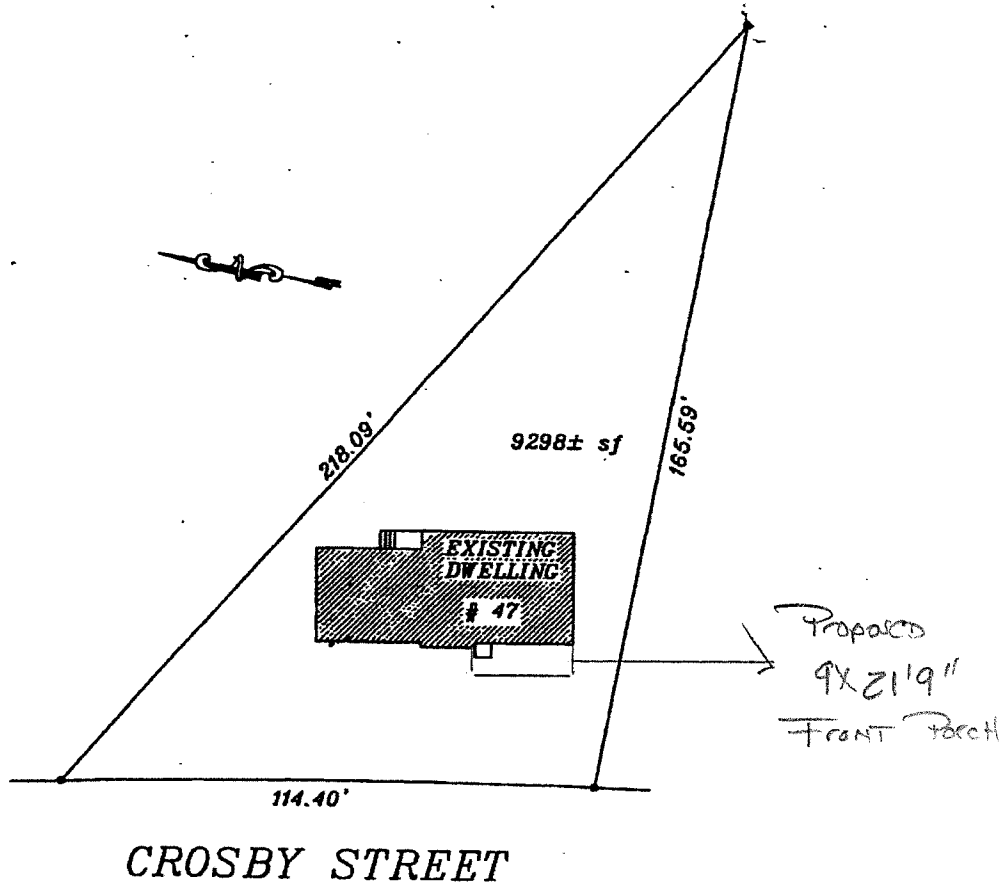
Reviewed with Building Inspector: _____ Date: _____

MORTGAGE INSPECTION PLAN

NORTHERN ASSOCIATES, INC.

68 PARK ST. 2ND FLOOR ANDOVER, MA 01810 TEL:(978) 837-3335 FAX:(978) 837-3336

MORTGAGOR: TYLER PATRICK & MEREDITH DIMOLA DEED REF. 62561/504
LOCATION: 47 CROSBY ST PLAN REF. ASSESSORS
CITY, STATE: ARLINGTON, MA SCALE: 1"=30'
DATE: 9/31/14 JOB #: 214/00696

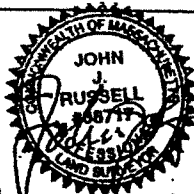


LOT CONFIGURATION IS BASED
ON ASSESSOR'S INFORMATION
AND MAY NOT BE EXACT

INSTRUMENT SURVEY RECOMMENDED

CERTIFIED TO: PROSPECT MORTGAGE, LLC
Flood hazard zone has been determined by scale and is not necessarily accurate. Until definitive plans are issued by HUD and/or a vertical control survey is performed, precise elevations cannot be determined.

NOTE: This mortgage inspection was prepared specifically for mortgage purposes only and is not to be relied upon as a land or property line survey, used for recording, preparing deed descriptions, or construction. No corners were set. Building location and offsets are approximately located on ground and are shown specifically for zoning determination only and are not to be used to establish property lines. The walls shown herein are based on client-furnished information and may be subject to further end-use, takings, easements and rights of way, and other matters of record and prescription or other rights. Northern Associates, Inc. assumes no responsibility herein to land owner or occupant, accepts no responsibility for damages resulting from said reliance by anyone other than the said mortgagee and its assigns in connection with its proposed mortgage financing to said mortgagee.



This mortgage inspection was prepared in accordance with the Technical Standards for Mortgage Loan Inspections as adopted by the Massachusetts Board of Registration of Professional Engineers and Land Surveyors 260 CMR 00E. I further state that to my professional opinion that the structures shown conform with the local zoning horizontal dimensional setback requirements at the time of construction or are exempt under provisions of M.G.L. Ch. 40A Sec. 7.

- ☐ 1. Property/House is not in Flood Hazard.
- ☐ 2. Property/House is in a Flood Hazard Area.
- ☐ 3. Information is insufficient to determine Flood Hazard.

Flood Hazard determined from latest Federal Flood

Insurance Rate Map Panel 25017C 0417E

Date 06/04/10 Zone X-UNSHADED

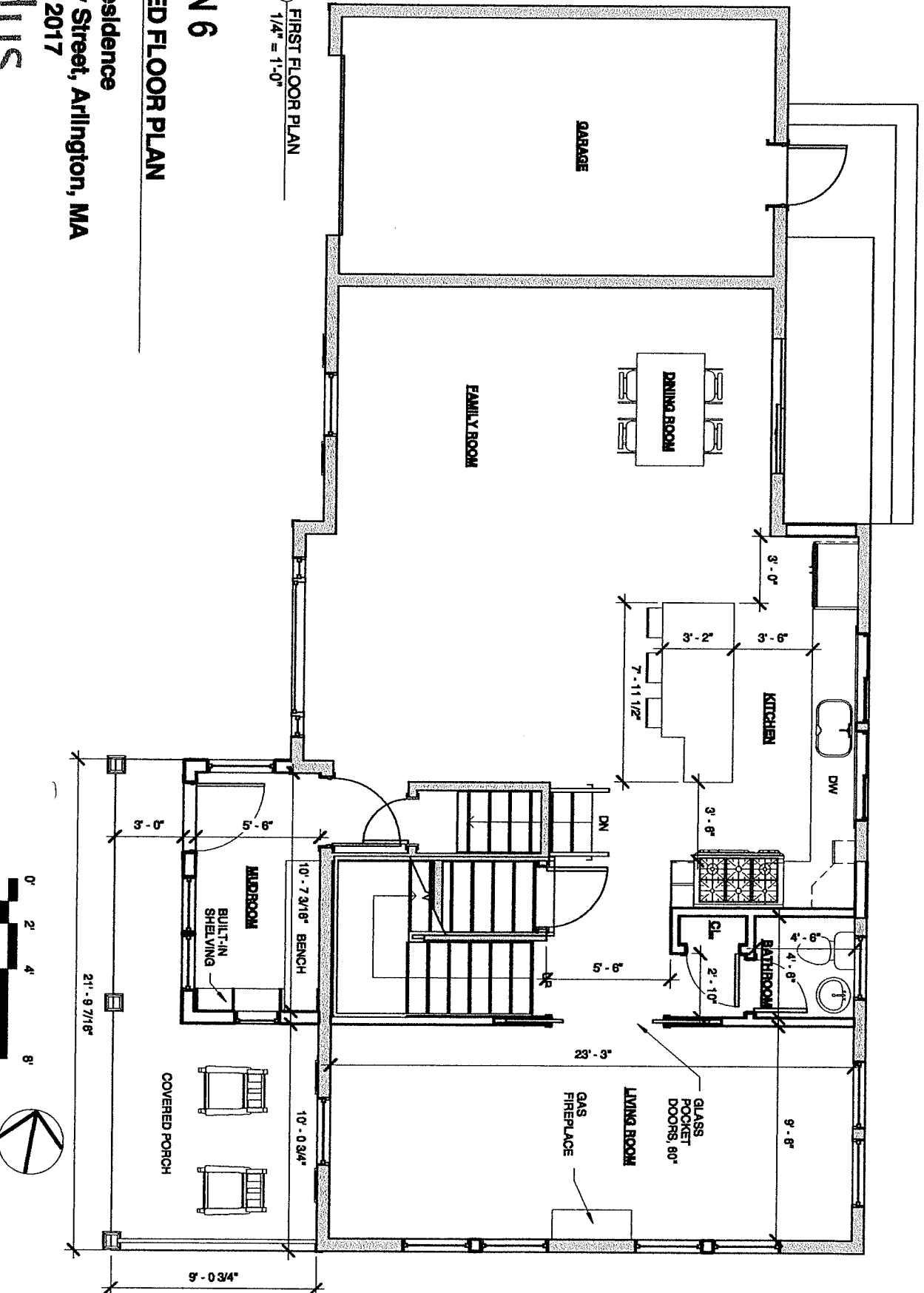
① FIRST FLOOR PLAN
1/4" = 1'-0"

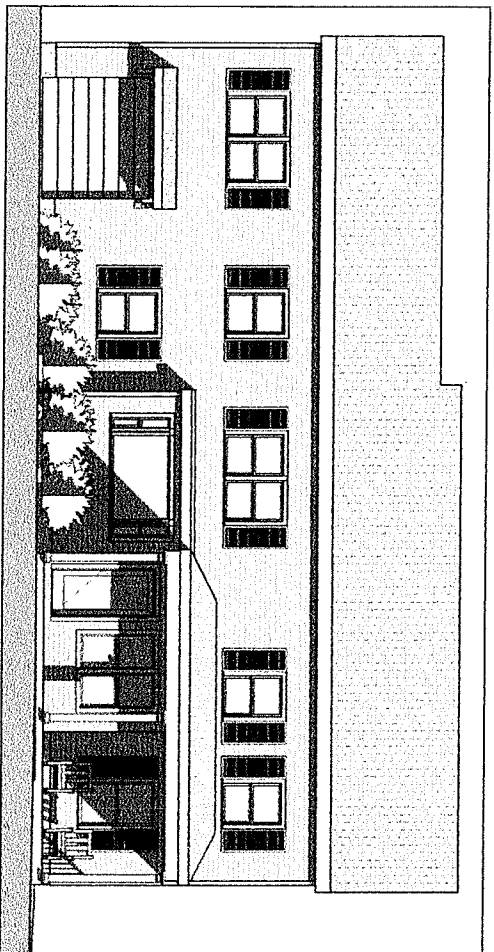
OPTION 6

PROPOSED FLOOR PLAN

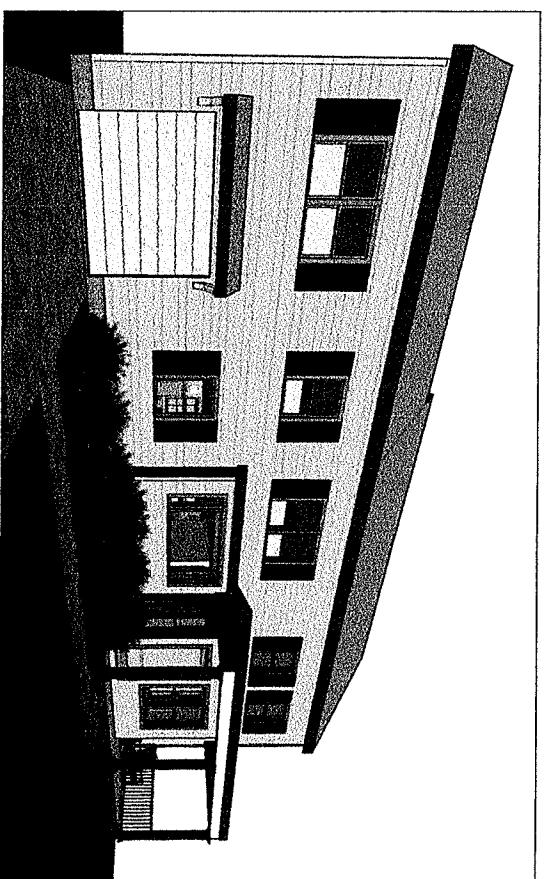
Patrick Residence
47 Crosby Street, Arlington, MA
July 26th, 2017

modus

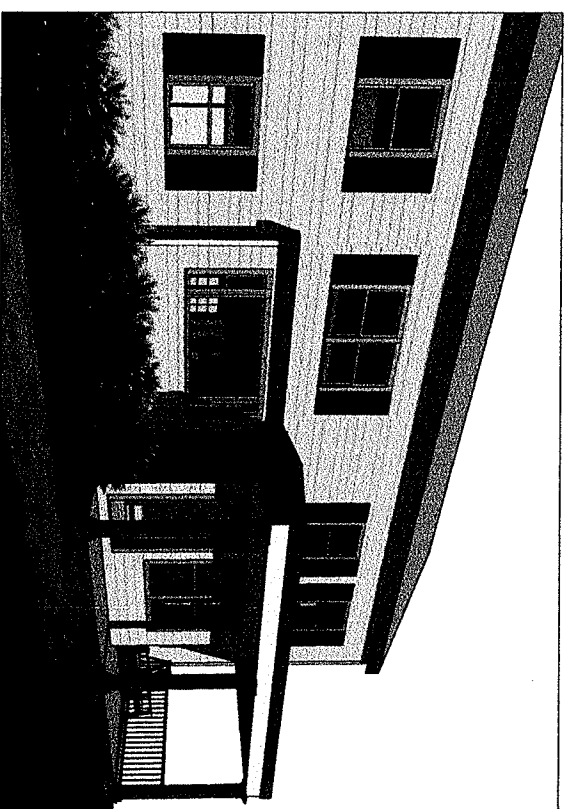




① FRONT ELEVATION
1/8" = 1'-0"



③ PERSPECTIVE 1



④ PERSPECTIVE 2

OPTION 6

EXTERIOR ELEVATION AND PERSPECTIVES

Patrick Residence

47 Crosby Street, Arlington, MA

July 26th, 2017

modus

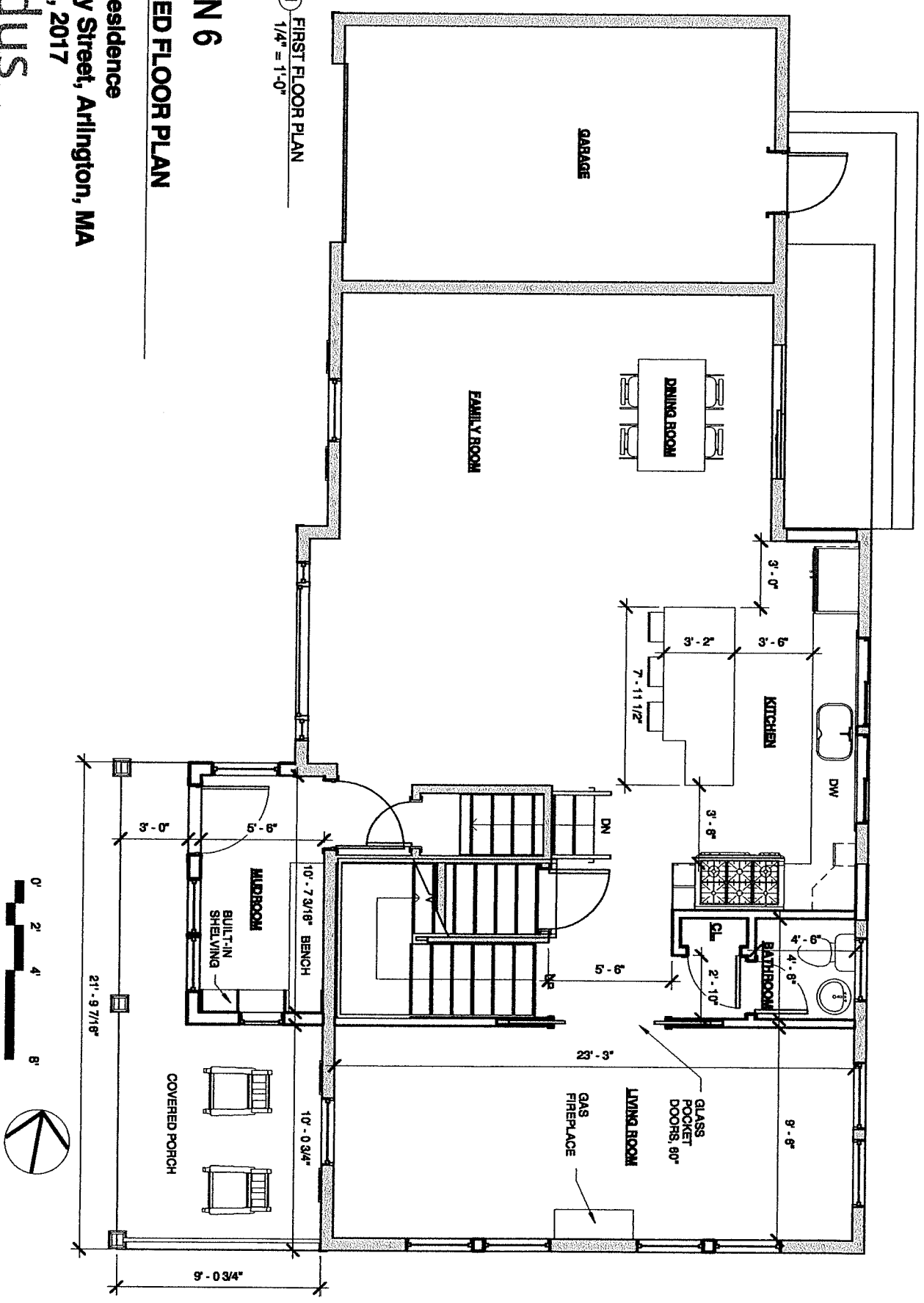
1 FIRST FLOOR PLAN
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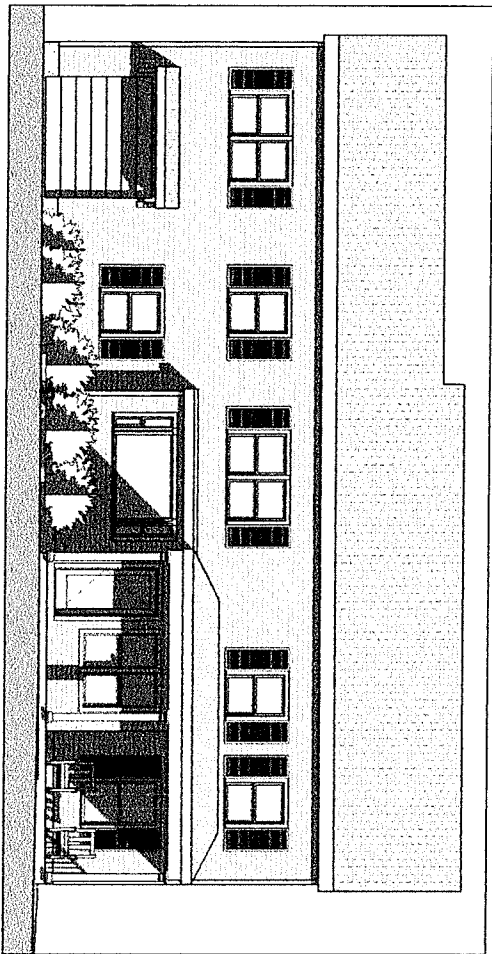
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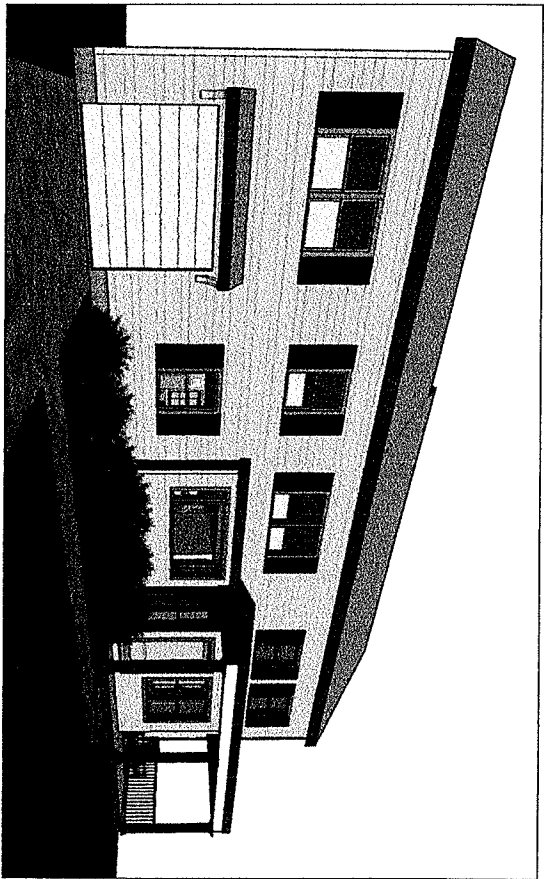
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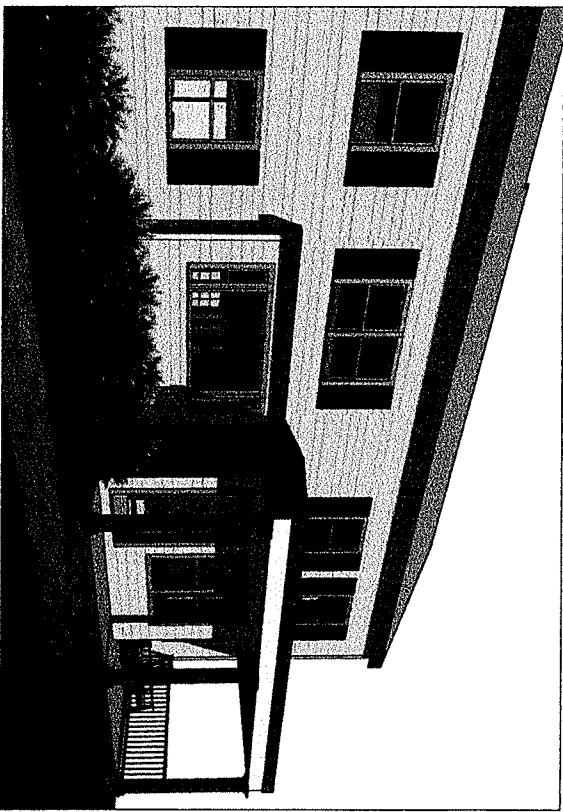




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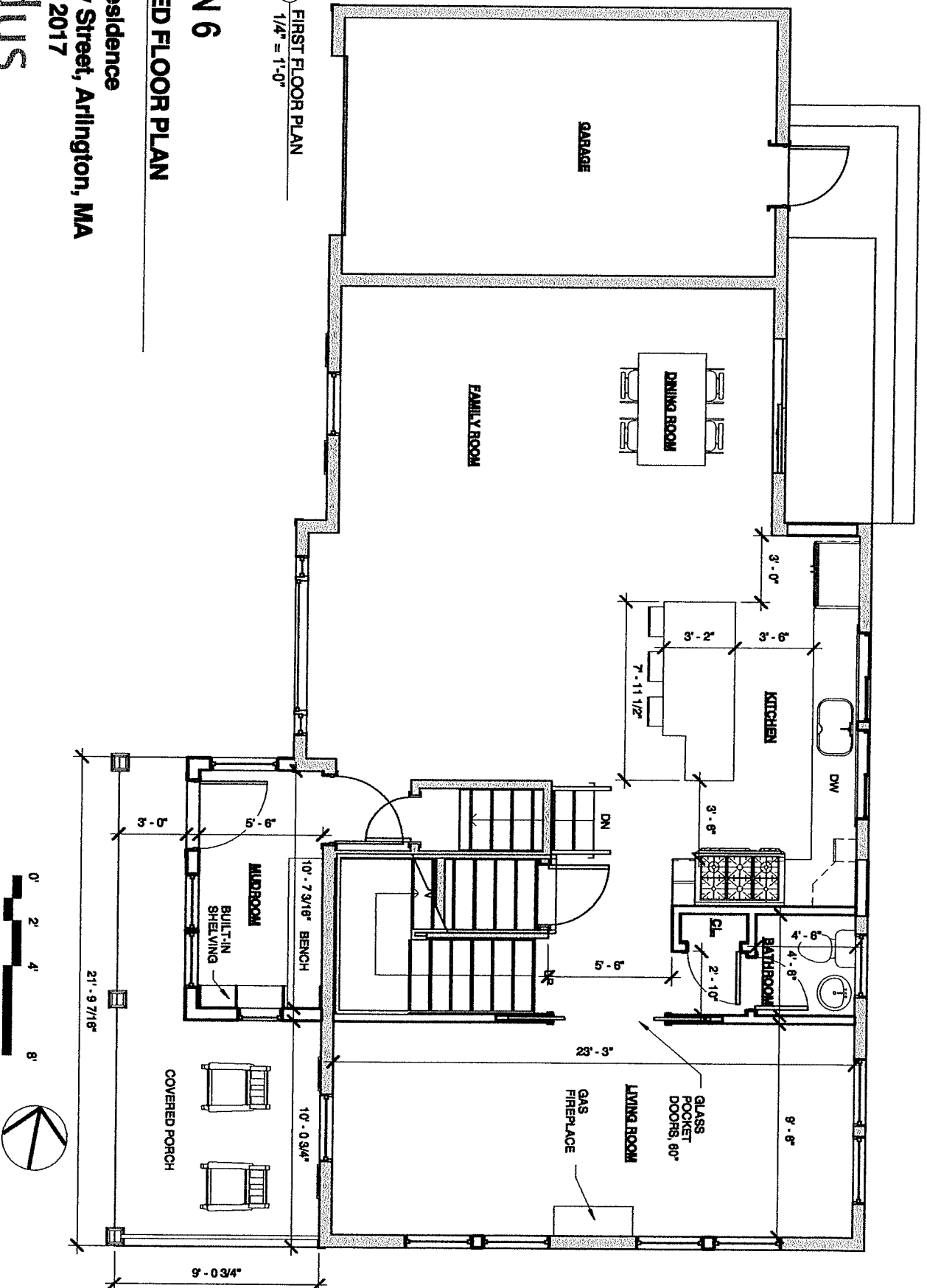
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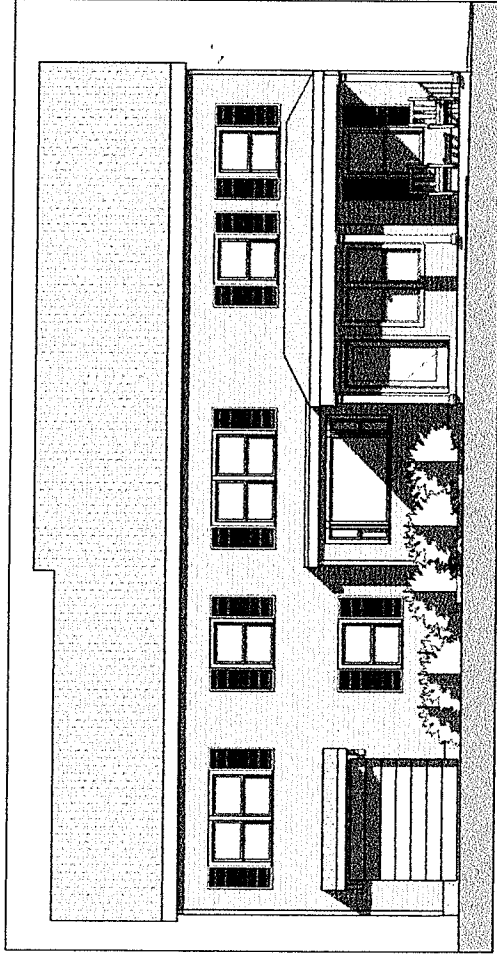
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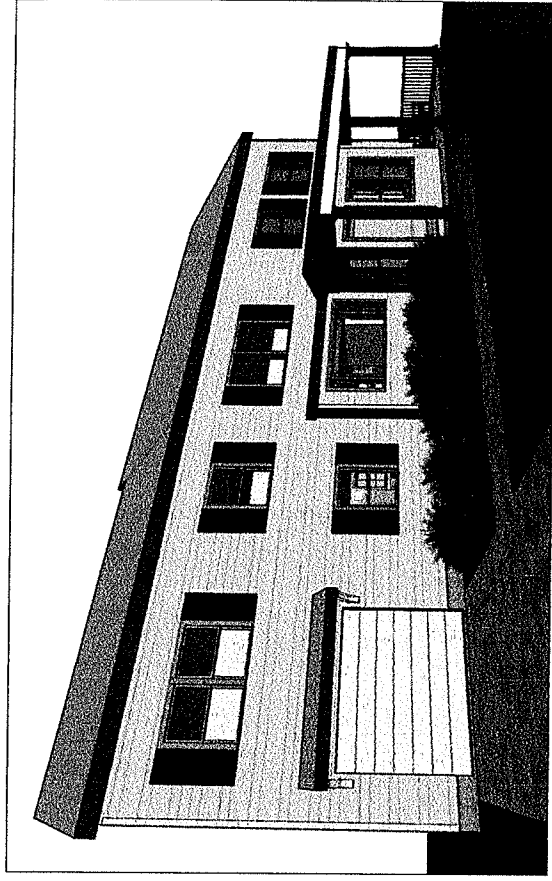
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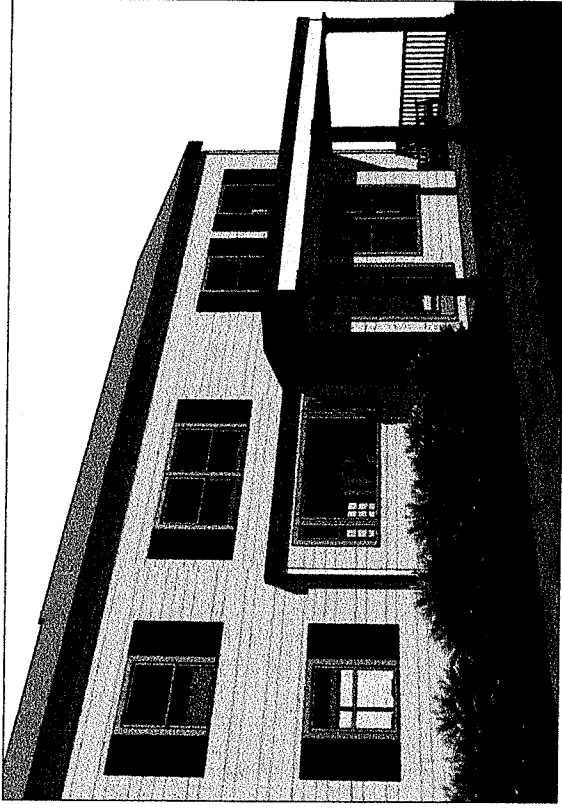




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