



Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **Nate and Johanna Wood** of Arlington, MA. On December 1, 2021, a petition seeking permission to alter their property located at **238 Park Avenue- Block Plan 151.0-0001-0001B** Said petition would require a Variance under **Section 5.4.2 (Dimensional and Density Requirements)** of the Zoning Bylaw for the Town of Arlington.

DOCKET NO 3686

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

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

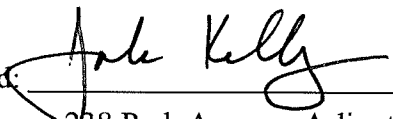
In the matter of the Application of Nate/Johanna Wood and JK Development Group, Inc.
to the Zoning Board of Appeals for the Town of Arlington:

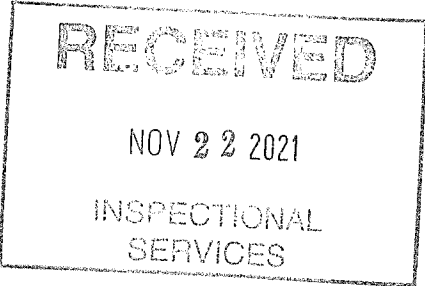
Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*:

The applicant seeks relief from Section 5.4.2A with regard to the sideyard setbacks for single family dwellings as well as private garages.

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 238 Park Avenue, Arlington, MA 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 applicant seeks relief from Section 5.4.2A of the Zoning Bylaw to construct a single-story addition to their existing house and reconstruct their existing two-car garage to provide more living space for their family.

E-Mail: josh@jkdevelopmentgroup.com Signed:  Date: 11/10/2021
Telephone: 978-877-3447 Address: 238 Park Avenue, Arlington, MA



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.

4.1.1A (2)
5.4.3 (R1)
8.1.3

B). Explain why the *requested use is essential or desirable to the public convenience or welfare.*
The proposed project is tastefully designed to meet the scale and character of the homes in the
neighborhood and in the town of Arlington. It will increase the value of the home and quality of life
of the inhabitants, thereby sharing similar benefits to the neighbors and the public.

C). Explain why *the requested use will not create undue traffic congestion; or unduly impair pedestrian safety.*
The proposed project is in the backyard of the property, away from the street, sidewalk, and
pedestrians. Therefore, it will not create any changes to the current pedestrian or auto traffic patterns
nor will it affect public safety in any way.

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 project will not increase the number of bathrooms or kitchens. Therefore, it will not overload or
adverseley affect public water or sewer systems. Additionally, the project will not change the basic
topography of the property. Therefore, it will not increase the drainage into public systems.

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.

The residential use is consistent with the district and adjoining districts; therefore, it will not be detrimental to the health and welfare of these districts.

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.*

The project is an addition to an existing home and a reconstruction of an existing garage.

There is no change in use; therefore, there will not be any cause for an excess in use that would be detrimental to the character of the neighborhood.

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

1. Property Location: 238 Park Avenue Zoning District: R1

2. Present Use/Occupancy: RESIDENTIAL 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):
2,759 Sq. Ft.

4. Proposed Use/Occupancy: RESIDENTIAL 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):
4,604 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	8,953	8,953	min. 6,000
7. Frontage (Ft.)	60	60	min. 60
8. Floor area ratio	N/A	N/A	max. N/A
9. Lot Coverage (%)	15.6 %	28.1 %	max 35
10. Lot Area per Dwelling Unit (Sq. Ft.)	N/A	N/A	min. N/A
11. Front Yard Depth (Ft.)	28.5	28.5	min. 25
12. Left Side Yard Depth (Ft.)	6.7	2	min. 6
13. Right Side Yard Depth (Ft.)	7.4	7.1	min. 10
14. Rear Yard Depth (Ft.)	40.5	34.4	min. 20
15. Height (Stories)	2.5	2.5	max. 2.5
16. Height (Ft.)	32.5	32.5	max. 35
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	1,648	1,835	
17A. Landscaped Open Space (% of GFA)	59.7 %	39.6 %	min. 10 %
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	4,217	2,848	
18A. Usable Open Space (% of GFA)	154 %	74.1 %	min. 30 %
19. Number of Parking Spaces	N/A	N/A	min. N/A
20. Parking area setbacks (if applicable)	N/A	N/A	min. N/A
21. Number of Loading Spaces (if applicable)	N/A	N/A	min. N/A
22. Type of construction	V	V	N/A
23. Slope of proposed roof(s) (in. per ft.)	N/A	N/A	min. N/A

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: 238 Park Avenue Zoning District: R1

<u>OPEN SPACE*</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Total lot area	<u>8,953 sf</u>	<u>8,953 sf</u>
Open Space, Usable	<u>4,217</u>	<u>2,848</u>
Open Space, Landscaped	<u>1,648</u>	<u>1,835</u>

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

<u>GROSS FLOOR AREA (GFA) †</u>		
Accessory Building	<u>420 sf</u>	<u>1,456 sf</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>340 sf</u>	<u>340 sf</u>
1 st Floor	<u>984 sf</u>	<u>1,793 sf</u>
2 nd Floor	<u>1,015 sf</u>	<u>1,015 sf</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> </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> </u>	<u> </u>
Total Gross Floor Area (GFA)	<u>2,759 sf</u>	<u>4,604 sf</u>

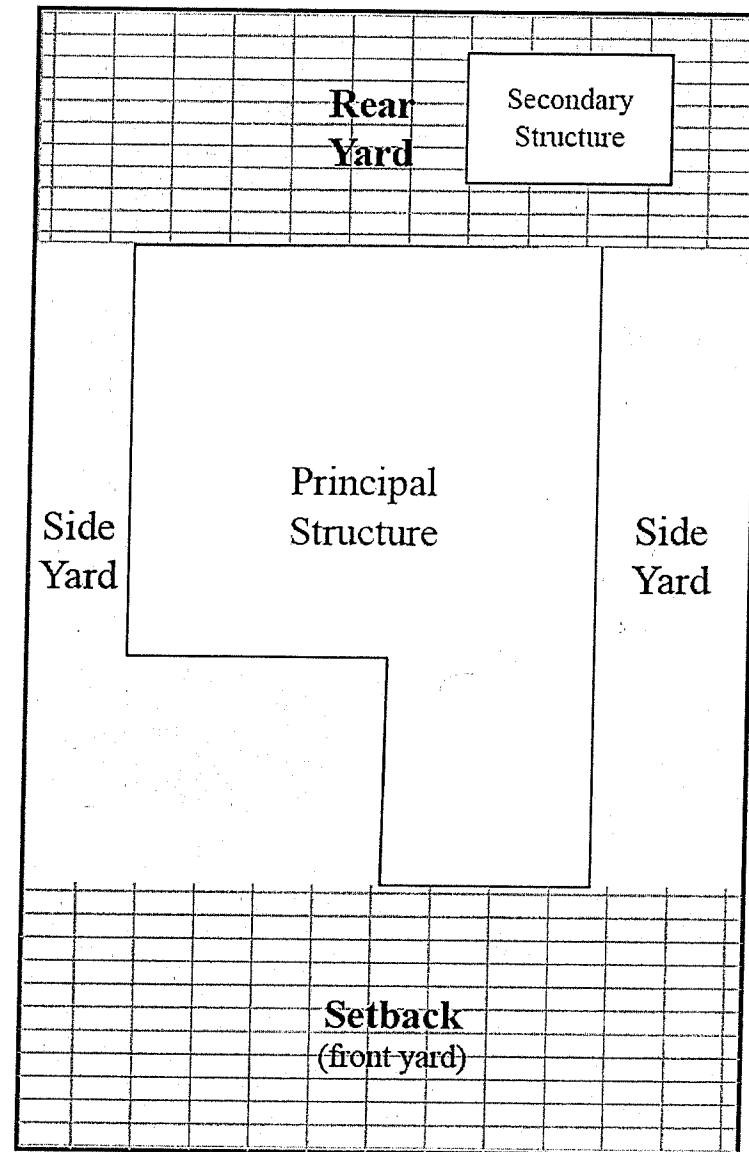
† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

<u>REQUIRED MINIMUM OPEN SPACE AREA</u>		
Landscaped Open Space (Sq. Ft.)	<u>1,648</u>	<u>1,835</u>
Landscaped Open Space (% of GFA)	<u>59.7 %</u>	<u>39.6 %</u>
Usable Open Space (Sq. Ft.)	<u>4,217</u>	<u>2,848</u>
Usable Open Space (% of GFA)	<u>154 %</u>	<u>74.1 %</u>

This worksheet applies to plans dated 11/10/2021 designed by JK Development Group, Inc.

Reviewed with Building Inspector: _____ Date: _____

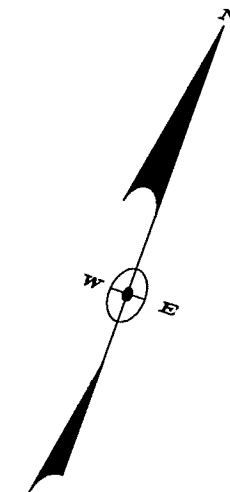
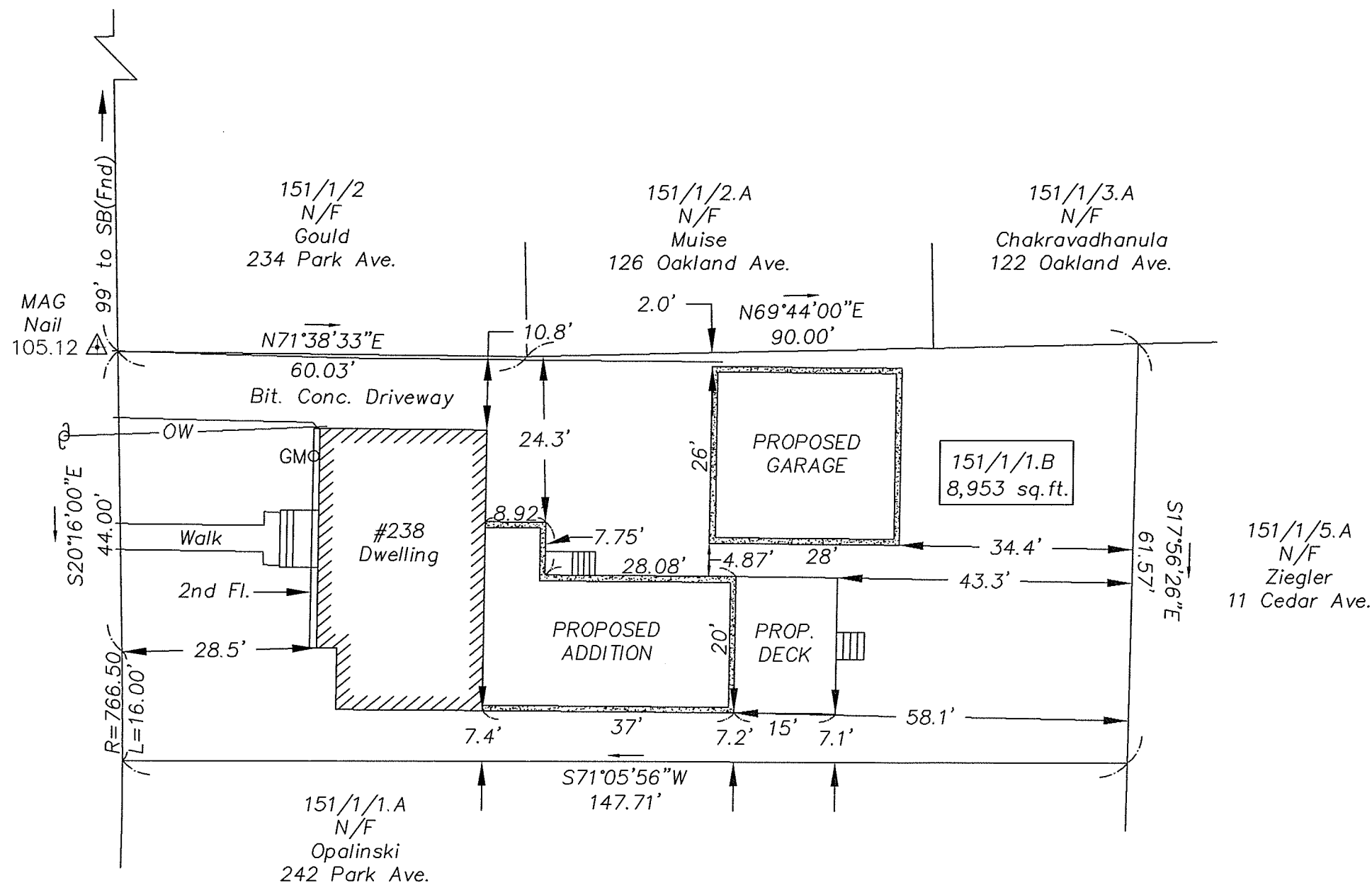
Illustration of Definitions Associated with Yards
(See Section 2, Definitions Associated with Yard)



----- Street Right-Of-Way -----
This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

*Diagram Submitted By ZBA
ADMINISTRATOR*

PARK AVENUE



PROPOSED PLOT PLAN
238 PARK AVENUE
ARLINGTON, MASSACHUSETTS

Prepared By
LeBlanc Survey Associates, Inc.
161 Holten Street
Danvers, MA 01923
(978) 774-6012

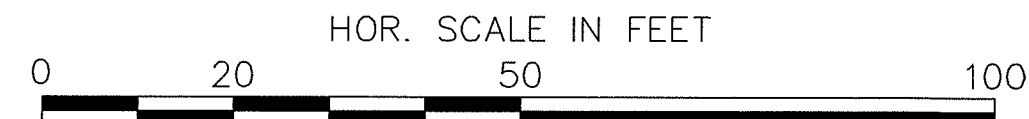
ZONING DISTRICT - R1

REFERENCES:

- 1) Deed Book 41730 Page 509
- 2) Plan #410 of 1940
- 3) "Plan of Park Avenue, Arlington & Belmont, As ordered by the County Commissioners, 1875"



November 3, 2021 Scale: 1"=20'

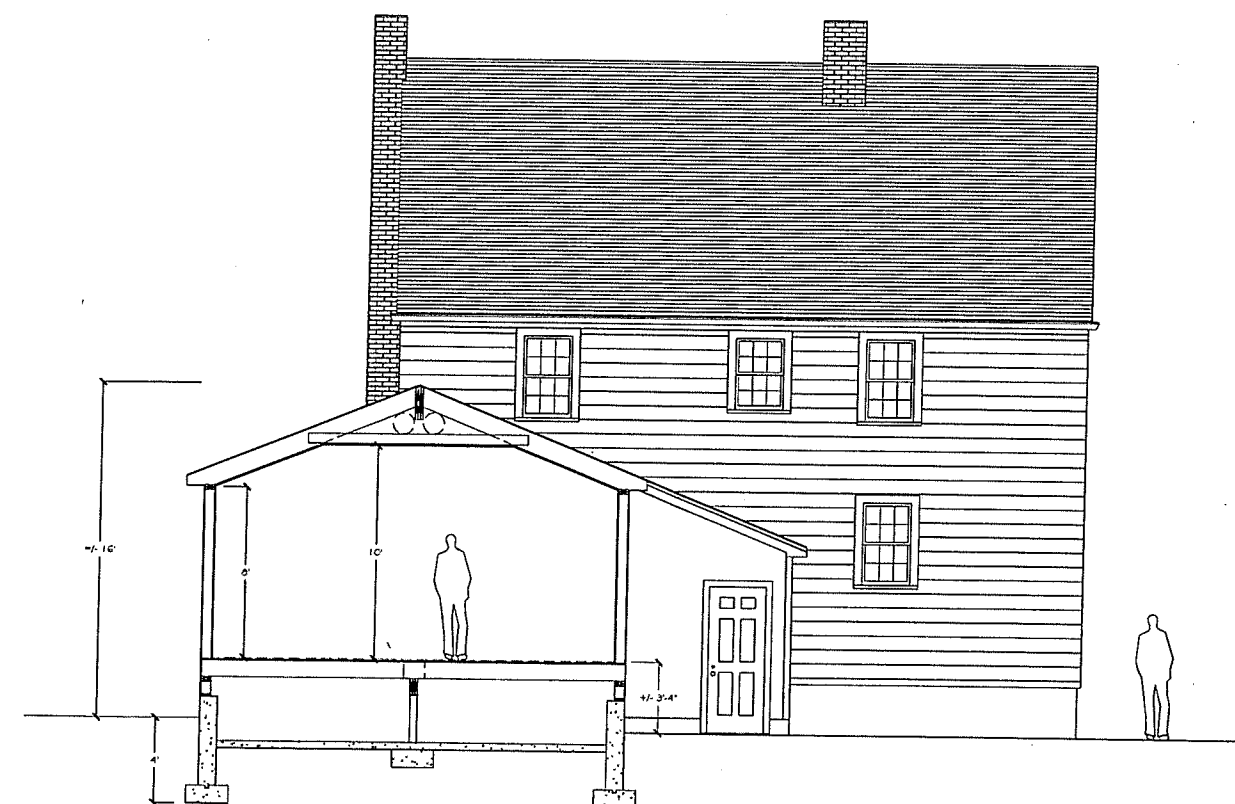




EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



PROPOSED CROSS SECTION

Home Addition
 238 Park Ave
 Arlington, MA

Project

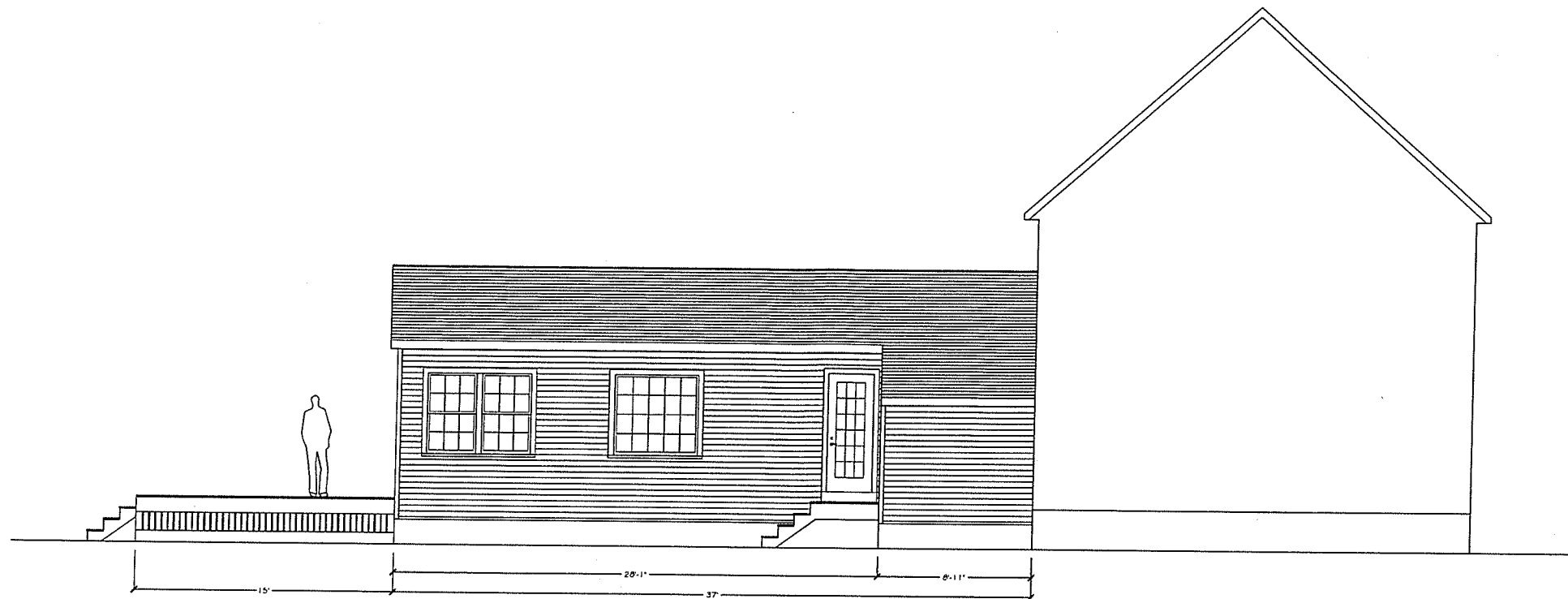
REVISIONS

No.	Date	Description	BY

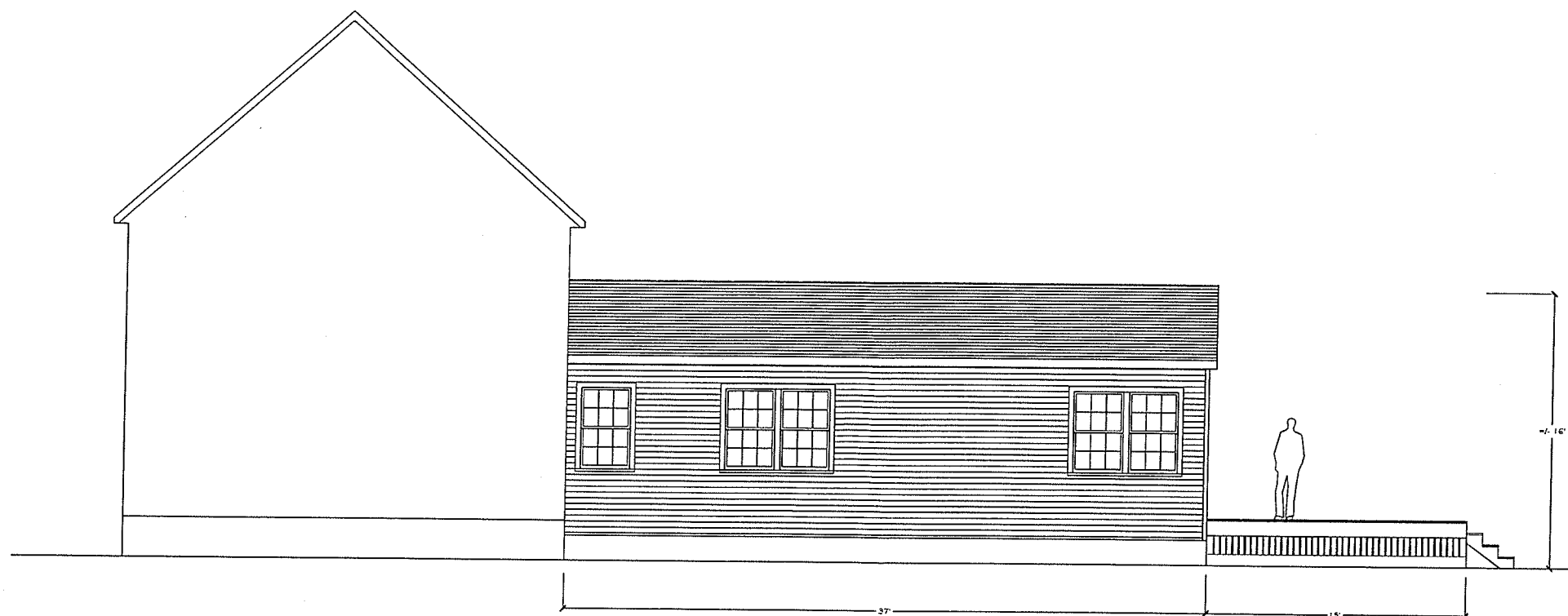
EXTERIOR
 ELEVATIONS
 & SECTION

Project No. 21-012.00	Date 11.10.21
Drawn JK	Scale 1/4" = 1'-0"
Drawing No.	

A-1



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

Home Addition
238 Park Ave
Arlington, MA

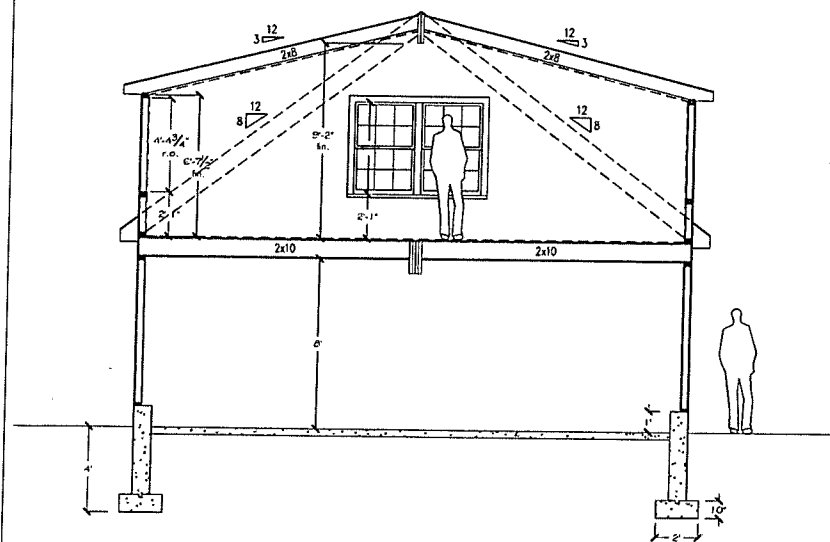
Project

REVISIONS			
No.	Date	Description	BY

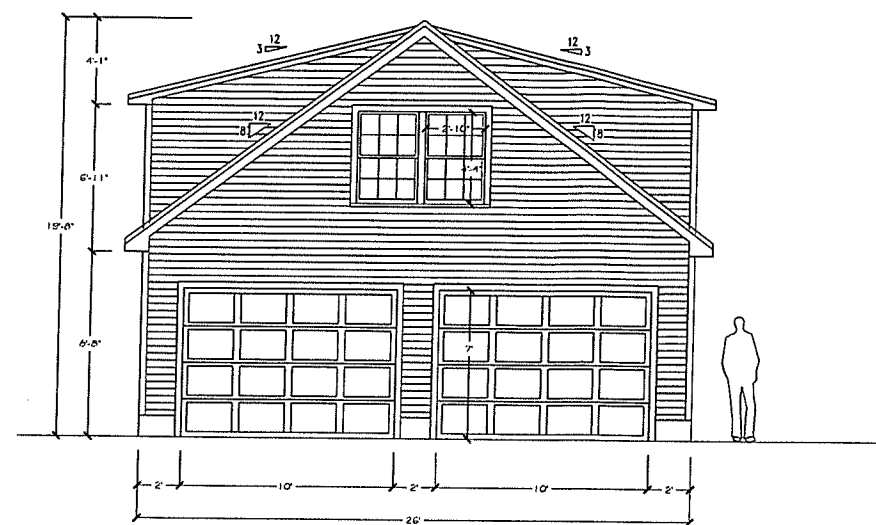
EXTERIOR
ELEVATIONS

Project No. 21-012.00	Date 11.10.21
Drawn JK	Scale 1/4" = 1'-0"
Drawing No.	

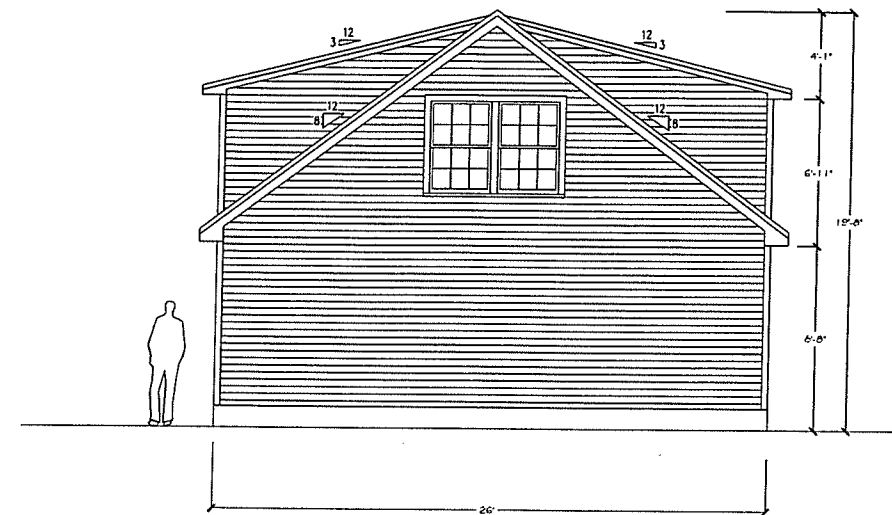
A-2



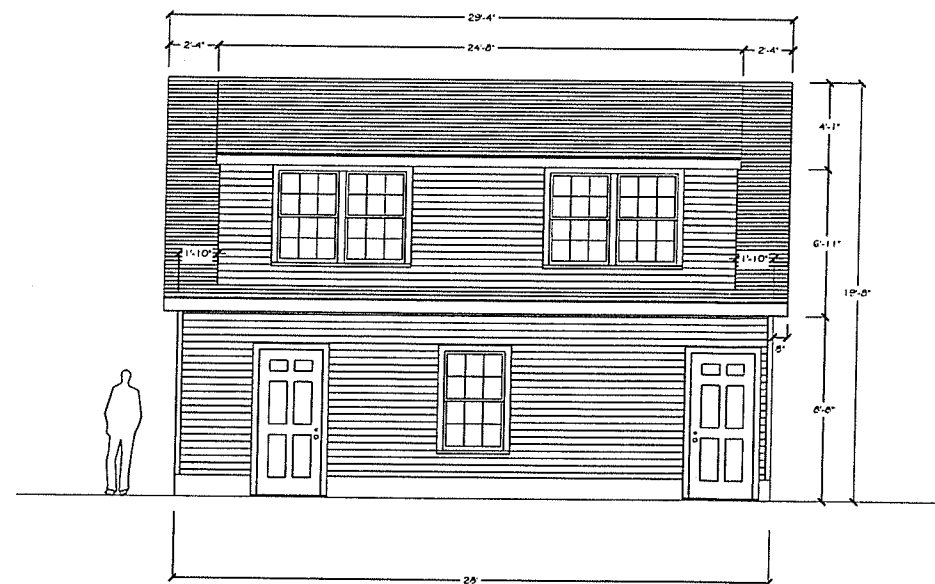
PROPOSED GARAGE CROSS SECTION



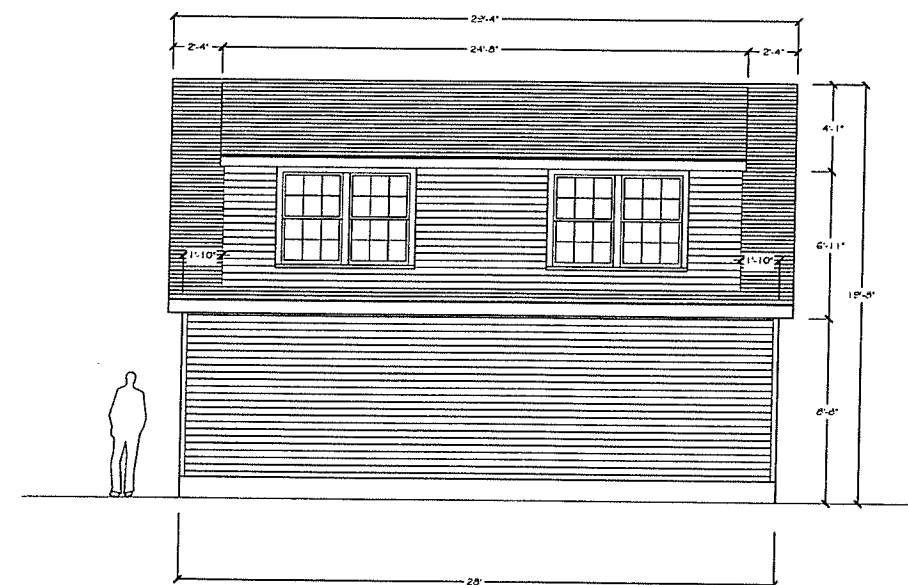
PROPOSED GARAGE FRONT ELEVATION



PROPOSED GARAGE REAR ELEVATION



PROPOSED GARAGE SIDE ELEVATION



PROPOSED GARAGE SIDE ELEVATION



JK DEVELOPMENT
GROUP, INC.
DESIGN • BUILD • ARCHITECTS

89 N. Main Street, Suite 206
Andover, MA 01810
978.877.3447
www.jkdevelopmentgroup.com

Home Addition
238 Park Ave
Arlington, MA

Project:

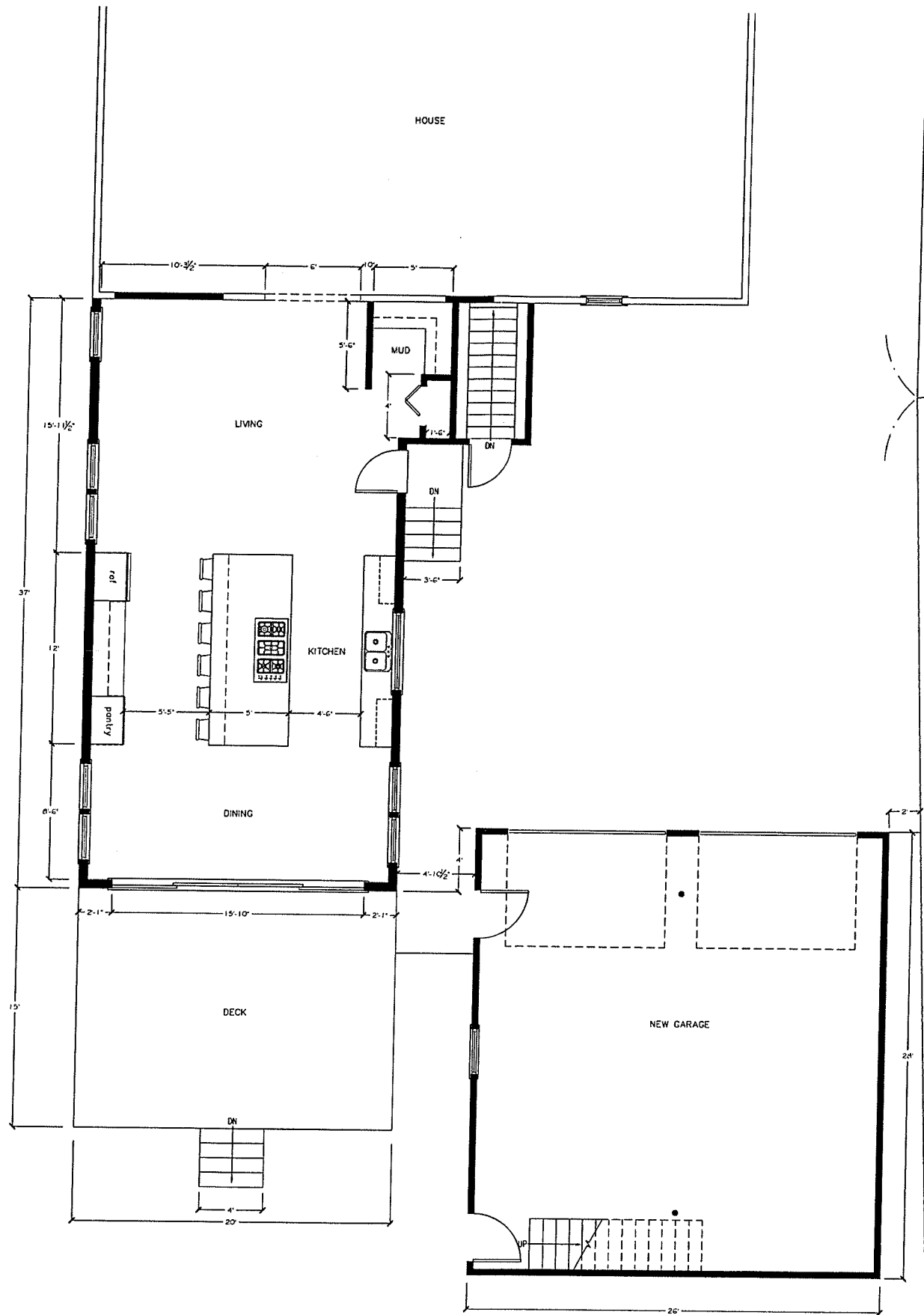
REVISIONS


No.	Date	Description	BY

GARAGE ELEVATIONS & SECTION

Project No. 21-012.00	Date 11.10.21
Drawn JK	Scale 1/4" = 1'-0"
Drawing No.	

A-3





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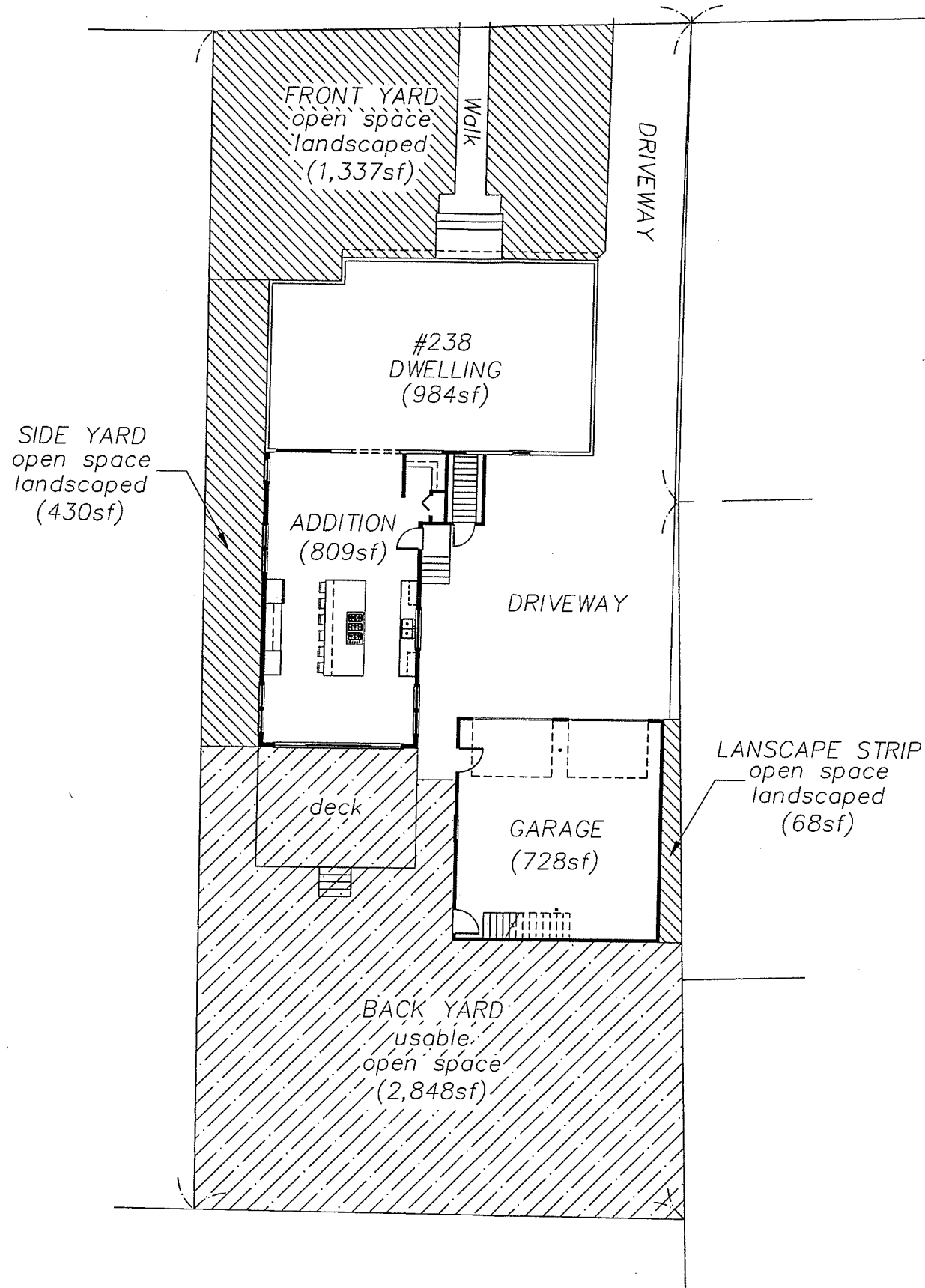
Project:


REVISIONS		
No.	Date	Description

FLOOR PLAN

Project No. 21-012.00	Date 11.10.21
Drawn JK	Scale 1/4" = 1'-0"

Drawing No.
A-4





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 Andover, MA 01810
 978.877.3447
www.jkdevelopmentgroup.com

Home Addition
 238 Park Ave
 Arlington, MA

Project:

REVISIONS		
No.	Date	Description

ZONING
 CALCULATIONS
 PLAN

Project No. 21-012.00	Date 11.10.21
Drawn JK	Scale 1/8" = 1'-0"
Drawing No.	

A-5