



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

TOWN CLERK'S OFFICE
ARLINGTON, MA 02174

2022 SEP 23 AM 11:43

RECEIVED

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 **John Foster and Spencer Reinke** of Arlington, Massachusetts on October 2, 2022, a petition seeking permission to alter their property located at **1-3 Edith Street - Block Plan 013.0-0006-0001.1** 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 October 25, 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/j/6upqDlrH9BzpU_mQMF2y5Ys20gtIBP9 **for documentation relating to this petition, visit the ZBA website at www.arlingtonma.gov/zba.**

DOCKET NO 3703

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 **John Foster & Spencer Reinke**
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*:

Permission to build out shed dormer on the left side of dwelling attic to increase usable space.

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 1-3 Edith Street, Arlington 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:

This request has been granted to many other homes in this neighborhood and is compatible with
the architectural features, in both scale and materials, of neighboring structures.

E-Mail: jefoster90@gmail.com Signed: _____ Date: 05/24/2022

Telephone: 336-414-0834 Address: 1-3 Edith Street, Arlington MA

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.

This remains a 2-family dwelling in an area designated R-2.

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 requested dormer addition will keep the structure compatible with existing neighborhood characteristics.

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 requested dormer addition will not be a detriment to the character of the neighborhood. The requested dormer addition will improve the appearance of the house and permit additional insulation of the house which will lower the carbon footprint.

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: 1-3 Edith Street Arlington

Zoning District: R-2

OPEN SPACE*

| | EXISTING | PROPOSED |
|------------------------|-----------------|-----------------|
| Total lot area | <u>4781</u> | <u>4781</u> |
| Open Space, Usable | <u>0</u> | <u>0</u> |
| Open Space, Landscaped | <u>10%</u> | <u>10%</u> |

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

GROSS FLOOR AREA (GFA) †

| | | |
|---|---------------------|---------------------|
| Accessory Building | <u>N/A</u> | <u>N/A</u> |
| Basement or Cellar (meeting the definition of Story, excluding mechanical use areas) | <u>1118</u> | <u>1118</u> |
| 1 st Floor | <u>1230</u> | <u>1230</u> |
| 2 nd Floor | <u>1406</u> | <u>1406</u> |
| 3 rd Floor | <u>0</u> | <u>653</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>(264)</u> | <u>(653)</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>0</u> | <u>0</u> |
| Total Gross Floor Area (GFA) | <u>3,754</u> | <u>4,407</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>10%</u> | <u>10%</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 05/24/2022 designed by John Foster and Spencer Reinke

Reviewed with Building Inspector: _____ Date: _____

1-3 Edith Street

Existing area of second floor:

1118 sq ft (main structure) + 288 sq ft (3 enclosed, conditioned porches) = 1406 sq ft

Proposed area of Attic Space with a height of 7'0" from underside of roof frame (rafters) to FF below:

15'5" x 42.5' = 653 sq ft

50% of second floor area = 703 sq ft

% of attic area that is 7'0" or greater: 46%

Current SE Elevation



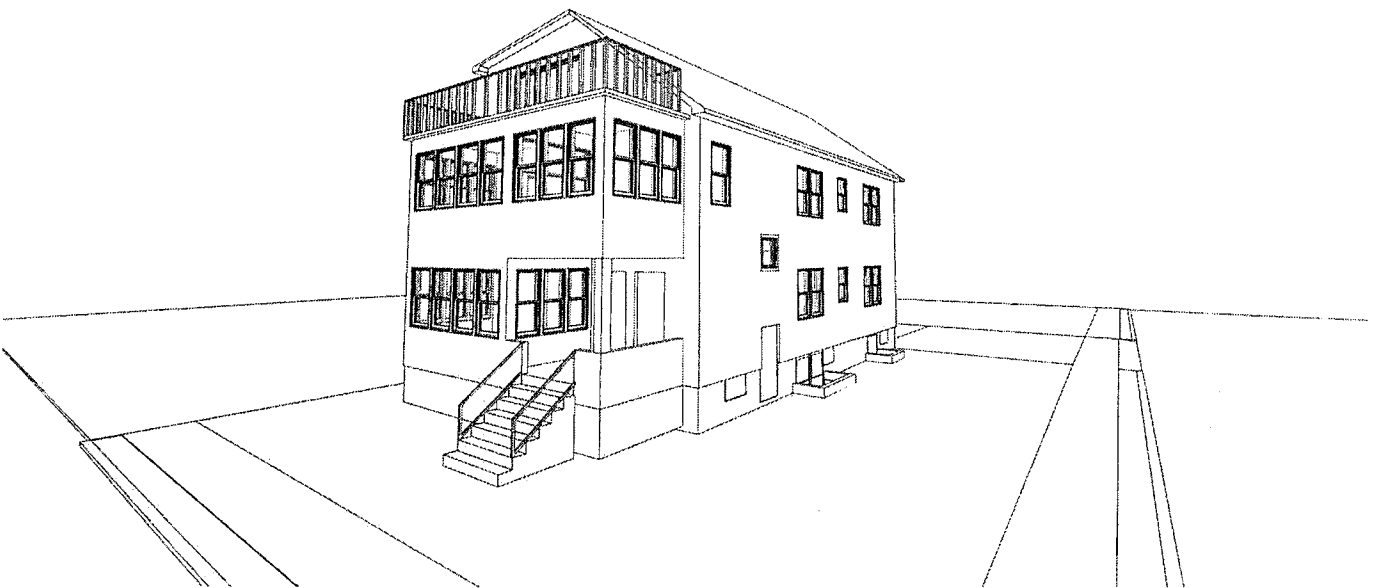
Proposed SE Elevation



Current S Perspective



Proposed S Perspective



N

LOT 44
N/F
QIRONG LI &
BO ZHANG

LOT 45
N/F
TRUSTEES OF THE GEORGETTE M.
BOUCHER REVOCABLE
LIVING TRUST

PROPOSED
DORMER

LOT 47
N/F
RICHARD & KATHLEEN LEITERMANN

LOT 46
4,781± S.F.

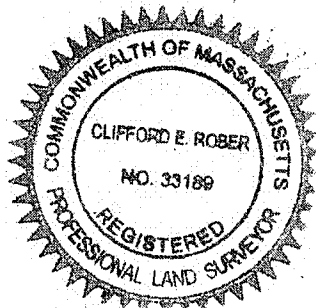
MARGARET STREET

CURB GRADE = 94.8
EXISTING HEIGHT - 33.6'
PROPOSED HEIGHT - 33.6'

EDITH STREET

PREPARED FOR: JACK FOSTER

I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.

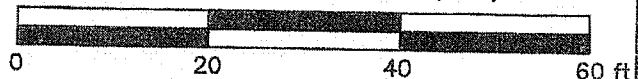


CLIFFORD E. ROBER, PLS DATE

THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED PLOT PLAN
#1-3 EDITH STREET
IN
ARLINGTON, MA
(MIDDLESEX COUNTY)

SCALE: 1"= 20' DATE: 9/23/2021



ROBER SURVEY
1072A MASSACHUSETTS AVENUE
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(781) 648-5533
6577PP1.DWG