



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 02178

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 **Lindsey and Herb Sweeney** of Arlington, Massachusetts on September 22, 2022, a petition seeking permission to alter their property located at **24 Langley Road - Block Plan 150.0-0002-0017.0** 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 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/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 48 hours prior to the hearing at www.arlington.gov/zba.**

DOCKET NO 3718

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 24 Langely Road - Porch Addition


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 5.3.9A-The proposed Porch Addition exceeds 25 Sq Ft and projects more than 3.5 Ft beyond
the line of the foundation wall into the minimum Rear Yard setback required in the R-1 district
in which it is located. The section of the Zoning Bylaw referenced above allows for the
proposed Porch Addition by the granting of a Special Permit.

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at
24 Langely Road 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 position of the existing lot poses a hardship because it has three street frontages; it requires
three Front Yard setbacks, and one Rear Yard setback. If the side of the house where the proposed
Porch Addition is located were considered a Side Yard, the new construction would sit
within the setback.

E-Mail: hertsweeney4@comcast.net Signed:  Date: 9/6/22
Telephone: 857.998.7141 Address: 24 Langley Road, 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.
The requested use is permitted in the R-1 Zoning District through the granting of a Special Permit
Section 5.3.9A of the Town of Arlington Zoning Bylaw.

B). Explain why the *requested use is essential or desirable to the public convenience or welfare.*
The proposed Porch Addition would improve the convenience and safety of the secondary side
entry to the house.

C). Explain why *the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*
The proposed Porch Addition at the Kitchen entry does not increase the volume of traffic or
congestion. It addresses pedestrian safety by creating an alternative to the existing circulation
pattern on this exposed and terraced site.

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 Porch Addition does not unduly impact any municipal system in that all water drainage
will be collected and handled on site.

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.

The proposed Porch Addition will not result in the need for any special regulations.

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.

A one-story porch is a common feature of the houses in this area, and the proposed design creates

symmetry for the house massing centered on its front entry. This design mimics that of the

neighborhood house type and unifies it with the existing fabric of the area.

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 Porch Addition has an intimate scale to accommodate morning coffee or an evening chat.

It allow neighbors to casually stop by while out walking and fits with the existing friendly

neighborhood vibe.

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

1. Property Location: 24 Langley Road Zoning District: R1
2. Present Use/Occupancy: Residential No. of dwelling units One
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):
2542 Sq. Ft.
4. Proposed Use/Occupancy: Residential No. of dwelling units One
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):
2542 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	9001 Sq Ft	no change	min. 6000 Sq Ft
7. Frontage (Ft.)	241.91 Ft	no change	min. 60 Ft
8. Floor area ratio	-	-	max.
9. Lot Coverage (%)	13.3%	-	max 35%
10. Lot Area per Dwelling Unit (Sq. Ft.)	-	-	min. -
11. Front Yard Depth (Ft.)	25.1, 27.2, 25.3		min. 25 Ft
12. Left Side Yard Depth (Ft.)	-	-	min. 10 Ft
13. Right Side Yard Depth (Ft.)	-	-	min. 10 Ft
14. Rear Yard Depth (Ft.)	22.3 Ft		min. 20 Ft
15. Height (Stories)	2.5	no change	max. 2.5
16. Height (Ft.)	29.24 Ft	no change	max. 35 Ft
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	>10%	no change	
17A. Landscaped Open Space (% of GFA)	>10%	no chanage	min. 10%
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	2180 Sq Ft	no change	
18A. Usable Open Space (% of GFA)	86%		min. 30%
19. Number of Parking Spaces	1	no change	min.
20. Parking area setbacks (if applicable)	-	-	min.
21. Number of Loading Spaces (if applicable)	-	-	min.
22. Type of construction	wd frame	no change	N/A
23. Slope of proposed roof(s) (in. per ft.)	22 in per ft	3 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: 24 Langley Road Zoning District: R1

<u>OPEN SPACE*</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Total lot area	<u>9001 Sq Ft</u>	<u>no change</u>
Open Space, Usable	<u>2180 Sq Ft</u>	<u>no change</u>
Open Space, Landscaped	<u>>10%</u>	<u>no change</u>

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

<u>GROSS FLOOR AREA (GFA) †</u>		
Accessory Building	<u>-</u>	<u>-</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>0 Sq Ft (ch=6'9"aff)</u>	<u>no change</u>
1 st Floor	<u>1301 Sq Ft</u>	<u>no change</u>
2 nd Floor	<u>1241 Sq Ft</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>-</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>2542 Sq Ft</u>	<u>no change</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>>10%</u>	<u>no change</u>
Landscaped Open Space (% of GFA)	<u>>10%</u>	<u>no change</u>
Usable Open Space (Sq. Ft.)	<u>2180 Sq Ft</u>	<u>no change</u>
Usable Open Space (% of GFA)	<u>86%</u>	<u></u>

This worksheet applies to plans dated 09/01/2022 designed by FAITH BAUM ARCHITECTS

Reviewed with Building Inspector: _____ Date: _____

August 23, 2022

Arlington Zoning Board of Appeals
23 Maple Street
Arlington, MA 02476

Dear Board Members,
My neighbors, Herb and Lindsay Sweeney of 24 Langley Road, have informed me of their wish to file for a special permit to build a porch on the side of their home. I support my neighbors' application for a special permit. The addition of a side porch to their home would create a symmetry in keeping with the feel of the neighborhood, and the design of the porch furthers a sense of unity with the existing fabric of the area.

Sincerely yours,

Richard Sullivan
Name

167 Crosby St. Arlington, MA
Street Address 02474

Marilyn Sullivan
167 Crosby St. Arlington

August 23, 2022

Arlington Zoning Board of Appeals
23 Maple Street
Arlington, MA 02476

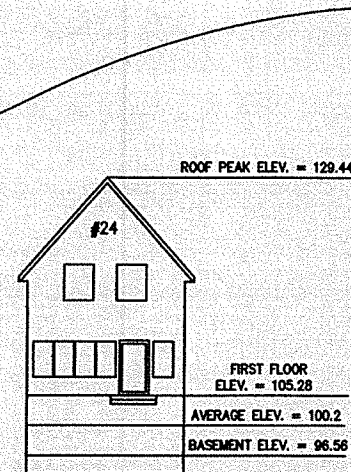
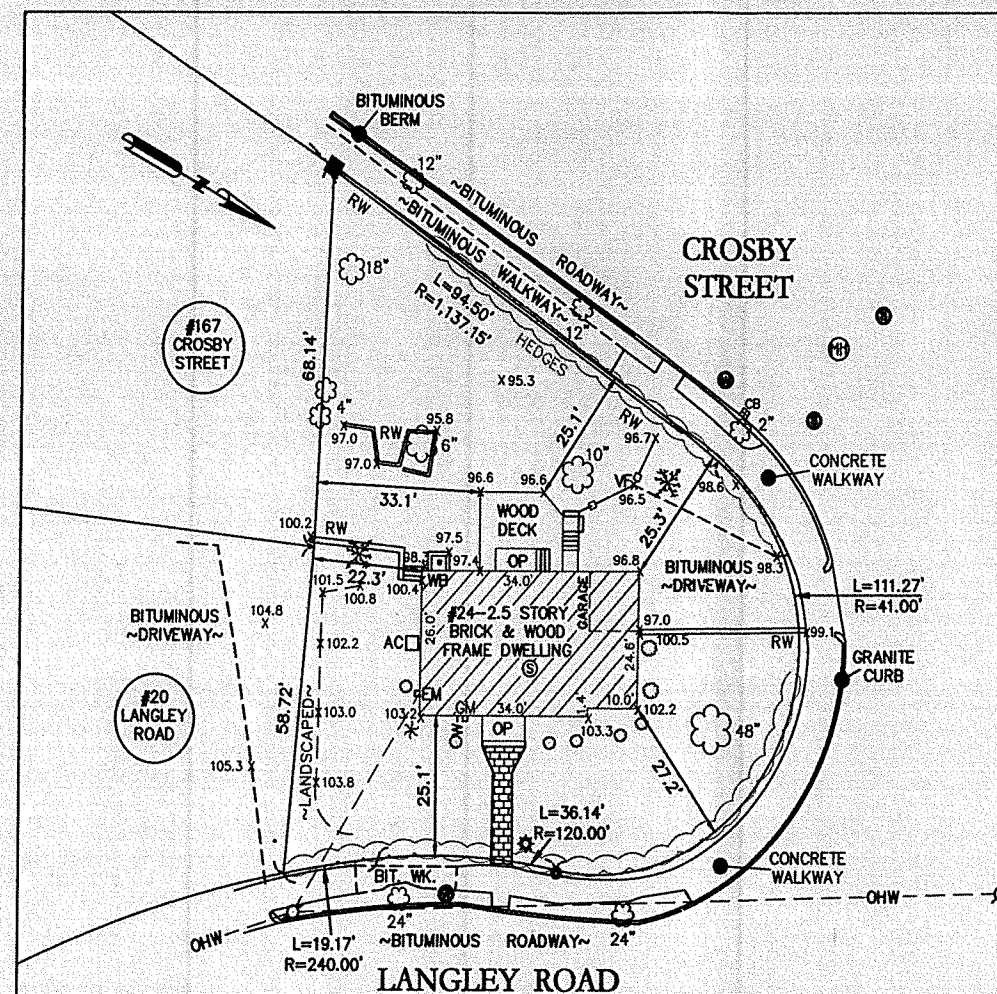
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Sincerely yours,

Elissa Huber - Anderson
Name

19 Langley Rd. Arlington MA
Street Address



EXISTING CONDITIONS

NOTES:

ALL OFFSETS & DIMENSIONS TO THE EXISTING STRUCTURE ARE TO THE SIDING.

ALL OFFSETS & DIMENSIONS TO THE PROPOSED STRUCTURE ARE TO THE FOUNDATION.

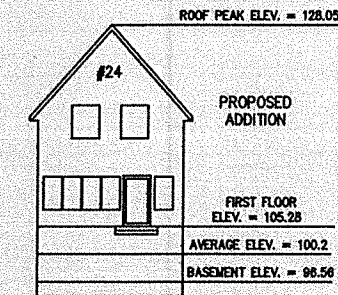
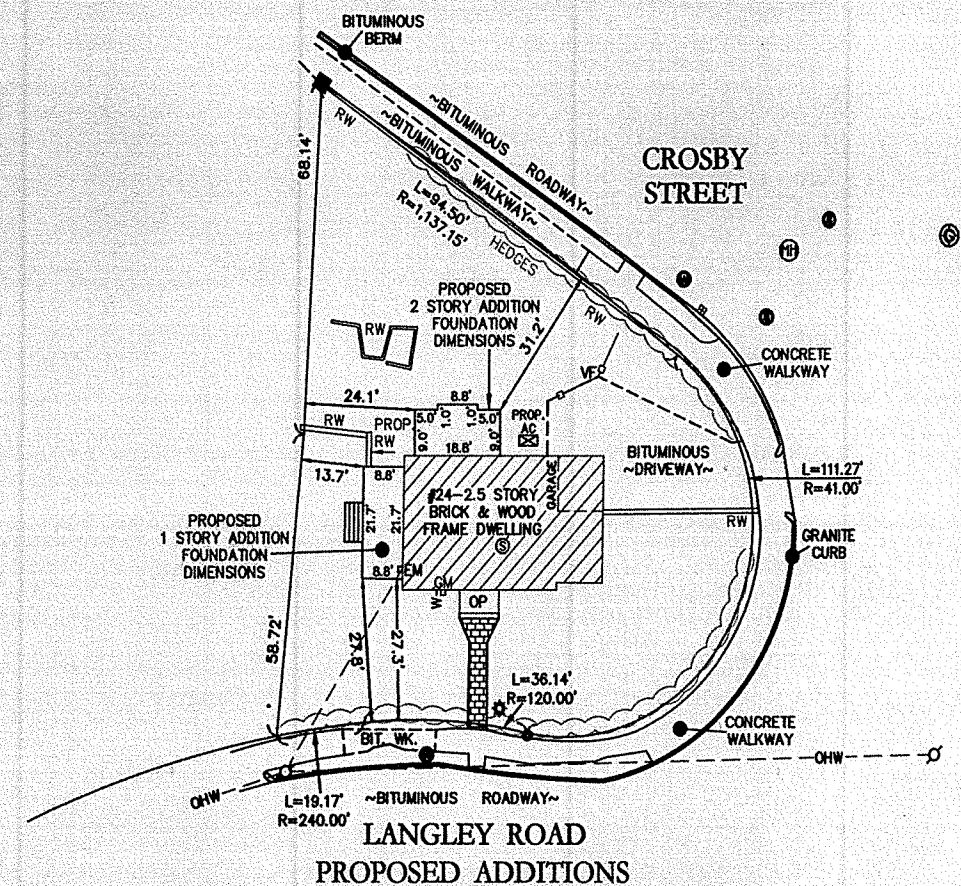
THE ELEVATIONS ARE BASED ON AN ASSUMED DATUM.

LOT AREA = 9,001 SQ. FT.

AC=AIR CONDITIONING
CB=CATCH BASIN
EM=ELECTRIC METER
GM=GAS METER
OHW=OVERHEAD WIRES
OP=OPEN PORCH
RW=RETAINING WALL
VF=VINYL FENCE
W=WATER
WB=WALKOUT BASEMENT

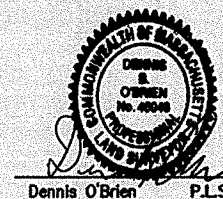
LEGEND:

- ⊕ = DECIDUOUS TREE
- ⊙ = GAS VALVE
- ⊕ = MANHOLE
- ⊙ = 2" PIPE
- ⊕ = SEWER MANHOLE
- ⊙ = SEWER OUTLET
- ⊕ = STONE BOUND WITH DRILL HOLE - FOUND
- ⊙ = UTILITY POLE
- ⊕ = WATER GATE
- * = ARBORVITAE
- = BUSH
- ⊕ = CLUSTER
- X 100.0 = SPOT SHOT ELEV.



NOTE:

EXISTING AIR CONDITIONING TO BE RE-LOCATED AS SHOWN ON PLAN.
EXISTING ELECTRIC SERVICE ENTRY TO BE RE-LOCATED AS PER EVERSOURCE.



PLAN SHOWING PROPOSED ADDITIONS
24 LANGLEY ROAD
ARLINGTON, MA MIDDLESEX COUNTY

SCALE: 1:20	DATE: 1/21/2022	REVISED: 9/12/2022	DRAWN BY: W.M.N.	CHECKED BY: D.O.
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SWEENEY RESIDENCE

24 Langley Road Arlington, MA 02474

APPLICATION FOR SPECIAL PERMIT

DRAWING LIST

-	TITLE PAGE
CS	DRAWING LIST, ABBREVIATIONS, PROJECT SUMMARY, OUTLINE SPECIFICATION FOR GENERAL CONSTRUCTION
P1.0	SITE PLANS SHOWING EXISTING AND PROPOSED USABLE AND LANDSCAPED OPEN SPACE
A1.0	SITE PLANS SHOWING EXISTING AND PROPOSED ROOFS
A1.1	PROPOSED FOUNDATION PLAN AND BASEMENT PLAN SHOWING PORCH
A1.2	PROPOSED FIRST FLOOR PLAN AND SECOND FLOOR PLAN SHOWING PORCH
A2.0	PROPOSED SECTION EAST WEST AND NORTH-SOUTH SECTION SHOWING PORCH
A3.0	EXISTING AND PROPOSED EAST ELEVATION SHOWING PORCH
A3.1	EXISTING AND PROPOSED WEST ELEVATION SHOWING PORCH
A3.2	EXISTING AND PROPOSED NORTH ELEVATION
A3.3	EXISTING AND PROPOSED SOUTH ELEVATION SHOWING PORCH
-	PHOTOGRAPHS OF NEIGHBORHOOD FEATURES

ABBREVIATIONS

CLG	CEILING	GWB	GYPSUM WALL BOARD
DEMO	DEMOLITION	NIC	NOT IN CONTRACT
DIA	DIAMETER	PTD	PAINTED
DR	DOOR	PT	PRESSURE TREATED
DWG	DRAWINGS	RM	ROOM
EXG	EXISTING	TBD	TO BE DETERMINED
EXT	EXTERIOR	TOFF	TOP OF FINISHED FLOOR
FIN	FINISH	UON	UNLESS OTHERWISE NOTED
FLR	FLOOR	VIF	VERIFY IN FIELD
		WDW	WINDOW

PROJECT SUMMARY

PROJECT INCLUDES CONSTRUCTION OF:

- COVERED OPEN PORCH
- UNFINISHED AND UNHEATED STORAGE BENEATH THE COVERED PORCH
- STAIR FROM GRADE TO THE PORCH DECK

AREA OF NEW ROOF (INCLUDING EAVE OVERHANGS):	243 SF.
AREA OF THE PORCH DECK:	201 SF.
AREA OF THE UNFINISHED STORAGE AREA BENEATH THE PORCH:	191 SF.

OUTLINE SPECIFICATION FOR GENERAL CONSTRUCTION

CONTRACTOR SHALL SUPPLY AND INSTALL THE FOLLOWING:

NEW ROOF

FRAMING:	2X WD CONSTRUCTION. SEE STRUCTURAL DRAWINGS. EAVE HEIGHT SHALL MATCH EXISTING AS SHOWN ON DRAWINGS.
SHEATHING:	½ THICK EXTERIOR GRADE PLYWOOD SHEATHING
ROOFING:	ASPHALT, SHINGLES, CERTAINTED OR EQUAL. MATCH EXISTING IN DESIGN INCLUDING COLOR, DIMENSION, TEXTURE AND DETAIL. INSTALL FLASHING WHERE TOP OF ROOF MEETS EXTERIOR WALL OF HOUSE.
DROPPED CEILING:	½ THICK CELLULAR PVC BEADED BOARD ON P.T. STRAPPING.

DOWNSPOUTS/ GUTTERS:

ALUMINUM. DRAIN AWAY FROM HOUSE. MATCH AND CONNECT TO EXISTING.

COLUMNS AND PILASTERS

PRESSURE TREATED POSTS AS PER STRUCTURAL DRAWINGS.
FIBER REINFORCED POLYMER COLUMN COVERS.
SQUARE AND UN-TAPERED WITH DORIC CAPITAL AND BASE.

PORCH DECK/UNFINISHED STORAGE ROOF

2X TAPERED PRESSURE TREATED WD FRAMING WITH DRAINAGE PLANE ABOVE. SEE STRUCTURAL DRAWINGS.
INSTALL DRAINAGE PLANE ABOVE 2X FRAMING WITH WATERPROOF ROOFING OVER ¾" EXTERIOR GRADE PLYWOOD.
INSTALL TAPERED PT WD FRAMING WITH DECKING ON TOP OF DRAINAGE PLANE.
DECKING SHALL BE 1X4 IPE BOARDS W/ NATURAL FINISH. MAINTAIN 3/16" SPACE BETWEEN.
INSTALL FLASHING/ COUNTER-FLASHING WHERE ROOFING MEETS EXISTING BRICK WALL.

EXTERIOR STAIRS

PRESSURE TREATED LUMBER FRAMING.
LOWEST STEP SHALL SIT ON CONCRETE FOOTING CONTINUED BELOW FROST LINE.
STAIR RISERS: 1" TH. CELLULAR PVC
STAIR TREAD: 1" TH. IPE WOOD

TRIM AND MOLDINGS

STANDING AND RUNNING TRIM, & STAIR SKIRTING SHALL BE SMOOTH SURFACE CELLULAR PVC, PAINTED TO MATCH EXISTING.
TRIM AND MOLDINGS SHALL MATCH DIMENSION AND CONFIGURATION OF EXISTING UNLESS OTHERWISE NOTED.

PORCH RAILING

STAIR RAILING/PORCH GUARD RAIL SHALL BE TIMBERTECH COMPOSITE RAIL SYSTEM.
HANDRAIL: TRADEMARK HANDRAIL
NEWEL: 4X4 SLEEVE W/ 4X4 ISLAND CAP, 4X4 SKIRT
BALUSTER: 1.25 X 1.25 SQ COMPOSITE

UNFINISHED STORAGE AREA WALL

CONCRETE FOUNDATION WALL ON CONCRETE FOOTING WITH NATURAL STONE VENEER WHERE EXTERIOR FACES OF THE WALL SIT ABOVE GRADE. WATERPROOF THE CONCRETE WALL.
NATURAL STONE VENEER DESIGN SHALL MATCH THE EXISTING RUBBLE STONE FOUNDATION IN STONES' DIMENSIONS, COLORS, TEXTURES, AND JOINTS.
INSTALL VENEER AS PER SUPPLIER'S RECOMMENDATION.

UNFINISHED STORAGE AREA FLOOR

4" CONCRETE SLAB SLOPED AT 1/8" PER FOOT MIN. TOWARD ENTRY DOOR.
SLAB SHALL SIT ON CONCRETE-RATED MOISTURE BARRIER MOISTURE BARRIER AND 4" (MIN) OF COMPACTED GRAVEL.

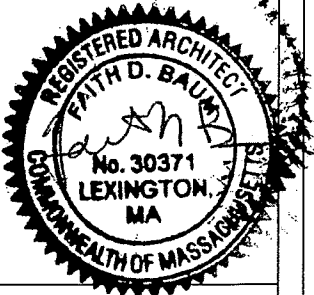
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Lexington, MA
02420
781-674-9344
www.faithbaumarchitects.com

Sweeney Residence
24 Langley Road
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SPECIAL
PERMIT

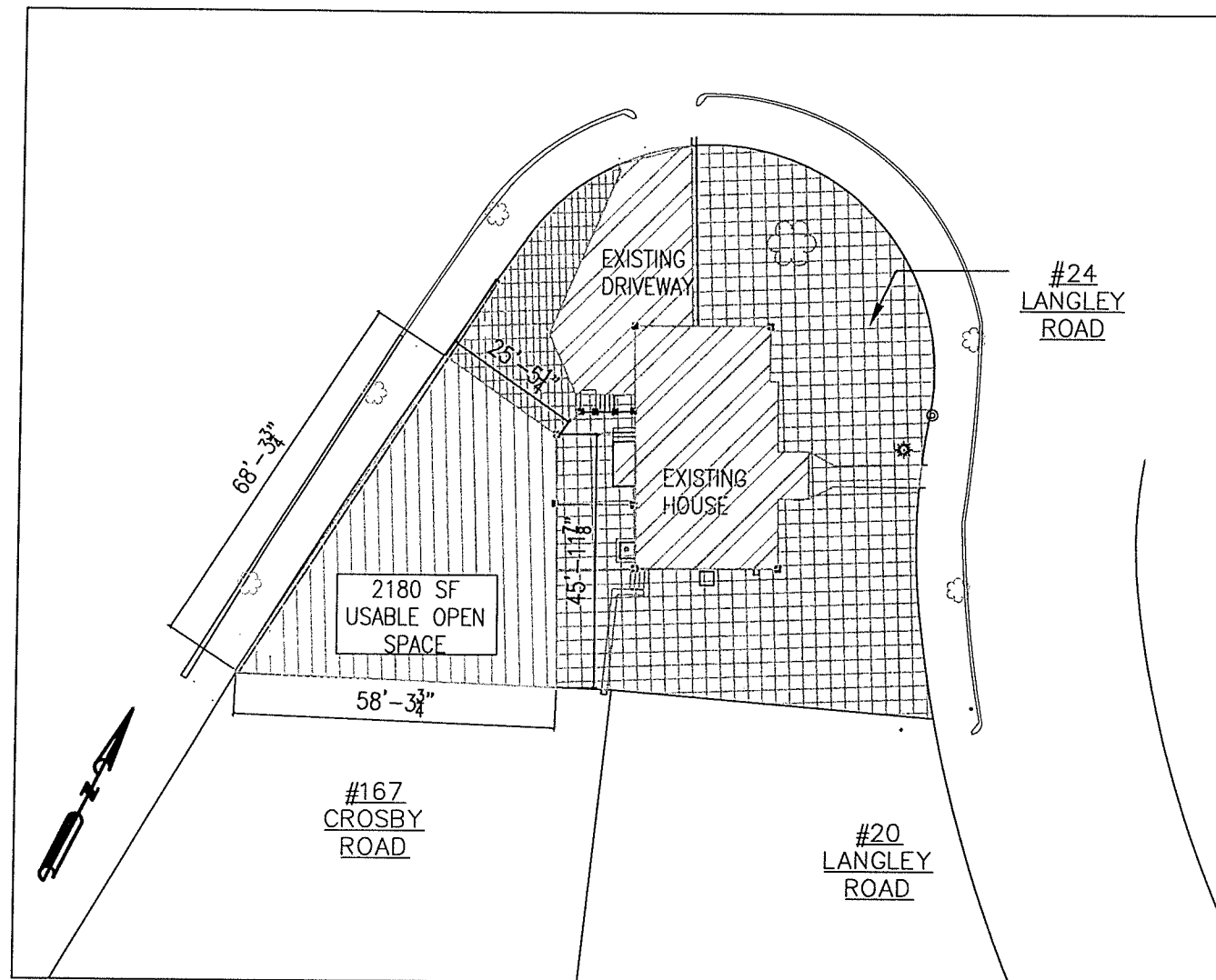
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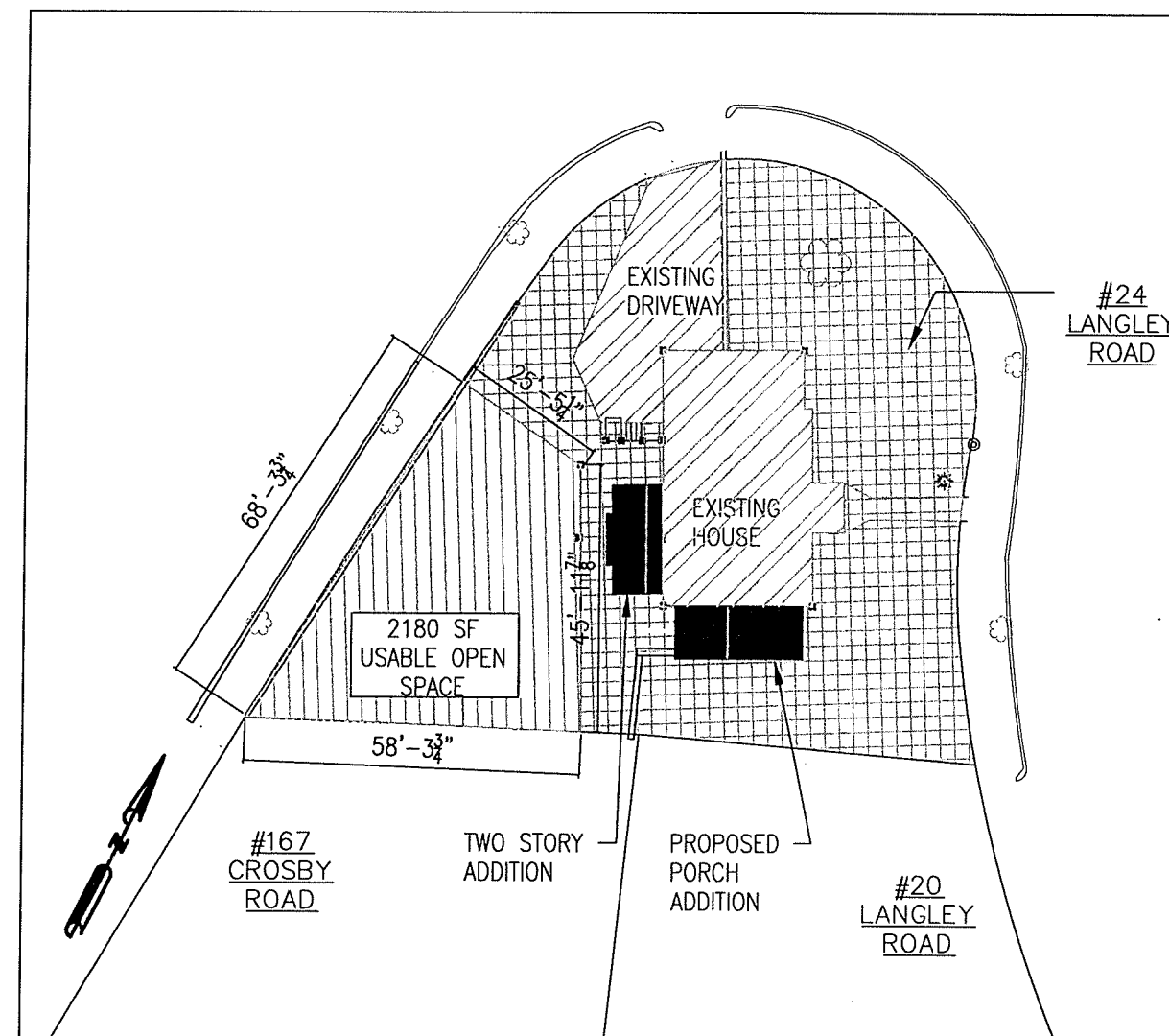


DRAWING LIST,
ABBREVIATIONS,
PROJECT
SUMMARY, &
OUTLINE
SPECIFICATION

CS



PLOT PLAN SHOWING EXISTING USABLE AND LANDSCAPED OPEN SPACE



PLOT PLAN SHOWING PROPOSED USABLE AND LANDSCAPED OPEN SPACE



LEGEND- OPEN SPACE

LANDSCAPED:

USABLE:

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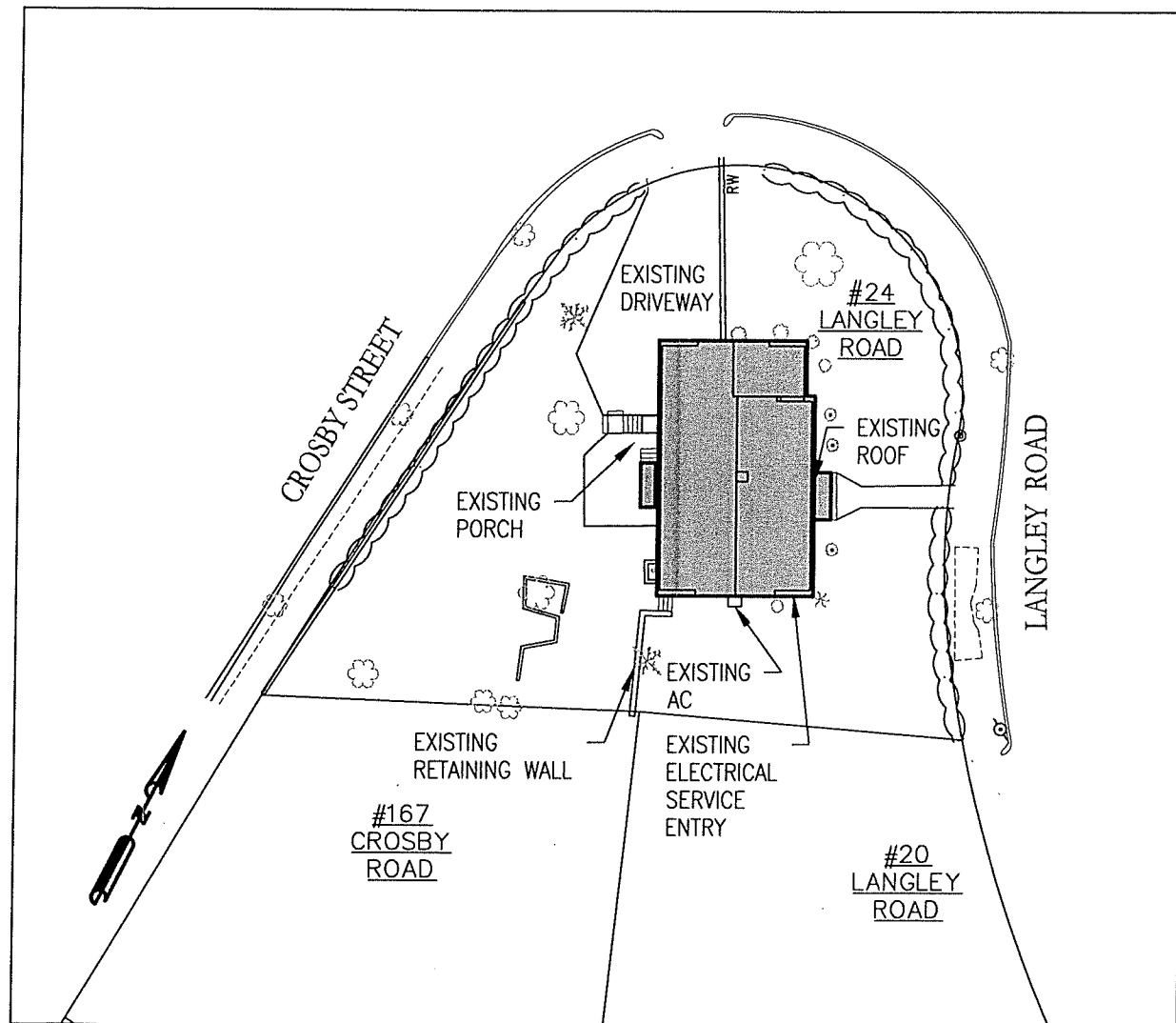
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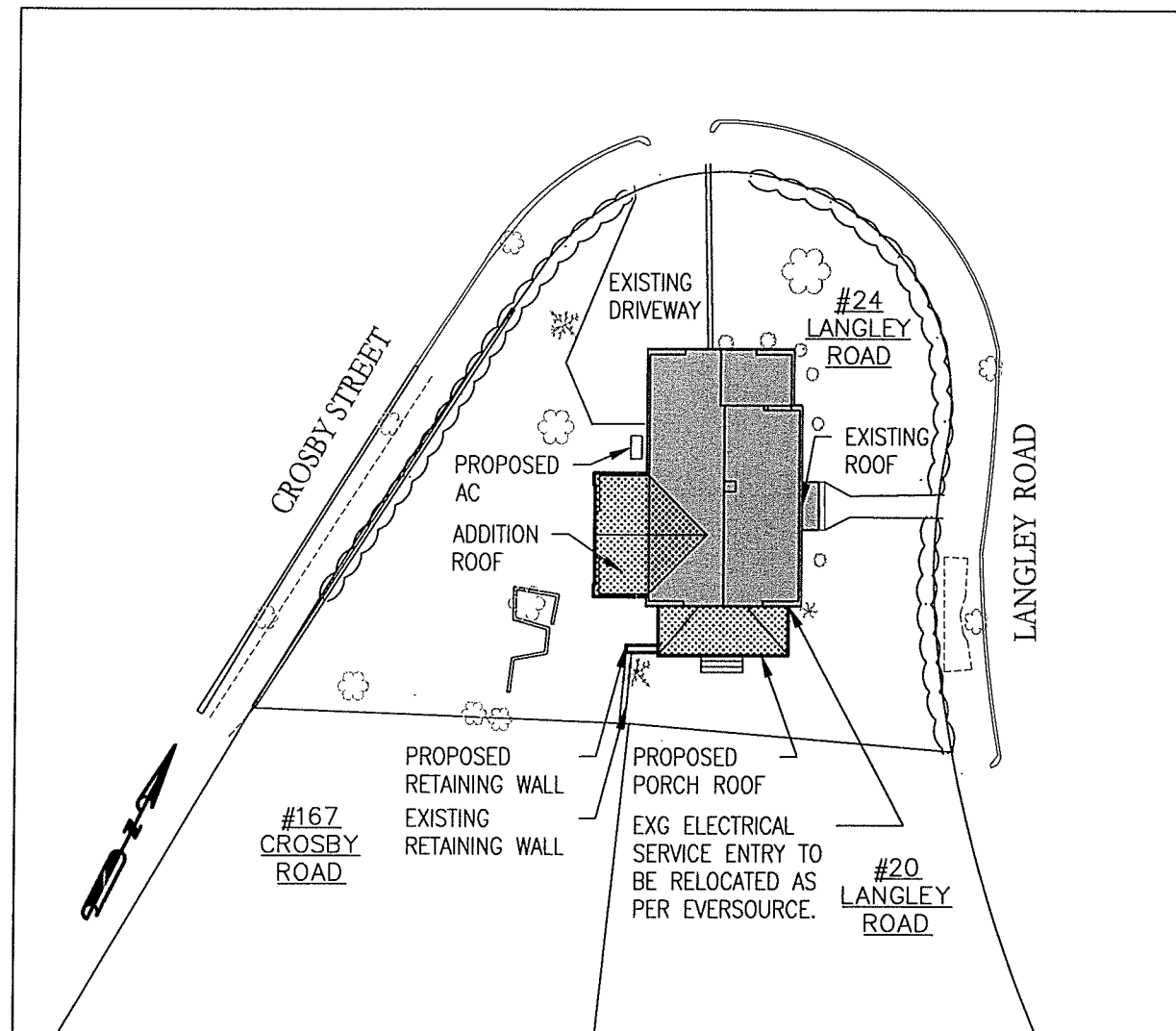


SITE PLANS SHOWING EXISTING AND PROPOSED USABLE AND LANDSCAPED OPEN SPACE

P1.0



1 PLOT PLAN SHOWING EXISTNG ROOFS



2 PLOT PLAN SHOWING PROPOSED ROOFS



LEGEND

EXISTING 
NEW 

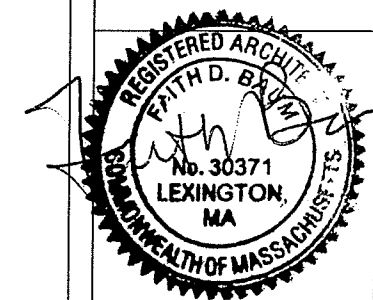
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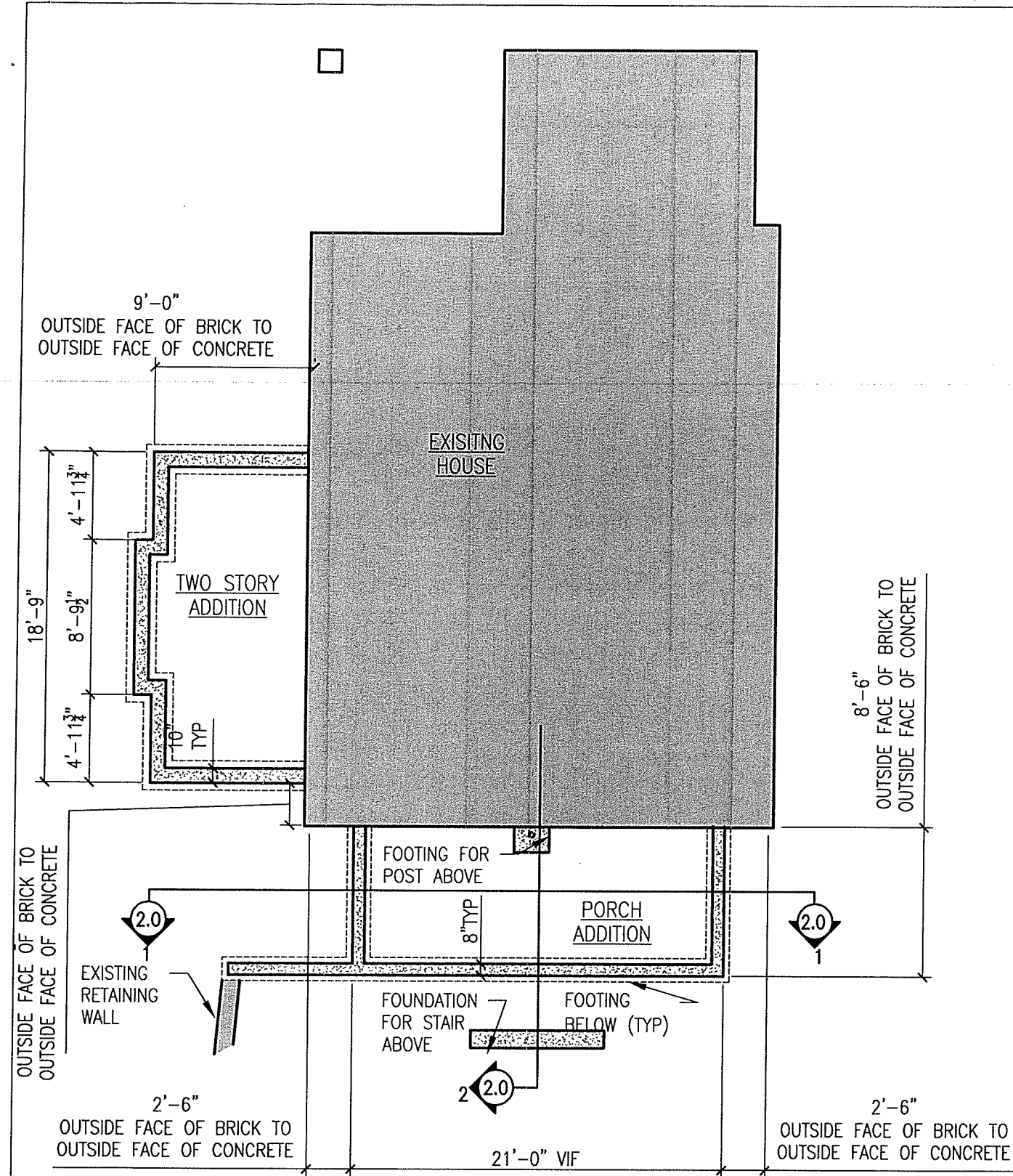
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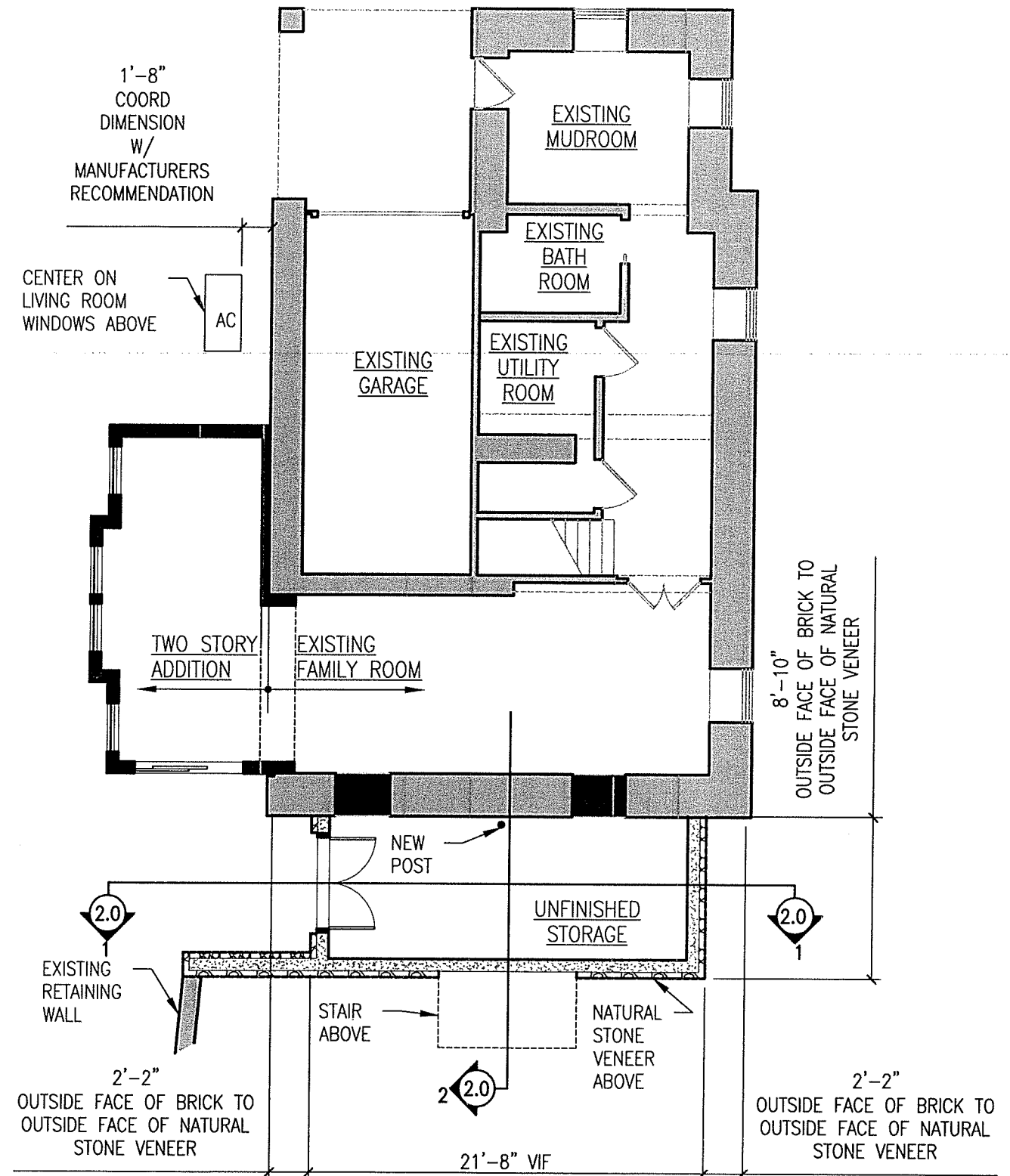


SITE PLANS
SHOWING
EXISTING &
PROPOSED
ROOFS

A1.0



1 PROPOSED FOUNDATION PLAN



2 PROPOSED BASEMENT PLAN

LEGEND

EXG WALL	
NEW WALL	
NEW FOUNDATION WALL	



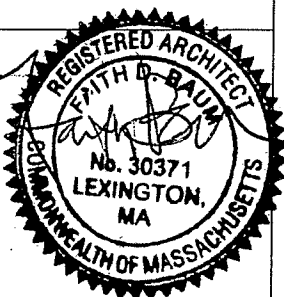
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SPECIAL PERMIT

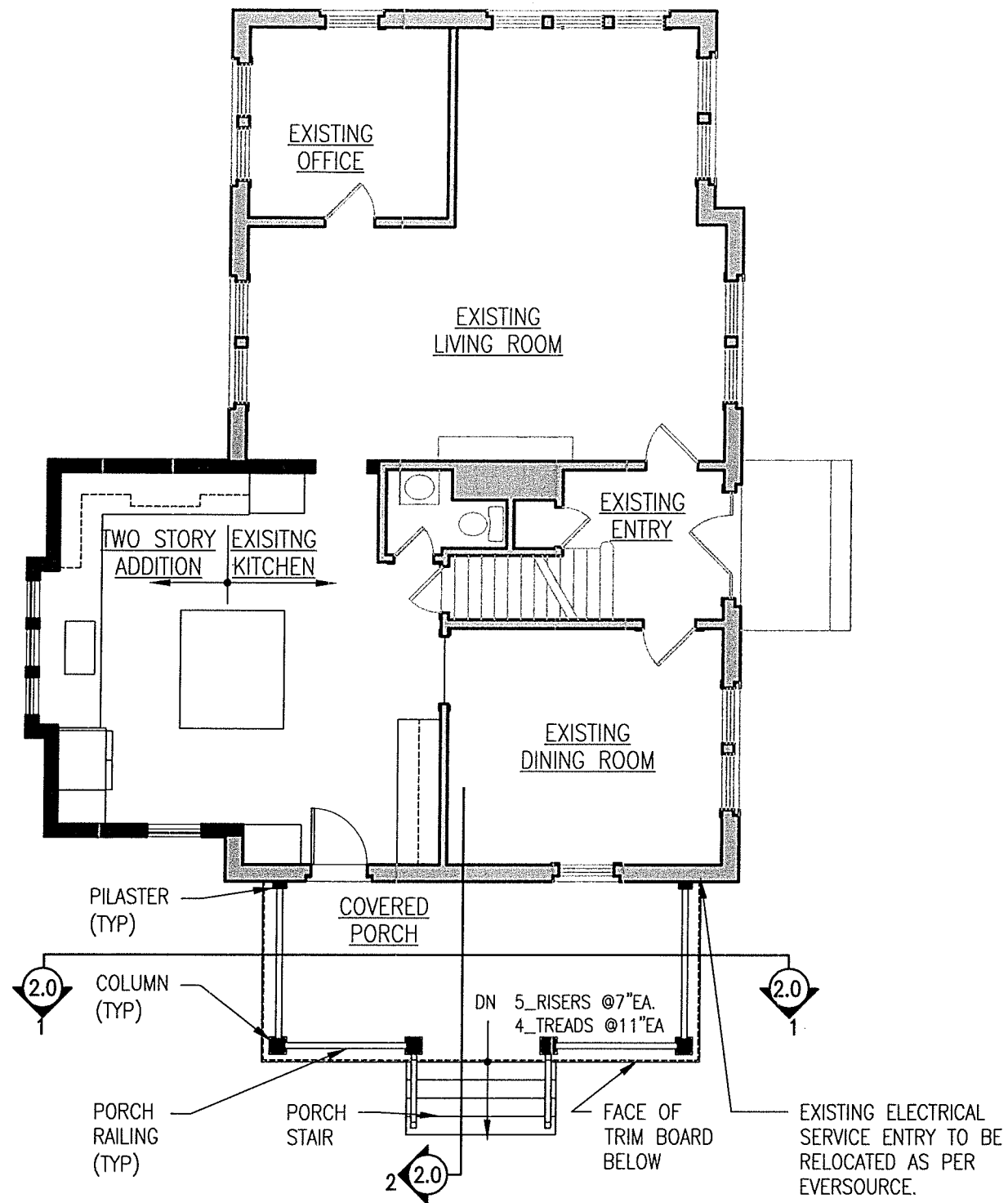
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SEPT 01, 2022

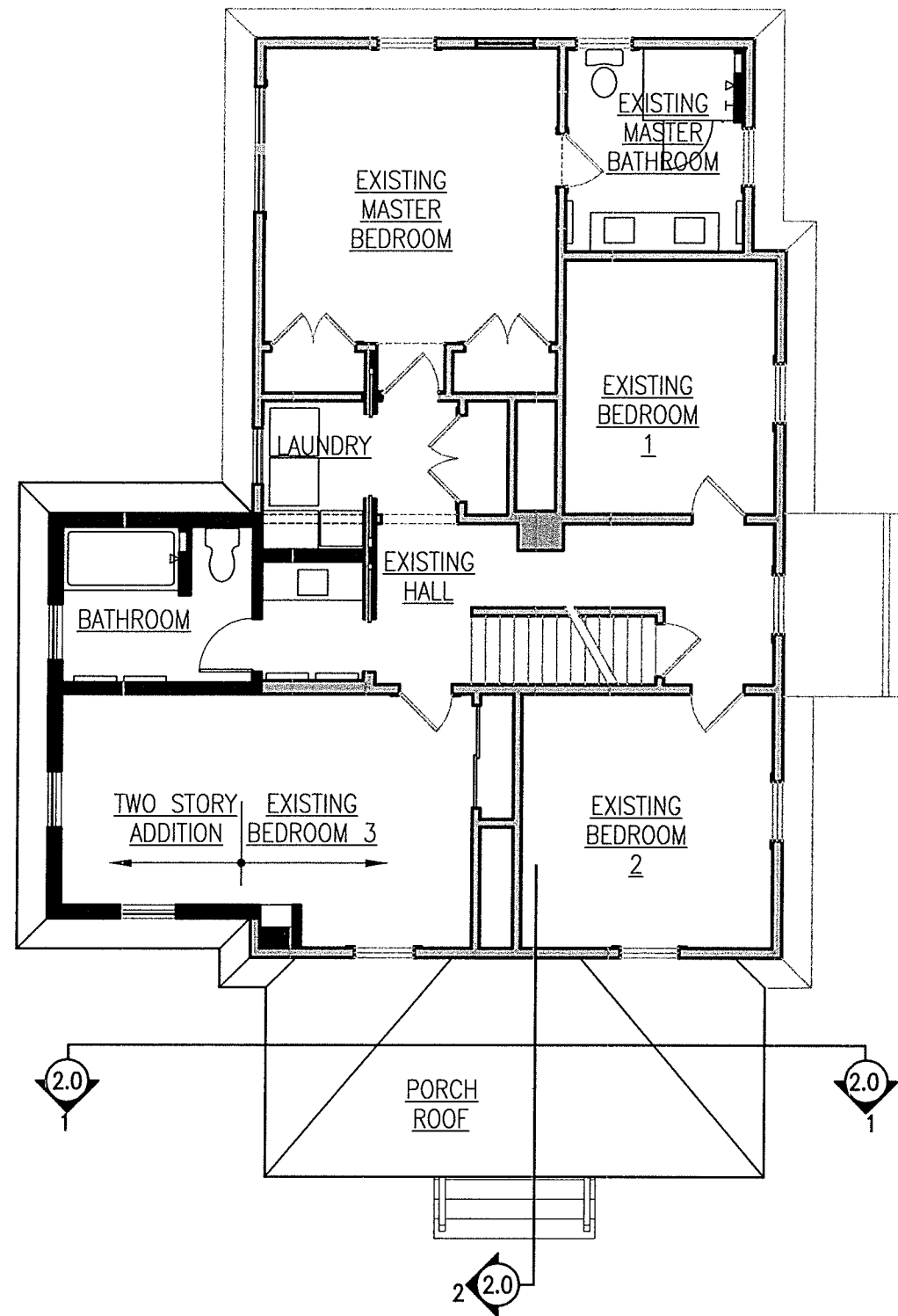


PROPOSED FOUNDATION PLAN & BASEMENT PLAN SHOWING PORCH

A1.1



1 PROPOSED 1ST FLOOR PLAN



2 PROPOSED 2ND FLOOR PLAN



LEGEND

EXG WALL

NEW WALL

FAITH BAUM ARCHITECTS
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Lexington, MA 02420
781-674-9344
www.faithbaumarchitects.com

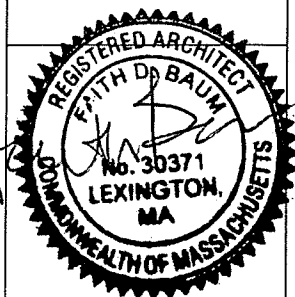
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SPECIAL PERMIT

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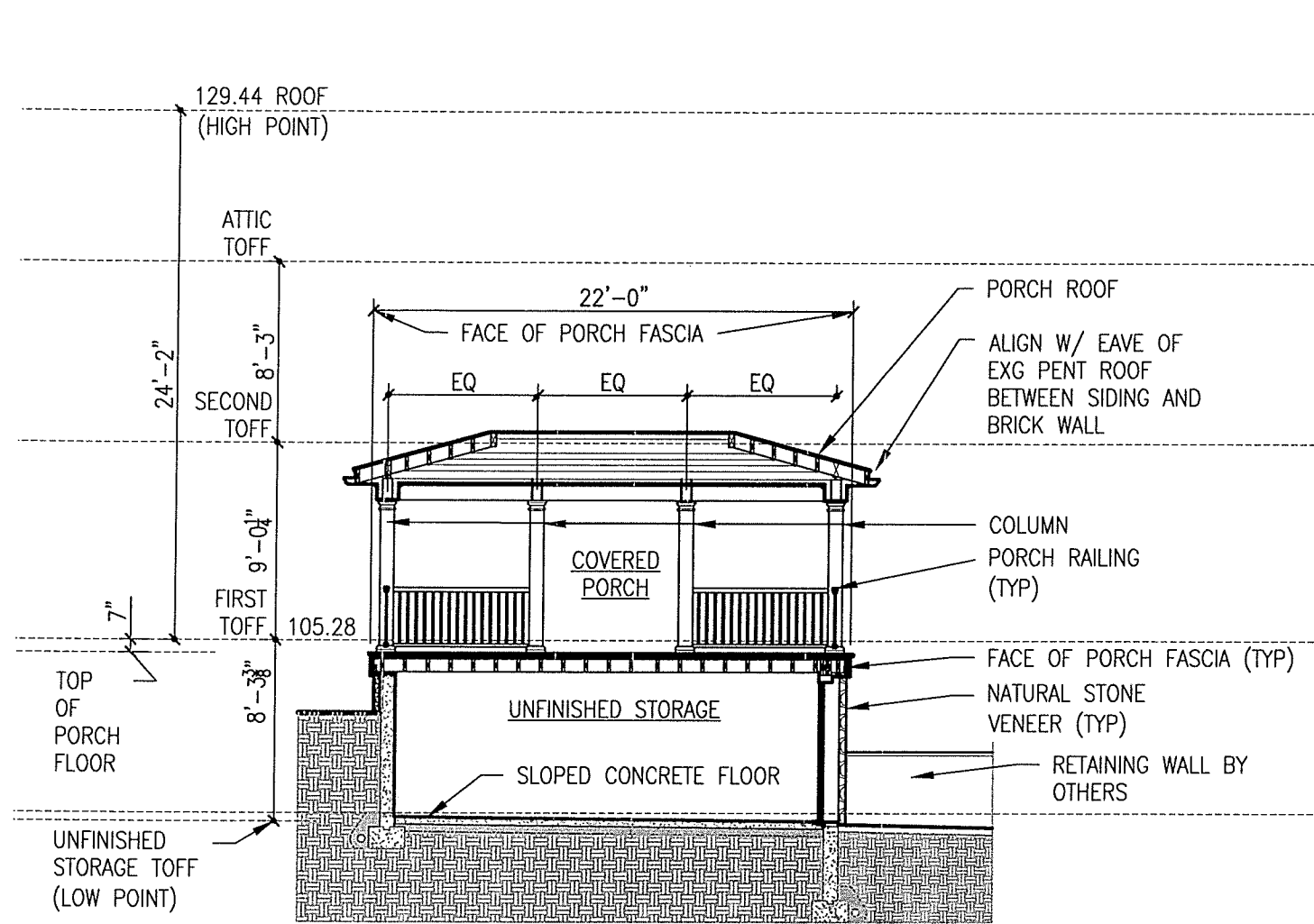
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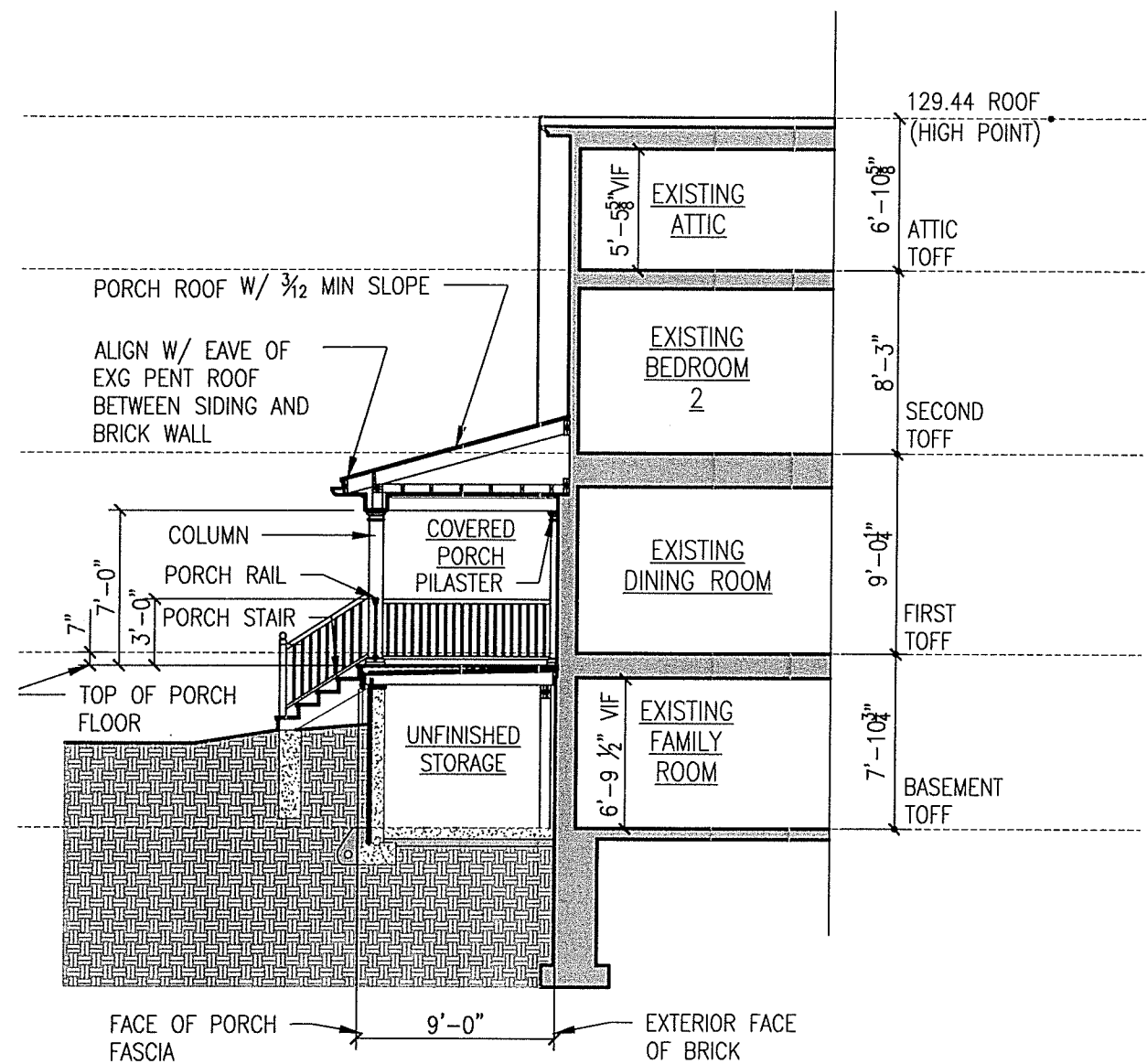


PROPOSED 1ST FLOOR PLAN & 2ND FLOOR PLAN SHOWING PORCH

A1.2



1 E-W SECTION



2 N-S SECTION

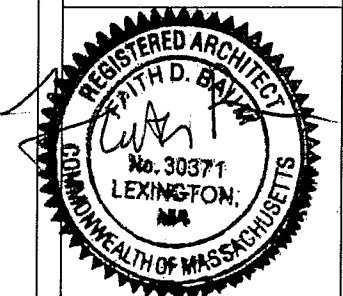
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SPECIAL PERMIT

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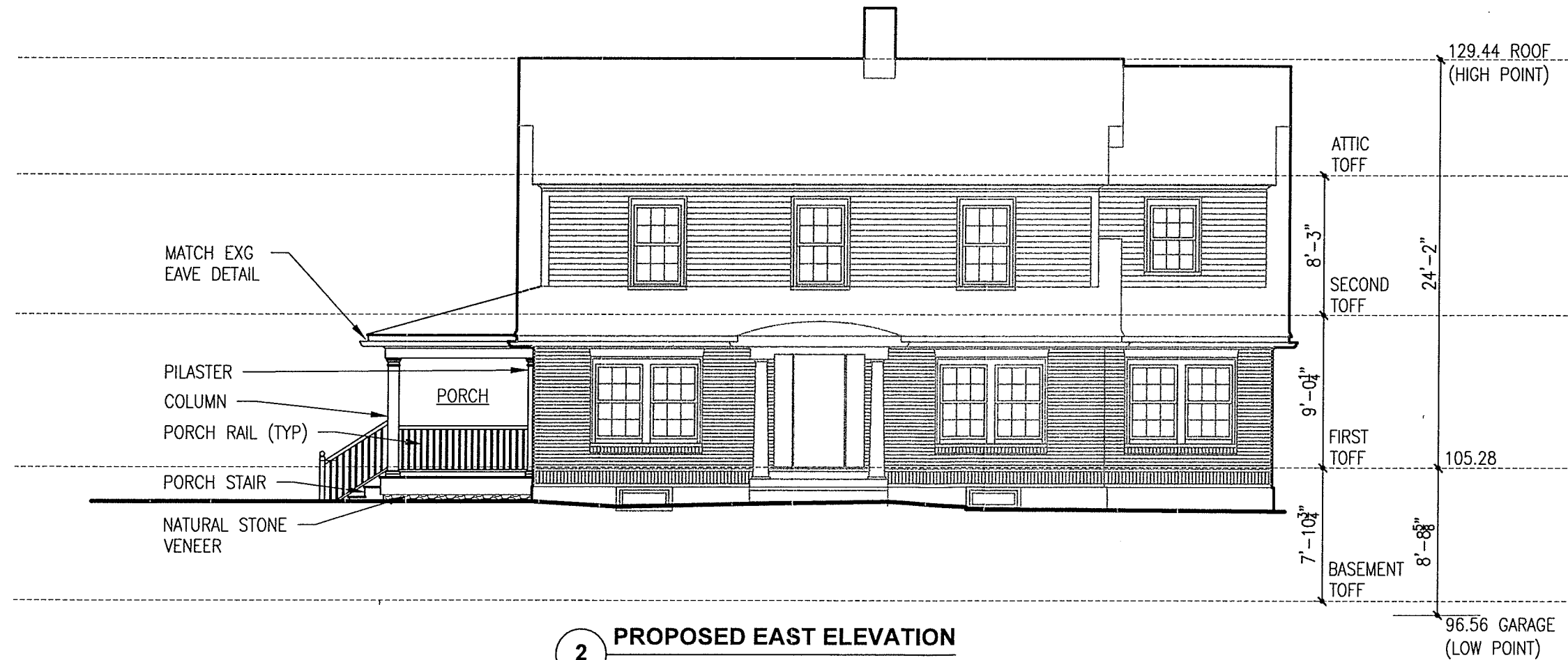


PROPOSED
E-W SECTION
AND
N-S SECTION
SHOWING
PORCH

A2.0



1 EXISTING EAST ELEVATION



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02420
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Sweeney Residence
24 Langley Road
Arlington, MA
02474

SPECIAL
PERMIT

SCALE:
1/8"=1'-0"

DATE:
SEPT 01, 2022



EXISTING AND
PROPOSED
EAST
ELEVATION
SHOWING
PORCH

A3.0



1 EXISTING WEST ELEVATION



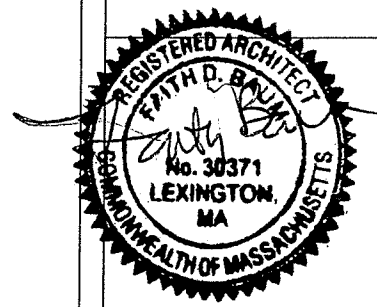
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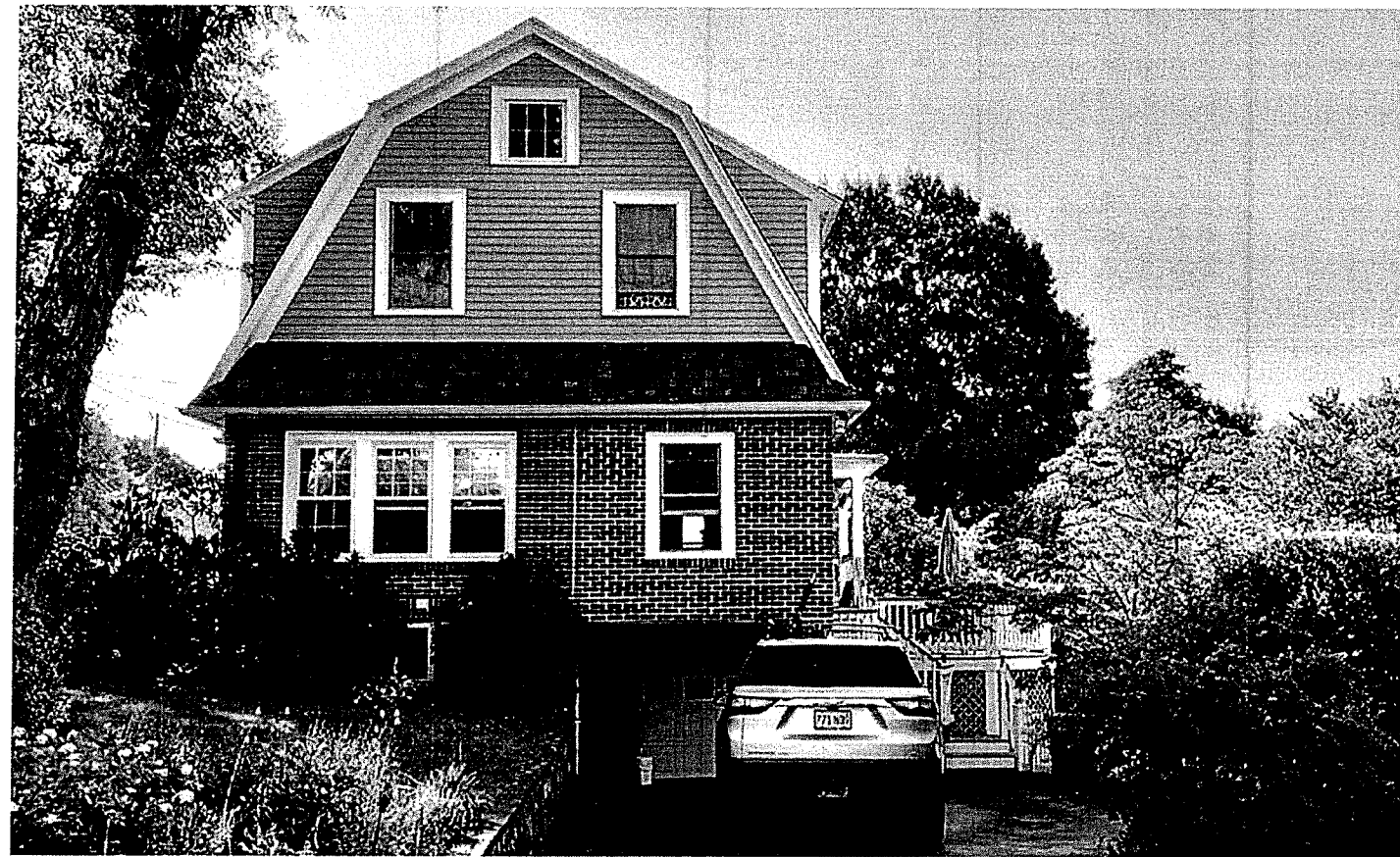
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1/8"=1'-0"

DATE:
SEPT 01, 2022

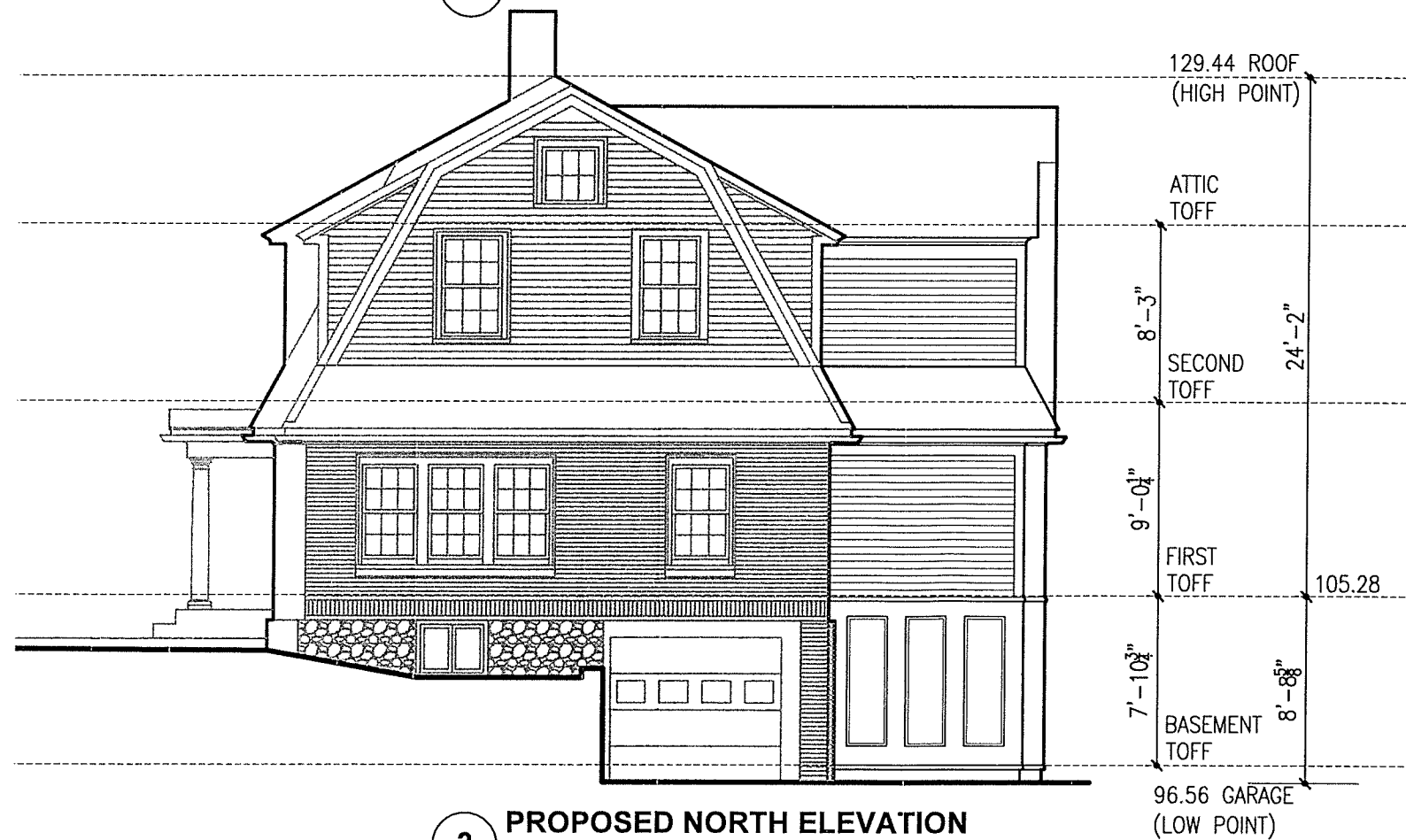


EXISTING AND PROPOSED WEST ELEVATION SHOWING PORCH

A3.1



1 EXISTING NORTH ELEVATION



2 PROPOSED NORTH ELEVATION

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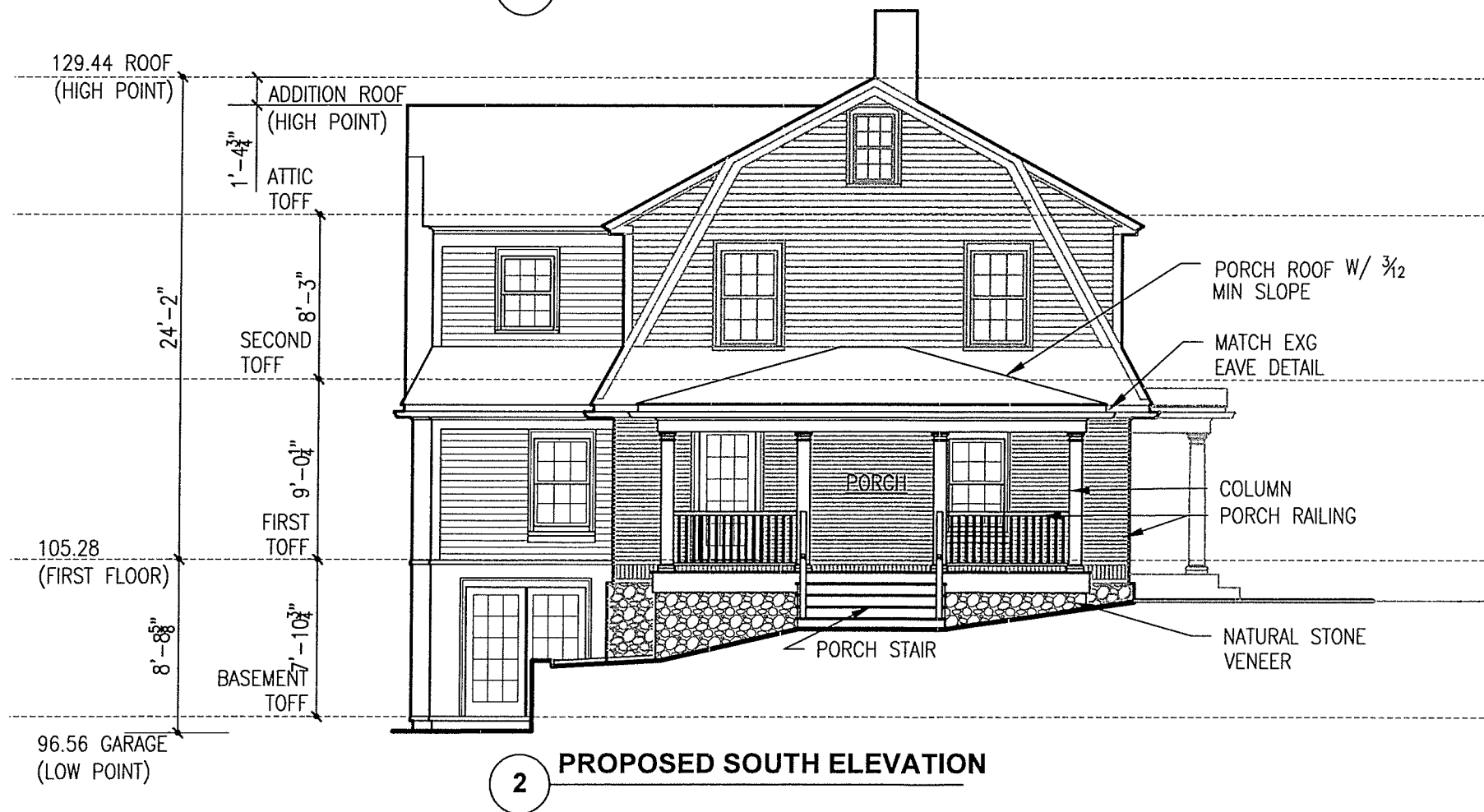


EXISTING AND
PROPOSED
NORTH
ELEVATION

A3.2



1 EXISTING SOUTH ELEVATION



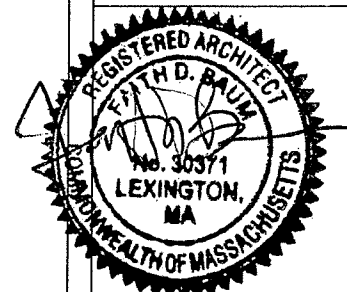
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EXISTING AND PROPOSED SOUTH ELEVATION SHOWING PORCH

A3.3



11 UPLAND ROAD



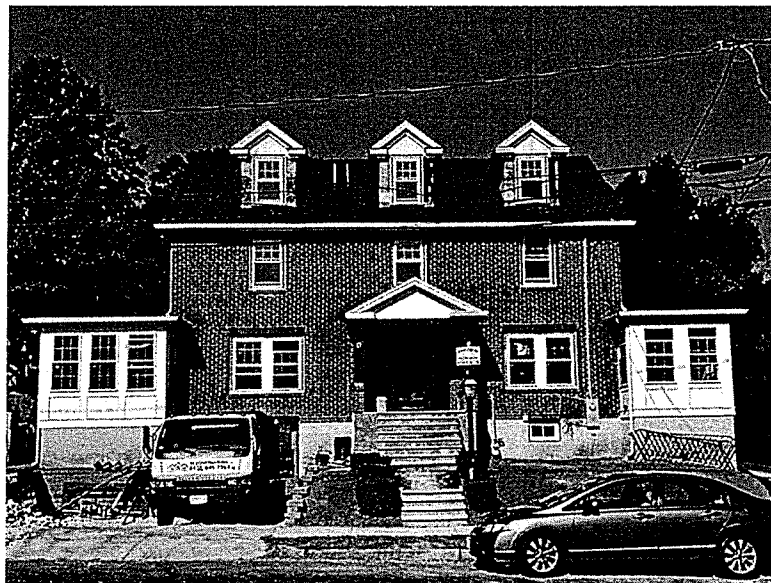
19 LANGLEY ROAD



20 LANGLEY ROAD



65 FALMOUTH ROAD



200 CROSBY STREET

NEIGHBORHOOD FEATURES

ONE STORY **PORCHES** FLANKING THE MAIN BODY OF THE HOUSE.

FRONT **ENTRIES** CENTERED ON THE MASS OF THE BODY OF THE HOUSE.

SCALE CREATED BY SECONDARY ROOFS LOCATED OVER THE FIRST STORY.

STRONG PEDESTRIAN **CONNECTIONS** TO THE YARD AND TO THE STREET