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

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON


In the matter of the Application of 39 Woodside Lane
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*:

R-1 Zoning District. Applicant seeks a special permit for a large addition - Zoning Bylaw
Section 5.4B(6).

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 39 Woodside Lane 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:

R-1 Zoning District. Applicant seeks a special permit for a large addition - Zoning Bylaw Section
5.4.2B(6).

E-Mail: steph@acgeneralcontractinginc.com Signed:  Date: 08/11/2022
Telephone: 857-888-2134 Address: 28 Revere Road, Woburn, MA 01801

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-1 Zoning District. Applicant seeks a special permit for a large addition - Zoning Bylaw Section 5.4.2B(6).

B). Explain why the *requested use is essential or desirable to the public convenience or welfare*.
The requested special permit and the construction/remodeling contemplated will substantially improve an existing property which is in substantial disrepair. It will enhance the property, the neighborhood and are in keeping with the character of the neighborhood.

C). Explain why *the requested use will not create undue traffic congestion, or unduly impair pedestrian safety*.
We are not adding any additional vehicles to the roadway system.

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*.
We are not adding any additional water or sewer service connections we are only adding an addition to an existing single family dwelling.

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.

No special regulations apply.

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 proposed renovations will significantly enhance and improve this property which is in disrepair.

As such, the proposed renovations will positively enhance the neighborhood and are in keeping with the character of the neighborhood.

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 proposed renovations are to an existing single family home. When completed, the home will remain a single family but will have a more adequate living space for a family. The proposed addition will clearly not cause an excess of that particular use nor will it 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: 39 Woodside Lane Zoning District: R-1

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):
1780 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):
4145 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	9,120 s.f.	9,120 s.f.	min. 6,000 s.f.
7. Frontage (Ft.)	64.27'	64.27'	min. 60'
8. Floor area ratio	0.19	0.45	max.
9. Lot Coverage (%)	11.5%	26.8%	max 35%
10. Lot Area per Dwelling Unit (Sq. Ft.)	9,120 s.f.	9,120 s.f.	min. 6,000 s.f.
11. Front Yard Depth (Ft.)	38.3'	25.2'	min. 25'
12. Left Side Yard Depth (Ft.)	13.6'	10.4'	min. 10'
13. Right Side Yard Depth (Ft.)	36.6'	14.8'	min. 10'
14. Rear Yard Depth (Ft.)	11.9'	11.9'	min. 20'
15. Height (Stories)	2	2	max. 2 1/2
16. Height (Ft.)	29.0'	34.2'	max. 35'
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	5,424 s.f.	4,589 s.f.	
17A. Landscaped Open Space (% of GFA)	304 %	111 %	min. 10%
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	5,424 s.f.	4,589 s.f.	
18A. Usable Open Space (% of GFA)	304 %	111 %	min. 30%
19. Number of Parking Spaces	1	2	min. 2
20. Parking area setbacks (if applicable)	N/A	N/A	min.
21. Number of Loading Spaces (if applicable)	N/A	N/A	min.
22. Type of construction	Wood	Wood	N/A
23. Slope of proposed roof(s) (in. per ft.)	4/12	6/12	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: 39 Woodside Lane

Zoning District: R-1

OPEN SPACE*	EXISTING	PROPOSED
Total lot area	<u>9,120 s.f.</u>	<u>9,120 s.f.</u>
Open Space, Usable	<u>5,424 s.f.</u>	<u>4,589 s.f.</u>
Open Space, Landscaped	<u>5,424 s.f.</u>	<u>4,589 s.f.</u>

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

GROSS FLOOR AREA (GFA) †

Accessory Building	<u>0</u>	<u>0</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>0</u>	<u>0</u>
1 st Floor	<u>703</u>	<u>1895</u>
2 nd Floor	<u>739</u>	<u>1481</u>
3 rd Floor	<u>0</u>	<u>0</u>
4 th Floor	<u>0</u>	<u>0</u>
5 th Floor	<u>0</u>	<u>0</u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>338</u>	<u>769</u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u>0</u>	<u>0</u>
All weather habitable porches and balconies		
Total Gross Floor Area (GFA)	<u>1780</u>	<u>4145</u>

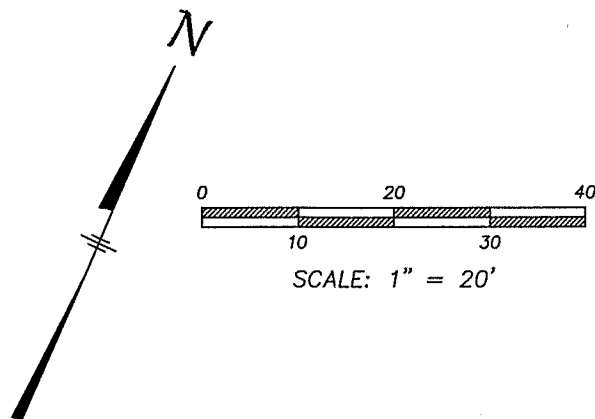
† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

REQUIRED MINIMUM OPEN SPACE AREA

Landscaped Open Space (Sq. Ft.)	<u>5,424 s.f.</u>	<u>4,589 s.f.</u>
Landscaped Open Space (% of GFA)	<u>304 %</u>	<u>111 %</u>
Usable Open Space (Sq. Ft.)	<u>5,424 s.f.</u>	<u>4,589 s.f.</u>
Usable Open Space (% of GFA)	<u>304 %</u>	<u>111 %</u>

This worksheet applies to plans dated 06.20.22 designed by Paul R. Lessard
Architect

Reviewed with Building Inspector: _____ Date: _____



NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: BETTER HOMES REALTY LLC

TITLE REFERENCE: BK 79628 PG 176

PLAN REFERENCE: BK 7738 END

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

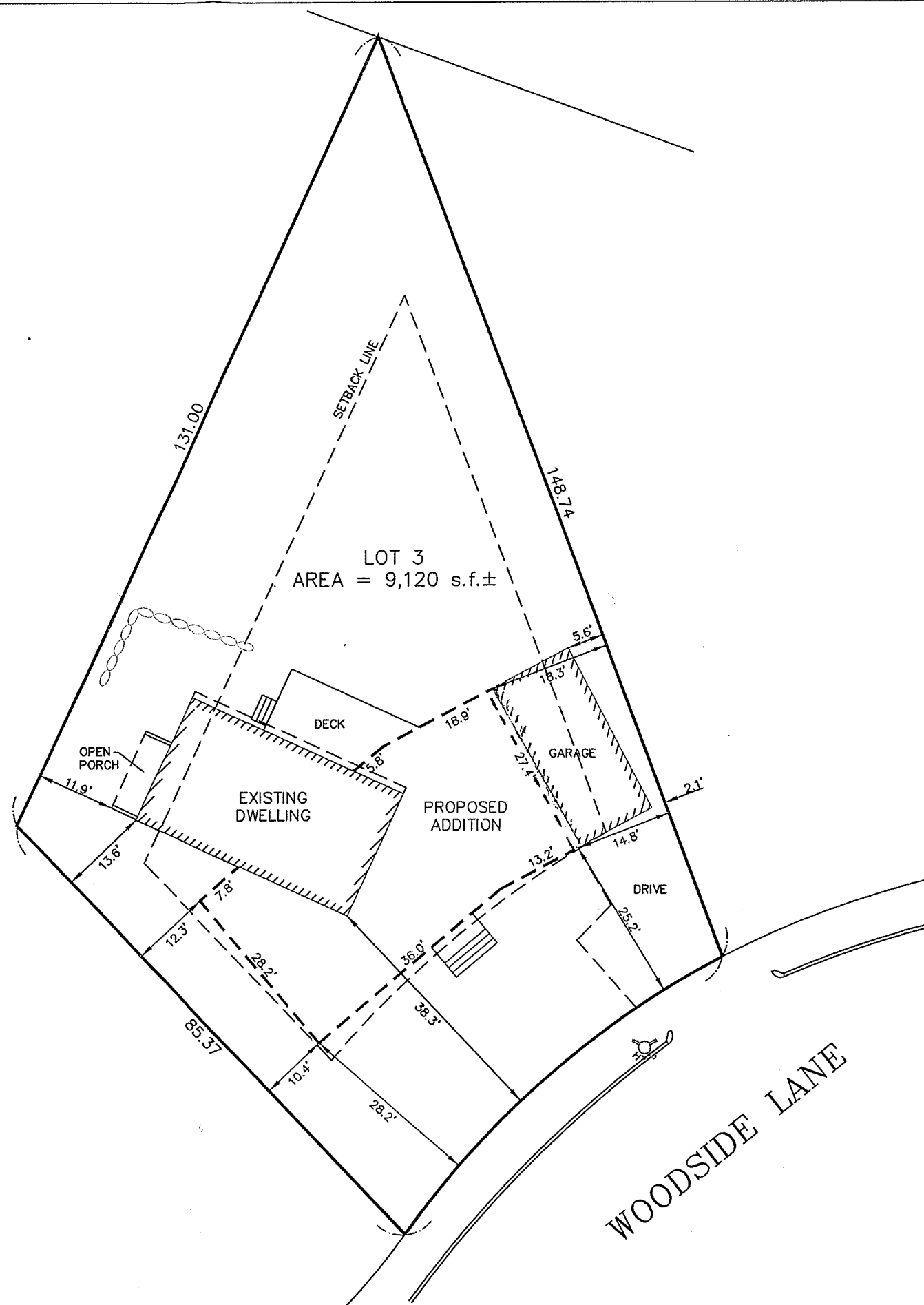
TO: BETTER HOMES REALTY L.L.C.

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: MAY 20, 2022
DATE OF PLAN: MAY 20, 2022
DATE OF PLAN: JULY 20, 2022 (PROPOSED ADDITION)
REVISION: AUGUST 6, 2022 (PROPOSED ADDITION CHANGED)

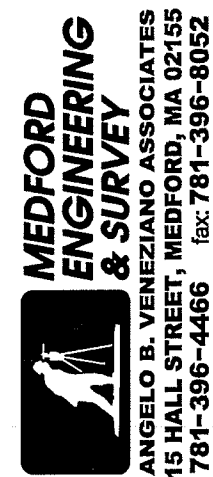

RICHARD J. MEDE, JR. P.L.S.

08/06/2022
DATE:



PROPOSED PLOT PLAN
39 WOODSIDE ROAD
ARLINGTON, MA.
(MIDDLESEX COUNTY)

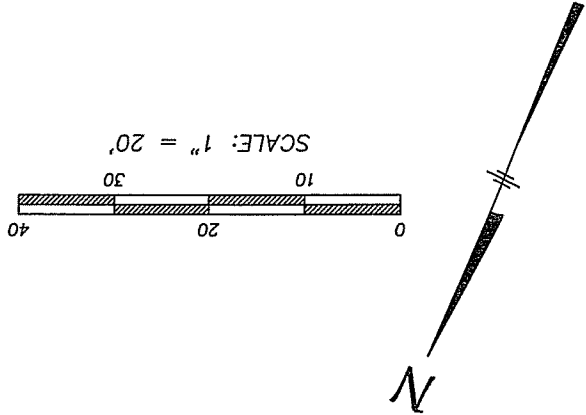
PREPARED BY:



PREPARED FOR:

A.C. GENERAL

DRAWN	CHECKED	FILE No.
CAV	RJM	21526



NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: BETTER HOMES REALTY LLC

TITLE REFERENCE: BK 79628 PG 176

PLAN REFERENCE: BK 7738 END

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SURVEYOR'S CERTIFICATION:

TO: BETTER HOMES REALTY L.L.C.

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: MAY 20, 2022

DATE OF PLAN: MAY 20, 2022
REVISION: MAY 25, 2022 (ELEVATIONS)

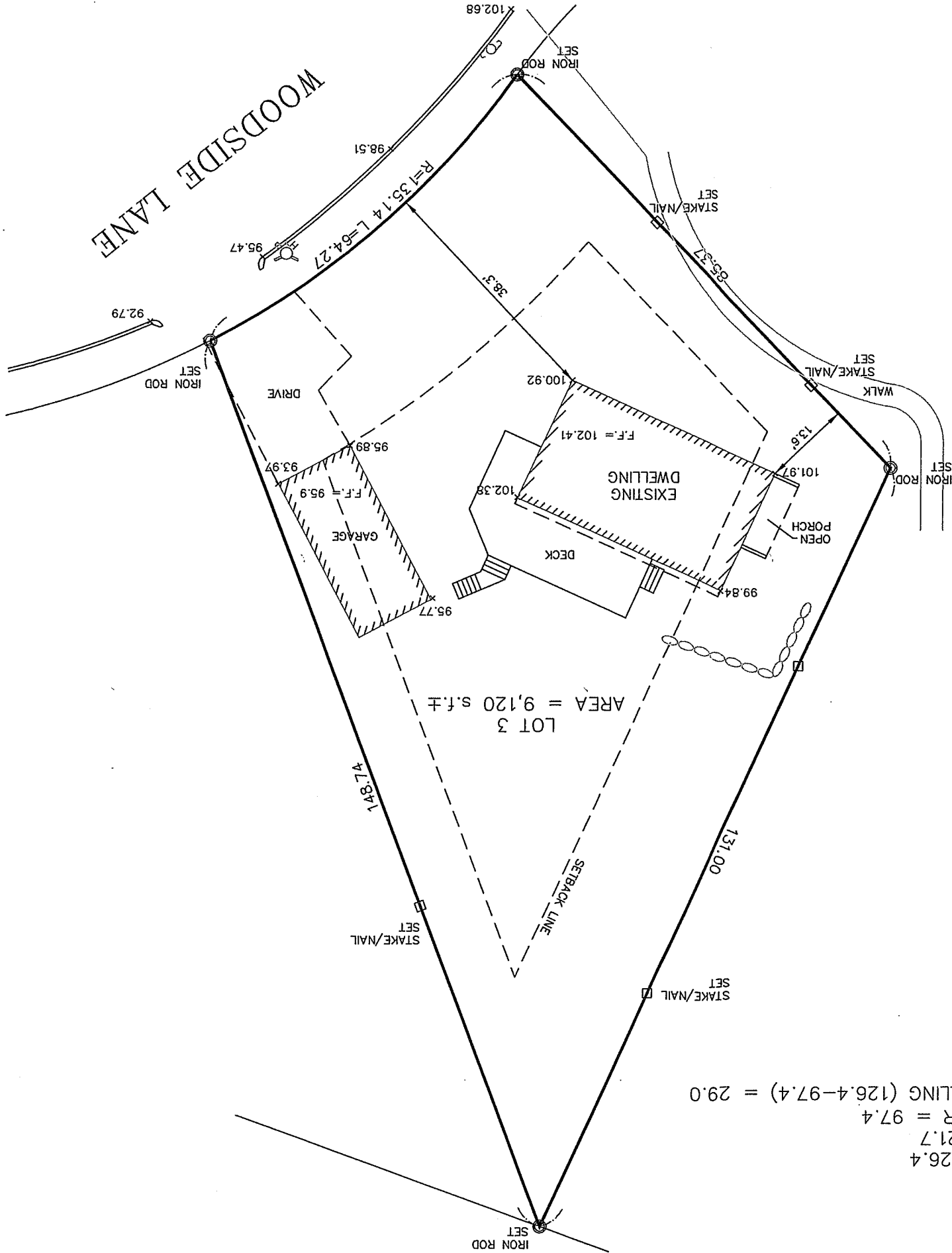
REVISION: JUNE 10, 2022 (ADDED ELEV)
REVISION: JULY 21, 2022 (SET PROPERTY)

RICHARD J. MEDE, JR. P.L.S.

DATE: 07/21/2022



ROOF PEAK = 126.4
ROOF DRIP = 121.7
AVG TOP GUTTER = 97.4
HEIGHT OF DWELLING (126.4-97.4) = 29.0



PREPARED FOR:

A.C. GENERAL

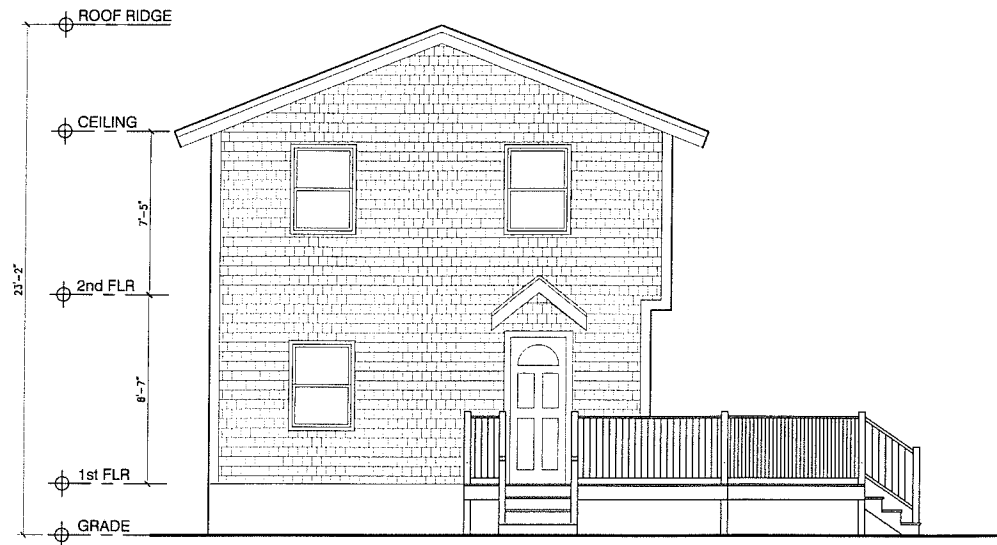
PREPARED BY:



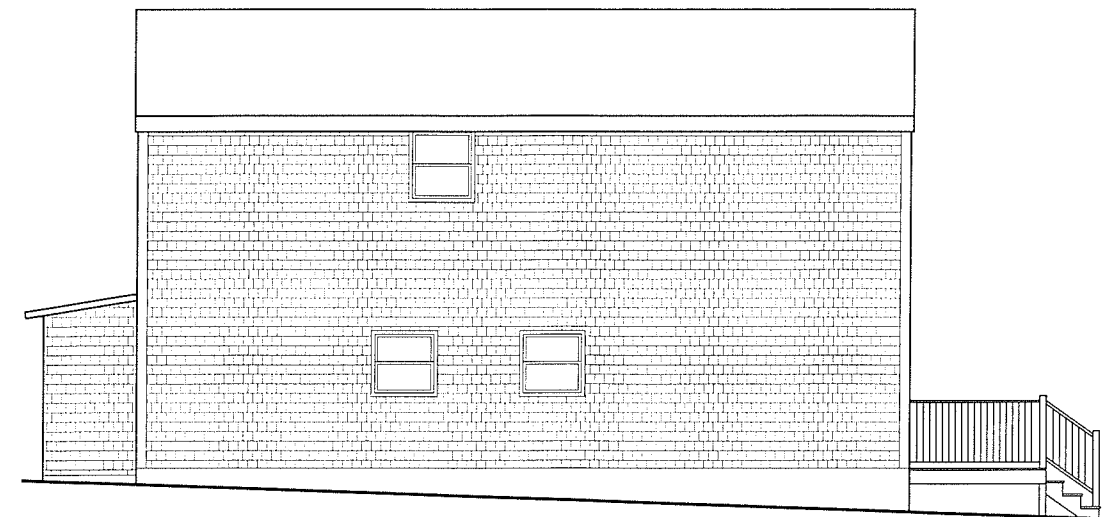
ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

DRAWN	CHECKED	FILE NO.
CAV	RJM	21526

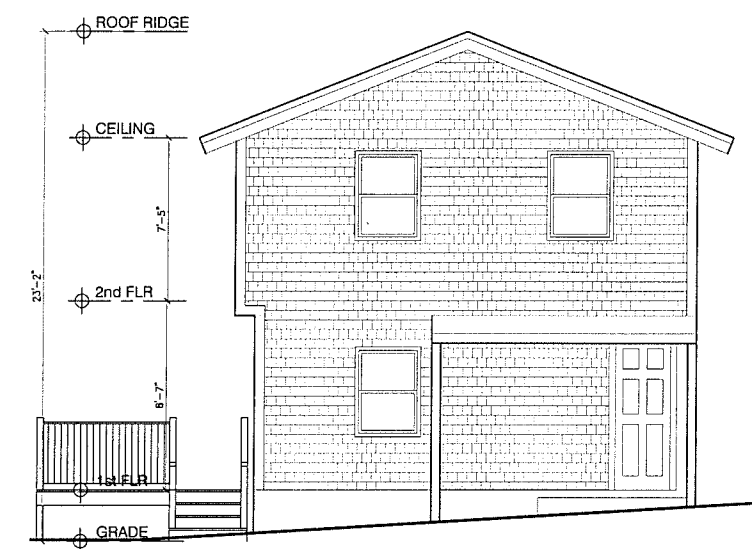
CERTIFIED PLOT PLAN
39 WOODSIDE LANE
ARLINGTON, MA.
(MIDDLESEX COUNTY)



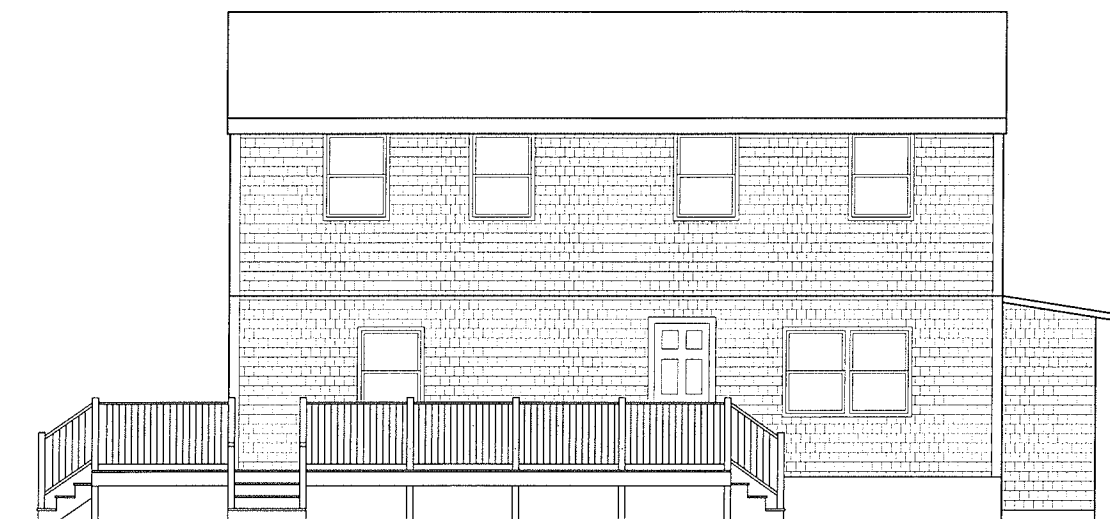
1
A1
EXISTING WEST (FRONT) ELEVATION
1/4" = 1'-0"



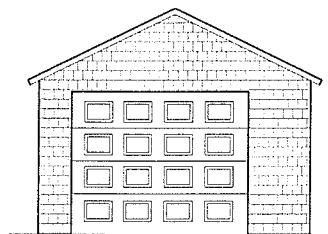
2
A1
EXISTING NORTH ELEVATION
1/4" = 1'-0"



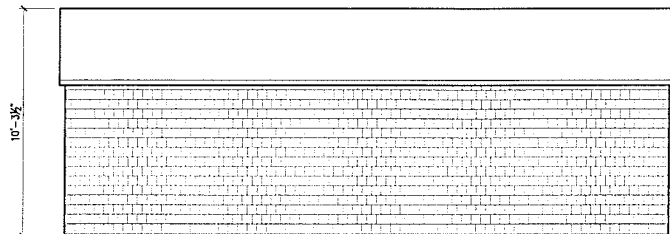
3
A1
EXISTING EAST (REAR) ELEVATION
1/4" = 1'-0"



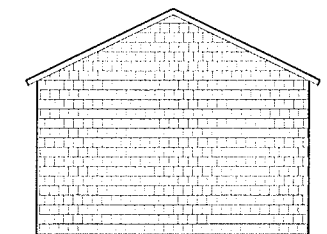
4
A1
EXISTING SOUTH ELEVATION
1/4" = 1'-0"



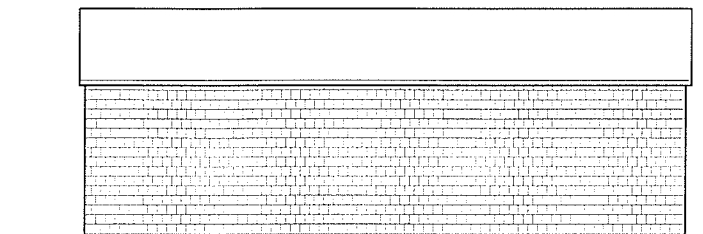
5
A1
EXISTING GARAGE WEST (FRONT) ELEV.
1/4" = 1'-0"



6
A1
EXISTING GARAGE NORTH ELEV.
1/4" = 1'-0"



7
A1
EXISTING GARAGE EAST ELEV.
1/4" = 1'-0"



8
A1
EXISTING GARAGE SOUTH ELEV.
1/4" = 1'-0"

PAUL R. LESSARD
• REGISTERED ARCHITECT •
13 STATION ROAD SALEM, MA 01970
(978) 210-1960 paul@paulrlessard.com

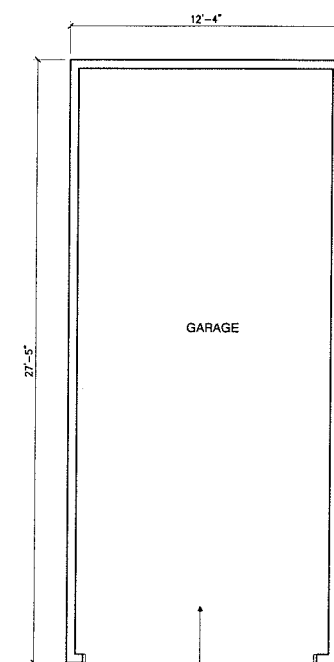
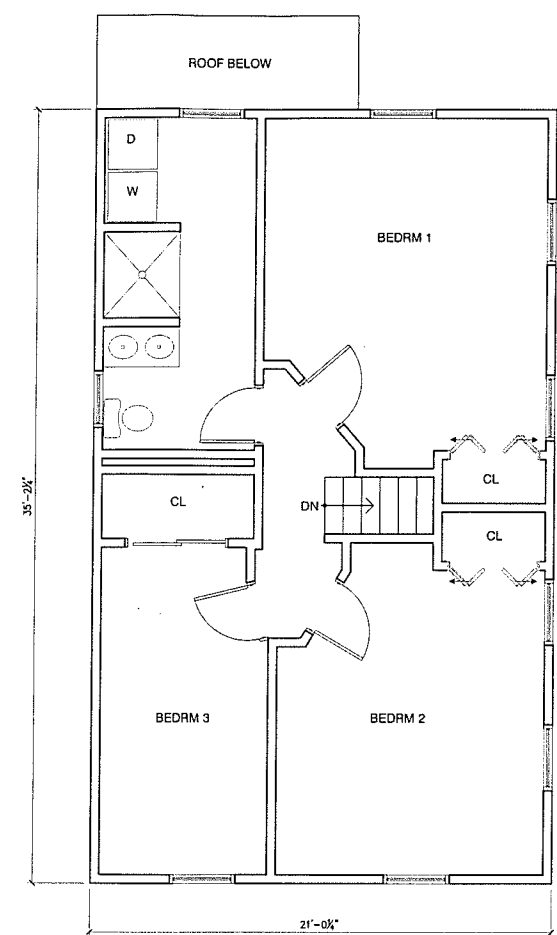
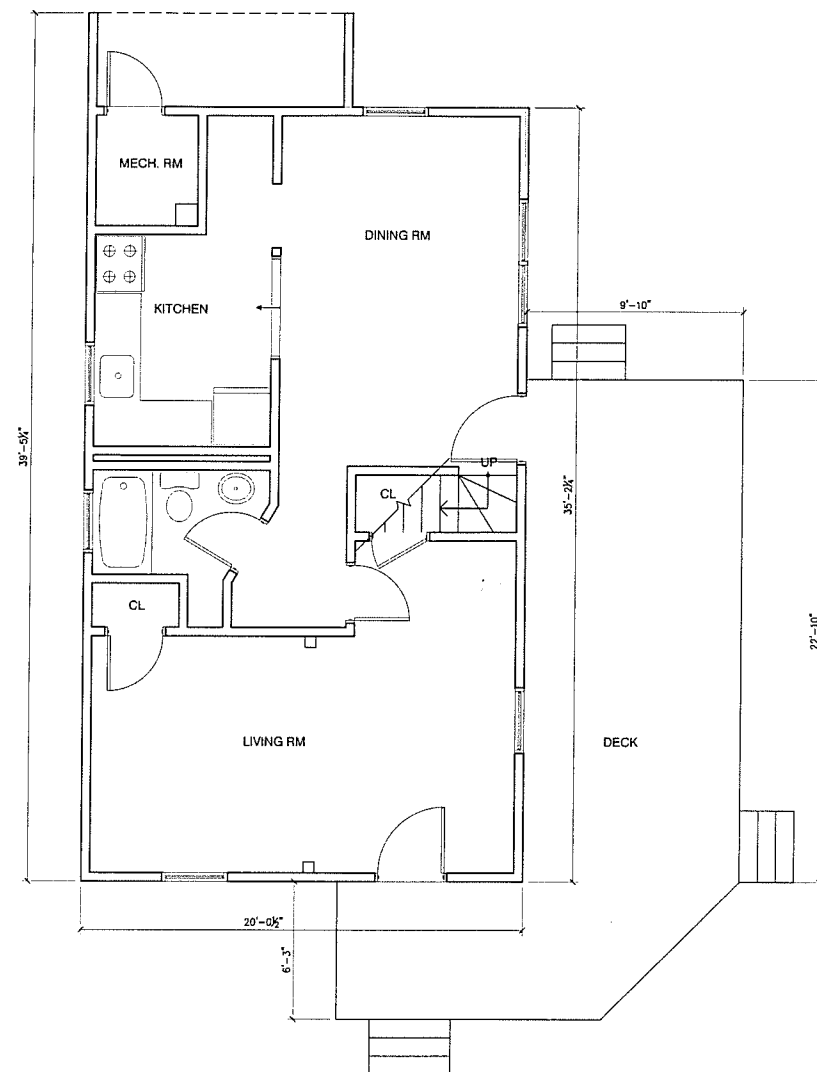
HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS
EXISTING EXTERIOR ELEVATIONS

REVISIONS:

PROJECT NUMBER:
DATE: 8/15/22
SCALE: AS NOTED
DRAWN: PRL
CHECK:

DRAWING NUMBER:

A1



PAUL R. LESSARD
• REGISTERED ARCHITECT •

13 STATION ROAD SALEM, MA 01970
(978) 210-1960 paul@paularchitect.com

HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS

EXISTING FLOOR PLANS

REVISIONS:

PROJECT NUMBER:	
DATE: 8/15/22	
SCALE: AS NOTED	
DRAWN: PRL	
CHECK:	

DRAWING NUMBER:

A2



1
A3
PROPOSED FRONT ELEVATION
1/4" = 1'-0"

PAUL R. LESSARD
• REGISTERED ARCHITECT •
13 STATION ROAD SALEM, MA 01970
(978) 210-1960 paul@paularchitect.com

HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS

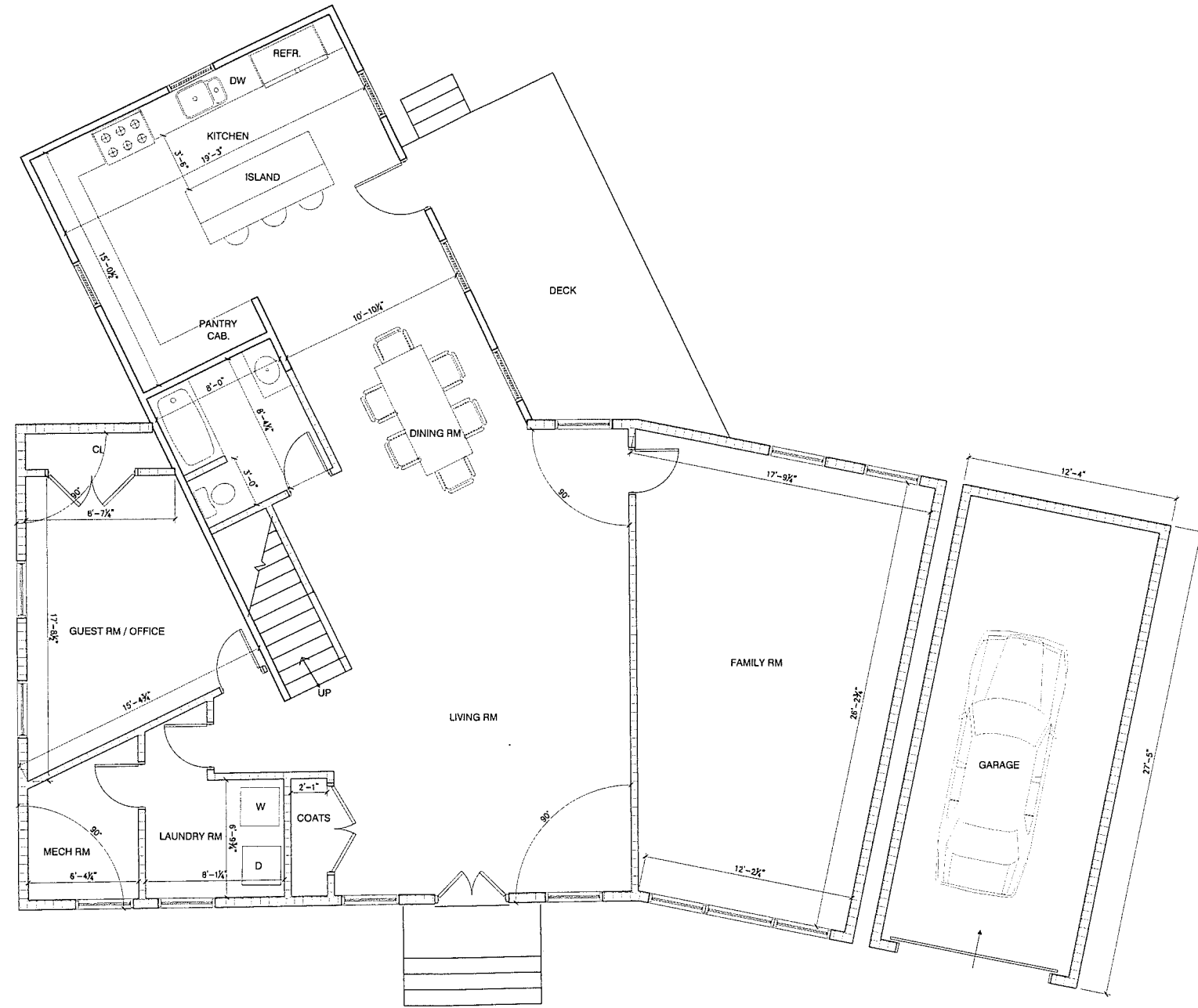
PROPOSED FRONT ELEVATION

REVISIONS:

PROJECT NUMBER:
DATE: 8/15/22
SCALE: AS NOTED
DRAWN: PRL
CHECK:

DRAWING NUMBER:

A3



1
A4
PROPOSED 1st FLOOR PLAN
1/4"=1'-0"

PAUL R. LESSARD
• REGISTERED ARCHITECT •
13 STATION ROAD SALEM, MA 01970
(978) 210-1960 paul@paularchitect.com

HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS

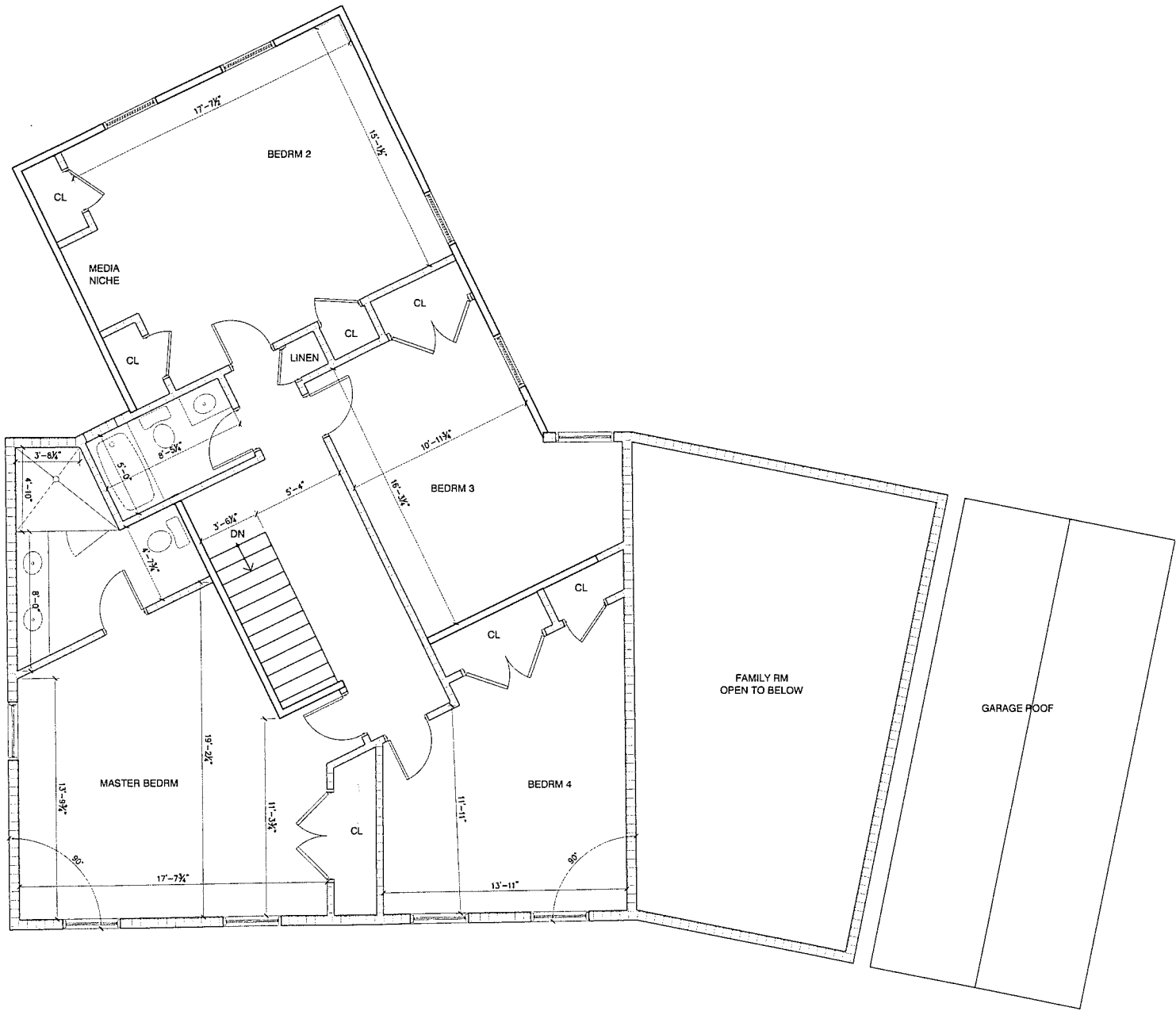
PROPOSED 1st FLOOR PLAN

REVISIONS:

PROJECT
NUMBER:
DATE: 8/15/22
SCALE: AS NOTED
DRAWN: PRL
CHECK:

DRAWING NUMBER:

A4



1
A5
PROPOSED 2nd FLOOR PLAN
1/4" = 1'-0"

PAUL R. LESSARD
• REGISTERED ARCHITECT •
13 STATION ROAD SALEM, MA 01970
(978) 210-1960 paul@paularchitect.com

HOUSE ADDITION
39 WOODSIDE LANE
ARLINGTON, MASSACHUSETTS

PROPOSED 2nd FLOOR PLAN

REVISIONS:

PROJECT
NUMBER:
DATE: 8/15/22
SCALE: AS NOTED
DRAWN: PRL
CHECK:

DRAWING NUMBER:

A5