

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

1. Property Location: **139 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):
1,442 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):
3,376 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	9,120 SF	9,120 SF	min. 6,000 SF
7. Frontage (Ft.)	64.27'	64.27'	min. 60'
8. Floor area ratio	.16	.37	max.
9. Lot Coverage (%)	15.8 %	27.7%	max 35%
10. Lot Area per Dwelling Unit (Sq. Ft.)	9,120 SF	9,120 SF	min. 6,000 SF
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. 2.5
16. Height (Ft.)	29 '	28' 10"	max. 35 '
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	5,424 SF	4,289 SF	
17A. Landscaped Open Space (% of GFA)	3.76 %	1.27 %	min. 1, 013 SF
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	0 SF	1,190 SF	
18A. Usable Open Space (% of GFA)	0 %	35.2 %	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.)			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: 139 WOODSIDE LANE

Zoning District: R-1

OPEN SPACE*

	EXISTING	PROPOSED
Total lot area	<u>9,120 SF</u>	<u>9, 120 SF</u>
Open Space, Usable	<u>0 SF</u>	<u>1,190 SF</u>
Open Space, Landscaped	<u>5,424 SF</u>	<u>4,289 SF</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>1,895</u>
2 nd Floor	<u>739</u>	<u>1,481</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>0</u>	<u>0</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	<u>0</u>	<u>0</u>
Total Gross Floor Area (GFA)	<u>1442</u>	<u>3,376</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 SF</u>	<u>4,289 SF</u>
Landscaped Open Space (% of GFA)	<u>3.76 %</u>	<u>1.27 %</u>
Usable Open Space (Sq. Ft.)	<u>0 SF</u>	<u>1,190 SF</u>
Usable Open Space (% of GFA)	<u>0 %</u>	<u>35.2 %</u>

This worksheet applies to plans dated 10/20/22 designed by PAUL R. LESSARD

Reviewed with Building Inspector: _____ Date: _____