

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 5.4.2B(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: 08/12/2022

Telephone: 857-888-2134 Address: 188 Sycamore Street, Watertown, MA 02472

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 will result in an increase in assessed valuation.

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. The proposed renovations will not be detrimental to the health or welfare of the neighborhood or the adjoining 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 proposed renovations are to an existing single family home. When completed, the home will remain a single family but will have 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.