



TOWN CLERK'S OFFICE
ARLINGTON, MA 02174

2022 NOV -4 AM 9:35

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

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 **Jennifer Condon and Jim Jordan** of Arlington, Massachusetts on October 26, 2022, a petition seeking permission to alter their property located at **320 Appleton Street - Block Plan 174.0-0006-0019.0** 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 December 6, 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 3726

Zoning Board of Appeals
Christian Klein, RA, Chair

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

November 6th, 2022

To: Arlington Zoning Board of Appeals

Re: 320 Appleton St
Arlington, MA 02476

Dear Arlington Zoning Board of Appeals,

We are writing to express our support for the relief sought by our neighbor and home owners, Jennifer Condon and Jim Jordan, for a new mudroom entry at 320 Appleton St. in Arlington.

We have reviewed the plans and elevations for the proposed mudroom and we feel the design is well done, reasonable in appearance and complements the scale and character of our neighborhood nicely.

Most importantly, the proposed mudroom will make the primary entry and egress from the home more comfortable and safer to use.

The proposed work requiring zoning relief would have no negative impacts in our neighborhood that we can see and will create the benefits of a more attractive street scape with increased entry safety for Jennifer, Jim, and their children as they grow and continue to live in their home.

We ask the Arlington Zoning Board of Appeals to support this request for relief.

Thank you for your time.

Sincerely,

Yuji & Aya Mishina

Handwritten signatures of Yuji and Aya Mishina. Yuji's signature is on the left, and Aya's signature is on the right.

316 Appleton St, Arlington, MA 02576

617-875-9645

yujimishina@yahoo.com

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.

There is no change to the existing house other than the addition of the proposed mudroom.
There is no change to the existing use of the existing 1-family dwelling which is a permitted use in the R-1 zone.

B). Explain why the *requested use is essential or desirable to the public convenience or welfare*.
The existing entry stair and landing is too small and is becoming very challenging and dangerous in rain and snow and ice. The proposed mudroom will allow the owners to safely and comfortably enter and exit their home in all weather conditions. Additionally, the existing entry door opens directly into the living room, there is no place to accommodate a functional entry space.

C). Explain why *the requested use will not create undue traffic congestion, or unduly impair pedestrian safety*.
The proposed mudroom will have no impact whatsoever on traffic patterns or off street parking. The existing driveway and parking spaces will remain unchanged.

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 mudroom will have no plumbing component and will not create any grade change.

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.

N/A

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 mudroom entry will support the existing residential use which is allowable per the zoning ordinance.

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 appearance of the front elevation of the owner's home will be enhanced, the scale and character of the neighborhood will be maintained.

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

1. Property Location: 320 Appleton Zoning District: R1

2. Present Use/Occupancy: Residential Single Family 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):
2,308 Sq. Ft.

4. Proposed Use/Occupancy: Residential Single Family 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):
2,404 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	6,370 s.f.	6,370 s.f.	min. 6,000 s.f.
7. Frontage (Ft.)	69.15'	69.15'	min. 60'
8. Floor area ratio	/	/	max. /
9. Lot Coverage (%)	18%	19%	max 35%
10. Lot Area per Dwelling Unit (Sq. Ft.)	/	/	min. /
11. Front Yard Depth (Ft.)	25.2'	15'	min. 25'
12. Left Side Yard Depth (Ft.)	10'	10'	min. 10'
13. Right Side Yard Depth (Ft.)	10.9'	10.9'	min. 10'
14. Rear Yard Depth (Ft.)	17.6'	17.6'	min. 20'
15. Height (Stories)	1 1/2	1 1/2	max. 2 1/2
16. Height (Ft.)	20.9'	20.9'	max. 35'
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	2,616 s.f.	2,546 s.f.	
17A. Landscaped Open Space (% of GFA)	113%	105%	min. 10%
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	2,336 s.f.	2,318 s.f.	
18A. Usable Open Space (% of GFA)	101 %	96%	min. 30%
19. Number of Parking Spaces	1	1	min. 1
20. Parking area setbacks (if applicable)			min.
21. Number of Loading Spaces (if applicable)			min.
22. Type of construction			N/A
23. Slope of proposed roof(s) (in. per ft.)	9"/12"	9"/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: 320 Appleton Zoning District: R1

<u>OPEN SPACE*</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Total lot area	<u>6,370 s.f.</u>	<u>6,370 s.f.</u>
Open Space, Usable	<u>2,336 s.f.</u>	<u>2,318 s.f.</u>
Open Space, Landscaped	<u>2,616 s.f.</u>	<u>2,546 s.f.</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>824 s.f.</u>	<u>824 s.f.</u>
1 st Floor	<u>835 s.f.</u>	<u>931 s.f.</u>
2 nd Floor	<u></u>	<u></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>649 s.f.</u>	<u>649 s.f.</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></u>	<u>2,404 s.f.</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>2,616 s.f.</u>	<u>2,546 s.f.</u>
Landscaped Open Space (% of GFA)	<u>113%</u>	<u>105%</u>
Usable Open Space (Sq. Ft.)	<u>2,336 s.f.</u>	<u>2,318 s.f.</u>
Usable Open Space (% of GFA)	<u>101 %</u>	<u>96%</u>

This worksheet applies to plans dated 10/18/2022 designed by GCD Architects

Reviewed with Building Inspector: _____ Date: _____

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

INSPECTORIAL SERVICES
OCT 26 '22 PM 1:55

In the matter of the Application of Jennifer Condon and Jim Jordan 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*:

The use requested is listed as a special permit use in the use regulations for the applicable district
or is so designated elsewhere in this Bylaw. The requested use is essential or desirable to the
public convenience or welfare. The requested use will not create undue traffic congestion
or unduly impair pedestrian safety.

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 320 Appleton Street 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 homeowners require replacing their old, existing front steps with the proposed very modest front mudroom addition to have a more comfortable and safe entry for their home. As the family is growing the lack of any separate entry space is making normal day to day living in this house difficult, especially in the winter. The proposed mudroom will not change the scale or character of the neighborhood, it will not create new shadows on abutting properties, will not create noise pollution or have any impact on traffic patterns or off street parking. All of Jim and Jennifer's neighbors support this application.

E-Mail: jmcdirector@yahoo.com Signed: Jennifer Condon Date: 10/18/2022
Telephone: 781-801-8363 Address: 55 Sutherland Rd Arlington MA

PROPOSED MUDROOM ADDITION TO:

320 Appleton Street
Arlington, MA



Sheet List

Sheet Number	Sheet Name	Sheet Issue Date
..C1.1	Title Sheet	10/18/2022
..Z1.1	Extg. GFA & FAR Analysis	10/18/2022
..Z1.2	Proposed GFA & FAR	10/18/2022
..Z1.3	Zoning Study	10/18/2022
..Z1.4	Extg. Open Space	10/18/2022
..Z1.5	Prop. Open Space	10/18/2022
.D1.1	Extg. Demo Plans	10/18/2022
.D2.1	Extg. Demo Elev.	10/18/2022
A0	3D views Compar.	10/18/2022
A0.1	3D views Compar.	10/18/2022
A0.2	3D Views Compar.	10/18/2022
A1.1	Proposed Plans	10/18/2022
A1.2	Proposed Plans	10/18/2022
A1.3	Mudroom	10/18/2022
A2.1	Prop. Elev.	10/18/2022

GENERAL CONSTRUCTION NOTES:

1. ALL WORK SHALL CONFORM TO THE MASSACHUSETTS COMMERCIAL BUILDING CODE 9TH ADDITION, ASSOCIATED MASS AMENDMENTS, AND THE RULES AND REGULATIONS OF ALL GOVERNING BODIES.
2. THE CONTRACTOR SHALL APPLY FOR AND MAINTAIN IN GOOD ORDER ALL REQUIRED PERMITS AND SHALL COORDINATE WITH OFFICIALS ALL REQUIRED INSPECTIONS AND CERTIFICATIONS
3. THE CONTRACTOR SHALL DETERMINE EXISTING CONDITIONS WHERE REQUIRED AND VERIFY ALL FIELD CONDITIONS FOR CLEARANCES, DIMENSIONS, AND ELEVATIONS SHOWN ON DRAWINGS. ANY DISCREPANCIES SHALL BE MARKED ON A PRINT OF THE RELEVANT DRAWING AND FORWARDED IMMEDIATELY TO THE ARCHITECT.
4. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND ARCHITECT ALL REQUIREMENTS FOR INSTALLATION OF REQUIRED FURNISHINGS, WINDOWS, FIXTURES AND EQUIPMENT
5. DIMENSIONS ARE FINISH TO FINISH, UNLESS OTHERWISE NOTED
6. GC TO INSTALL ALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS
7. ALL PLUMBING, ELECTRICAL & HVAC PER CODE



GCD ARCHITECTS

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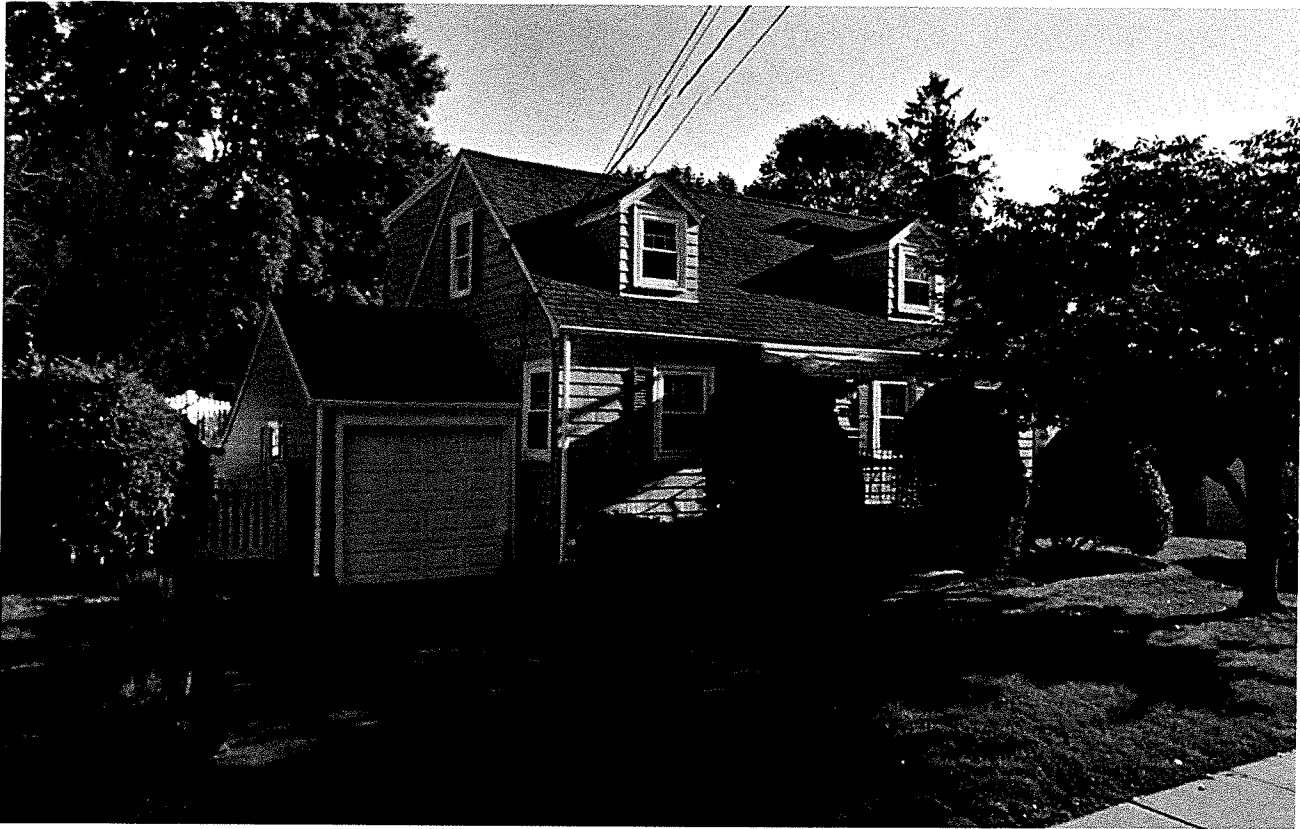
320 Appleton Street
SPECIAL PERMIT

Title
Sheet

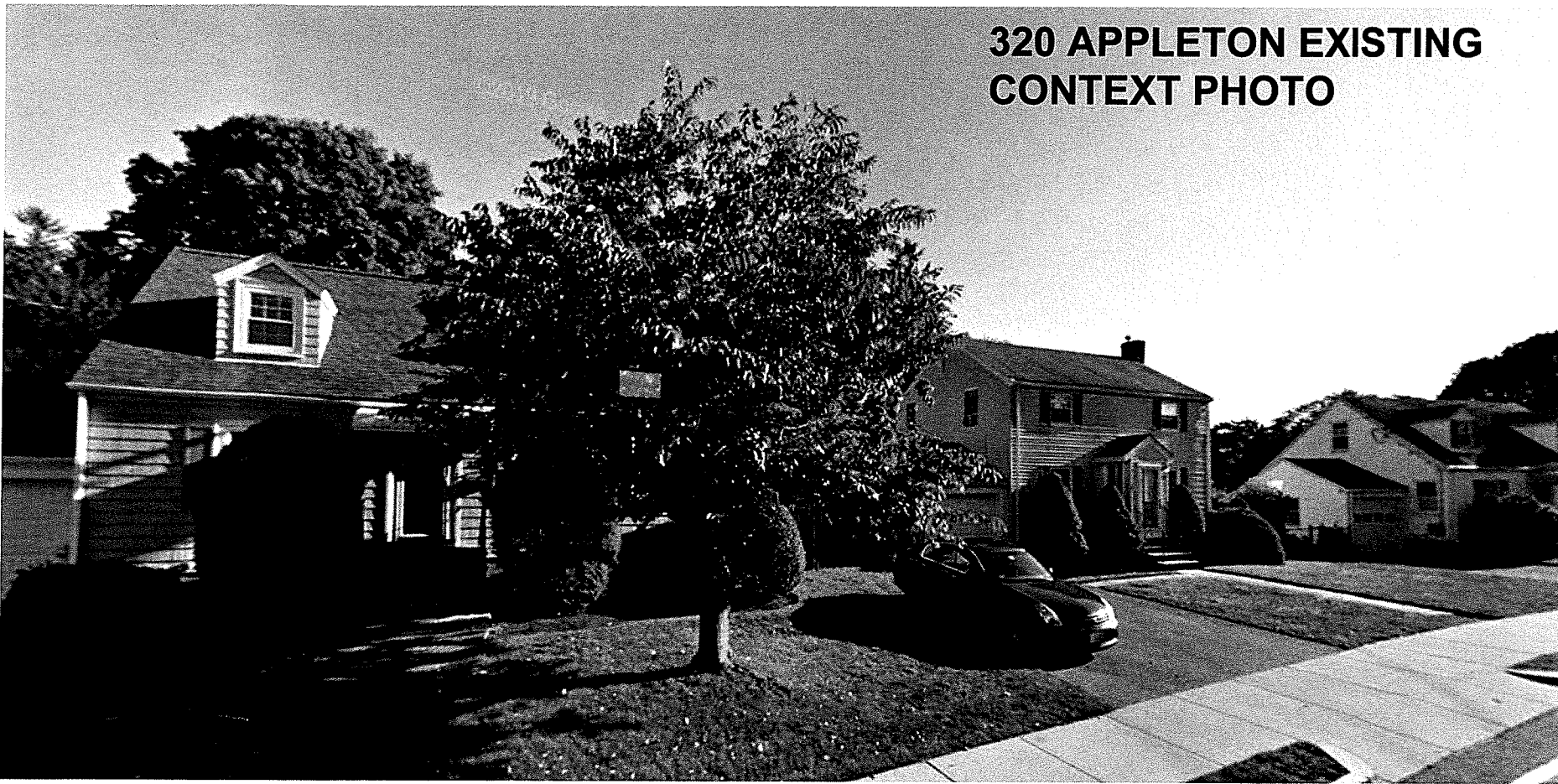
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Date
10/18/2022

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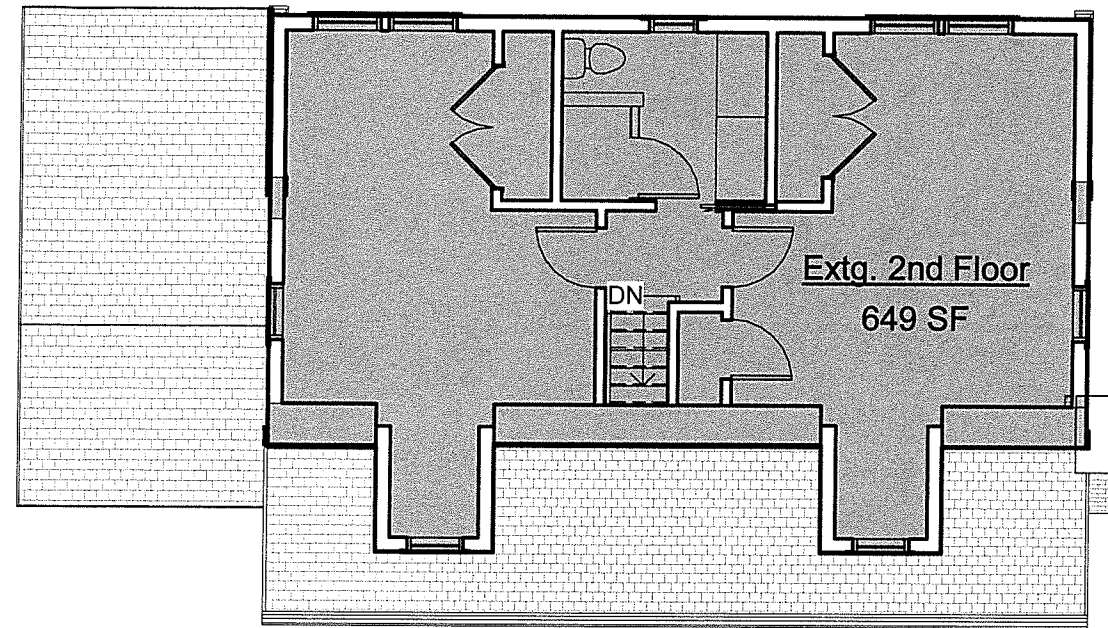
320 APPLETON EXISTING STREET VIEW - SUMMER



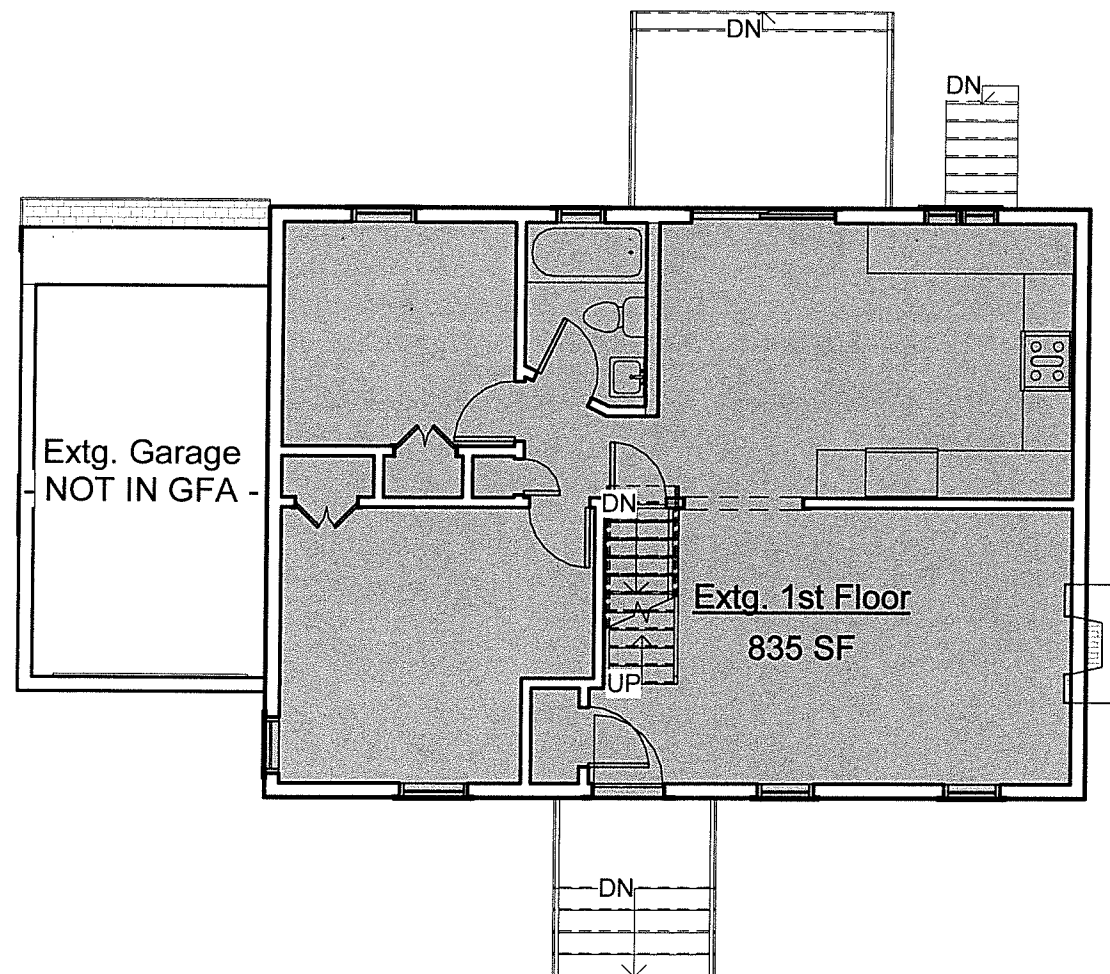
320 APPLETON EXISTING CONTEXT PHOTO



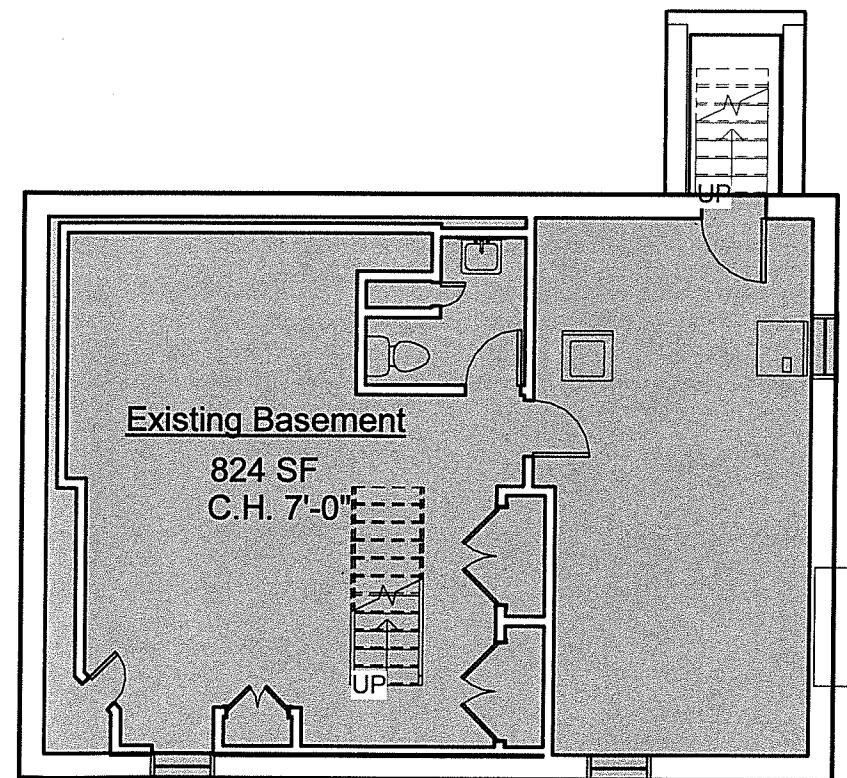
320 APPLETON EXISTING STREET VIEW - WINTER



7 2nd Floor
1/8" = 1'-0"



5 1st Floor
1/8" = 1'-0"



6 Basement
1/8" = 1'-0"

EXISTING GFA-FAR			
Name	Area	Lot Area	FAR (GFA/LOT)
Extg. 1st Floor	835 SF	6370 SF	0.131022
Extg. 2nd Floor	649 SF	6370 SF	0.101956
Existing Basement	824 SF	6370 SF	0.129305
	2308 SF		0.362283



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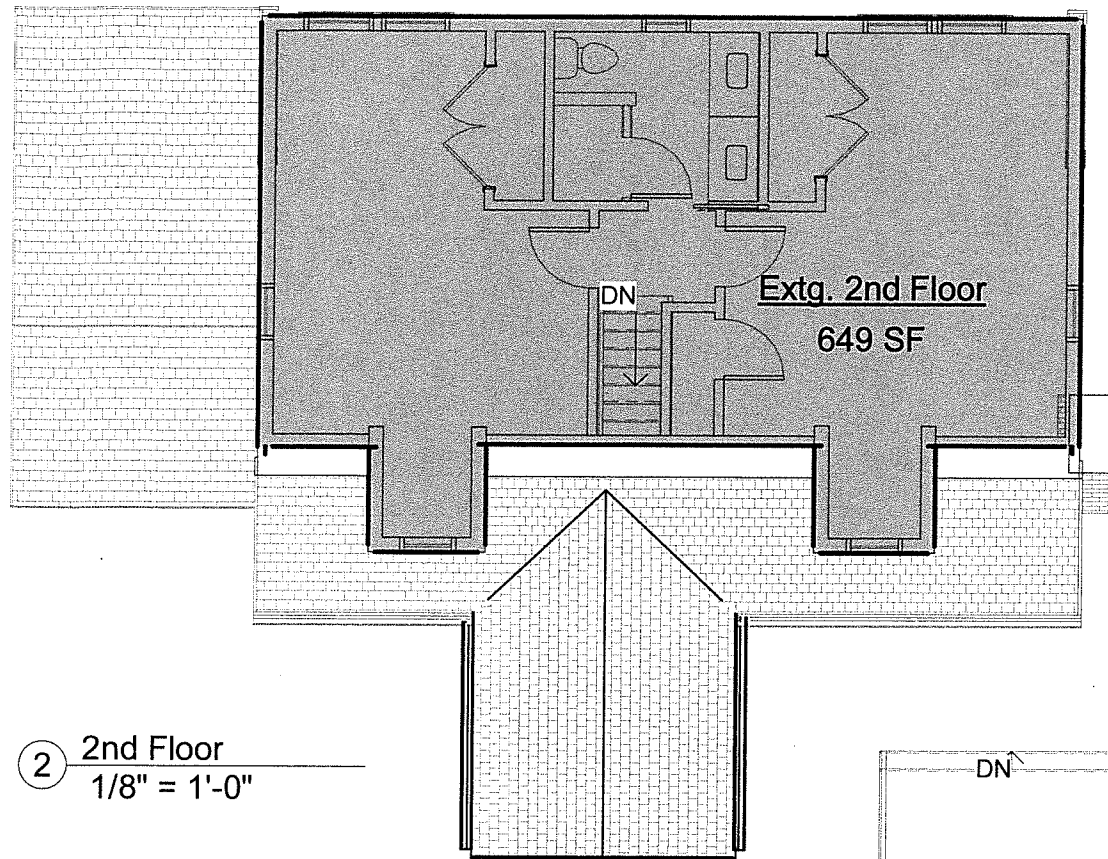
320 Appleton Street
SPECIAL PERMIT

Extg.
GFA &
FAR
Analysis

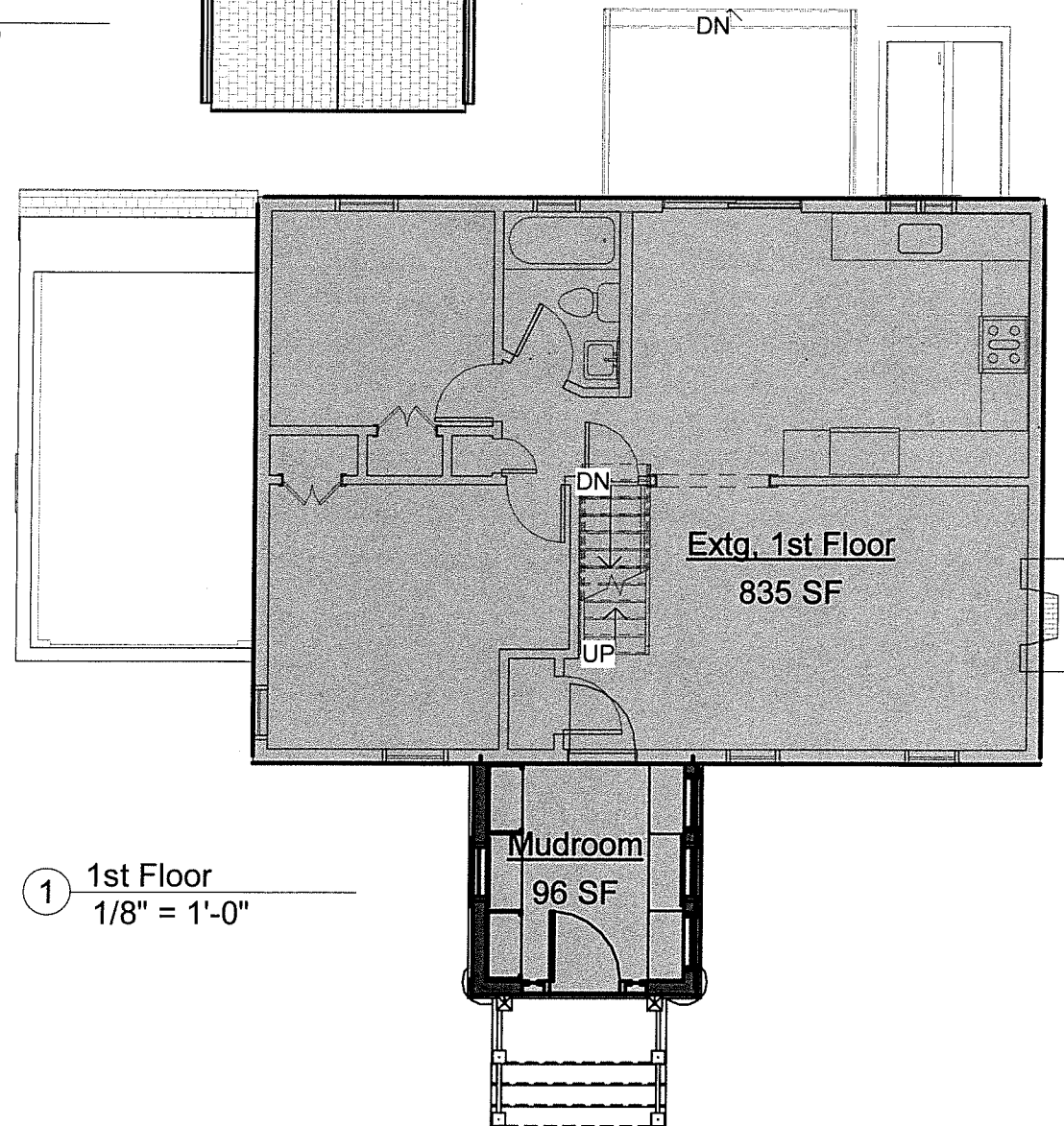
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Date
10/18/2022

Scale
1/8" = 1'-0"

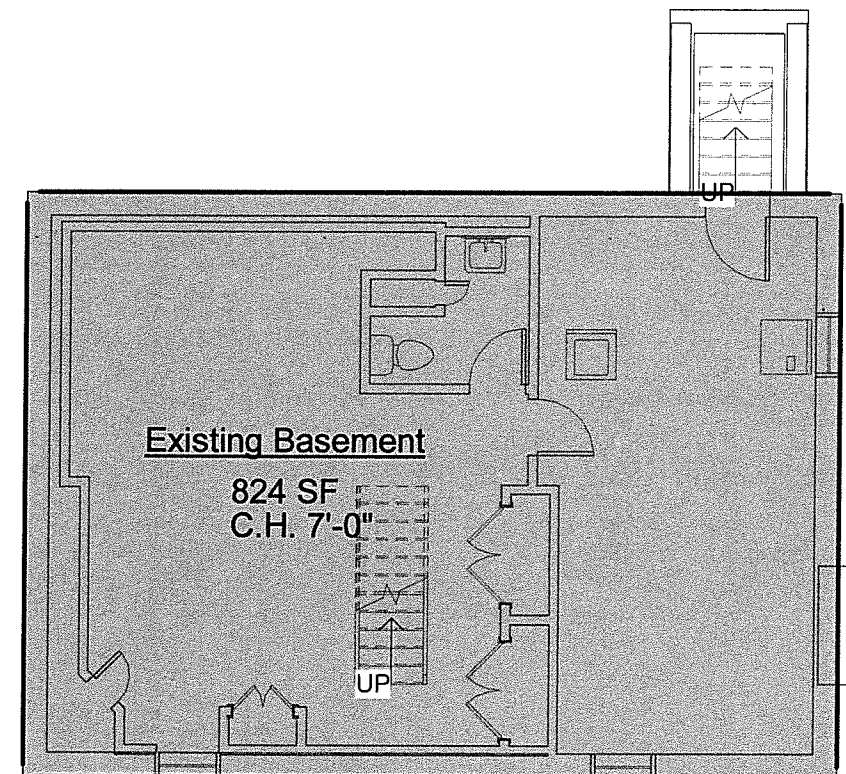


② 2nd Floor
1/8" = 1'-0"

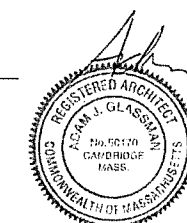


① 1st Floor
1/8" = 1'-0"

PROPOSED GFA - FAR CALCULATION			
Name	Gross Floor Area	Lot Area	FAR (GFA/LOT)
Extg, 1st Floor	835 SF	6370 SF	0.131022
Extg. 2nd Floor	649 SF	6370 SF	0.101929
Mudroom	96 SF	6370 SF	0.015061
Existing Basement	824 SF	6370 SF	0.129305
	2404 SF		0.377318



③ Basement
1/8" = 1'-0"



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320 Appleton Street
SPECIAL PERMIT

Proposed
GFA &
FAR

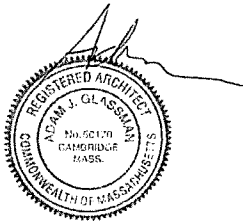
..Z1.2

Date
10/18/2022

Scale
1/8" = 1'-0"

Dimension Regulation - ZONE RESIDENCE R-1 SINGLE FAMILY				
	EXISTING	PROPOSED	REQUIRED	CONFORMING
MIN. LOT SIZE	6,370 sq.ft.	6,370 sq. ft.	6,000 sq. ft.	YES
MIN. LOT FRONTAGE	69.15'	69.15'	60'	YES
MIN. FRONT SETBACK (*)	25.2'	15.1'	25'	NO
MIN. LEFT SIDE SETBACK (*)	10'	10'	10'	YES
MIN. RIGHT SIDE SETBACK (*)	10.9'	10.9'	10'	YES
MIN. REAR SETBACK (*)	17.6'	17.6'	20'	Existing non conforming
LANDSCAPED OPEN SPACE	2,616 S.F.	2,546 S.F.	10% of GFA MIN. (240 S.F.)	YES
USABLE OPEN SPACE (MIN. 25'X25')	2,336 S.F.	2,318 S.F.	30% of GFA MIN. (720 S.F.)	YES
LOT COVERAGE (*)	18%	19%	35% MAX	YES
MAXIMUM HEGHT (*)	20.9'	20.9'	35' (2 1/2 STORIES)	YES
FAR	XX	XX	XX	YES
GFA	2,308 S.F.	2,404 S.F.	XX	YES

(*) REFER TO PLOT PLAN BY SURVEYOR FOR SETBACKS, LOT COVERAGE AND BUILDING HEIGHT



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320 Appleton Street

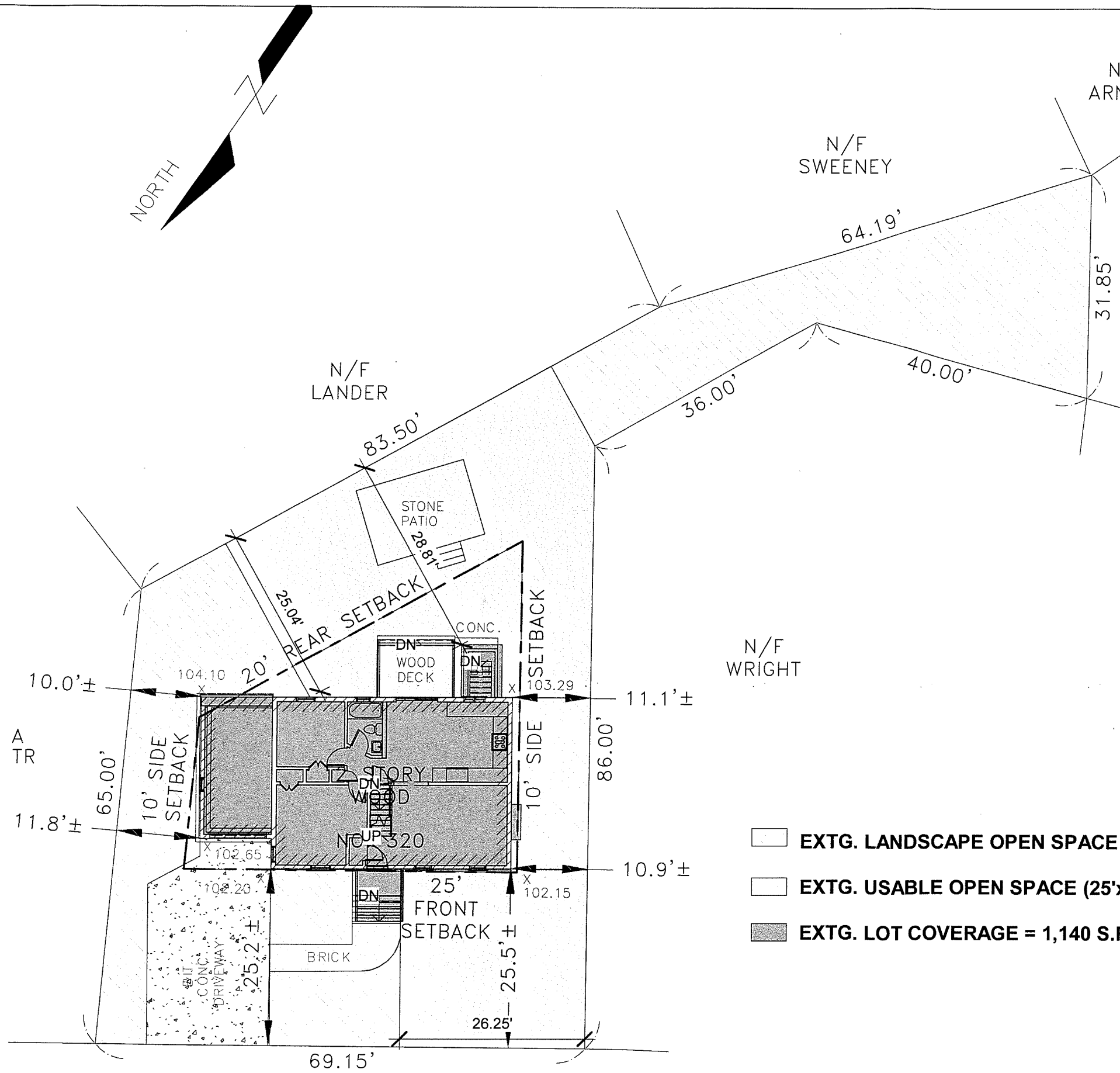
SPECIAL PERMIT

Zoning Study

..Z1.3

Date
10/18/2022

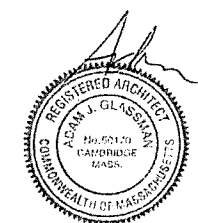
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- EXTG. LANDSCAPE OPEN SPACE = 2,616 S.F.
- EXTG. USABLE OPEN SPACE (25'x25' MIN) = 2,336 S.F.
- EXTG. LOT COVERAGE = 1,140 S.F.

APPLETON STREET

1 Extg. Site Plan - Usable Open space
1/16" = 1'-0"



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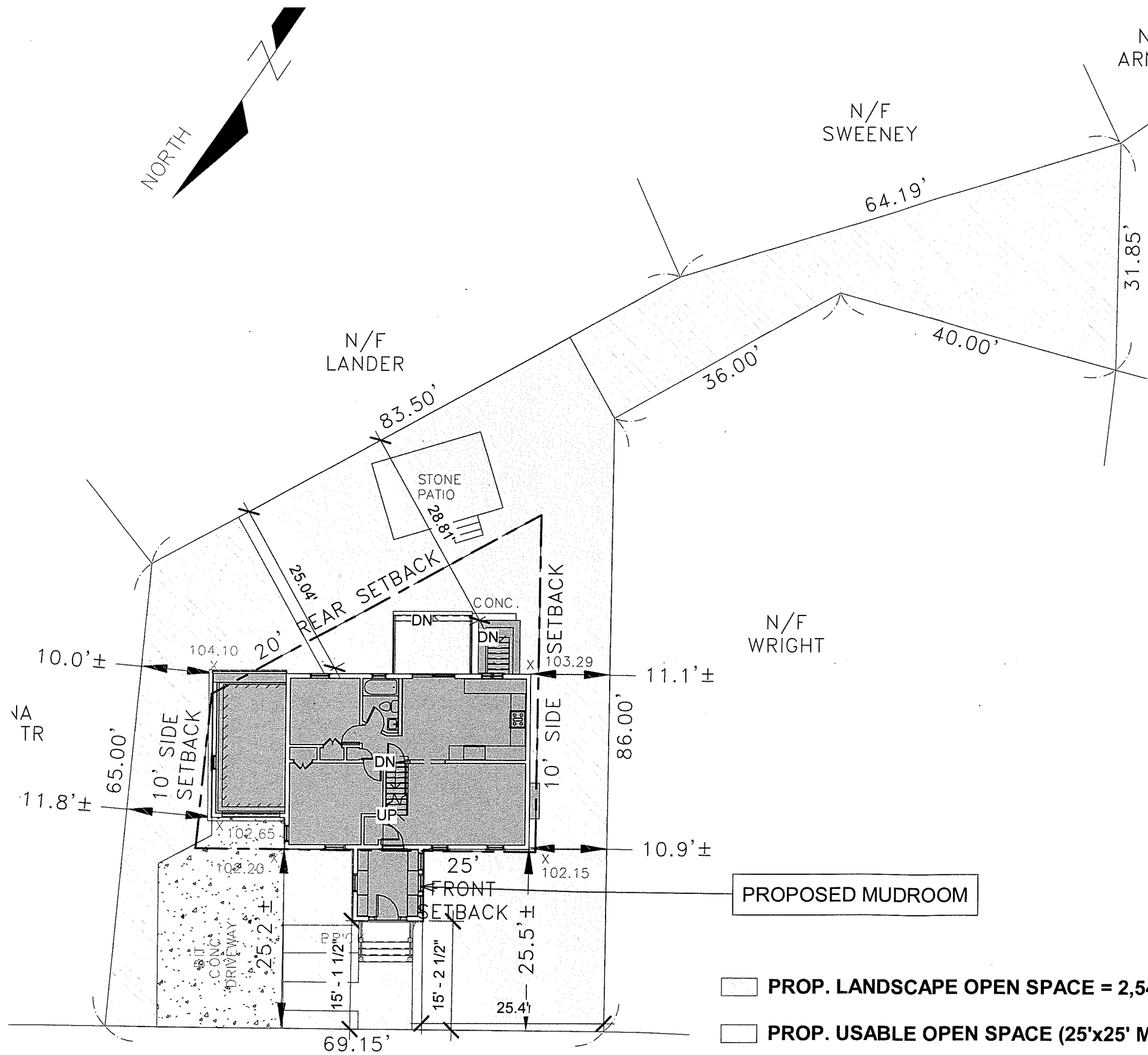
320 Appleton Street
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Extg.
Open
Space

..Z1.4

Date
10/18/2022

Scale
1/16" = 1'-0"



- PROP. LANDSCAPE OPEN SPACE = 2,546 S.F.**
- PROP. USABLE OPEN SPACE (25'x25' MIN) = 2,318 S.F.**
- PROP. LOT COVERAGE = 1,187 S.F.**

APPLETON STREET

① Prop. Site Plan - Usable Open space
1/16" = 1'-0"

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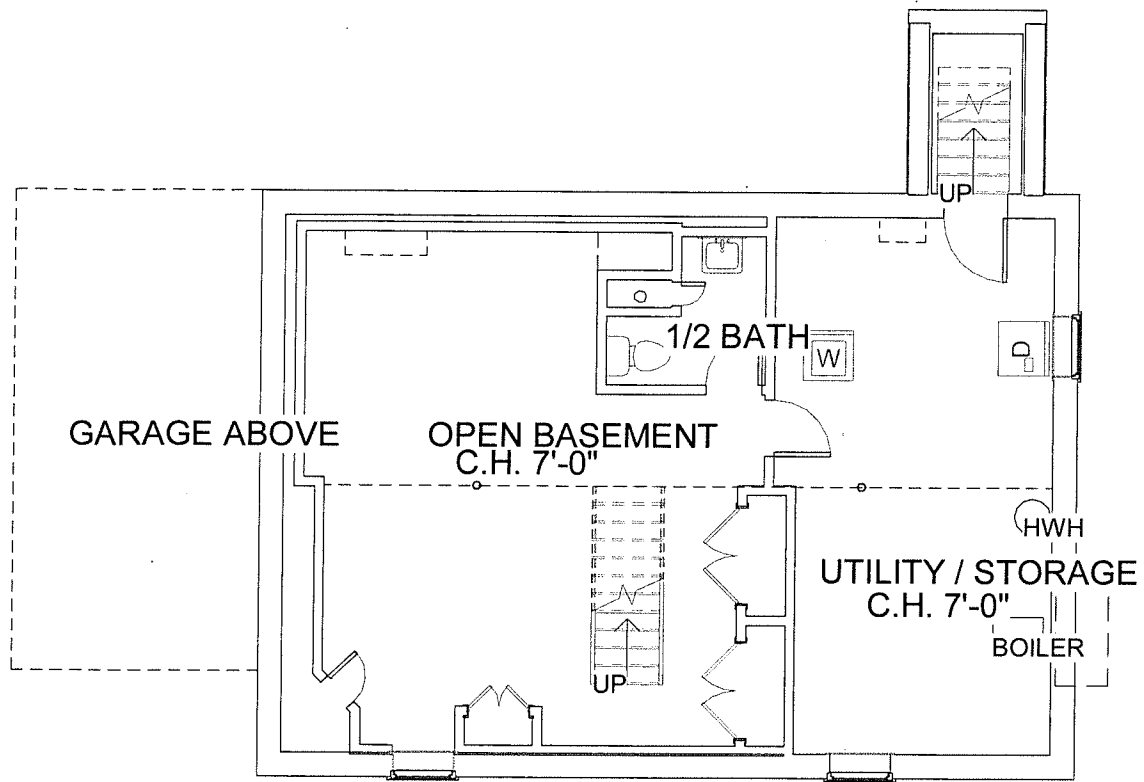
**320 Appleton Street
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**Prop.
Open
Space**

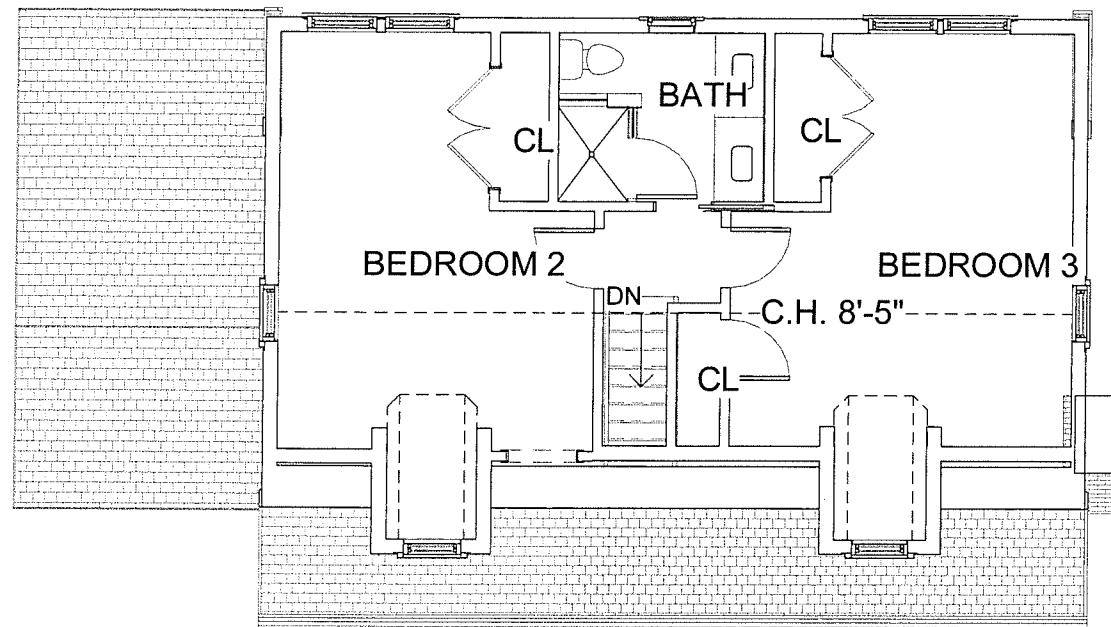
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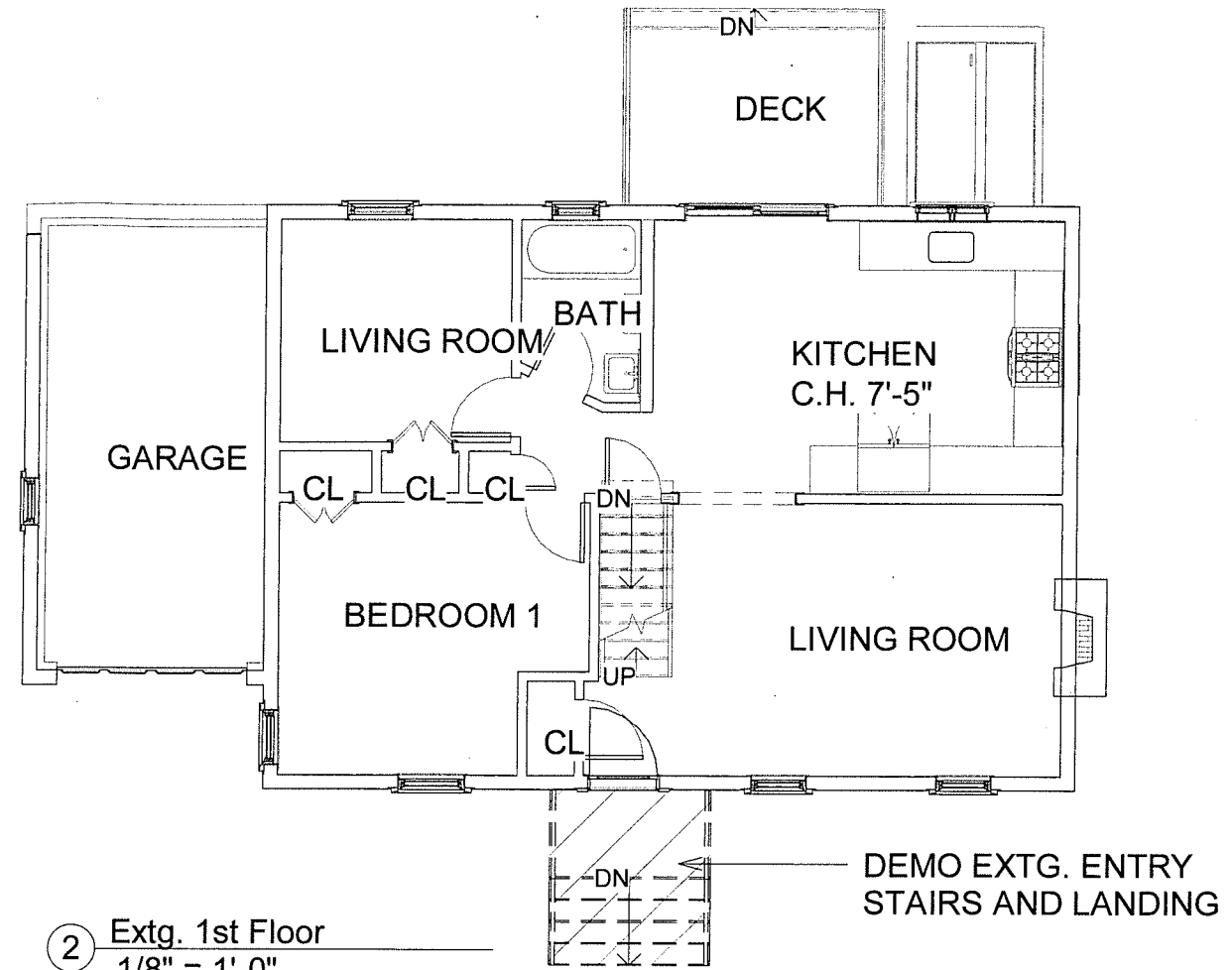
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1/16" = 1'-0"



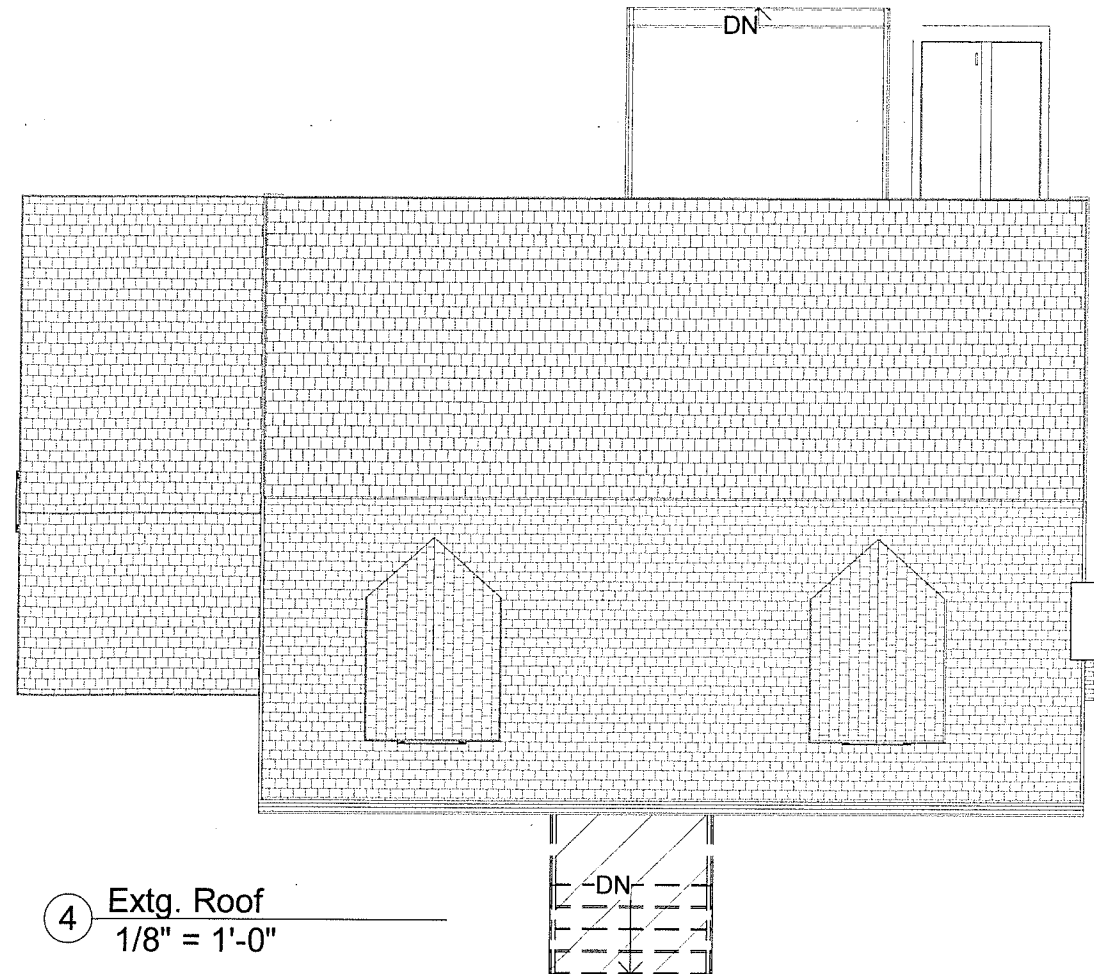
1 Extg.0 Basement
1/8" = 1'-0"



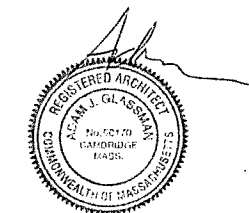
3 Extg. 2nd Floor
1/8" = 1'-0"



2 Extg. 1st Floor
1/8" = 1'-0"



4 Extg. Roof
1/8" = 1'-0"



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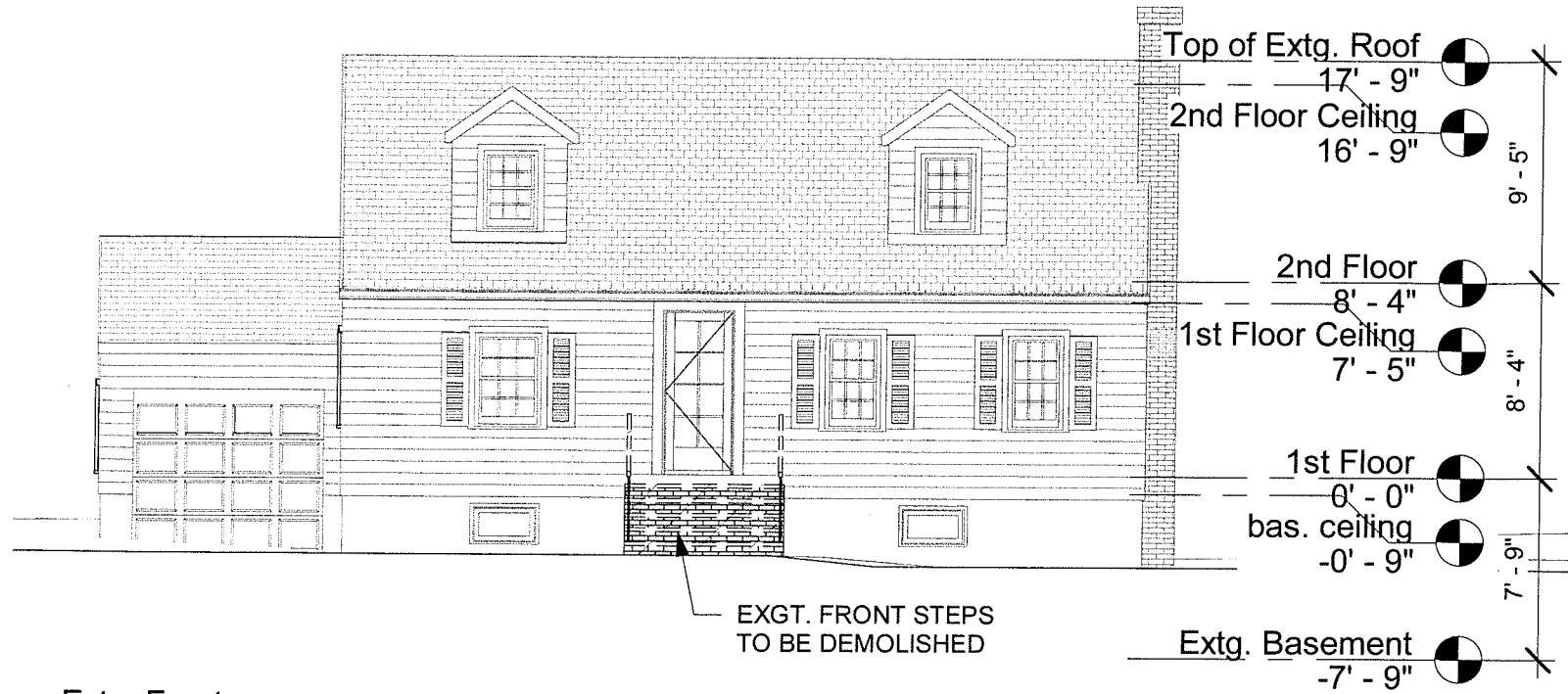
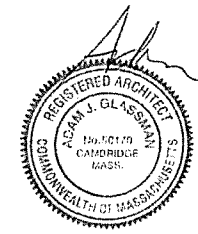
320 Appleton Street
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Extg.
Demo
Plans

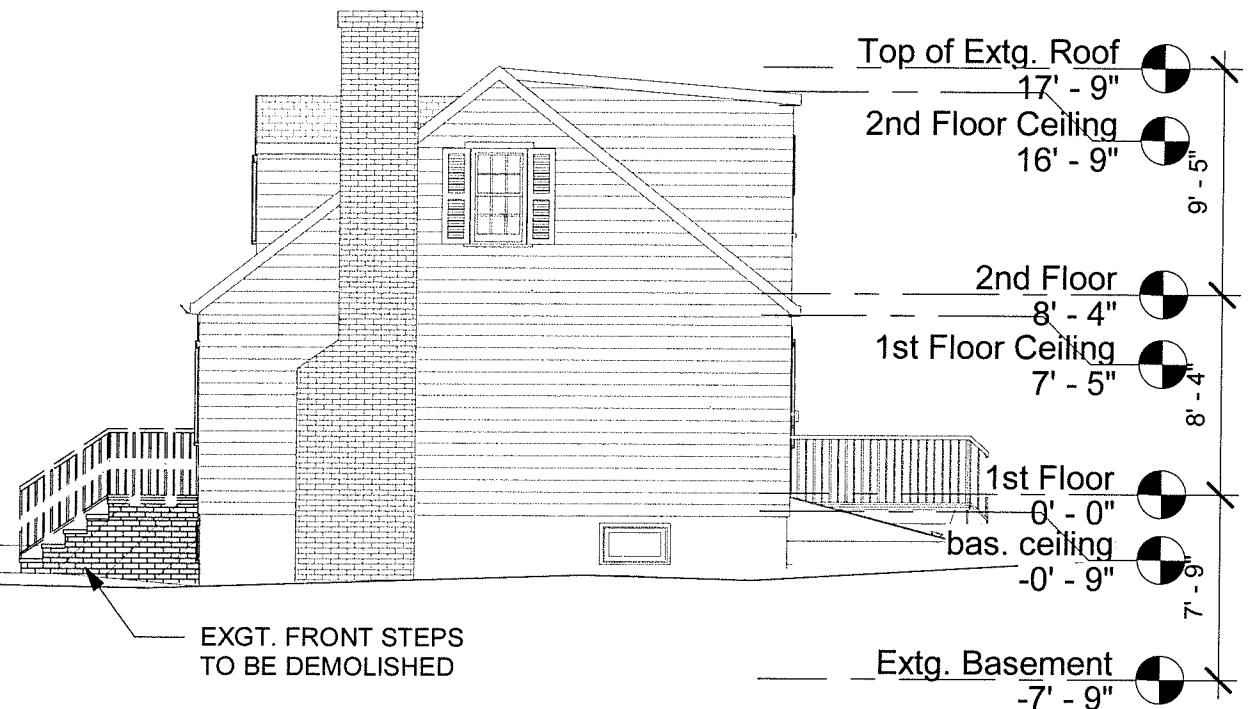
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Date
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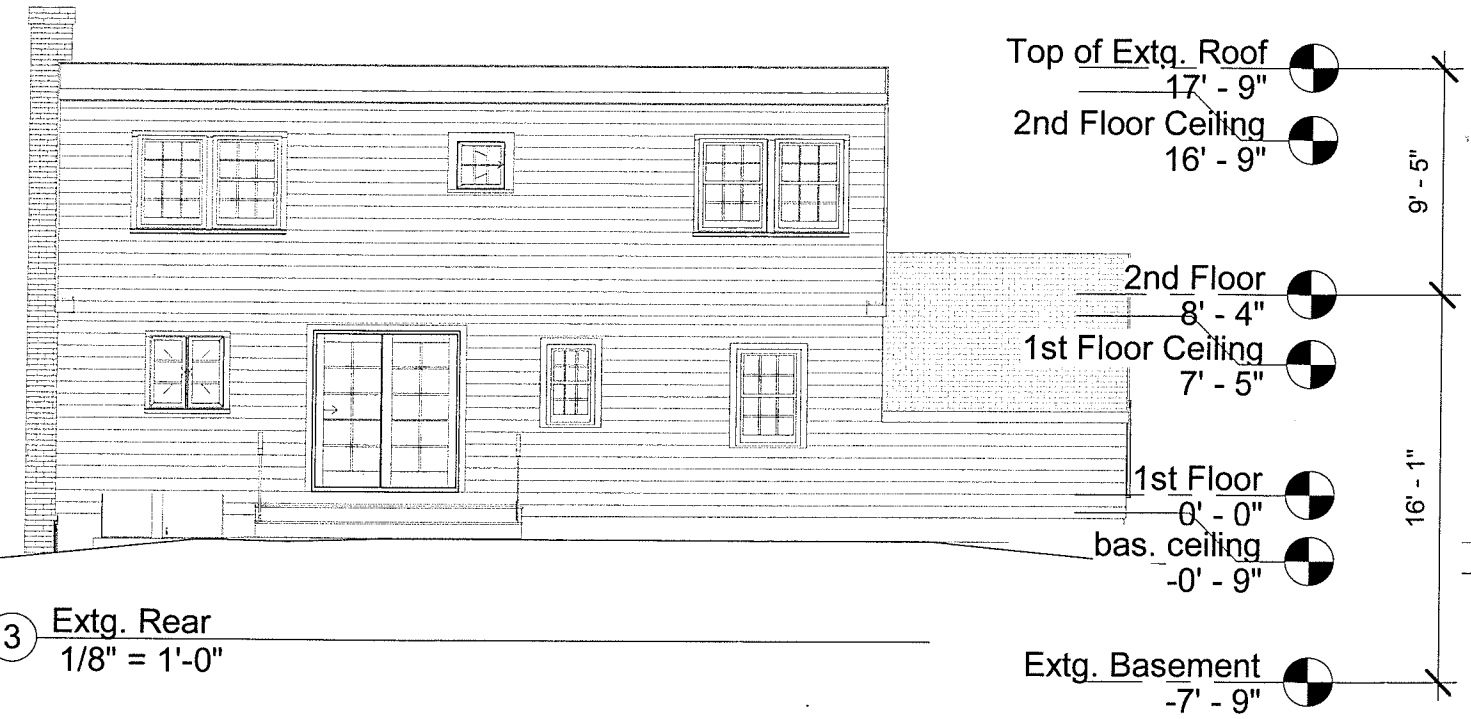
Scale
1/8" = 1'-0"



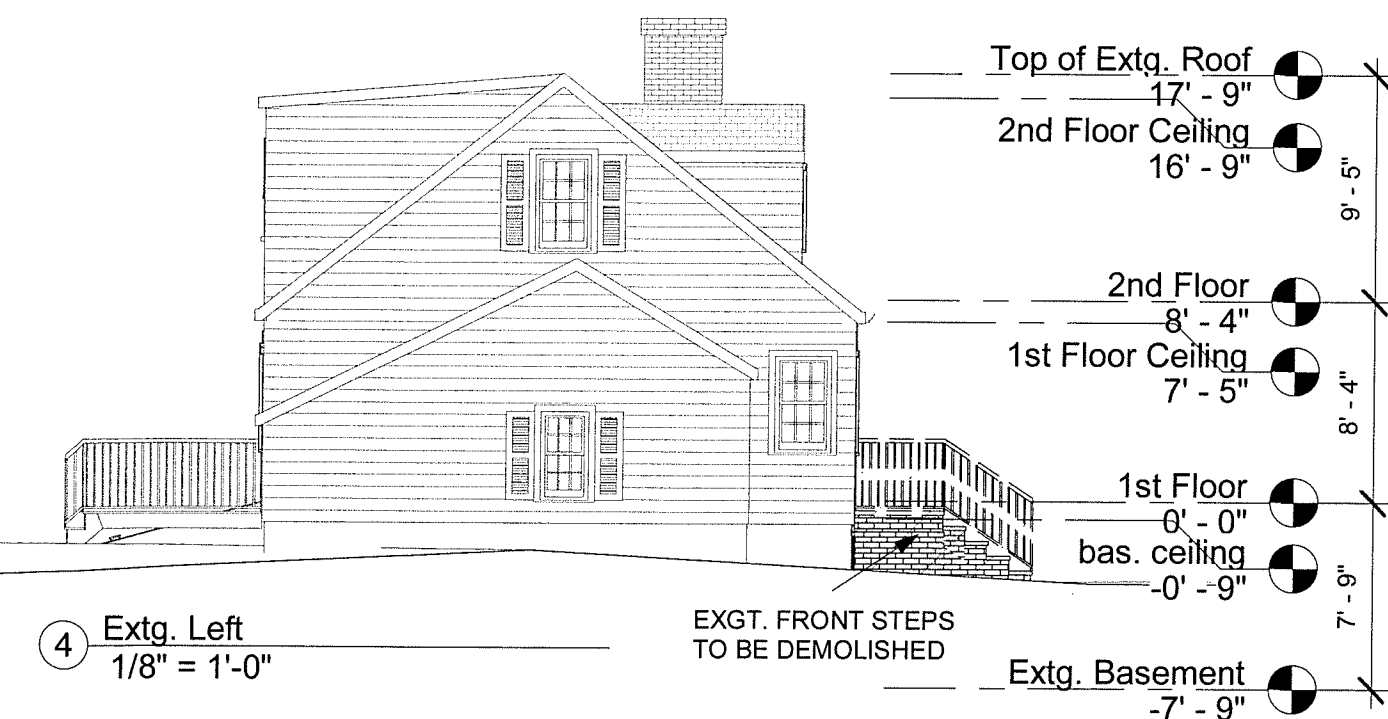
1 Extg. Front
1/8" = 1'-0"



2 Extg. Right
1/8" = 1'-0"



3 Extg. Rear
1/8" = 1'-0"



4 Extg. Left
1/8" = 1'-0"

GCD ARCHITECTS

320 Appleton Street
SPECIAL PERMIT

Extg.
Demo
Elev.

.D2.1

Date
10/18/2022

Scale
1/8" = 1'-0"

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2 Front View Extg.



1 Front View Proposed



320 Appleton Street		GCD ARCHITECTS	
SPECIAL PERMIT		2 Worthington St Cambridge, MA 02138 Tel. 617-412-8450 ajglassman@hotmail.com www.glassmanchungdesign.com	
3D views Compar.			
A0			
Date		10/18/2022	
Scale			



① Front/Left side view Extg.



② Front/Left side view Proposed



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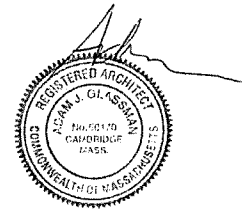
320 Appleton Street
SPECIAL PERMIT

3D
views
Compar.

A0.1

Date
10/18/2022

Scale



① Front Right View Extg.



② Front Right View Proposed

GCD ARCHITECTS

2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com

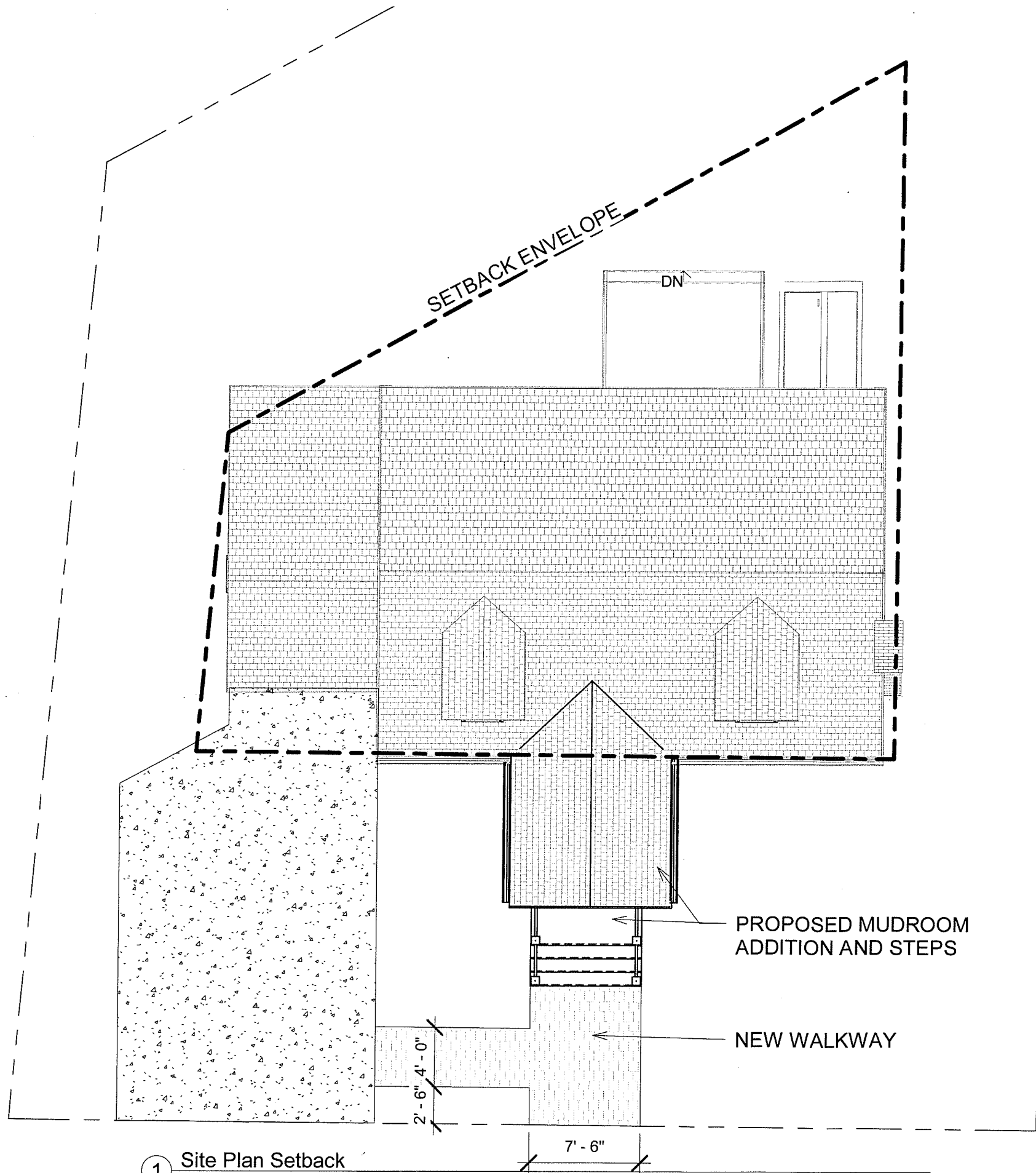
320 Appleton Street
SPECIAL PERMIT

3D
Views
Compar.

A0.2

Date
10/18/2022

Scale



1 Site Plan Setback
1/8" = 1'-0"

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320 Appleton Street
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Site
Plan

A0.5

Date
10/18/2022

Scale
1/8" = 1'-0"



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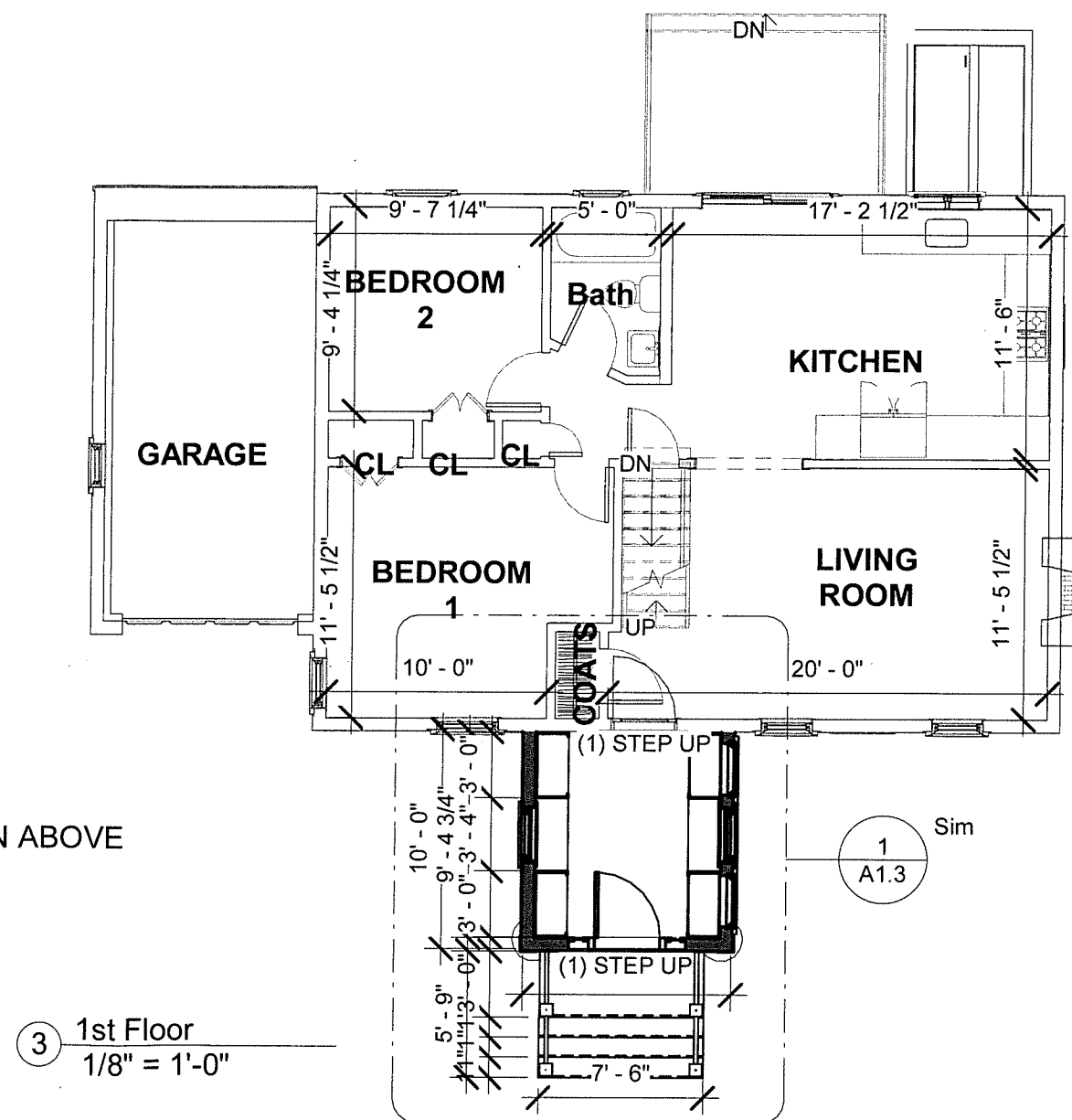
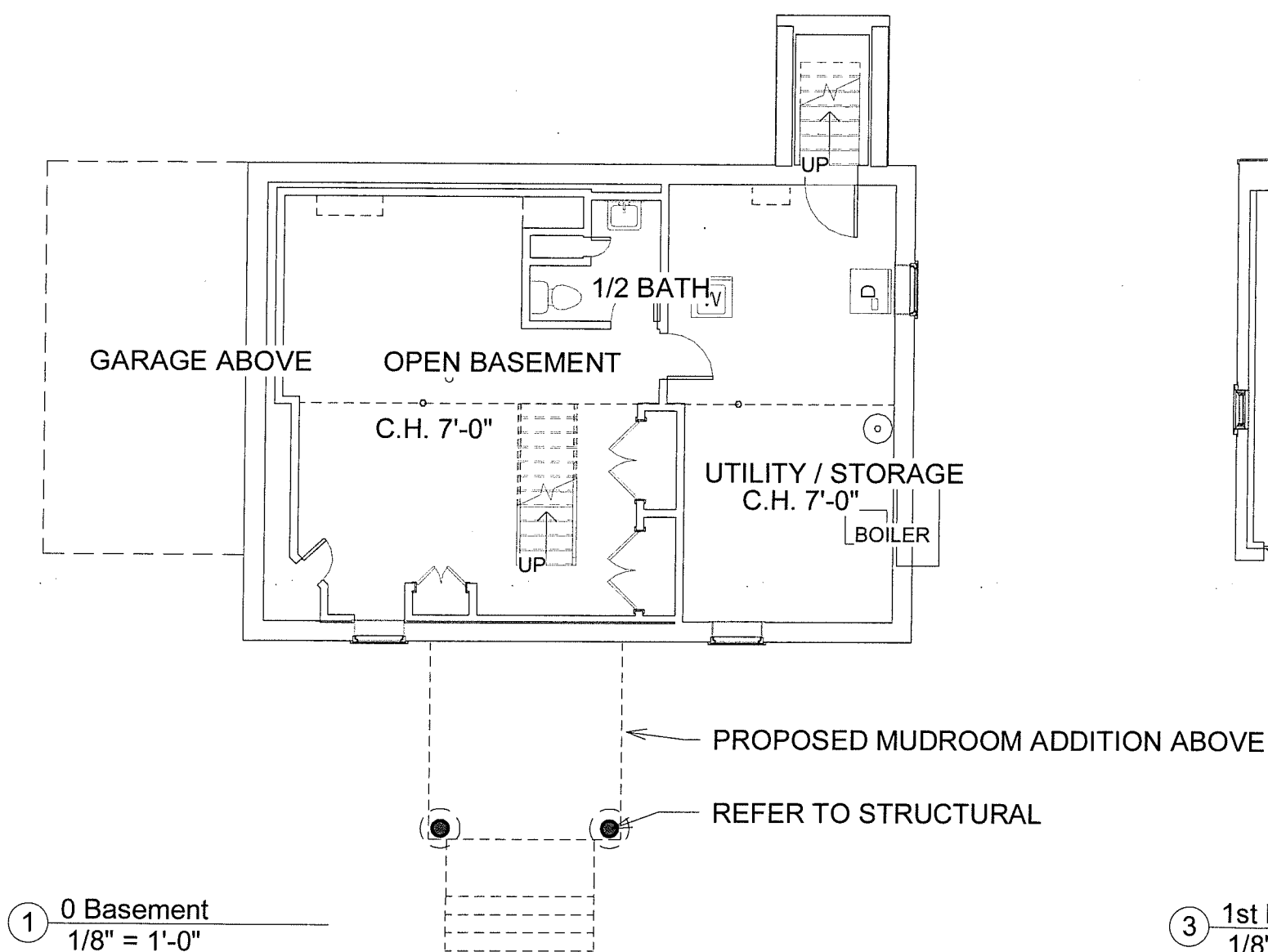
320 Appleton Street
SPECIAL PERMIT

Proposed
Plans

A1.1

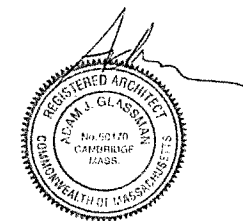
Date
10/18/2022

Scale
1/8" = 1'-0"



EXT. WALLS TO REMAIN

PROPOSED WALLS



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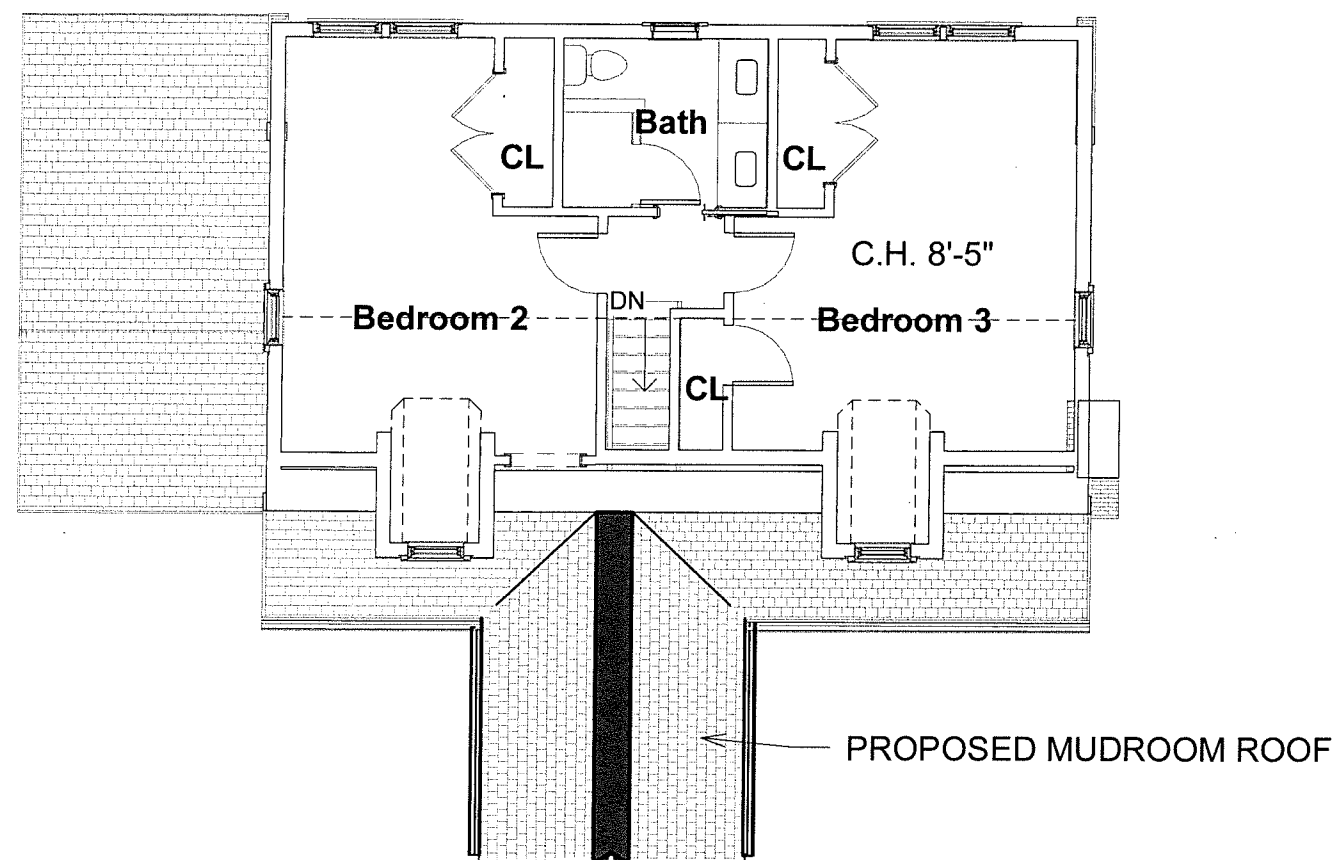
320 Appleton Street
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Proposed
Plans

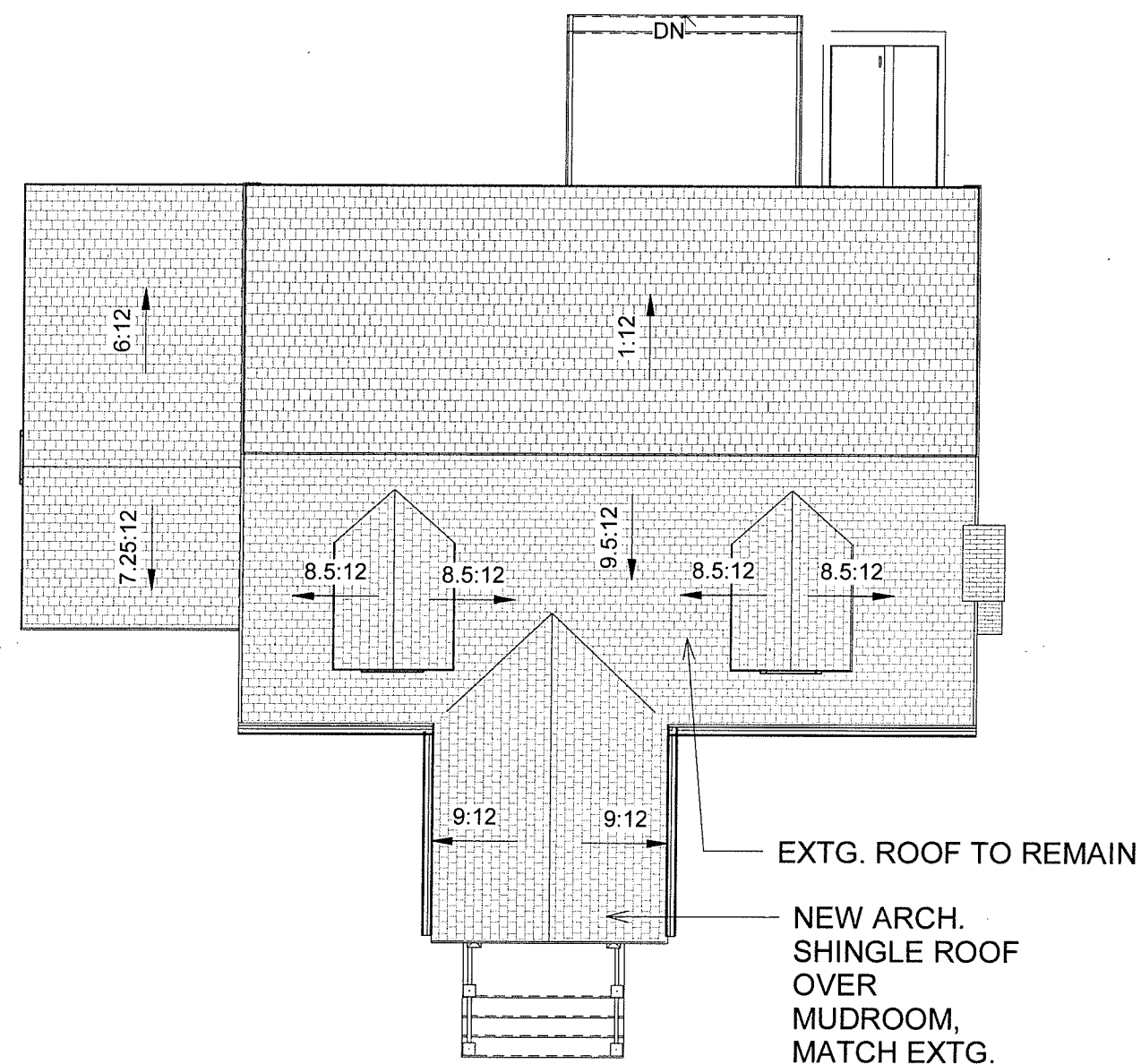
A1.2

Date
10/18/2022

Scale
1/8" = 1'-0"



1 2nd Floor
1/8" = 1'-0"



2 Roof Plan
1/8" = 1'-0"

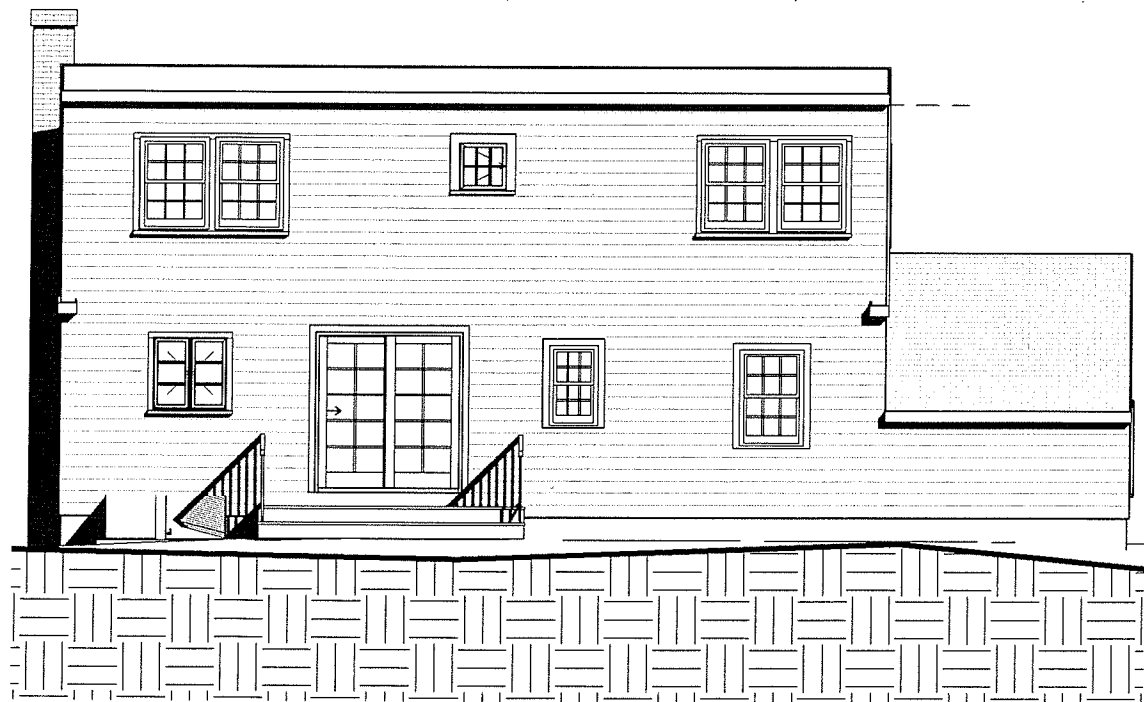
— EXT. WALLS TO REMAIN

— PROPOSED WALLS



① Front Elevation
1/8" = 1'-0"

② Right Elevation
1/8" = 1'-0"



③ Rear Elevation
1/8" = 1'-0"

④ Left Elevation
1/8" = 1'-0"

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320 Appleton Street
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Prop.
Elev.

A2.1

Date
10/18/2022

Scale
1/8" = 1'-0"