

ZONING DATA PER §5.5.2 - TABLES OF DIMENSIONAL AND DENSITY REGULATIONS

	ZONING DISTRICT - B2 (MIXED-USE <= 20,000 SQ. FT.)	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
A	MINIMUM LOT SIZE (S.F.)	----	±3,776	NO CHANGE	CONFORMS
B	MIN. FRONTAGE (FT)	50	40	NO CHANGE	EXISTING NON-CONF.
C	FLOOR AREA RATIO MAX. (FAR)	1.5 (3.0)	1.27	1.59	CONFORMS
D	LOT COVERAGE MAX. (%) 1,600 SF / 3,776 SF = 42	35	42	NO CHANGE	EXISTING NON-CONF.
E	MINIMUM LOT AREA PER DWELLING UNIT (S.F.)	NA	--	--	NA
F	MIN. FRONT YARD (FT) MASS AVE.	----	2.3	NO CHANGE	CONFORMS
G	MIN. FRONT YARD (FT) LEE TERR.	----	5.2	NO CHANGE	CONFORMS
	MIN. SIDE YARD - LEFT	----	2.8	NO CHANGE	CONFORMS
H	MIN. REAR YARD (FT)	10+(L/10) = 15	36.9	NO CHANGE	CONFORMS
I	MAX. HEIGHT (STORIES / FT)	4 / 50	3 / 34.1	4 / 40.5	CONFORMS
J	OPEN SPACE: MIN. LANDSCAPED AREA (%)	10	5	3.6	EXISTING NON-CONF.
K	OPEN SPACE: MIN. USABLE AREA (%)	20	NONE	0	
§6.1.4	MIN. NO. OF PARKING SPACES	5	6	NO CHANGE	CONFORMS

PARKING CALCULATION:

EXISTING SPACES PROVIDED:	6
PARKING REQUIRED:	
BUSINESS USE: 1/500 GSF	4,800 SF
Mixed-Use development parking exemption per Section 6.1.10.C	-3,000 SF
TOTAL	1,800 SF = 4
NEW RESIDENTIAL USE: 1 DU/1.5	= 1.5
TOTAL SPACES REQUIRED	= 6

BICYCLE PARKING CALCULATION:

EXISTING SPACES PROVIDED:	0
PARKING REQUIRED:	
LONG-TERM:	
OFFICE/BUSINESS USE: 0.3/1,000 GSF	= 1.5
NEW RESIDENTIAL USE: 1.5/1 DU	= 1.5
TOTAL SPACES REQUIRED	= 3
SHORT-TERM:	
OFFICE/BUSINESS USE: 0.5/1,000 GSF	= 2.5
NEW RESIDENTIAL USE: 0.1/1 DU	= 0.1
TOTAL SPACES REQUIRED	= 3

PROJECT DESCRIPTION:

99 MASS AVE., ARLINGTON, MA IS CURRENTLY A PROFESSIONAL OFFICE BUILDING; PRIMARILY BUSINESS USE "B". IT CONTAINS APPROXIMATELY 4,800 GROSS SQUARE FEET ON THREE LEVELS, WITH TWO LEVELS ABOVE THE GRADE PLANE AND ONE LEVEL ONE-HALF STORY BELOW. THE BUILDING IS NOT CURRENTLY SPRINKLERED.

WORK INCLUDES CONSTRUCTION OF A DWELLING UNIT IN THE CURRENT ATTIC LEVEL. THIS WORK SHALL INCLUDE EXTENDING THE STAIRS TO THE THIRD FLOOR, NEW PARTITIONS, NEW BATHROOM AND EXTENDING SYSTEMS TO THE THIRD LEVEL. WORK WILL INCLUDE BUILDING A FOURTH LEVEL AND BALCONY.

PROJECT ASSUMPTIONS:

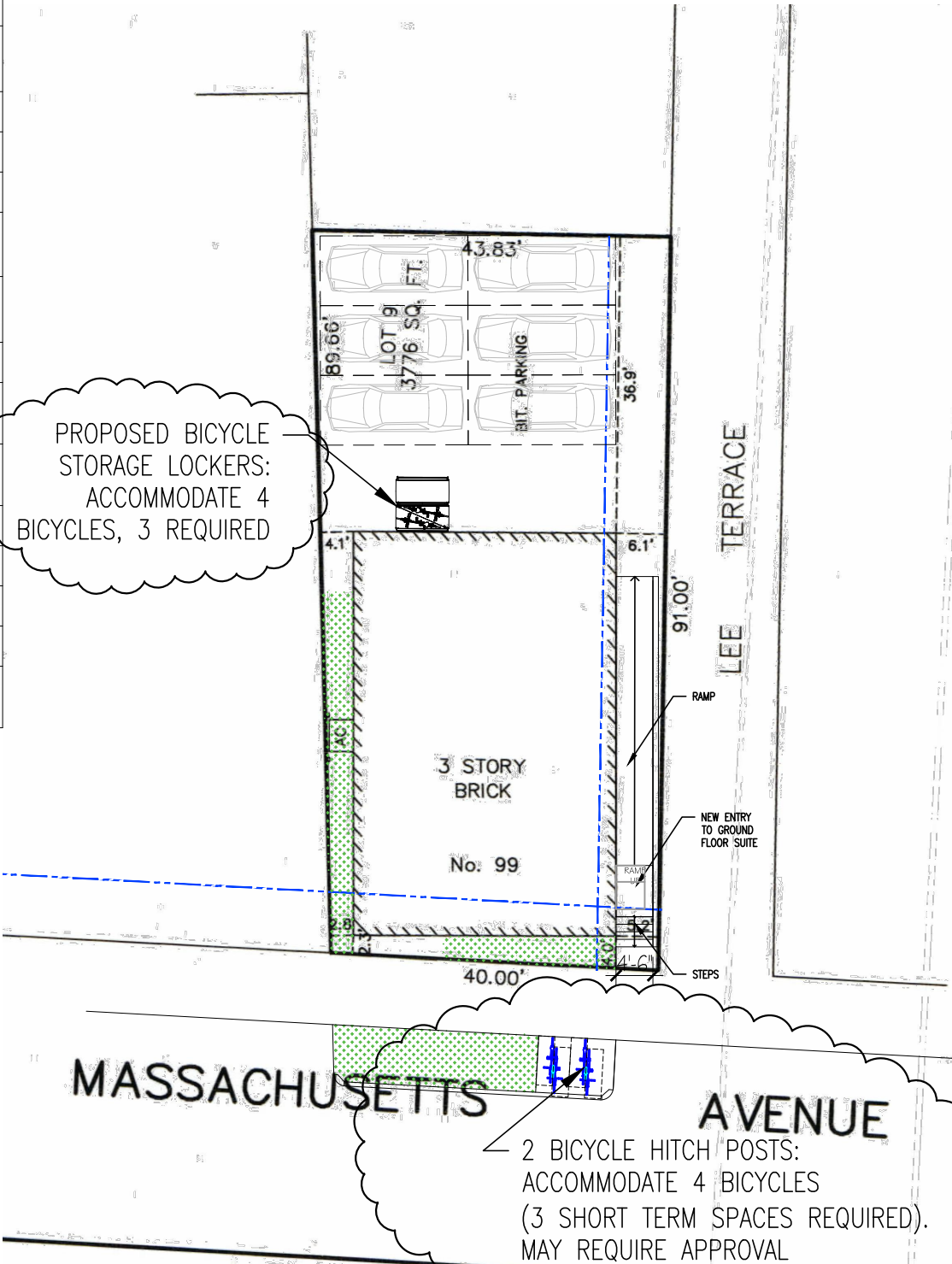
Zoning:

- Mixed-Use <= 20,000SF:
- Increased FAR
 - 3,000SF Parking Calculation Deduction
 - Requires Special Permit
 - 4 Stories
 - 4th Story Step-back
 - Existing Parking

Life Safety:

Recommend Automatic Sprinkler System:

- Increased Travel Distance
- Allows Uses above Grade Plane



ZONING SITE DIAGRAM
1" = 20'

SITE DIAGRAM BASED ON SURVEY BY:
AGH ENGINEERING , STOUGHTON, MA
FEB. 3 2016