

10 SUNNYSIDE AVENUE

List of Requested Waivers

Pursuant to 760 CMR 56.05(2)(h), the Housing Corporation of Arlington (hereinafter referred to as the “Applicant”), submits the following list of waivers, so-called, to “local requirements and regulations,” including without limitation the Town of Arlington Zoning Bylaw, as amended, Article 16 – Tree Protection and Preservation Bylaw, and other local regulations and requirements as defined in M.G.L. c.40B, §56.02, including all local rules, ordinances, codes and regulations that are more restrictive than state requirements.

LIST OF WAIVERS

<i>By-law Regulation</i>	<i>Requirement</i>	<i>Proposed</i>	<i>Waiver</i>
By-law Section 5, Subsection 5.3.17	For buildings more than 3 stores in height, a 7.5 step back shall be provided at the fourth story or 30 feet above grade, whichever is less, along all building elevations with street frontage.	No step back.	Waiver requested – See Footnote “1”.
By-law Section 5, Table 5.5.2.A	Rear setback 10+ (L/10) 24’.	5’	Waiver requested – See Footnote “1”.
By-law Section 5, Subsection 5.3.21.A.2.D	10% minimum landscape, 20% minimum usable open space.		Waiver requested. See Footnote “1”.
By-law Section 6, Subsection 6.1.12 and the Bicycle Parking Design Guidelines	Long term: 1.5 spaces per residential unit and 0.2/1000 gsf spaces for office use. Short-term 0.1 per residential unit and 0.5/1000 gsf spaces for office use for a total of 70 spaces.	The Applicant proposes 43 spaces. The applicant seeks a waiver from the Bicycle Parking Design Guidelines.	Waiver requested – See Footnote “1”.
By-law Section 6, Subsection 6.1.4	1.15 spaces per 1 bedroom dwelling unit, 1.5 spaces per 2 bedroom dwelling unit, and 2 spaces per 3 or more bedroom dwelling units, 1 space per 500 square feet of office gross floor area.	One space per unit	Waiver requested reduction in parking to 25% of that required as permitted by Section 6, Subsection 6.1.5. See Footnote 1.

By-law Section 6, Subsection 6.1.11(C)(11)	Sizes of parking spaces.	To permit more than 20% of spaces to be sized for compact cars.	Waiver requested. See Footnote "1".
By-law Section 6, Subsection 6.1.11(C)(3)	Drive aisles size.	Reduction in drive aisles size.	Waiver requested. See Footnote "1".
By-law Section 6, Subsection 6.1.11(D)(1)-(6) By-law Section 5, Subsection 5.3.7(A) and (B)	Parking lot setbacks, landscaping and screening.	Modifications to parking lot setbacks, landscaping and screening.	Waiver requested. See Footnote "1".
Title IX, Article 3, Sections 4A and 4B – Enforcement and Fees	Town Fees and Charges – Department of Community Safety and Office of Building Inspector.	Fees and charges related to fire safety, building permits, plan reviews, occupancy permits, plumbing permits, gas fitting, infiltration and inflow fees and electrical permits.	Waiver requested allowing for 100% reduction of fees.
Comprehensive permit requirement	Provision of a statement of impact on Municipal Facilities.	A waiver as to the provision of this information.	Waiver requested. See Footnote "1".

FOOTNOTE

1. Absent waivers of these requirements, the proposed project would be uneconomical and the Applicant would be unable to secure financing for the construction of the proposed project. The project is 100% affordable with units offered at 60% of the AMI and 30% of the AMI.