



TOWN CLERK'S OFFICE  
ARLINGTON, MA 02174

2023 MAY -2 AM 9:19

Town of Arlington  
Zoning Board of Appeals  
23 Maple Street  
Arlington, Massachusetts 02476  
781-316-3396  
[www.arlingtonma.gov](http://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 **Asha Sharma and Albin Anthony** of Arlington, MA. On March 31, 2023 a petition seeking permission to alter their property located at **20 Martin Street - Block Plan 090.0-0004-0011.0** Said petition would require a **Variance** under **Section 5.4.2A** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on May 23, 2023 as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:** <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar> and choose the date of the meeting you wish to attend.

**For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at** <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

**DOCKET NO 3750**

Zoning Board of Appeals  
Christian Klein, RA, Chair

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

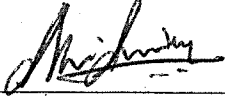
**REQUEST FOR VARIANCE**  
**TOWN OF ARLINGTON**

In the matter of the Application of Asha Sharma and Albin Anthony of 20 Martin Street  
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Variance is herewith made, in accordance with Section 3.2 of the Zoning Bylaw of the Town of Arlington, Massachusetts seeking relief from the following specific provisions of the Zoning Bylaw, and as described more fully in the attached form, *Variance Criteria*:

Section 5.4.2A Table of Dimensional Regulations, maximum height (stories) in order to add a dormer, changing the designation from 2 1/2 story to 3 story

The Petitioner/Applicant states he/she/they is/are the owner-occupant of the land in Arlington located at 20 Martin 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 applicant wishes to add a dormer on the rear of their home in order to increase their living space. The home currently has 962 sf of living space on the first floor and 332 sf (with ceiling height of 7' or greater) under the eaves. The proposed dormer would add an additional 173 sf (with ceiling height of 7') thereby changing the designation from a half story to a full story. The basement level counts as a story because of the severe topography.

E- Mail: albinanthony@gmail.com Signed:  Date: 03/31/2023  
Telephone: 607 379 9926 Address: 20 Martin St Arlington MA 02474

3). Describe how desirable relief may be granted without substantial detriment to the public good.

Relief in this case will not be substantially detrimental to the public good because the house is so small and so low to begin with. The proposed dormer does not increase the height of the house and does not have any impact to the massing as perceived from the street. Most of the other homes in this neighborhood already have full second floors, and many even have attic space above that. The proposed home will be consistent with the size, architectural style and massing of the neighborhood.

4). Describe how desirable relief may be granted ... without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw of the Town of Arlington, Massachusetts.

Relief will not nullify or substantially derogate the bylaw because the proposed change only adds 173 sf of new space, for a proposed total of only 1,467 sf with 3 bedrooms and maintains the existing 27.9' of height. This size house is consistent with, if not smaller than, most of the other homes in the neighborhood.

State Law (MGL Chapter 40a, Section 10) requires that the Zoning Board of Appeals must find that all four (4) criteria are met in order to be authorized to grant a Variance. If any one of the standards is not met, the Board must deny the Variance.

**Variance Criteria:**

The power of the Board of Appeals to grant a Variance from the literal application of the Zoning Bylaw is strictly limited by State Law. Under MGL, Chapter 40a, Section 10, the Board of Appeals must “specifically find” for a particular piece of land or a specific structure that “owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ... by-law would involve substantial hardship, financial or otherwise, to the petitioner ... , and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or bylaw.” (emphasis added.)

Thus, Under State Law, a Variance may only be granted when **all of the four (4) following criteria are met:**

- 1). Describe the circumstances relating to the soil conditions, shape, or topography especially affecting such land or structures but not affecting generally the Zoning District in which it is located that would substantiate the granting of a Variance.

The land slopes a dramatic 12' from the front of the house to the back of the house. While the house actually appears to be a very modest one story structure from the front (see photographs), this slope creates a condition where the basement counts as a story, limiting the allowable scope on the actual second floor space. Despite the severe topography on this site, the house is still a low structure, only 27.9' (existing and proposed) from the average grade plane to the ridge.

- 2). Describe how a literal enforcement of the provisions of the Zoning Bylaw, specifically relating to the circumstances affecting the land or structure noted above, would involve substantial hardship, financial or otherwise, to the Petitioner or Appellant.

The owners recently purchased this home and welcomed their first child. They look forward to raising their family in this home and this community. However the two bedrooms on the second floor have low ceilings and very limited functional space due to the steep slope of the ceiling (12:12). If they are unable to improve the functionality of these two existing bedrooms, they will not be able to stay in this house.

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

1. Property Location: 20 Martin Street Zoning District: R1

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):  
1931 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):  
2104 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	3752	3752	min. 6000
7. Frontage (Ft.)	55.35	55.35	min. 60
8. Floor area ratio	-	-	max. -
9. Lot Coverage (%)	28.5	28.5	max 35
10. Lot Area per Dwelling Unit (Sq. Ft.)	-	-	min. -
11. Front Yard Depth (Ft.)	9.6	9.6	min. 9.6
12. Left Side Yard Depth (Ft.)	19.2	19.2	min. 10
13. Right Side Yard Depth (Ft.)	11.3	11.3	min. 10
14. Rear Yard Depth (Ft.)	16.9	16.9	min. 13.83
15. Height (Stories)	2.5	3	max. 2.5
16. Height (Ft.)	27.9	27.9	max. 35
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	2682	2682	
17A. Landscaped Open Space (% of GFA)	139	139	min. 10
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	0	0	
18A. Usable Open Space (% of GFA)	0	0	min. 30
19. Number of Parking Spaces	2	2	min. 2
20. Parking area setbacks (if applicable)	-	-	min. -
21. Number of Loading Spaces (if applicable)	-	-	min. -
22. Type of construction	5b	5b	N/A
23. Slope of proposed roof(s) (in. per ft.)	12:12	3:12	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: 20 Martin Street

Zoning District: R1

<b><u>OPEN SPACE*</u></b>	<b>EXISTING</b>	<b>PROPOSED</b>
Total lot area	<u>3752</u>	<u>3752</u>
Open Space, Usable	<u>0</u>	<u>0</u>
Open Space, Landscaped	<u>2682</u>	<u>2682</u>

\* Refer to the Definitions in Section 2 of the Zoning Bylaw.

**GROSS FLOOR AREA (GFA) †**

Accessory Building	<u>64</u>	<u>64</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>573</u>	<u>573</u>
1 <sup>st</sup> Floor	<u>962</u>	<u>962</u>
2 <sup>nd</sup> Floor	<u>-</u>	<u>505</u>
3 <sup>rd</sup> Floor	<u>-</u>	<u>-</u>
4 <sup>th</sup> Floor	<u>-</u>	<u>-</u>
5 <sup>th</sup> Floor	<u>-</u>	<u>-</u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>332</u>	<u>-</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>
<b>Total Gross Floor Area (GFA)</b>	<b><u>1931</u></b>	<b><u>2104</u></b>

† 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>2682</u>	<u>2682</u>
Landscaped Open Space (% of GFA)	<u>139</u>	<u>139</u>
Usable Open Space (Sq. Ft.)	<u>0</u>	<u>0</u>
Usable Open Space (% of GFA)	<u>0</u>	<u>0</u>

This worksheet applies to plans dated 03/13/2023 designed by Miller Design LLC

Reviewed with Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

Architect:  
 Willer Design LLC  
 80 Clark Street  
 Belmont MA 02478  
 817-953-3157

Date: Issued for:

10/10/22 SCHEMATIC DESIGN  
 12/22 DESIGN DEVELOPMENT  
 3/13/23 ZBA APPROVAL



ANTHONY RESIDENCE  
 20 MARTIN STREET  
 ARLINGTON MA

COVER SHEET

Sheet Number:

A1

PROGRESS - FOR ZBA APPROVAL  
 MARCH 13, 2023

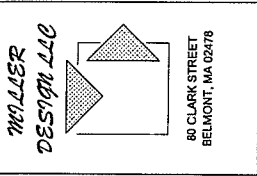
**ENERGY AUDIT:**  
 COMPLIANCE DETERMINED BY MASSACHUSETTS STRETCH ENERGY CODE (ECC 2021 W/ MASS AMENDMENTS SECTION N101). PROPERTY FALLS UNDER CLIMATE ZONE 5A.  
 PRESCRIPTIVE OPTION FOR RESIDENTIAL ADDITION (401.3):  
 1. RENOVATION TO COMPLY WITH ENERGY STAR QUALIFIED HOMES THERMAL BYPASS INSPECTION CHECKLIST. INSULATION VALUES AS FOLLOWS: R50 FLOOR R-VALUE, R20+5 WALL R-VALUE, R19+19 BASEMENT / CRAWL SPACE WALL R-VALUE.  
 2. RENOVATION TO COMPLY WITH ENERGY STAR PROGRAM REQUIREMENTS FOR RESIDENTIAL WINDOWS, DOORS, AND SKYLIGHTS - VERSION 2.0. ALL NEW WINDOW GLAZING TO BE .30 U-FACTOR AND SKYLIGHTS TO BE .55 U-FACTOR.  
 3. HEATING / COOLING DUCTS TO BE SEALED AND TESTED TO MEET REQUIREMENTS OF 401.3.

**PROJECT INFORMATION:**  
 ARLINGTON ZONING R1:  
 REQUIRED:  
 MAX 35% LOT COVERAGE  
 MIN 30% USABLE OPEN SPACE  
 FRONT YARD SETBACK: 25'-0"  
 REAR YARD SETBACK: 20'-0" OR 20%  
 SIDE YARD SETBACK: 10'-0"  
 MAX HEIGHT: 2 1/2 STORES AND 35' (AVG GRADE TO HIGHEST POINT)

**DRAWING LIST**  
 A1 COVER SHEET  
 A2 EXISTING BASEMENT FLOOR PLAN  
 A3 EXISTING FIRST FLOOR PLAN  
 A4 EXISTING SECOND FLOOR PLAN  
 A5 EXISTING ROOF PLAN  
 A6 NEW BASEMENT FLOOR PLAN  
 A7 NEW FIRST FLOOR PLAN  
 A8 NEW SECOND FLOOR PLAN  
 A9 NEW ROOF PLAN  
 A10 NEW ELEVATIONS

**SYMBOL LEGEND**  
 [Dotted line] WALL TO BE DEMOLISHED  
 [Solid line] EXISTING WALL TO REMAIN  
 [Thick solid line] NEW WALL  
 [Diamond with 1/2] INTERIOR ELEVATION  
 [Circle with 1/2] SECTION  
 [Circle with 5] DOOR TAG  
 [Circle with 6] WINDOW TAG

**LIGHTING LEGEND**  
 [Circle with 0] RECESSED LED CAN/LIGHT - AS SELECTED BY OWNER  
 [Circle with 1] CEILING MOUNTED PENDANT - AS SELECTED BY OWNER  
 [Circle with 2] CEILING MOUNTED DOWN LIGHT - AS SELECTED BY OWNER  
 [Circle with 3] WALL MOUNTED SCONCES AS SELECTED BY OWNER  
 [Circle with 4] CEILING FAN WITH INTEGRAL LIGHT - AS SELECTED BY OWNER  
 [Circle with 5] S.D. SMOKE DETECTOR - MATE FULLY NEW AND EXISTING MARKED TO BE HARD-WIRED PER CODE  
 [Circle with 6] S/C/O HARDWIRED SMOKE / CARBON MONOXIDE DETECTOR  
 [Triangle] DATA CONNECTION  
 [Square with 1] TELEPHONE DATA CONNECTION  
 [Square with 2] ALL OUTLETS AS SHOWN TO BE GROUNDING ONLY (CALL OUTLETS AS REQUIRED BY LOCAL PERMITS / ORDINANCES)



Architect:	Miller Design LLC 80 Clark Street Belmont MA 02478 617-882-3157
Date:	Issued for:
10/10/22	SCHEMATIC DESIGN
12/22/22	DESIGN DEVELOPMENT
3/13/23	ZBA APPROVAL

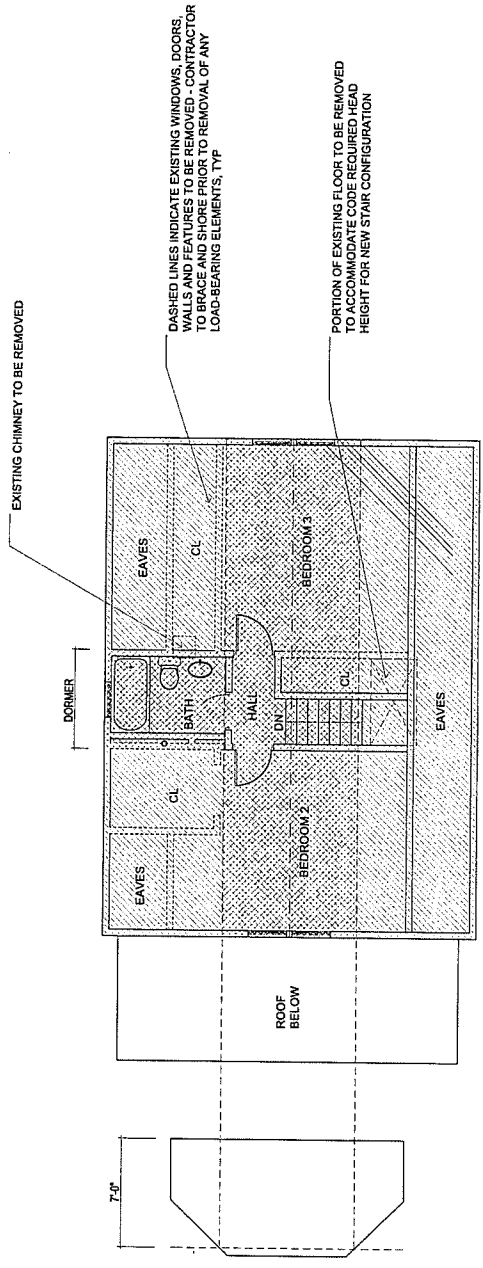


ANTHONY RESIDENCE  
20 MARTIN STREET  
ARLINGTON MA

EXISTING SECOND  
FLOOR PLAN

Sheet  
Number: **A4**

ATTIC FLOOR AREA CALCS:  
TOTAL AREA = 783 sq ft  
MAX AREA WITH CEILING AT 7' OR HIGHER = 50% OF 783 = 391.5  
ACTUAL AREA WITH CEILING AT 7' OR HIGHER = 332 sq ft



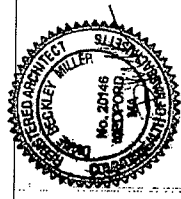


**WALLER DESIGN LLC**  
 80 CLARK STREET  
 BELMONT, MA 02478

Architect: WALLER DESIGN LLC  
 80 Clark Street  
 Belmont, MA 02478  
 617-865-3157

Date: Issued for:

10/10/22 SCHEMATIC DESIGN  
 12/22/22 DESIGN DEVELOPMENT  
 3/13/23 ZBA APPROVAL

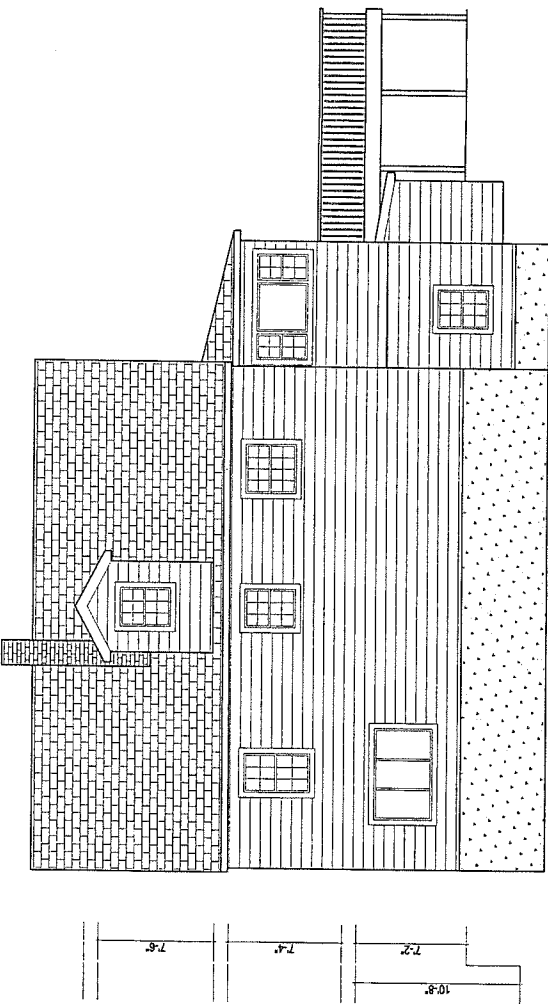
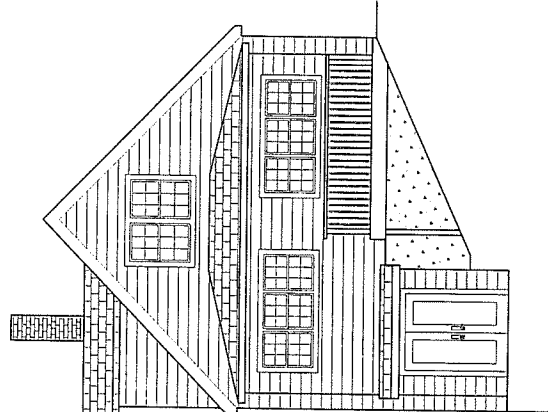
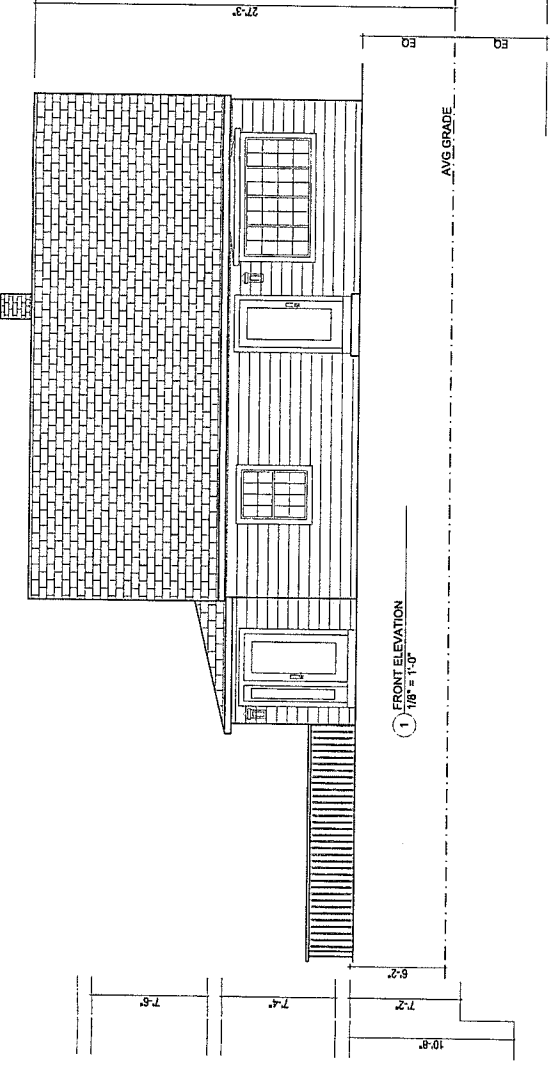
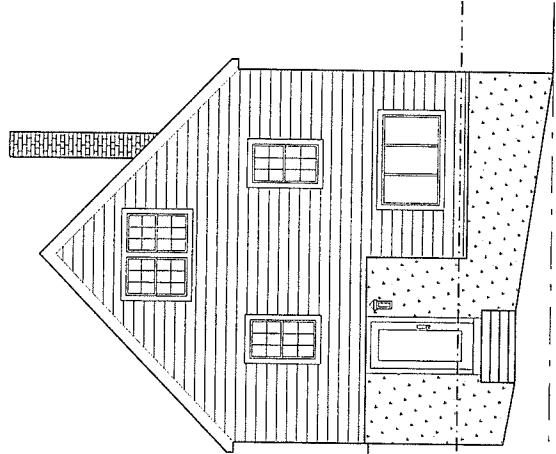


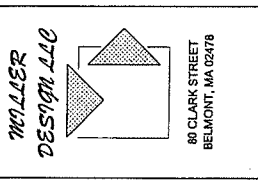
ANTHONY RESIDENCE  
 20 MARTIN STREET  
 ARLINGTON MA

EXISTING ELEVATIONS

Sheet Number:

**A5**



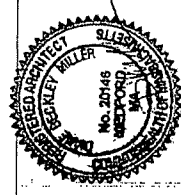


80 CLARK STREET  
BELMONT, MA 02478

Architect:  
MILLER DESIGN LLC  
80 Clark Street  
Belmont MA 02478  
617-992-3137

Date: Issued for:

10/10/22 SCHEMATIC DESIGN  
12/22/22 DESIGN DEVELOPMENT  
3/13/23 ZBA APPROVAL

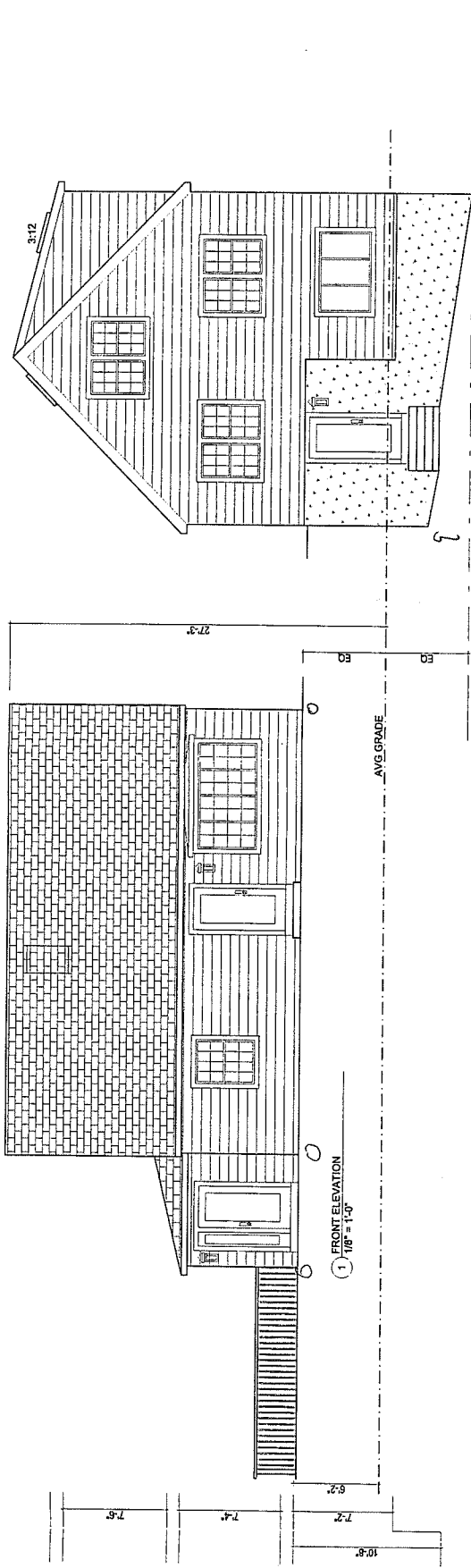


ANTHONY RESIDENCE  
20 MARTIN STREET  
ARLINGTON MA

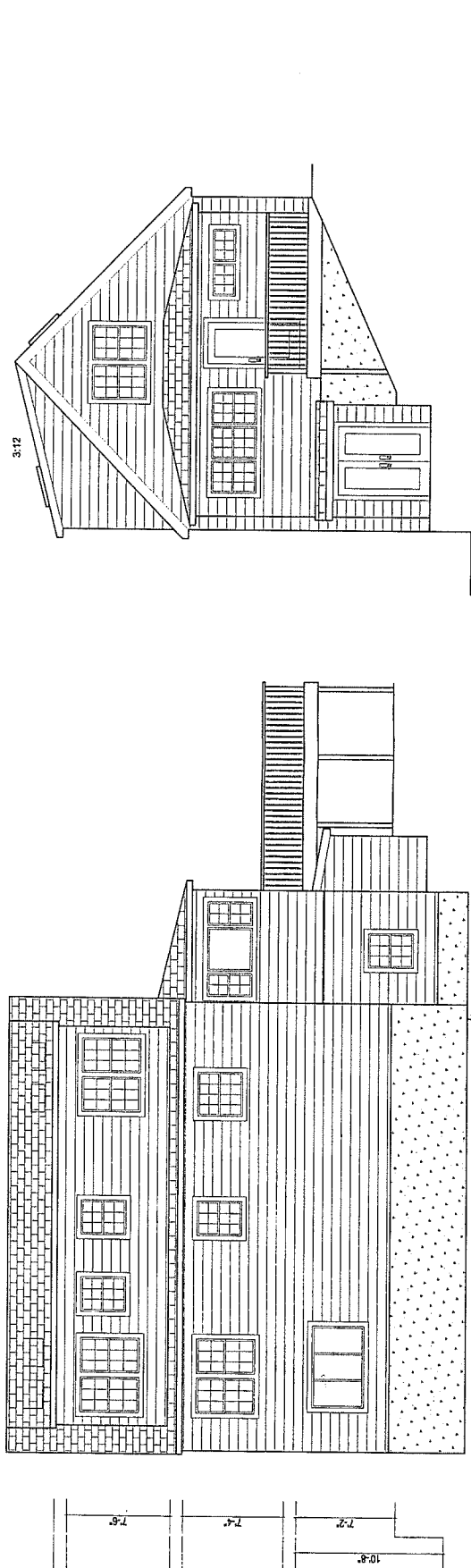
NEW  
ELEVATIONS

Sheet  
Number:

A10



2 SIDE ELEVATION  
1/8" = 1'-0"



4 SIDE ELEVATION  
1/8" = 1'-0"



Architect:  
 Miller Design LLC  
 80 Clark Street  
 Belmont, MA 02478  
 617-893-3157

Date: Issued for:

10/10/22 SCHEMATIC DESIGN  
 12/22/22 DESIGN DEVELOPMENT  
 3/13/23 ZBA APPROVAL

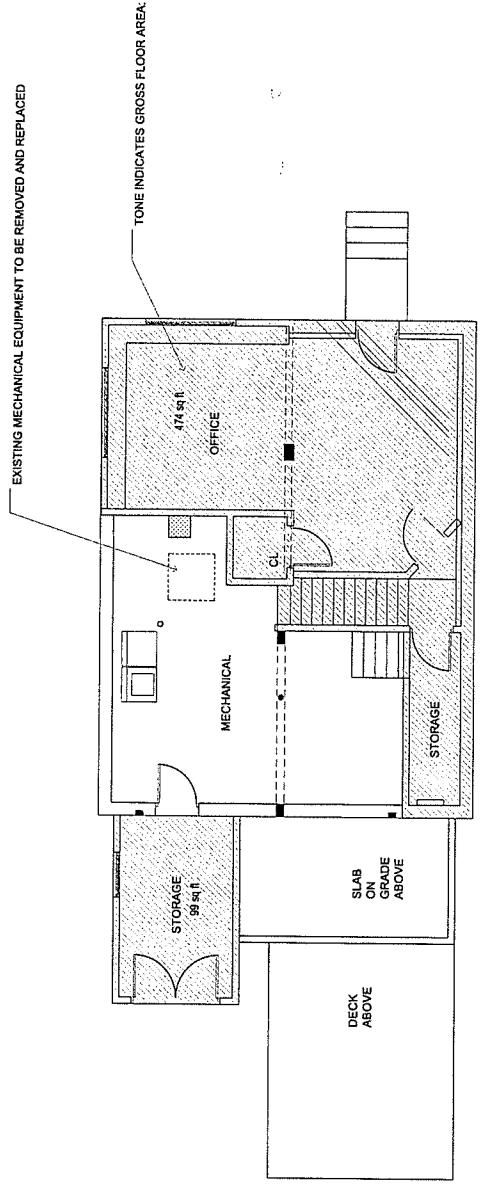


ANTHONY RESIDENCE  
 100 CLARK STREET  
 ARLINGTON MA

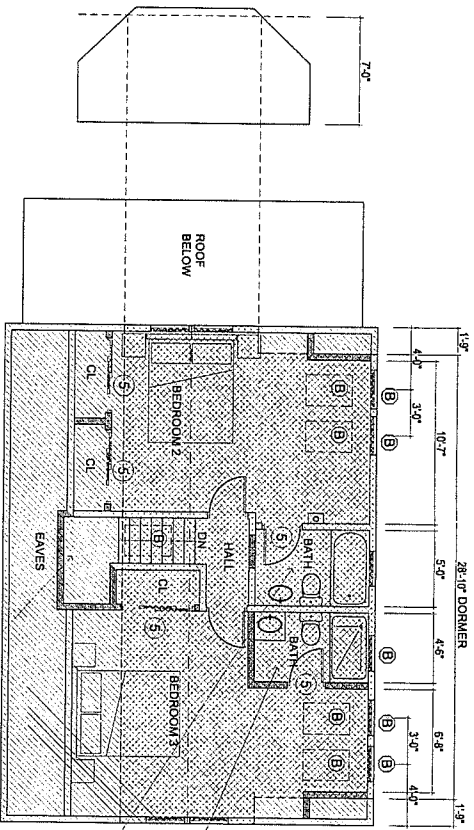
**EXISTING  
 BASEMENT PLAN**

Sheet  
 Number:

**A2**



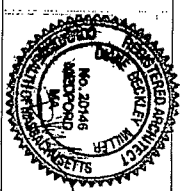
ATTIC FLOOR AREA CALCS:  
 TOTAL AREA = 783 sq ft  
 MAY AREA WITH CEILING AT 7' OR HIGHER  
 (TO BE CONSIDERED A HALF STORY) = 50% OF 783 = 391.5  
 ACTUAL AREA WITH CEILING AT 7' OR HIGHER = 565 sq ft



**MILLER DESIGN LLC**  
 80 CLARK STREET  
 BELMONT, MA 02478

Architect:  
 Miller Design LLC  
 80 Clark Street  
 Belmont, MA 02478  
 817-883-3157

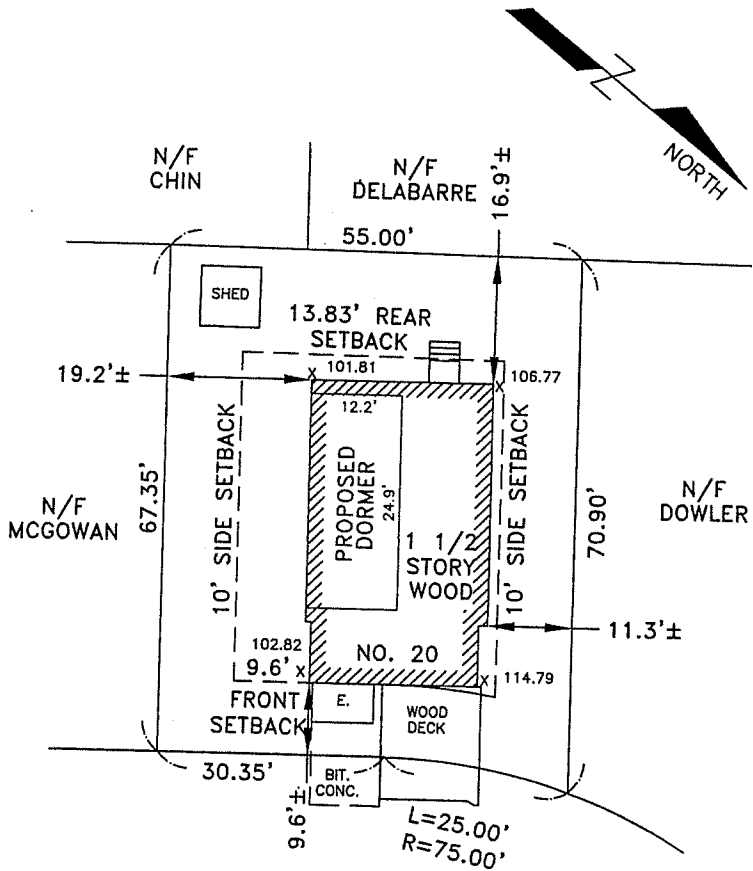
Date: Issued for:  
 10/10/22 Schematic Design  
 12/22/22 DESIGN DEVELOPMENT  
 3/13/23 ZBA APPROVAL



ARTHWOR RESIDENCE  
 20 HART STREET  
 ARLINGTON, MA

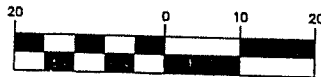
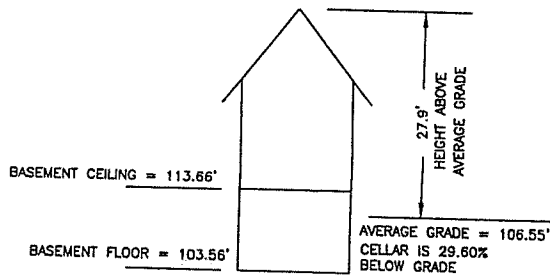
NEW SECOND FLOOR PLAN

**A8**



**MARTIN STREET**  
(PAPER STREET)

- LOT AREA = 3,752 S.F.±
- EXISTING BUILDING = 1,006 S.F.±
- EXISTING SHED = 64 S.F.±
- EXISTING PAVEMENT = 50 S.F.±
- PROPOSED ADDITION = 304 S.F.±
- EXISTING LOT COVERAGE 28.5%
- PROPOSED LOT COVERAGE = 28.5%
- EXISTING OPEN SPACE = 70.1%
- PROPOSED OPEN SPACE = 70.1%



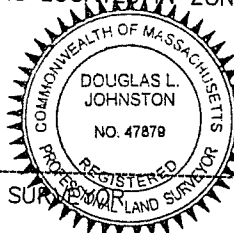
( IN FEET )  
1 inch = 20 ft.

PROPOSED PLOT PLAN  
IN  
ARLINGTON, MA

SCALE: 1" = 20' MARCH 14, 2023

DLJ GEOMATICS  
PROFESSIONAL LAND SURVEYING  
276 NORTH STREET  
WEYMOUTH, MA 02191  
(781) 812-0457  
20 MARTIN ST ARLINGTON.dwg

- NOTES
1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 79237, PAGE 256.
  2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 5351, PAGE END.
  3. SUBJECT PARCEL IS LOCATED IN ZONE R-1.



3/15/23  
DATE

PROFESSIONAL LAND SURVEYOR