

Large Addition ByLaw

- (6) Large Additions. No alteration or addition which increases the gross floor area of a building by the lesser of (a) 750 square feet or more, or (b) 50% or more of the building's gross floor area on the date of application for a permit or

Town of Arlington Zoning Bylaw

District Regulations / 5-19

because of cumulative alterations or additions during the previous two years, shall be allowed unless:

- The addition is constructed entirely within the existing foundation, or
- The Board of Appeals, acting pursuant to Section 3.3, finds that the alteration or addition is in harmony with other structures and uses in the vicinity.

In making its determination, the Board of Appeals shall consider, among other relevant facts, the proposed alteration or addition's dimensions and setbacks in relation to abutting structures and uses and its conformity to the purposes of this Bylaw as set forth in Section 1.2. The increase in gross floor area used to determine the applicability of this section shall only include additions outside the existing footprint of the building.

Exemption for Energy Efficient Homes

- (8) Exemption for energy efficient homes on R0, R1 or R2 lots with an existing principal building. The minimum frontage and lot area requirements shall not apply to homes constructed to the lower of either (i) Home Energy Rating System (HERS) Score of 44 or below, or (ii) the maximum allowed HERS Score defined in the International Energy Conservation Code as adopted and amended by Massachusetts, and:
- The new structure is built within the existing foundation footprint, or with an addition that is not a Large Addition as defined in Section 5.4.2.B(6) or
 - By special permit.

Usable Open Space

REVISED 7-27-2023



PREPARED FOR: MARK HALLIDAY

CONSERVATION PLAN
IN
ARLINGTON, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: JANUARY 12, 2022



ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
6645PPI.DWG



This information Added by Rober Survey 3/27/2023

EXISTING BASEMENT = 12.2
EXISTING FIN. GRADE = 14.20
PROPOSED FIN. GRADE = 40.8
EXIST. W/FRONT/25 = 1352.84 SF
PROPOSED W/FRONT/25 = 1744.91 SF
EXISTING GROSS FLOOR AREA = 15648.81
EXISTING FLOOR AREA RATIO = 24.2%

AVERAGE GRADE
(17.22+17.88+14.01+8.94+14.80)/5 = 14.75
EXISTING GRADE = 14.75
(13.12+16.25)/2 = 14.69
(10.43+8.45)/2 = 9.44
(17.58+10.43)/2 = 14.0
(18.18+17.45)/2 = 17.82

Yard, Front: A yard extending for the full width of the lot between the front line of the nearest building wall and the front lot line.

Yard, Rear: A yard, unoccupied except by an accessory structure or accessory use as herein permitted, extending for the full width of the lot between the rear line of the nearest building wall and the rear lot line.

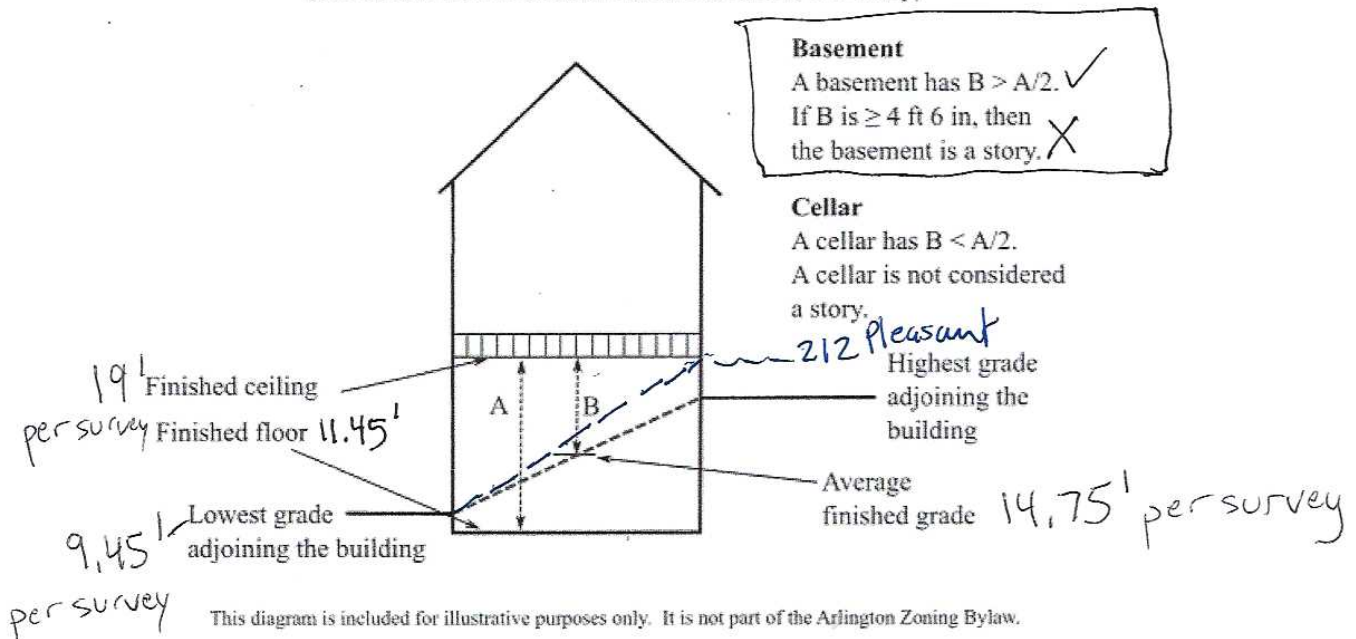
Yard, Side: A yard unoccupied, except by an accessory structure or use as herein permitted, between the line of the building wall and a side lot line extending from the front yard to the rear yard. In the case of a lot having no street frontage or a lot of odd shape, any yard that is not a front yard or a rear yard shall be considered a side yard.

Zoning Board of Appeals: The Zoning Board of Appeals of the Town of Arlington, Massachusetts ("Board of Appeals" or "ZBA").

Illustration of Basement and Cellar

212 Pleasant St.

(See Section 2, Definitions: Basement, Cellar, and Story)



$$B = 19' - 14.75' = 4.25' \quad (4' 3")$$

$$A = 19' - 11.45' = 7.55' / 2 = 3.775'$$

$B > A/2 \therefore$ ~~lower level is a basement~~ lower level is a basement
 $B < 4' 6" \therefore$ lower level is not a story

REVISED 7-27-2023

Calculation of Open Space, Usable and Landscaped			
	Existing Sq Ft	Proposed Incl on Existing Footprint	% of total lot
Gross Floor Area	1,648	3,293	
Total Lot Square Footage			6,800
Not Useable			
House Footprint	822.00	1,176.00	
Parking Area *	480.00	638.00	
Steps to side door **	36.00	49.00	
Steps to front door	12	24	
Shed	80	80	
Total Not Usable	1,430	1,967	28.93%
Open Space (back yard)			
Area not included in usable open space	2,652	2,652	
Usable Per Rober Survey	1,159	1,159	17.04%
As % of GFA	70.33%	35.20%	
Open Space, Landscaped			
Rear Deck	0.00	146.00	
Front Walkway	50.00	36.00	
Walkway to side steps	0.00	11.50	
Semi-pourous patio	0.00	225.00	
Steps to Pond	360.00	360.00	
Side and Front yard, Landscape strips	1148.75	243.25	
Total Open Space, Landscaped	1,559	1,022	15.03%
As % of GFA	94.58%	31.03%	

Grand Total	6,800.00	6,800.00	
Additional Dimensions / Ratios			
	Existing	Proposed	
Floor Area Ratio (GFA/Total Lot)	24.24%	48.43%	
Lot Coverage	12.09%	17.29%	

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Slopes Verification	
Minimum Requirement 30% GFA	30%
GFA	3,293.00
Minimum sq ft usable open space required	987.9
Length bottom of lot ((abutting Spy Pond)	52 feet
Minimum width required	25 feet
Total square footage in OS slope calculation	1,300.00 sq ft

Average Slopes of Minimum Required Open Space	
Average Elevation at shoreline	2.18
Avg Elevation 25'(min required width from shoreline	3.63
Average grade change in 25' OS area	1.45
Width of buffer	25.00
Average Existing Slope in 25' buffer	5.78%

Driveway Ownership - 212 has an easement over all the segments from Pleasant Street to the property boundary

