

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON


In the matter of the Application of Allison and Brian Lasko
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*:

Relief is sought from the following provisions of Section 5.4.2 Table of Dimensional and Density Regulations (Story) of the Zoning Bylaw.

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 148 Mt Vernon Street, Arlington MA 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:

There is a difference in elevation from the street to the backyard, such that the existing home's basement is a non-conforming story. The new addition will not create any new non-conformities.
The scale, form and design of the modest addition follows the style of the existing home.

E-Mail: allison.lasko@gmail.com Signed: Allison Lasko  Date: 7/16/23
Telephone: 203-980-3891 Address: 148 MT Vernon St Arlington MA

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.

Table 5.4.3 Use Regulations for Residential Districts allows a single family detached dwelling.

B). Explain why the *requested use is essential or desirable to the public convenience or welfare.*

The use is allowed by-right. The Use will continue as a single family residence, consistent with the neighborhood.

C). Explain why *the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

There will be no changes to use and no increase in dwelling units, so the proposed will not change traffic and pedestrian safety following construction.

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.*

There will be no changes to use, as the property will continue as a residential structure in keeping with other properties in the neighborhood, so there will be no changes to the use of municipal systems

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.

Property will be similar to other properties in the neighborhood. There is no change to its' single family use. The addition and deck will not add any new non-conformities.

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 property will continue as a residential structure in keeping with other properties in the neighborhood.

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 modest addition and deck are located at the back of the home. The use will stay a single family residence. The home will be similar to other homes in the neighborhood. There is no anticipated excess of use, as the use will not change.

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

1. Property Location: **148 Mt Vernon St** _____ Zoning District: **R1** _____

2. Present Use/Occupancy: Single Family Detached Dwelling 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):
1,922 _____ Sq. Ft.

4. Proposed Use/Occupancy: single family detached dwelling 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):
2475 _____ Sq. Ft.

| | Present Conditions | Proposed Conditions | Min. or max Required by Zoning |
|--|----------------------|----------------------|--------------------------------|
| 6. Lot size (Sq. Ft.) | 4964 | 4964 | min. 6000 |
| 7. Frontage (Ft.) | 52 | 52 | min. 60 |
| 8. Floor area ratio | | | max. |
| 9. Lot Coverage (%) | 18 | 28 | max 35 |
| 10. Lot Area per Dwelling Unit (Sq. Ft.) | | | min. |
| 11. Front Yard Depth (Ft.) | 17.3 | 17.3 | min. 25 |
| 12. Left Side Yard Depth (Ft.) | 13.4 | 10.2 | min. 10 |
| 13. Right Side Yard Depth (Ft.) | 12.2 | 12.2 | min. 10 |
| 14. Rear Yard Depth (Ft.) | 42.1 | 25.3 | min. 20 |
| 15. Height (Stories) | 3 | 3 | max. 2.5 |
| 16. Height (Ft.) | 32.5' | 32.5 | max. 35 |
| 17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw. | 2,946 | 2,638 | |
| 17A. Landscaped Open Space (% of GFA) | 2946/1922=153 | 2638/2475=107 | min. |
| 18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw. | 1057 | 756 | |
| 18A. Usable Open Space (% of GFA) | 56 | 31 | min. 30 |
| 19. Number of Parking Spaces | 2 | 2 | min. |
| 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.) | 6/12 | 6/12 | 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: 148 Mt Vernon St

Zoning District: R1

| <u>OPEN SPACE*</u> | EXISTING | PROPOSED |
|---------------------------|-----------------|-----------------|
| Total lot area | <u>4964</u> | <u>4964</u> |
| Open Space, Usable | <u>1057</u> | <u>756</u> |
| Open Space, Landscaped | <u>2,946</u> | <u>2,638</u> |

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

GROSS FLOOR AREA (GFA) †

| | | |
|---|-----------------------------|-----------------------------|
| Accessory Building | <u> </u> | <u> </u> |
| Basement or Cellar (meeting the definition of Story, excluding mechanical use areas) | <u>589</u> | <u>748</u> |
| 1 st Floor | <u>685</u> | <u>862</u> |
| 2 nd Floor | <u>648</u> | <u>865</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> </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> |
| Total Gross Floor Area (GFA) | <u>1922</u> | <u>2475</u> |

† 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>2,946</u> | <u>2,638</u> |
| Landscaped Open Space (% of GFA) | <u>2946/1922=153</u> | <u>2638/2475=107</u> |
| Usable Open Space (Sq. Ft.) | <u>1057</u> | <u>756</u> |
| Usable Open Space (% of GFA) | <u>56</u> | <u>31</u> |

This worksheet applies to plans dated 07/16/2023 designed by CA DESIGN STUDIO LLC

Reviewed with Building Inspector: _____ Date: _____