

# SP-23-1

Vikas Enti  
6179522100  
vikas@reframe.systems

40 DOROTHY RD  
Arlington, MA 02474

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## Special Permit Criteria

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.

Section 5.4.3 Class of Use. Accessory Uses. Accessory Dwelling

Section 5.9.2.B(1)(iii) which requires that by-right ADU conversions must be a minimum of 6 feet from a property line and that proposed ADUs closer than 6 feet to a property line require a Special Permit. Section 5.4.2(A) sets the maximum height of Accessory structures (> 80 sq. ft.) and private garages at 20 ft and 2 stories.

The proposed ADU is an all-electric, highly energy efficient (Passive House Zero), two-story 900 sqft net-zero structure with rooftop solar. The proposed ADU will replace the existing garage and is 3 ft from the side property line and 0 feet from the back property line.

The proposed ADU maximizes the use of low-embodied carbon materials (wood fiber insulation in lieu of foam or glass fiber, MgO boards in lieu of Gypsum etc) and is replacing the traditional concrete foundation with helical piles. This however, increases the height of the ADU to 22' which exceeds 5.4.2(A)'s requirements by 2'.

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

The proposed ADU will be used as an affordable rental unit and will further the goals of Section 5.9.2A-(3) specifically to encourage housing for persons of all income levels and ages.

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

40-42 Dorothy Rd is located at the intersection of Dorothy Rd - a low traffic street and the dead-end portion of Parker St, next to a wooded area. The proposed ADU will be accessed from Parker St which has one house across from it. There is very little existing traffic and the proposed ADU will not result in any additional congestion.

**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.**

The proposed ADU will have a rainwater collection system which will minimize impact on public drainage systems. The principal dwelling currently has 3 residents and additional residents in the ADU will not overload the public sewer system.

**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.**

The proposed ADU will be a new structure built according to all applicable building codes and will increase the supply of affordable housing in Arlington.

**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 proposed ADU replaces an existing garage to provide affordable housing to Arlington residents. It abuts unoccupied woodlands and is not visible from Dorothy Rd and will not impair the character of the district. The proposed ADU is an all-electric, net-zero energy building with low embodied carbon materials - it will have a positive impact on the health of the environment.

**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 proposed ADU is an all-electric, net-zero energy building with low embodied carbon materials - it will have a positive impact on the health of the environment. The proposed ADU furthers Arlington's goals, per section 5.9.2.A and will be no different than any by-right residential project.

## Dimensional and Parking Information

Present Use/Occupancy

Proposed Use/Occupancy

R2

R2

Existing Number of Dwelling Units

Proposed Number of Dwelling Units

2

3

<b>Existing Gross Floor Area (Sq. Ft.)</b>	<b>Proposed Gross Floor Area (Sq. Ft.)</b>
4483	4986
<b>Existing Lot Size (Sq. Ft.)</b>	<b>Proposed Lot Size (Sq. Ft.)</b>
4874	4874
<b>Minimum Lot Size required by Zoning</b>	<b>Existing Frontage (ft.)</b>
6000	139
<b>Proposed Frontage (ft.)</b>	<b>Minimum Frontage required by Zoning</b>
139	60
<b>Existing Floor Area Ratio</b>	<b>Proposed Floor Area Ratio</b>
0.91	1.02
<b>Max. Floor Area Ratio required by Zoning</b>	<b>Existing Lot Coverage (%)</b>
1	92
<b>Proposed Lot Coverage (%)</b>	<b>Max. Lot Coverage required by Zoning</b>
102	35
<b>Existing Lot Area per Dwelling Unit (Sq. Ft.)</b>	<b>Proposed Lot Area per Dwelling Unit (Sq. Ft.)</b>
2437	1624
<b>Minimum Lot Area per Dwelling Unit required by Zoning</b>	<b>Existing Front Yard Depth (ft.)</b>
0	21.75
<b>Proposed Front Yard Depth (ft.)</b>	<b>Minimum Front Yard Depth required by Zoning</b>
21.75	20
<b>Existing Left Side Yard Depth (ft.)</b>	<b>Proposed Left Side Yard Depth (ft.)</b>
5.3	3
<b>Minimum Left Side Yard Depth required by Zoning</b>	<b>Existing Right Side Yard Depth (ft.)</b>
6	0
<b>Proposed Right Side Yard Depth (ft.)</b>	<b>Minimum Right Side Yard Depth required by Zoning</b>
0	0
<b>Existing Rear Yard Depth (ft.)</b>	<b>Proposed Rear Yard Depth (ft.)</b>
23	0
<b>Minimum Rear Yard Depth required by Zoning</b>	<b>Existing Height (stories)</b>
6	2.5
<b>Proposed Height (stories)</b>	<b>Maximum Height (stories) required by Zoning</b>
2	2.5
<b>Existing Height (ft.)</b>	<b>Proposed Height (ft.)</b>
30	23
<b>Maximum Height (ft.) required by Zoning</b>	For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw ( <a href="https://www.arlingtonma.gov/town-governance/laws-and-regulations/zoning-bylaws#:~:text=Download%20the%20Entire%20Zoning%20Bylaw).">https://www.arlingtonma.gov/town-governance/laws-and-regulations/zoning-bylaws#:~:text=Download%20the%20Entire%20Zoning%20Bylaw</a> ).
<b>Existing Landscaped Open Space (Sq. Ft.)</b>	<b>Proposed Landscaped Open Space (Sq. Ft.)</b>
906	720
<b>Existing Landscaped Open Space (% of GFA)</b>	<b>Proposed Landscaped Open Space (% of GFA)</b>
20	15
<b>Minimum Landscaped Open Space (% of GFA) required by Zoning</b>	<b>Existing Usable Open Space (Sq. Ft.)</b>
10	1340
	<b>Proposed Usable Open Space (Sq. Ft.)</b>
	1480
<b>Existing Usable Open Space (% of GFA)</b>	<b>Proposed Usable Open Space (% of GFA)</b>
30	30

<b>Minimum Usable Open Space required by Zoning</b>	<b>Existing Number of Parking Spaces</b>
30	2
<b>Proposed Number of Parking Spaces</b>	<b>Minimum Number of Parking Spaces required by Zoning</b>
2	2
<b>Existing Parking area setbacks</b>	<b>Proposed Parking area setbacks</b>
0	0
<b>Minimum Parking Area Setbacks required by Zoning</b>	<b>Existing Number of Loading Spaces</b>
0	0
<b>Proposed Number of Loading Spaces</b>	<b>Minimum Number of Loading Spaces required by Zoning</b>
0	0
<b>Existing Slope of proposed roof(s) (in. per ft.)</b>	<b>Proposed Slope of proposed roof(s) (in. per ft.)</b>
4	1
<b>Minimum Slope of Proposed Roof(s) required by Zoning</b>	<b>Existing type of construction</b>
1	Type V
<b>Proposed type of construction</b>	
Type V	

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### Open Space Information

<b>Existing Total Lot Area</b>	<b>Proposed Total Lot Area</b>
4874	4874
<b>Existing Open Space, Usable</b>	<b>Proposed Open Space, Usable</b>
1340	1480
<b>Existing Open Space, Landscaped</b>	<b>Proposed Open Space, Landscaped</b>
906	720

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### Gross Floor Area Information

<b>Accessory Building, Existing Gross Floor Area</b>	<b>Accessory Building, Proposed Gross Floor Area</b>
505	1008
<b>Basement or Cellar, Existing Gross Floor Area</b>	<b>Basement or Cellar, Proposed Gross Floor Area</b>
1242	1242
<b>1st Floor, Existing Gross Floor Area</b>	<b>New Field</b>
1260	--
<b>1st Floor, Proposed Gross Floor Area</b>	<b>2nd Floor, Existing Gross Floor Area</b>
1260	1284
<b>2nd Floor, Proposed Gross Floor Area</b>	<b>3rd Floor, Existing Gross Floor Area</b>
1284	--
<b>3rd Floor, Proposed Gross Floor Area</b>	<b>4th Floor, Existing Gross Floor Area</b>
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<b>4th Floor, Proposed Gross Floor Area</b>	<b>5th Floor, Existing Gross Floor Area</b>
--	--
<b>5th Floor, Proposed Gross Floor Area</b>	<b>Attic, Existing Gross Floor Area</b>
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<b>Attic, Proposed Gross Floor Area</b>	<b>Parking Garages, Existing Gross Floor Area</b>
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<b>Parking Garages, Proposed Gross Floor Area</b>	<b>All weather habitable porches and balconies, Existing Gross Floor Area</b>
--	192
<b>All weather habitable porches and balconies, Proposed Gross Floor Area</b>	<b>Total Existing Gross Floor Area</b>
--	4483

