



SP-23-4

Special Use Permit
Application (ZBA)

Status: Active

Submitted On: 11/16/2023

Primary Location

49 DICKSON AVE
Arlington, MA 02474

Owner

VERMA SUDHIR; SETYA REA
DICKSON AVE 49
ARLINGTON, MA 02474

Applicant

Sudhir Verma
 860-481-9720
 sudhir.vrm@gmail.com
 49 Dickson Ave
Arlington, MA 02474

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.*

- 5.4.2 B(6) Large Additions
- 5.3.9 Projections into Minimum Yards

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

The design and size of the proposed project is compatible with the design and size of the surrounding neighborhood properties.

A front porch with roof will provide a safe area protected from elements (snow, sleet, rain, sun) at the entry and add aesthetically pleasing curb appeal to the neighborhood.

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

No increase in dwelling units, still Single Family Residential, thus no impact.

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.*

No increase in dwelling units, still Single Family Residential, thus no impact.

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.*

See attached plot plan with new setbacks

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 plan is compatible with the surrounding structures.

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 plan is compatible with the surrounding structures.

Dimensional and Parking Information

Present Use/Occupancy *

Single Family/Residential

Proposed Use/Occupancy *

Single Family/Residential

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

2061

Proposed Gross Floor Area (Sq. Ft.)*

4384

Existing Lot Size (Sq. Ft.)*

7265

Proposed Lot Size (Sq. Ft.)* 

7265

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

74

Proposed Frontage (ft.)*

74

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*

0

Proposed Floor Area Ratio*

0

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

10.5

Proposed Lot Coverage (%)*

18.5

Max. Lot Coverage required by Zoning*

35

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

0

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

0

Minimum Lot Area per Dwelling Unit required by Zoning*

0

Existing Front Yard Depth (ft.)*

25.3

Proposed Front Yard Depth (ft.)*

20.8

Minimum Front Yard Depth required by Zoning*

25

Existing Left Side Yard Depth (ft.)*

27.1

Proposed Left Side Yard Depth (ft.)*

27.1

Minimum Left Side Yard Depth required by Zoning*

25

Existing Right Side Yard Depth (ft.)*

14.5

Proposed Right Side Yard Depth (ft.)*	Minimum Right Side Yard Depth required by Zoning*
14.5	10

Existing Rear Yard Depth (ft.)*	Proposed Rear Yard Depth (ft.)*
50.2	31.1

Minimum Rear Yard Depth required by Zoning*	Existing Height (stories)
20	1.5

Proposed Height (stories)*	Maximum Height (stories) required by Zoning*
2.5	2.5

Existing Height (ft.)*	Proposed Height (ft.)*
23	35

Maximum Height (ft.) required by Zoning*
35

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*	Proposed Landscaped Open Space (Sq. Ft.)*
497	497

Existing Landscaped Open Space (% of GFA)*	Proposed Landscaped Open Space (% of GFA)*
24.1	11.3

Minimum Landscaped Open Space (% of GFA)
required by Zoning*

10

Existing Usable Open Space (Sq. Ft.)*

1360

Proposed Usable Open Space (Sq. Ft.)*

1360

Existing Usable Open Space (% of GFA)*

65.9

Proposed Usable Open Space (% of GFA)*

31

Minimum Usable Open Space required by Zoning*

30

Existing Number of Parking Spaces*

0

Proposed Number of Parking Spaces*

0

Minimum Number of Parking Spaces required by
Zoning*

0

Existing Parking area setbacks

0

Proposed Parking area setbacks *

0

Minimum Parking Area Setbacks required by
Zoning*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by
Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

1

Proposed Slope of proposed roof(s) (in. per ft.)*

2

Minimum Slope of Proposed Roof(s) required by Zoning*

2

Existing type of construction*

5B

Proposed type of construction*

5B

Open Space Information

Existing Total Lot Area*

7265

Proposed Total Lot Area*

7265

Existing Open Space, Usable*

1360

Proposed Open Space, Usable*

1360

Existing Open Space, Landscaped*

497

Proposed Open Space, Landscaped*

497

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

0

Accessory Building, Proposed Gross Floor Area

0

Basement or Cellar, Existing Gross Floor Area 

778

Basement or Cellar, Proposed Gross Floor Area

1359

1st Floor, Existing Gross Floor Area

791

New Field

—

1st Floor, Proposed Gross Floor Area

1375

2nd Floor, Existing Gross Floor Area

492

2nd Floor, Proposed Gross Floor Area

1375

3rd Floor, Existing Gross Floor Area

—

3rd Floor, Proposed Gross Floor Area

—

4th Floor, Existing Gross Floor Area

—

4th Floor, Proposed Gross Floor Area

—

5th Floor, Existing Gross Floor Area

—

5th Floor, Proposed Gross Floor Area

—

Attic, Existing Gross Floor Area 

0

Attic, Proposed Gross Floor Area

275

Parking Garages, Existing Gross Floor Area 

0

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies,
Existing Gross Floor Area

0

All weather habitable porches and balconies,
Proposed Gross Floor Area

0

Total Existing Gross Floor Area

2061

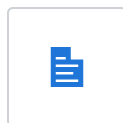


Total Proposed Gross Floor Area

4384



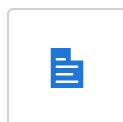
Attachments



R7327pp2a.pdf

R7327pp2a.pdf

Uploaded by Sudhir Verma on Nov 16, 2023 at 11:16 AM



Supporting Documentation [worksheet and drawings]

49 Dickson Renovations - 2023 1030.pdf

Uploaded by Sudhir Verma on Nov 16, 2023 at 11:10 AM

REQUIRED

History

Date	Activity
10/10/2023, 11:58:31 AM	Sudhir Verma started a draft of Record SP-23-4
11/16/2023, 10:12:44 AM	Sudhir Verma altered Record SP-23-4, changed ownerEmail from "" to "sudhir.vrm@gmail.com"
11/16/2023, 10:12:44 AM	Sudhir Verma altered Record SP-23-4, changed ownerStreetName from "49 DICKSON AVE" to "DICKSON AVE"
11/16/2023, 10:12:44 AM	Sudhir Verma altered Record SP-23-4, changed ownerStreetNo from "" to "49"
11/16/2023, 11:16:15 AM	Sudhir Verma added attachment R7327pp2a.pdf to Record SP-23-4
11/16/2023, 11:27:00 AM	Sudhir Verma submitted Record SP-23-4
11/16/2023, 11:27:01 AM	approval step Zoning Administrator Review was assigned to Colleen Ralston on Record SP-23-4
11/16/2023, 11:28:32 AM	Sudhir Verma added a guest: fcarreiro@villandrycontracting.com to Record SP-23-4
11/16/2023, 11:29:20 AM	Sudhir Verma added a guest: rob@rparchitectstudio.com to Record SP-23-4
11/16/2023, 3:45:03 PM	Colleen Ralston approved approval step Zoning Administrator Review on Record SP-23-4

Date	Activity
11/16/2023, 3:45:04 PM	approval step Building Inspector Review was assigned to Michael Ciampa on Record SP-23-4

Timeline

Label	Activated	Completed	Assignee	Due Date
✓ Zoning Administrator Review	11/16/2023, 11:27:00 AM	11/16/2023, 3:45:03 PM	Colleen Ralston	-
✓ Building Inspector Review	11/16/2023, 3:45:04 PM	-	Michael Ciampa	-
✓ Create Docket Number	-	-	-	-
✓ Create Legal Notice	-	-	-	-
✓ Legal Notice Stamped by Town Clerk	-	-	-	-
✓ Request abutters list from Assessors	-	-	-	-
✓ Send Legal Notice to Newspaper	-	-	-	-
✓ Send Legal Notice to Abutters	-	-	-	-
✓ Create Docket Folder (Z Drive)	-	-	-	-
✓ Share with Planning	-	-	-	-
✓ Create Item in Novus Agenda (add documents)	-	-	-	-
✓ Add Item to Meeting Agenda	-	-	-	-
✓ Building Inspector letter to Novus Agenda	-	-	-	-
✓ Create Meeting for Town Calendar	-	-	-	-
✓ Add Draft decision to the Meeting Agenda	-	-	-	-

Label	Activated	Completed	Assignee	Due Date
✓ Approved Decisions send to DocuSign	-	-	-	-
✓ Completed Decisions to the Town Clerk for Date Stamp	-	-	-	-
✓ Completed Decisions with Date Stamp add to the Docket Folder	-	-	-	-
✓ Permit Issued 20 days after decision (signed and stamped)*	-	-	-	-
💰 Application Fee	-	-	Sudhir Verma	-