



V-24-1

Variance Permit
Application (ZBA)

Status: Active

Submitted On: 1/8/2024

Primary Location

49 DICKSON AVE
Arlington, MA 02474

Owner

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

Applicant

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

Special Permit Criteria

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 addition is designed to merge with the existing structure and create a uniform final buliding structure resulting in a three and a half story requiring variance under 5.4.2.A. The current basement height is less than 7 ft.

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.*

Literal enforcement of the of law would involve subtantial financial burden as the existing foundation/basement has to be gutted and the whole structure may needed to be rebuilt from the scratch.

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

The proposed dwelling is still single family home.

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.*

The proposed plan is compatible with the surrounding structures.

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.

Dimensional and Parking Information

| | |
|--------------------------------------------------|---------------------------------------------|
| Present Use/Occupancy * | Proposed Use/Occupancy * |
| Single Family/Residential | Single Family/Residential |
| Existing Number of Dwelling Units* | Proposed Number of Dwelling Units* |
| 1 | 1 |
| Existing Gross Floor Area (Sq. Ft.)* | Proposed Gross Floor Area (Sq. Ft.)* |
| 2061 | 4384 |
| Existing Lot Size (Sq. Ft.)* | Proposed Lot Size (Sq. Ft.)* ? |
| 7265 | 7265 |
| Minimum Lot Size required by Zoning* | Existing Frontage (ft.)* |
| 6000 | 74 |
| Proposed Frontage (ft.)* | Minimum Frontage required by Zoning* |
| 74 | 60 |
| Existing Floor Area Ratio* | Proposed Floor Area Ratio* |
| 0 | 0 |
| Max. Floor Area Ratio required by Zoning* | Existing Lot Coverage (%)* |
| 0 | 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.)*

14.5

Minimum Right Side Yard Depth required by Zoning*

10

Existing Rear Yard Depth (ft.)*

50.2

Proposed Rear Yard Depth (ft.)*

31.1

Minimum Rear Yard Depth required by Zoning*

20

Existing Height (stories)

1.5

Proposed Height (stories)*

3.5

Maximum Height (stories) required by Zoning*

2.5

Existing Height (ft.)*

23

Proposed Height (ft.)*

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.)*

497

Proposed Landscaped Open Space (Sq. Ft.)*

497

Existing Landscaped Open Space (% of GFA)*

24.1

Proposed Landscaped Open Space (% of GFA)*

10.3

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 

—

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

