



SP-23-8

Special Use Permit
Application (ZBA)

Status: Active

Submitted On: 12/7/2023

Primary Location


165 FRANKLIN ST
Arlington, MA 02474

Owner


Kristen Germano
FRANKLIN ST 165
ARLINGTON, MA 02474

Applicant

 Gregory Zalanskas

 +1 978-835-5194

greg.zalanskas@comcast.net

 34 Birch Rd
MA Andover, Ma 01810

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

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

Larger Dwellings units and generous lot will be desirable to families, and long term ownership.

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

the intensity of use ,or occupancy does not change from the existing two family residence.

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 is no increase in the number of households and therefore will not result in an increased burden on systems and services.

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 increase in area will conform to the required setbacks, allowed height, and lot coverage.

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 & renovated structure will be in keeping with adjacent structures, and shall not be detrimental to the health or welfare of the neighborhood.

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 use remains a 2 family residence, the massing of 2 attached homes, and character of the structure will be similar to that of detached single family structures in the vicinity.

Dimensional and Parking Information

Present Use/Occupancy *

two family

Proposed Use/Occupancy *

two family

Existing Number of Dwelling Units*

2

Proposed Number of Dwelling Units*

2

Existing Gross Floor Area (Sq. Ft.)*

4102

Proposed Gross Floor Area (Sq. Ft.)*

7563

Existing Lot Size (Sq. Ft.)*

11088

Proposed Lot Size (Sq. Ft.)* ?

11088

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

56

Proposed Frontage (ft.)*

56

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*

0.37

Proposed Floor Area Ratio*

0.68

Max. Floor Area Ratio required by Zoning*

-1

Existing Lot Coverage (%)*

15

Proposed Lot Coverage (%)*

28.5

Max. Lot Coverage required by Zoning*

35

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

5544

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

5544

Minimum Lot Area per Dwelling Unit required by Zoning*

3000

Existing Front Yard Depth (ft.)*

37

Proposed Front Yard Depth (ft.)*

37

Minimum Front Yard Depth required by Zoning*

20

Existing Left Side Yard Depth (ft.)*

8.8

Proposed Left Side Yard Depth (ft.)*

9

Minimum Left Side Yard Depth required by Zoning*

10

Existing Right Side Yard Depth (ft.)*

11.8

Proposed Right Side Yard Depth (ft.)*

11.2

Minimum Right Side Yard Depth required by Zoning*

10

Existing Rear Yard Depth (ft.)*

94.5

Proposed Rear Yard Depth (ft.)*

32.2

Minimum Rear Yard Depth required by Zoning*

11

Existing Height (stories)

2.5

Proposed Height (stories)*

2.5

Maximum Height (stories) required by Zoning*

2.5

Existing Height (ft.)*

32.25

Proposed Height (ft.)*

32.88

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.)*

5948

Proposed Landscaped Open Space (Sq. Ft.)*

6125

Existing Landscaped Open Space (% of GFA)*

250

Proposed Landscaped Open Space (% of GFA)*

81

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

10

Existing Usable Open Space (Sq. Ft.)*

5948

Proposed Usable Open Space (Sq. Ft.)*

3468

Existing Usable Open Space (% of GFA)*

201

Proposed Usable Open Space (% of GFA)*

46

Minimum Usable Open Space required by Zoning*

30

Existing Number of Parking Spaces*

4

Proposed Number of Parking Spaces*

4

Minimum Number of Parking Spaces required by
Zoning*

2

Existing Parking area setbacks

—

Proposed Parking area setbacks *

64

Minimum Parking Area Setbacks required by
Zoning*

20

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.)*

8

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

8

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

2

Existing type of construction*

wood

Proposed type of construction*

wood frame

Open Space Information

Existing Total Lot Area*

11088

Proposed Total Lot Area*

11088

Existing Open Space, Usable*

5948

Proposed Open Space, Usable*

3468

Existing Open Space, Landscaped*

250

Proposed Open Space, Landscaped*

81

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 

1159

Basement or Cellar, Proposed Gross Floor Area

1964

1st Floor, Existing Gross Floor Area

1661

New Field

0

1st Floor, Proposed Gross Floor Area

2474

2nd Floor, Existing Gross Floor Area

1183

2nd Floor, Proposed Gross Floor Area

2567

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

0

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area ?

99

Attic, Proposed Gross Floor Area

558

Parking Garages, Existing Gross Floor Area ?

0

Parking Garages, Proposed Gross Floor Area

606

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

4102



Total Proposed Gross Floor Area

8169



Attachments



23057 - 165 Franklin St.Arlington MA INITIAL SET.pdf

23057 - 165 Franklin St.Arlington MA INITIAL SET.pdf

Uploaded by Gregory Zalanskas on Dec 8, 2023 at 2:35 PM



Supporting Documentation [worksheet and drawings]

plans 165 Franklin St. Arlington MA - 1st set for special permit.pdf

Uploaded by Gregory Zalanskas on Dec 7, 2023 at 3:59 PM

REQUIRED

History

Date	Activity
11/25/2023, 9:43:31 AM	Gregory Zalanskas started a draft of Record SP-23-8
11/25/2023, 9:45:59 AM	Gregory Zalanskas altered Record SP-23-8, changed ownerEmail from "" to "greg.zalanskas@comcast.net"
11/25/2023, 9:45:59 AM	Gregory Zalanskas altered Record SP-23-8, changed ownerName from "CHELARIU CRISTIAN" to "Kristen Germano"
11/25/2023, 9:45:59 AM	Gregory Zalanskas altered Record SP-23-8, changed ownerPhoneNo from "" to "6175290332"
11/25/2023, 9:46:00 AM	Gregory Zalanskas altered Record SP-23-8, changed ownerStreetName from "165 FRANKLIN ST" to " FRANKLIN ST"
11/25/2023, 9:46:00 AM	Gregory Zalanskas altered Record SP-23-8, changed ownerStreetNo from "" to "165"
12/7/2023, 4:01:02 PM	Gregory Zalanskas submitted Record SP-23-8
12/7/2023, 4:01:03 PM	Gregory Zalanskas submitted Record SP-23-8
12/7/2023, 4:01:03 PM	approval step Zoning Administrator Review was assigned to Colleen Ralston on Record SP-23-8
12/8/2023, 2:35:35 PM	Gregory Zalanskas added attachment 23057 - 165 Franklin St.Arlington MA INITIAL SET.pdf to Record SP-23-8
12/11/2023, 11:40:32 AM	Colleen Ralston approved approval step Zoning Administrator Review on Record SP-23-8

Date	Activity
12/11/2023, 11:40:32 AM	approval step Building Inspector Review was assigned to Michael Ciampa on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Existing Gross Floor Area (Sq. Ft.) from "4258" to "4102" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Proposed Gross Floor Area (Sq. Ft.) from "6102" to "7563" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Existing Floor Area Ratio from "0.38" to "0.37" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Proposed Floor Area Ratio from "0.55" to "0.68" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Max. Floor Area Ratio required by Zoning from "0" to "-1" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Proposed Lot Coverage (%) from "28" to "28.5" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Existing Rear Yard Depth (ft.) from "94.63" to "94.5" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Proposed Rear Yard Depth (ft.) from "37.2" to "32.2" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Minimum Rear Yard Depth required by Zoning from "12" to "11" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Proposed Landscaped Open Space (Sq. Ft.) from "3468" to "6125" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Existing Landscaped Open Space (% of GFA) from "139" to "250" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Proposed Landscaped Open Space (% of GFA) from "57" to "81" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Existing Usable Open Space (% of GFA) from "139" to "201" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Proposed Usable Open Space (% of GFA) from "57" to "46" on Record SP-23-8
12/13/2023, 10:02:56 AM	Kerri O'Brien changed Proposed Parking area setbacks from "65" to "64" on Record SP-23-8
12/13/2023, 10:04:41 AM	Kerri O'Brien changed Minimum Parking Area Setbacks required by Zoning from "15" to "20" on Record SP-23-8
12/13/2023, 10:04:41 AM	Kerri O'Brien changed Minimum Slope of Proposed Roof(s) required by Zoning from "0" to "2" on Record SP-23-8

Date	Activity
12/13/2023, 10:05:08 AM	Kerri O'Brien changed Existing Open Space, Landscaped from "139" to "250" on Record SP-23-8
12/13/2023, 10:05:08 AM	Kerri O'Brien changed Proposed Open Space, Landscaped from "57" to "81" on Record SP-23-8
12/13/2023, 10:06:21 AM	Kerri O'Brien changed Basement or Cellar, Proposed Gross Floor Area from "1936" to "1964" on Record SP-23-8
12/13/2023, 10:06:21 AM	Kerri O'Brien changed Total Proposed Gross Floor Area from "8644" to "8169" on Record SP-23-8
12/13/2023, 10:06:21 AM	Kerri O'Brien changed Attic, Existing Gross Floor Area from "255" to "99" on Record SP-23-8
12/13/2023, 10:06:21 AM	Kerri O'Brien changed Total Existing Gross Floor Area from "4258" to "4102" on Record SP-23-8
12/13/2023, 10:06:21 AM	Kerri O'Brien changed Attic, Proposed Gross Floor Area from "1061" to "558" on Record SP-23-8

Timeline

Label	Activated	Completed	Assignee	Due Date
✓ Zoning Administrator Review	12/7/2023, 4:01:03 PM	12/11/2023, 11:40:32 AM	Colleen Ralston	-
✓ Building Inspector Review	12/11/2023, 11:40:32 AM	-	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)	-	-	-	-

Label	Activated	Completed	Assignee	Due Date
✓ 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	-	-	-	-
✓ 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	-	-	Gregory Zalanskas	-