



V-23-6

Variance Permit
Application (ZBA)

Status: Active

Submitted On: 12/18/2023

Primary Location

53 LANSDOWNE RD
Arlington, MA 02474

Owner

SENER REBECCA K &
TIMOTHY J
LANSDOWNE RD 53
ARLINGTON, MA 02474

Applicant

William Nolan
 978-356-7786
 bill@savoienolan.com
 130 Liberty Street
Danvers, MA 01923

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 depth of the lot from the street to rear property line is approximately 64'-0" at its widest point. We're proposing a new house and therefore need to meet the required setbacks for Zone R1. Adhering to the front and rear setbacks on this property will make it very difficult to achieve the intended program and appropriate room sizes for new house consistent with this neighborhood. Most of the existing homes on Lansdowne Road as well as the surrounding neighborhood have similar size lots and are much closer to the street than the required 25' front setback. The Zoning by-laws through (section 5.3.10 – Average Setback Exception for Minimum Front Yard) allow projects to average the front setbacks of adjacent homes and reduce the setback based on that average. However, this property does not qualify for this exception because of where it is sited on Lansdowne Road. There is only one other house and the other lots vacant along that block. Section 5.3.10 requires %50 of the house to be averaged and we do not meet this threshold. This condition is unique to that specific block on Lansdowne Road and the surrounding neighborhoods. Where most homes on Lansdowne Road would qualify for the front setback reduction per Section 5.3.10.

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.*

If we are required to meet the full setbacks for Zone R1 even with the rear yard exception, it will be difficult to achieve a project consistent with quality and scale of other homes in the neighborhood. To comply a new building will need to be located along the rear setback, and lengthened considerably, which will put the proposed house in close proximity to the rear neighbors and provide little area for open space. By lengthening the house this would eat into the open side yard, which in our opinion would be more detrimental to the neighborhood than allowing a reduced front yard setback which the majority of house already have.

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

The proposed house design is in keeping with the neighborhood in that most houses on Lansdowne Road and the surrounding streets have reduced front yard setbacks. The existing house on the property intended to be removed has a front setback of 9.2' which will be improved to min. 11'-6" if relief is granted. We will also be bringing an existing non-conforming side setback into conformity, so the project will be improving the current condition.

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 Zoning bylaw acknowledges that some properties in zone R1 might not be able to conform to the required setbacks and provides exceptions in the regulations to assist. If not for the unique location of this property on Lansdowne Road, we would qualify for a reduction in the front setback a not require a variance.

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 *

Residence - Single Family

Proposed Use/Occupancy *

Residence - Single Family

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

2216

Proposed Gross Floor Area (Sq. Ft.)*

4539

Existing Lot Size (Sq. Ft.)*

7061

Proposed Lot Size (Sq. Ft.)* ?

7061

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

110

Proposed Frontage (ft.)*

110

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*

0.31

Proposed Floor Area Ratio*

0.64

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

16

Proposed Lot Coverage (%)*

23

Max. Lot Coverage required by Zoning*

35

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

7061

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

7061

Minimum Lot Area per Dwelling Unit required by Zoning*

6000

Existing Front Yard Depth (ft.)*

9.2

Proposed Front Yard Depth (ft.)*

11.5

Minimum Front Yard Depth required by Zoning*

25

Existing Left Side Yard Depth (ft.)*

3.8

Proposed Left Side Yard Depth (ft.)*

9

Minimum Left Side Yard Depth required by Zoning*

10

Existing Right Side Yard Depth (ft.)*

68.8

Proposed Right Side Yard Depth (ft.)*

50.3

Minimum Right Side Yard Depth required by Zoning*

10

Existing Rear Yard Depth (ft.)*

24.9

Proposed Rear Yard Depth (ft.)*

13.5

Minimum Rear Yard Depth required by Zoning*

12.75

Existing Height (stories)

1.5

Proposed Height (stories)*

2.5

Maximum Height (stories) required by Zoning*

2.5

Existing Height (ft.)*

24

Proposed Height (ft.)*

34.6

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.)*

5816

Proposed Landscaped Open Space (Sq. Ft.)*

5214

Existing Landscaped Open Space (% of GFA)*

62

Proposed Landscaped Open Space (% of GFA)*

23

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

10

Existing Usable Open Space (Sq. Ft.)*

3900

Proposed Usable Open Space (Sq. Ft.)*

3370

Existing Usable Open Space (% of GFA)*

175

Proposed Usable Open Space (% of GFA)*

74

Minimum Usable Open Space required by Zoning*

30

Existing Number of Parking Spaces*

2

Proposed Number of Parking Spaces*

3

Minimum Number of Parking Spaces required by
Zoning*

2

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.)*

10

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

9.5

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*

7061

Proposed Total Lot Area*

7061

Existing Open Space, Usable*

3900

Proposed Open Space, Usable*

3370

Existing Open Space, Landscaped*

5816

Proposed Open Space, Landscaped*

5214

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 ?

836

Basement or Cellar, Proposed Gross Floor Area

1194

1st Floor, Existing Gross Floor Area

922

New Field

—

1st Floor, Proposed Gross Floor Area

1345

2nd Floor, Existing Gross Floor Area

458

2nd Floor, Proposed Gross Floor Area

1345

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

655

Parking Garages, Existing Gross Floor Area ?

0

Parking Garages, Proposed Gross Floor Area

—

All weather habitable porches and balconies,
Existing Gross Floor Area

—

All weather habitable porches and balconies,
Proposed Gross Floor Area

—

Total Existing Gross Floor Area

2216

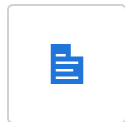


Total Proposed Gross Floor Area

4539



Attachments



Supporting Documentation [worksheet and drawings]

REQUIRED

Sender - ZBA Submission 12-18-23.pdf

Uploaded by William Nolan on Dec 18, 2023 at 11:21 AM

History

Date

Activity

12/12/2023, 3:58:05
PM

William Nolan started a draft of Record V-23-6

12/12/2023, 4:01:16
PM

William Nolan altered Record V-23-6, changed ownerEmail from "" to "rebecca.k.senter@gmail.com"

12/12/2023, 4:01:16
PM

William Nolan altered Record V-23-6, changed ownerPhoneNo from "" to "203-520-1366"

12/12/2023, 4:01:16
PM

William Nolan altered Record V-23-6, changed ownerStreetName from "53 LANSLOWNE RD" to "LANSLOWNE RD"

12/12/2023, 4:01:16
PM

William Nolan altered Record V-23-6, changed ownerStreetNo from "" to "53"

Date	Activity
12/18/2023, 11:21:26 AM	William Nolan submitted Record V-23-6
12/18/2023, 11:21:27 AM	William Nolan submitted Record V-23-6
12/18/2023, 11:21:27 AM	approval step Zoning Administrator Review was assigned to Colleen Ralston on Record V-23-6
12/18/2023, 1:34:59 PM	Colleen Ralston approved approval step Zoning Administrator Review on Record V-23-6
12/18/2023, 1:34:59 PM	approval step Building Inspector Review was assigned to Michael Ciampa on Record V-23-6

Timeline

Label	Activated	Completed	Assignee	Due Date
✓ Zoning Administrator Review	12/18/2023, 11:21:27 AM	12/18/2023, 1:34:59 PM	Colleen Ralston	-
✓ Building Inspector Review	12/18/2023, 1:34:59 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)	-	-	-	-

Label	Activated	Completed	Assignee	Due Date
✓ 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	-	-	William Nolan	-