



SP-24-6

Special Use Permit
Application (ZBA)

Status: Active

Submitted On: 2/27/2024

Primary Location

70 ROBBINS RD
Arlington, MA 02476

Owner

SPARKS ANDREW W & JANET
K
70 ROBBINS RD ARLINGTON,
MA 02476

Applicant

Walter Russell
 781-799-4275
 team@hshbuilds.com
 24 Woodland Way
Ayer, MA 01432

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.*

The requested use is permitted in the R-1 zoning district through the granting of a special permit

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

The additional living space created from the front porch will allow the growing family to comfortably stay in their home.

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

There would not be an increase in traffic congestion or any impairment to pedestrians safety.

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 would be no change to the current usage of the property and would not create additional burden on municipal systems.

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 project would not result in the need for special regulations.

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.*

70 Robbins Road was built in the mid 1920's along with many other similar houses on Robbins Road and the greater neighborhood. These houses typically included a front porch, and many have been enclosed over the 100 years since they were built. Two others on Robbins Road have successfully incorporated porch areas into their living spaces, at numbers 36 and 42 Robbins. Aesthetically, an enclosed porch area is in keeping with the modifications to these 1920s houses, and will be maintaining the current massing. The roofline will be modified from an existing hip roof to a single plane shed roof for simplicity of building and insulating as well as an improved aesthetic.

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 project will not cause any detrimental excesses.

Dimensional and Parking Information

Present Use/Occupancy *

R1

Proposed Use/Occupancy *

R1

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

2511

Proposed Gross Floor Area (Sq. Ft.)*

2511

Existing Lot Size (Sq. Ft.)*

5000

Proposed Lot Size (Sq. Ft.)* 

5000

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

50

Proposed Frontage (ft.)*

50

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 (%)*

22

Proposed Lot Coverage (%)*

22

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.)*

17.5

Proposed Front Yard Depth (ft.)*

17.5

Minimum Front Yard Depth required by Zoning*

25

Existing Left Side Yard Depth (ft.)*

10.2

Proposed Left Side Yard Depth (ft.)*

10.2

Minimum Left Side Yard Depth required by Zoning*

10

Existing Right Side Yard Depth (ft.)*

16

Proposed Right Side Yard Depth (ft.)*

16

Minimum Right Side Yard Depth required by Zoning*

10

Existing Rear Yard Depth (ft.)*

29.1

Proposed Rear Yard Depth (ft.)*

29.1

Minimum Rear Yard Depth required by Zoning*

20

Existing Height (stories)

2.5

Proposed Height (stories)*

2.5

Maximum Height (stories) required by Zoning*

2.5

Existing Height (ft.)*

30.88

Proposed Height (ft.)*

30.88

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.)*

0

Proposed Landscaped Open Space (Sq. Ft.)*

0

Existing Landscaped Open Space (% of GFA)*

0

Proposed Landscaped Open Space (% of GFA)*

0

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

0

Existing Usable Open Space (Sq. Ft.)*

0

Proposed Usable Open Space (Sq. Ft.)*

0

Existing Usable Open Space (% of GFA)*

0

Proposed Usable Open Space (% of GFA)*

0

Minimum Usable Open Space required by Zoning*

753

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.)*

4

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

4

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

2

Existing type of construction*

R1

Proposed type of construction*

R1

Open Space Information

Existing Total Lot Area*

5000

Proposed Total Lot Area*

5000

Existing Open Space, Usable*

0

Proposed Open Space, Usable*

0

Existing Open Space, Landscaped*

0

Proposed Open Space, Landscaped*

0

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 ?

716

Basement or Cellar, Proposed Gross Floor Area

716

1st Floor, Existing Gross Floor Area

883

New Field

0

1st Floor, Proposed Gross Floor Area

883

2nd Floor, Existing Gross Floor Area

716

2nd Floor, Proposed Gross Floor Area

716

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 ?

196

Attic, Proposed Gross Floor Area

196

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

2511



Total Proposed Gross Floor Area

2511

