SP-24-7

Special Use Permit Application (ZBA)

Status: Active

Submitted On: 3/19/2024

Primary Location

38 MILTON ST

Arlington, MA 02474

Owner

38-40 MILTON STREET LLC

Dudley court 6 ARLINGTON, MA 02476

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. ***Please LIST BYLAW(S)****

5.3.9 D

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

Updating the envolpe of the house to modern times.

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

Enclosing the first floor porch will have no affect on traffic congestion or pedestrian 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.*

No additional plumbing or drainage will be added because of this therfor not adding strain to any municipal system.

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.*

2nd floor is already nonconforming. This is making the two units uniform

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.*

Minor exterior improvements.

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.*

It will improve the neibghorhood with a modern look and provide the ocupants a larger space that can be used year round vs. 4-6 months.

Dimensional and Parking Information

Present Use/Occupancy *

Open Porch

Proposed Use/Occupancy *

Enclosing the porch and squaring off

Existing Number of Dwelling Units*

2

Proposed Number of Dwelling Units*

2

Existing Gross Floor Area (Sq. Ft.)*

2000

Proposed Gross Floor Area (Sq. Ft.)*

2150

Existing Lot Size (Sq. Ft.)*

4950

Proposed Lot Size (Sq. Ft.)*

4950

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

55

Proposed Frontage (ft.)*

55

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*

0.4

Proposed Floor Area Ratio*

0.43

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

25

Proposed Lot Coverage (%)*

25

Max. Lot Coverage required by Zoning*

0

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

2475

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

2475

Minimum Lot Area per Dwelling Unit required by Zoning*

0

Existing Front Yard Depth (ft.)*

10.6

Proposed Front Yard Depth (ft.)*

10.6

Minimum Front Yard Depth required by Zoning*

0

Existing Left Side Yard Depth (ft.)*

5.9

Proposed Left Side Yard Depth (ft.)*

5.9

Minimum Left Side Yard Depth required by Zoning*

0

Existing Right Side Yard Depth (ft.)*

22.9

Proposed Right Side Yard Depth (ft.)*

22.9

Minimum Right Side Yard Depth required by Zoning*

0

Existing Rear Yard Depth (ft.)*

23

Proposed Rear Yard Depth (ft.)*

23

Minimum Rear Yard Depth required by Zoning*

0

Existing Height (stories)

2

Proposed Height (stories)*

2

Maximum Height (stories) required by Zoning*

0

Existing Height (ft.)*

33

Proposed Height (ft.)*

33

Maximum Height (ft.) required by Zoning*

0

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

Existing Landscaped Open Space (Sq. Ft.)*

2950

Proposed Landscaped Open Space (Sq. Ft.)*

3100

Existing Landscaped Open Space (% of GFA)*

59

Proposed Landscaped Open Space (% of GFA)*

62

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

0

Existing Usable Open Space (Sq. Ft.)*

2950

Proposed Usable Open Space (Sq. Ft.)*

3100

Existing Usable Open Space (% of GFA)*

59

Proposed Usable Open Space (% of GFA)*

62

Minimum Usable Open Space required by Zoning*

0

Existing Number of Parking Spaces*

4

Proposed Number of Parking Spaces*

4

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.)*

8

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

8

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

0

Existing type of construction*

Two Family Home

Proposed type of construction*

Two Family Home

Open Space Information

Existing Total Lot Area*

4950

Proposed Total Lot Area*

4950

Existing Open Space, Usable*

3150

Proposed Open Space, Usable*

3000

Existing Open Space, Landscaped*

3150

Proposed Open Space, Landscaped*

3000

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

1000

Basement or Cellar, Proposed Gross Floor Area

1000

1st Floor, Existing Gross Floor Area

1000

New Field

–

1st Floor, Proposed Gross Floor Area

1150

2nd Floor, Existing Gross Floor Area

1000

2nd Floor, Proposed Gross Floor Area

1000

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

100

Attic, Proposed Gross Floor Area

100

Parking Garages, Existing Gross Floor Area

0

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies, Existing Gross Floor Area

150

All weather habitable porches and balconies, Proposed Gross Floor Area

100

Total Existing Gross Floor Area

3250

Total Proposed Gross Floor Area

3350