SP-24-8

Special Use Permit Application (ZBA)

Status: Active

Submitted On: 3/26/2024

Primary Location

30 MAYFLOWER RD

Arlington, MA 02476

Owner

SMITH SHANNON A

Mayflower Rd 30

ARLINGTON, MA 02476

Applicant

Pablo Picker

617-888-0552

pickerconsruction@gmail.com

33 Mystic Ave

Somerville, MA 02145

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)**

The existing single-family building is being renovated and an addition is being constructed off the rear. The GFA of the addition outside the existing foundation wall is 999 SF, which requires a special permit uinder section 5.4.2.B(6) in the zoning bylaw. The existing nonconformities with the lot area, right side yard setback, rear yard (considered a front yard due to the through lot) setback, and parking location will remain. The proposed deck will extend 8 ft beyond the existing foundation wall in the rear (front) yard, which is allowed under 5.3.9.B in the zoning bylaw.

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

The expanded use will provide additional living space in line with the prevailing pattern of development in Arlington. Enlargement of exisisting smaller homes makes them more suitable to the changing needs of Arlingotn residents.

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

The proposed addition will not increase the number of dwelling units nor the number of vehicles. There are no changes proposed approaching Mayflower Road, so there will be no impact on 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.*

The proposed addition does not change the use of the property, nor does it substantially increase the number of residents. The impact on the existing municipal systems will be minimal.

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 addition includes a large addition which under section 5.4.2.B(6) requires a finding by the Board that the alteration or addition is in harmony with other structures and uses in the vicinity. Additionally, the Board shall consider whether the proposed alteration or addition's dimensions and setbacks in relation to abutting structures and uses and its conformity to the purposes of this Bylaw. Thequestion of harmony is addressed in the following section. The addition is limited to the existing side and rear (front) lines of the existing house. The addition will not encroach on any of the existing setbacks, avoiding creating any new impositions on the neighbors. The addition will preserve access to light and air and avoid undo concentration of population. It provides reasonable consideration to the character of the district. The proposed deck in the rear (front) yard setback is allowed under section 5.3.9.B.

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 addition is in keeping with the recommendations of the Residential Design Guidelines. The neighborhood is in the "Single-family, Small Lot" category, which encourages smaller scale front porches, maintenance of the side yard dimensions, rear yard additions, location of mechanical units in the rear yard, and maintenance of permeable area. While the immediate neighborhood is mostly 1 1/2 story cape-style houses, there are several 2 and 2 1/2 story colonial revival homes on the street. The rear and vertical additions will be in keeping with the colonial revival look and scale of the other homes with a front porch / portico facing Mayflower Road. The new roof will be suitable pitch with eave returns at the gable ends. Windows facing the street are organized vertically, with shutters on the windows closest to the street.

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 existing single-family dwelling use will remain, so there is not additional use being requested.

Dimensional and Parking Information

Present Use/Occupancy *

Single Family

Proposed Use/Occupancy *

Single Family

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

2082

Proposed Gross Floor Area (Sq. Ft.)*

4156

Existing Lot Size (Sq. Ft.)*

5326

Proposed Lot Size (Sq. Ft.)*

5326

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

67

Proposed Frontage (ft.)*

67

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*

0.39

Proposed Floor Area Ratio*

0.78

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

20.6

Proposed Lot Coverage (%)*

28.1

Max. Lot Coverage required by Zoning*

35

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

5326

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

5326

Minimum Lot Area per Dwelling Unit required by Zoning*

0

Existing Front Yard Depth (ft.)*

24.9

Proposed Front Yard Depth (ft.)*

24.9

Minimum Front Yard Depth required by Zoning*

25

Existing Left Side Yard Depth (ft.)*

12.2

Proposed Left Side Yard Depth (ft.)*

12.2

Minimum Left Side Yard Depth required by Zoning*

0

Existing Right Side Yard Depth (ft.)*

9.5

Proposed Right Side Yard Depth (ft.)*

9.5

Minimum Right Side Yard Depth required by Zoning*

10

Existing Rear Yard Depth (ft.)*

20.3

Proposed Rear Yard Depth (ft.)*

20.3

Minimum Rear Yard Depth required by Zoning*

25

Existing Height (stories)

1.5

Proposed Height (stories)*

2.5

Maximum Height (stories) required by Zoning*

0

Existing Height (ft.)*

20.5

Proposed Height (ft.)*

30.8

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.)*

3728

Proposed Landscaped Open Space (Sq. Ft.)*

3310

Existing Landscaped Open Space (% of GFA)*

179

Proposed Landscaped Open Space (% of GFA)*

80

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

0

Existing Usable Open Space (Sq. Ft.)*

2360

Proposed Usable Open Space (Sq. Ft.)*

1197

Existing Usable Open Space (% of GFA)*

113

Proposed Usable Open Space (% of GFA)*

29

Minimum Usable Open Space required by Zoning*

30

Existing Number of Parking Spaces*

1

Proposed Number of Parking Spaces*

1

Minimum Number of Parking Spaces required by Zoning*

1

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.)*

0

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

0

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

0

Existing type of construction*

Type-V

Proposed type of construction*

Type-V

Open Space Information

Existing Total Lot Area*

5326

Proposed Total Lot Area*

5326

Existing Open Space, Usable*

2360

Proposed Open Space, Usable*

1197

Existing Open Space, Landscaped*

3728

Proposed Open Space, Landscaped*

3310

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

537

Basement or Cellar, Proposed Gross Floor Area

870

1st Floor, Existing Gross Floor Area

1098

New Field

0

1st Floor, Proposed Gross Floor Area

1431

2nd Floor, Existing Gross Floor Area

447

2nd Floor, Proposed Gross Floor Area

1431

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

0

Attic, Proposed Gross Floor Area

424

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

2082

Total Proposed Gross Floor Area

4156