



SP-24-5

Special Use Permit
Application (ZBA)

Status: Active

Submitted On: 2/21/2024

Primary Location

84 HILLSIDE AVE
Arlington, MA 02476

Owner

CHENG MEI KING; CHING
ALAN
Hillside Ave 84 ARLINGTON,
MA 02476

Applicant

 Al Patterson
 603-300-2323
a.e.p.constructionnh@gmail.com
 548 Lafayette Rd
Hampton , New
Hampshire 03842

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 property is on hillside.

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

It is Safty for the elderly to get access to there home, it will help keep cars from parking in front of other nabors home during street parking

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

It will help keep cars off street from parking open the road up for more safe visible driving, we will maintain/improve any abutting sidewalk for pedestrian safe walking.

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 water is draining back into the hillside property & I believe we are help releveing some of the town water.

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 driveway is less then 20 feet

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.*

It is simply parking spot for elderly tenants.

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 is a small clean neat driveway for Safty of the elderly, it will help improve property value. It will help open up street parking and make easy ire for street sweeping.

Dimensional and Parking Information

Present Use/Occupancy *

Multi

Proposed Use/Occupancy *

Multi

Existing Number of Dwelling Units*

3

Proposed Number of Dwelling Units*

3

Existing Gross Floor Area (Sq. Ft.)*

4000

Proposed Gross Floor Area (Sq. Ft.)*

4000

Existing Lot Size (Sq. Ft.)*

11000

Proposed Lot Size (Sq. Ft.)* 

11000

Minimum Lot Size required by Zoning*

4000

Existing Frontage (ft.)*

100

Proposed Frontage (ft.)*

110

Minimum Frontage required by Zoning*

50

Existing Floor Area Ratio*

0

Proposed Floor Area Ratio*

0

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

21

Proposed Lot Coverage (%)*

3

Max. Lot Coverage required by Zoning*

80

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

11000

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

11000

Minimum Lot Area per Dwelling Unit required by Zoning*

11000

Existing Front Yard Depth (ft.)*

100

Proposed Front Yard Depth (ft.)*

100

Minimum Front Yard Depth required by Zoning*

0

Existing Left Side Yard Depth (ft.)*

110

Proposed Left Side Yard Depth (ft.)*

110

Minimum Left Side Yard Depth required by Zoning*

0

Existing Right Side Yard Depth (ft.)*

100

Proposed Right Side Yard Depth (ft.)*

100

Minimum Right Side Yard Depth required by Zoning*

0

Existing Rear Yard Depth (ft.)*

110

Proposed Rear Yard Depth (ft.)*

110

Minimum Rear Yard Depth required by Zoning*

0

Existing Height (stories)

0

Proposed Height (stories)*

0

Maximum Height (stories) required by Zoning*

0

Existing Height (ft.)*

0

Proposed Height (ft.)*

0

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.)*

20

Proposed Landscaped Open Space (Sq. Ft.)*

20

Existing Landscaped Open Space (% of GFA)*

20

Proposed Landscaped Open Space (% of GFA)*

20

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*

0

Existing Number of Parking Spaces*

2

Proposed Number of Parking Spaces*

2

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.)*

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*

Pavement

Proposed type of construction*

20 foot Driveway

Open Space Information

Existing Total Lot Area*

11000

Proposed Total Lot Area*

11000

Existing Open Space, Usable*

20

Proposed Open Space, Usable*

20

Existing Open Space, Landscaped*

20

Proposed Open Space, Landscaped*

20

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

20

Accessory Building, Proposed Gross Floor Area

20

Basement or Cellar, Existing Gross Floor Area 

0

Basement or Cellar, Proposed Gross Floor Area

0

1st Floor, Existing Gross Floor Area

1000

New Field

—

1st Floor, Proposed Gross Floor Area

1000

2nd Floor, Existing Gross Floor Area

1000

2nd Floor, Proposed Gross Floor Area

1000

3rd Floor, Existing Gross Floor Area

500

3rd Floor, Proposed Gross Floor Area

500

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

0

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

2520



Total Proposed Gross Floor Area

2520

