



SP-24-11

Special Use Permit
Application (ZBA)

Status: Active

Submitted On: 4/9/2024

Primary Location

49 VALENTINE RD
Arlington, MA 02476

Owner

Elizabeth Crowley
Valentine Road 49 Arlington,
MA 02476

Applicant

 Elizabeth Crowley
 617-797-8659
elizabethcrowley36@gmail.com
 49 Valentine Road
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)**** 

Special Permit Condition 3.3.4. F. "Regulation of number and location of driveways, or other traffic features"

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

The additional driveway will allow for less on-street parking

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

The additional driveway will remove cars, or potential thereof, on the street thereby improving traffic and 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.*

Our house is already surrounded by a French drain and there are 2 sump pumps present that are mitigated by drywell on the property. Additionally there will be plantings including shrubs and a tree placed.

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.*

In review of the pursuant sections of the Bylaws, there does not appear to be applicable special regulations for use of the driveway. This will only be used as a driveway with space for a maximum of 2 cars.

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 addition of the driveway should not have any significant adverse effect on the district. The neighborhood, as with essentially all neighborhoods in the town, is accustomed to driveway usage as part of normal daily activity and as necessary for typical comings and goings from one's residence. As it pertains to health and welfare, if anything it should improve these conditions as it will reduce the amount of on-street parking thus freeing the road to traffic and pedestrians.

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 driveway will only be used for residential parking for the main property owners and guests/childcare providers. As far as can be anticipated, there is no risk of overuse of this driveway as it is located on private property and has space for a maximum of 2 cars. Additionally, we currently have a single driveway where our two main vehicles must park in tandem. As such, if one needs to leave the premises and the other car is in the way, it causes the need to move said car out of and back into the driveway. This creates the potential for disruption and additional fuel emissions.

Dimensional and Parking Information

Present Use/Occupancy *

Residence (R1) single family

Proposed Use/Occupancy *

No change

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

2825

Proposed Gross Floor Area (Sq. Ft.)*

2825

Existing Lot Size (Sq. Ft.)*

6100

Proposed Lot Size (Sq. Ft.)* ?

6100

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

61

Proposed Frontage (ft.)*

61

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*

0.46

Proposed Floor Area Ratio*

0.46

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.)*

25.4

Proposed Front Yard Depth (ft.)*

25.4

Minimum Front Yard Depth required by Zoning*

24

Existing Left Side Yard Depth (ft.)*

7.1

Proposed Left Side Yard Depth (ft.)*

7.1

Minimum Left Side Yard Depth required by Zoning*

10

Existing Right Side Yard Depth (ft.)*

17.5

Proposed Right Side Yard Depth (ft.)*

17.5

Minimum Right Side Yard Depth required by Zoning*

10

Existing Rear Yard Depth (ft.)*

32.4

Proposed Rear Yard Depth (ft.)*

32.4

Minimum Rear Yard Depth required by Zoning*

20

Existing Height (stories)

2

Proposed Height (stories)*

2

Maximum Height (stories) required by Zoning*

2.5

Existing Height (ft.)*

23

Proposed Height (ft.)*

23

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.)*

4084

Proposed Landscaped Open Space (Sq. Ft.)*

3834

Existing Landscaped Open Space (% of GFA)*

70

Proposed Landscaped Open Space (% of GFA)*

68

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

10

Existing Usable Open Space (Sq. Ft.)*

4084

Proposed Usable Open Space (Sq. Ft.)*

3834

Existing Usable Open Space (% of GFA)*

70

Proposed Usable Open Space (% of GFA)*

68

Minimum Usable Open Space required by Zoning*

30

Existing Number of Parking Spaces*

2

Proposed Number of Parking Spaces*

4

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*

N/A

Proposed type of construction*

N/A

Open Space Information

Existing Total Lot Area*

6100

Proposed Total Lot Area*

6100

Existing Open Space, Usable*

4084

Proposed Open Space, Usable*

3834

Existing Open Space, Landscaped*

4084

Proposed Open Space, Landscaped*

3834

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 

585

Basement or Cellar, Proposed Gross Floor Area

585

1st Floor, Existing Gross Floor Area

1262

New Field

0

1st Floor, Proposed Gross Floor Area

1262

2nd Floor, Existing Gross Floor Area

978

2nd Floor, Proposed Gross Floor Area

978

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

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

2825



Total Proposed Gross Floor Area

2825

