



SP-24-14

Special Use Permit Application (ZBA)

Status: Active

Submitted On: 5/23/2024

Primary Location

40 SUTHERLAND RD
Arlington, MA 02476

Owner

POPIEL EDWARD & RAMONA
SUTHERLAND RD 40
ARLINGTON, MA 02476

Applicant

 Edward Popiel
 513-518-3061
 edpop64@yahoo.com
 40 Sutherland Rd
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)*** 

Provision 6.1.10 (A)

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

The parking will be on a residential lot with easy access to the street.

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

The driveway parking will be on a residential lot clear of the walkway and street.

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 parking will be within the limits of Provision 6.1.10(A) and will be similar to other adjacent lots.

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 use will be within the Provision 6.1.10(A).

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 use will be within the Provision 6.1.10(A).

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 use will be within the Provision 6.1.10(A).

Dimensional and Parking Information

Present Use/Occupancy *

One car parking

Proposed Use/Occupancy *

Two car parking

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

840

Proposed Gross Floor Area (Sq. Ft.)*

840

Existing Lot Size (Sq. Ft.)*

2025

Proposed Lot Size (Sq. Ft.)* ?

2025

Minimum Lot Size required by Zoning*

2025

Existing Frontage (ft.)*

15

Proposed Frontage (ft.)*

15

Minimum Frontage required by Zoning*

15

Existing Floor Area Ratio*

0.41

Proposed Floor Area Ratio*

0.41

Max. Floor Area Ratio required by Zoning*

0.41

Existing Lot Coverage (%)*

0.41

Proposed Lot Coverage (%)*

0.41

Max. Lot Coverage required by Zoning*

0.41

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

840

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

840

Minimum Lot Area per Dwelling Unit required by
Zoning*

840

Existing Front Yard Depth (ft.)*

15

Proposed Front Yard Depth (ft.)*

15

Minimum Front Yard Depth required by Zoning*

15

Existing Left Side Yard Depth (ft.)*

0

Proposed Left Side Yard Depth (ft.)*

0

Minimum Left Side Yard Depth required by Zoning*

10

Existing Right Side Yard Depth (ft.)*

0

Proposed Right Side Yard Depth (ft.)*

0

Minimum Right Side Yard Depth required by Zoning*

10

Existing Rear Yard Depth (ft.)*

0

Proposed Rear Yard Depth (ft.)*

0

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.)*

0

Proposed Height (ft.)*

0

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*

10

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*

30

Existing Number of Parking Spaces*

1

Proposed Number of Parking Spaces*

2

Minimum Number of Parking Spaces required by
Zoning*

2

Existing Parking area setbacks

0

Proposed Parking area setbacks *

0

Minimum Parking Area Setbacks required by
Zoning*

20

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*

2

Existing type of construction*

V5

Proposed type of construction*

V5

Open Space Information

Existing Total Lot Area*

2003.76

Proposed Total Lot Area*

2003.76

Existing Open Space, Usable*

1316

Proposed Open Space, Usable*

1310

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 ?

400

Basement or Cellar, Proposed Gross Floor Area

400

1st Floor, Existing Gross Floor Area

440

New Field

0

1st Floor, Proposed Gross Floor Area

440

2nd Floor, Existing Gross Floor Area

400

2nd Floor, Proposed Gross Floor Area

400

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

36

All weather habitable porches and balconies,
Proposed Gross Floor Area

36

Total Existing Gross Floor Area

1276



Total Proposed Gross Floor Area

1276

