



V-24-4

Variance Permit Application (ZBA)

Status: Active

Submitted On: 5/13/2024

Primary Location

322 MYSTIC ST
Arlington, MA 02474

Owner

RJJ PROPERTIES LLC
3 WHISPERING HILL RD
WOBURN, MA 01801

Applicant

 Rabindra KC

 781-883-8335

 rabindra74@hotmail.com

 322 Mystic street
arlington, MA 02474

Variance Permit Criteria

Describe the circumstances relating to the soil conditions, shape, or topography especially affecting such land or structures but not affecting generally the Zoning District in which it is located that would substantiate the granting of a Variance.*

High traffic,no street parking,short and steep driveway,serious unsafe condition going in or getting out from the driveway to the street. Hence, requesting driveway extension on the right side.

Describe how a literal enforcement of the provisions of the Zoning Bylaw, specifically relating to the circumstances affecting the land or structure noted above, would involve substantial hardship, financial or otherwise, to the Petitioner or Appellant.*

without additional space, it will be serioud safety hazard backing to the heavy flow of highway traffic everyday potentially causing serious accident.

Describe how desirable relief may be granted without substantial detriment to the public good.*

garanting request should not affect public.

Describe how desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw of the Town of Arlington, Massachusetts.*

without additional space, it will be a serious safety hazard backing to the heavy flow of highway traffic everyday potentially causing a serious accident.

State Law (MGL Chapter 40A, Section 10) requires that the Zoning Board of Appeals must find that all four (4) criteria are met in order to be authorized to grant a Variance. If any one of the standards is not met, the Board must deny the Variance.

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.)*

1572

Proposed Gross Floor Area (Sq. Ft.)*

1572

Existing Lot Size (Sq. Ft.)*

11437

Proposed Lot Size (Sq. Ft.)* ?

11437

Minimum Lot Size required by Zoning*

0

Existing Frontage (ft.)*

104.3

Proposed Frontage (ft.)*

103.3

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*

13

Proposed Floor Area Ratio*

13

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

19

Proposed Lot Coverage (%)*

19

Max. Lot Coverage required by Zoning*

0

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

11437

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

11437

Minimum Lot Area per Dwelling Unit required by
Zoning*

0

Existing Front Yard Depth (ft.)*

30

Proposed Front Yard Depth (ft.)*

29

Minimum Front Yard Depth required by Zoning*

25

Existing Left Side Yard Depth (ft.)*

14.8

Proposed Left Side Yard Depth (ft.)*

14.8

Minimum Left Side Yard Depth required by Zoning*

10

Existing Right Side Yard Depth (ft.)*

31

Proposed Right Side Yard Depth (ft.)*

31

Minimum Right Side Yard Depth required by Zoning*

9

Existing Rear Yard Depth (ft.)*

53.4

Proposed Rear Yard Depth (ft.)*

53.4

Minimum Rear Yard Depth required by Zoning*

20

Existing Height (stories)

2

Proposed Height (stories)*

2

Maximum Height (stories) required by Zoning*

35.5

Existing Height (ft.)*

0

Proposed Height (ft.)*

0

Maximum Height (ft.) required by Zoning*

35.5

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

Existing Landscaped Open Space (Sq. Ft.)*

9860

Proposed Landscaped Open Space (Sq. Ft.)*

9260

Existing Landscaped Open Space (% of GFA)*

86

Proposed Landscaped Open Space (% of GFA)*

81

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

30

Existing Usable Open Space (Sq. Ft.)*

9260

Proposed Usable Open Space (Sq. Ft.)*

8660

Existing Usable Open Space (% of GFA)*

81

Proposed Usable Open Space (% of GFA)*

75

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 *

3

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*

wood frame

Proposed type of construction*

wood frame

Open Space Information

Existing Total Lot Area*

11437

Proposed Total Lot Area*

11437

Existing Open Space, Usable*

9260

Proposed Open Space, Usable*

8660

Existing Open Space, Landscaped*

9260

Proposed Open Space, Landscaped*

8660

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 

1572

Basement or Cellar, Proposed Gross Floor Area

1572

1st Floor, Existing Gross Floor Area

1572

New Field

—

1st Floor, Proposed Gross Floor Area

1571

2nd Floor, Existing Gross Floor Area

—

2nd Floor, Proposed Gross Floor Area

0

3rd Floor, Existing Gross Floor Area

—

3rd Floor, Proposed Gross Floor Area

0

4th Floor, Existing Gross Floor Area

—

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

—

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area 

—

Attic, Proposed Gross Floor Area

0

Parking Garages, Existing Gross Floor Area 

420

Parking Garages, Proposed Gross Floor Area

420

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

3564



Total Proposed Gross Floor Area

3563

