



SP-24-16

Special Use Permit
Application (ZBA)

Status: Active

Submitted On: 6/12/2024

Primary Location

109 WRIGHT ST
Arlington, MA 02474

Owner

LEGAULT ERIC T &;
CHOQUETTE JESSICA
109 WRIGHT ST ARLINGTON,
MA 02474

Applicant

 Joanna Reck
 617-642-0696
 jlrarcht@gmail.com
 15 Rockridge Road
Andover, MA 01810

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)**** 

8.1.1 Applicability

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

Proposed addition does not increase the existing non-conformity

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

Proposed addition is is at rear of residence

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.*

Proposed addition of kitchen and primary bedroom suite will not cause undue hazards

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.*

Proposed addition does not increase the existing non-conformity

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.*

Proposed addition of kitchen and primary bedroom suite will not be detrimental to health or welfare

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.*

Most houses on Wright Street are existing non-conforming

Dimensional and Parking Information

Present Use/Occupancy *

Residential

Proposed Use/Occupancy *

Residential

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

1607

Proposed Gross Floor Area (Sq. Ft.)*

2646

Existing Lot Size (Sq. Ft.)*

7632

Proposed Lot Size (Sq. Ft.)* 

7632

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

50

Proposed Frontage (ft.)*

50

Minimum Frontage required by Zoning*

75

Existing Floor Area Ratio*

0.21

Proposed Floor Area Ratio*

0.35

Max. Floor Area Ratio required by Zoning*

0.35

Existing Lot Coverage (%)*

22

Proposed Lot Coverage (%)*

17.5

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

Proposed Front Yard Depth (ft.)*

24.4

Minimum Front Yard Depth required by Zoning*

25

Existing Left Side Yard Depth (ft.)*

9.6

Proposed Left Side Yard Depth (ft.)*

10.4

Minimum Left Side Yard Depth required by Zoning*

10

Existing Right Side Yard Depth (ft.)*

7.6

Proposed Right Side Yard Depth (ft.)*

7

Minimum Right Side Yard Depth required by Zoning*

10

Existing Rear Yard Depth (ft.)*

34.4

Proposed Rear Yard Depth (ft.)*

29.4

Minimum Rear Yard Depth required by Zoning*

20

Existing Height (stories)

2.5

Proposed Height (stories)*

2.5

Maximum Height (stories) required by Zoning*

2.5

Existing Height (ft.)*

27

Proposed Height (ft.)*

27

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.)*

3025

Proposed Landscaped Open Space (Sq. Ft.)*

4986

Existing Landscaped Open Space (% of GFA)*

6025

Proposed Landscaped Open Space (% of GFA)*

4986

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

10

Existing Usable Open Space (Sq. Ft.)*

79

Proposed Usable Open Space (Sq. Ft.)*

65

Existing Usable Open Space (% of GFA)*

30

Proposed Usable Open Space (% of GFA)*

64

Minimum Usable Open Space required by Zoning*

2

Existing Number of Parking Spaces*

2

Proposed Number of Parking Spaces*

2

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*

wood framing

Proposed type of construction*

wood framing

Open Space Information

Existing Total Lot Area*

7632

Proposed Total Lot Area*

7632

Existing Open Space, Usable*

6025

Proposed Open Space, Usable*

4986

Existing Open Space, Landscaped*

6025

Proposed Open Space, Landscaped*

4986

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 ?

883

Basement or Cellar, Proposed Gross Floor Area

1311

1st Floor, Existing Gross Floor Area

1030

New Field

—

1st Floor, Proposed Gross Floor Area

1337

2nd Floor, Existing Gross Floor Area

827

2nd Floor, Proposed Gross Floor Area

1347

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

2740



Total Proposed Gross Floor Area

3995

