



SP-24-13

Special Use Permit
Application (ZBA)

Status: Active

Submitted On: 5/15/2024

Primary Location

296 WASHINGTON ST
Arlington, MA 02474

Owner

CRONIN SHEA W & FARRELL
AMY S
296 WASHINGTON STREET
ARLINGTON, MA 02474

Applicant

 Fernando Carreiro
 781-583-8292
pmoran@villandrycontracting.com
 32 Prentiss Road Suite
207
Arlington, Massachusetts
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)**** 

Corner lot set back noted in 5.3.8A/Large Addition Over 750 SF in 5-18B (6) /
Set backs for R1 Noted in 5-14A

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

Additional space will allow the family to remian in the current home. Porch with roof as proposed will provide a porch protected from snow, sleet and rain and direct access to the driveway side of the house. Design provides more esthetically pleasing curb appeal to the neighborhood and adds value to the neighborhood.

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

There is still 23' from the proposed front porch to front of the property line on Washington Street and 15.5' at it's closest point on the side of the house, which is a corner lot on a dead end 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.*

Rainwater will drain to homeowners yard. Covered porch will protect porch from elements. Additional livable space will allow the family to continue to live in the home and make home more esthetically pleasing and functional.

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.*

Plot Plan Attached with new setbacks

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.*

Front porch will be 23' from Washington Street and will cause little or no impact on the neighborhood other than improve esthetics and protect porch from elements- The house is a corner lot on a dead end Gay street and will be 15.5' from Gay Street at narrowest point.

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.*

New covered porch will not cause an excess of use of the front new setbacks as it only projects out the same distance as existing uncovered porch.

Dimensional and Parking Information

Present Use/Occupancy *

Single Family Home

Proposed Use/Occupancy *

Single Family Home

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

1900.5

Proposed Gross Floor Area (Sq. Ft.)*

2891.3

Existing Lot Size (Sq. Ft.)*

7270

Proposed Lot Size (Sq. Ft.)* 

7270

Minimum Lot Size required by Zoning*

30

Existing Frontage (ft.)*

27.2

Proposed Frontage (ft.)*

23

Minimum Frontage required by Zoning*

25

Existing Floor Area Ratio*

0.26

Proposed Floor Area Ratio*

0

Max. Floor Area Ratio required by Zoning*

0.26

Existing Lot Coverage (%)*

17.5

Proposed Lot Coverage (%)*

21.7

Max. Lot Coverage required by Zoning*

35

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

7270

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

7270

Minimum Lot Area per Dwelling Unit required by Zoning*

6000

Existing Front Yard Depth (ft.)*

24

Proposed Front Yard Depth (ft.)*

25

Minimum Front Yard Depth required by Zoning*

25

Existing Left Side Yard Depth (ft.)*

26.8

Proposed Left Side Yard Depth (ft.)*

15.85

Minimum Left Side Yard Depth required by Zoning*

10

Existing Right Side Yard Depth (ft.)*

22.3

Proposed Right Side Yard Depth (ft.)*

22.3

Minimum Right Side Yard Depth required by Zoning*

10

Existing Rear Yard Depth (ft.)*

17.1

Proposed Rear Yard Depth (ft.)*

15.3

Minimum Rear Yard Depth required by Zoning*

18.4

Existing Height (stories)

1

Proposed Height (stories)*

1

Maximum Height (stories) required by Zoning*

2.5

Existing Height (ft.)*

19.2

Proposed Height (ft.)*

21.2

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.)*

4725.5

Proposed Landscaped Open Space (Sq. Ft.)*

4652.8

Existing Landscaped Open Space (% of GFA)*

10

Proposed Landscaped Open Space (% of GFA)*

64

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

10

Existing Usable Open Space (Sq. Ft.)*

3089.8

Proposed Usable Open Space (Sq. Ft.)*

2275.5

Existing Usable Open Space (% of GFA)*

41.5

Proposed Usable Open Space (% of GFA)*

31.3

Minimum Usable Open Space required by Zoning*

2181

Existing Number of Parking Spaces*

1

Proposed Number of Parking Spaces*

1

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.)*

5.12

Proposed Slope of proposed roof(s) (in. per ft.)*

5.12

Minimum Slope of Proposed Roof(s) required by Zoning*

3.12

Existing type of construction*

Single Family Home

Proposed type of construction*

Single Family Home

Open Space Information

Existing Total Lot Area*

7270

Proposed Total Lot Area*

7270

Existing Open Space, Usable*

42.5

Proposed Open Space, Usable*

31.3

Existing Open Space, Landscaped*

65

Proposed Open Space, Landscaped*

64

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

7.4

Accessory Building, Proposed Gross Floor Area

7.4

Basement or Cellar, Existing Gross Floor Area ?

750.7

Basement or Cellar, Proposed Gross Floor Area

1232.2

1st Floor, Existing Gross Floor Area

1142.4

1st Floor, Proposed Gross Floor Area

1651.7

2nd Floor, Existing Gross Floor Area

0

2nd Floor, Proposed Gross Floor Area

0

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

1900.5



Total Proposed Gross Floor Area

2891.3



APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

- Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*

☐

Applicant's Signature*

No signature