



V-24-8

Variance Permit

Application (ZBA)

Status: Active

Submitted On: 6/20/2024

Primary Location

296 WASHINGTON ST

Arlington, MA 02474

Owner

CRONIN SHEA W & FARRELL

AMY S

Washington 296 ARLINGTON,

MA 02474

Applicant

 Fernando Carreiro

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 32 Prentiss Road Suite
207

Arlington, Massachusetts

02476

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.*

Lot at 296 Washington is a corner lot (Gay Street is on the left side of the house) in zoning district R1- Single Family with the existing single story home in the center of the lot.

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.*

We are requesting a variance to provide relief for the Gay Street 25' front set back due to hardship for the lay of the land.

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

The current layout of the home's interior with the kitchen and living area in the rear and left side of the home the proposed addition on the rear and left side will provide increased living space in the home. The current bedrooms and bathrooms will remain the same size.

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.*

If the addition was added to the rear and right side of the home where the set backs are most lenient, the entire home would need to be remodeled to change the layout of the interior and exterior of the home (Bedrooms, Bathrooms, Outdoor Finished Patio Area)

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 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

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.)*

27.2

Proposed Front Yard Depth (ft.)*

25

Minimum Front Yard Depth required by Zoning*

24

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*

3089.8

Proposed Open Space, Usable*

2275.5

Existing Open Space, Landscaped*

4725.5

Proposed Open Space, Landscaped*

4652.8

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