



V-24-6

Variance Permit

Application (ZBA)

Status: Active

Submitted On: 5/29/2024

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

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.*

House is existing non-conforming to side setbacks on a narrow lot. We have two parcels and two front yards. Our proposed rear addition is not increasing the existing non-conformity.

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.*

Our proposed addition is conforming to the left side setback and bettering the existing right side setback non-conformity.

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

Most of the homes on Wright Street are existing non-conforming so our proposed addition is not detrimental to the zoning streetscape

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.*

We are not increasing the existing side setback non-conformity.

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 *

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.)*

49

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.)*

6025

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)*

79

Proposed Usable Open Space (% of GFA)*

64

Minimum Usable Open Space required by Zoning*

30

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

—

Accessory Building, Proposed Gross Floor Area

—

Basement or Cellar, Existing Gross Floor Area ?

—

Basement or Cellar, Proposed Gross Floor Area

—

1st Floor, Existing Gross Floor Area

—

1st Floor, Proposed Gross Floor Area

—

2nd Floor, Existing Gross Floor Area

—

2nd Floor, Proposed Gross Floor Area

—

3rd Floor, Existing Gross Floor Area

—

3rd Floor, Proposed Gross Floor Area

—

4th Floor, Existing Gross Floor Area

—

4th Floor, Proposed Gross Floor Area

—

5th Floor, Existing Gross Floor Area

—

5th Floor, Proposed Gross Floor Area

—

Attic, Existing Gross Floor Area ?

—

Attic, Proposed Gross Floor Area

—

Parking Garages, Existing Gross Floor Area ?

—

Parking Garages, Proposed Gross Floor Area

—

All weather habitable porches and balconies,
Existing Gross Floor Area

—

All weather habitable porches and balconies,
Proposed Gross Floor Area

—

Total Existing Gross Floor Area

0



Total Proposed Gross Floor Area

0



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