Town of Arlington, MA

July 22, 2024

SP-24-19

Special Use Permit Application (ZBA)

Status: Active

Submitted On: 7/8/2024

Primary Location

9 CARL RD
Arlington, MA 02474

Owner

FITZPATRICK DANIEL;
ARINSBURG-FITZPATRICK
BETH R
CARL ROAD 9 ARLINGTON, MA
02474

Applicant

Beth Arinsburg-Fitzpatrick
845-548-7366 ext. 00000
barinsburg@gmail.com
9 Carl Road
Arlington, MA 02474

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)**

The power of the Board of Appeal to grant a special permit to allow for home occupation. According to the Town of Arlington Zoning ByLaw 5.9.1. home occupation is permitted in any residential district if:
1. No nonresident is employed
2. No more than 25% of of the existing gross floor area (no more than 600 sq ft) is devoted to the home occupation
3. There is no visible display of wares or goods
4. No visible advertising
5. There is no detrimental impact on the neighborhoord due to exterior appearance, emission of odor, gas, smoke, noise, electrical disturbance

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

There is a great need in our community for pediatric speech therapists. By adding another pediatric speech pathology practice to the Town of Arlington, I can help alleviate long waiting lists and serve the community in a positive way.

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

I will be seeing one client at a time. This will add at most 1-2 cars to our street at all times. There is ample street parking in front of the property so it will not take away parking spots from residents of the street or create traffic congestion.

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.*

The clients I will be seeing from my residence will not be using any public water, drainage, or sewer system beyond regular use.

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.*

Home occupation is allowed in a residence per Zoning ByLaw 5.9.1. Pediatric speech pathology is an occupation listed that is allowed to occur in a home residence.

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.*

The requested use will only have a positive impact on the neighborhood and public good.

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.*

Special permit granted will only have a positive impact on the neighborhood and public good.

Dimensional and Parking Information

Present Use/Occupancy *

Residence

Proposed Use/Occupancy *

Residence with Home Occupation

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

2700

Proposed Gross Floor Area (Sq. Ft.)*

2700

Existing Lot Size (Sq. Ft.)*

5227

Proposed Lot Size (Sq. Ft.)*

5227

Minimum Lot Size required by Zoning*

0

Existing Frontage (ft.)*

0

Proposed Frontage (ft.)*

0

Minimum Frontage required by Zoning*

0

Existing Floor Area Ratio*

0

Proposed Floor Area Ratio*

0

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

0

Proposed Lot Coverage (%)*

0

Max. Lot Coverage required by Zoning*

0

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.)*

0

Proposed Front Yard Depth (ft.)*

0

Minimum Front Yard Depth required by Zoning*

0

Existing Left Side Yard Depth (ft.)*

0

Proposed Left Side Yard Depth (ft.)*

0

Minimum Left Side Yard Depth required by Zoning*

0

Existing Right Side Yard Depth (ft.)*

0

Proposed Right Side Yard Depth (ft.)*

0

Minimum Right Side Yard Depth required by Zoning*

0

Existing Rear Yard Depth (ft.)*

0

Proposed Rear Yard Depth (ft.)*

0

Minimum Rear Yard Depth required by Zoning*

0

Existing Height (stories)

0

Proposed Height (stories)*

0

Maximum Height (stories) required by Zoning*

0

Existing Height (ft.)*

0

Proposed Height (ft.)*

0

Maximum Height (ft.) required by Zoning*

0

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

Existing Landscaped Open Space (Sq. Ft.)*

0

Proposed Landscaped Open Space (Sq. Ft.)*

0

Existing Landscaped Open Space (% of GFA)*

0

Proposed Landscaped Open Space (% of GFA)*

0

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

0

Existing Usable Open Space (Sq. Ft.)*

0

Proposed Usable Open Space (Sq. Ft.)*

0

Existing Usable Open Space (% of GFA)*

0

Proposed Usable Open Space (% of GFA)*

0

Minimum Usable Open Space required by Zoning*

0

Existing Number of Parking Spaces*

2

Proposed Number of Parking Spaces*

0

Minimum Number of Parking Spaces required by Zoning*

0

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*

home residence

Proposed type of construction*

n/a

Open Space Information

Existing Total Lot Area*

5227

Proposed Total Lot Area*

5227

Existing Open Space, Usable*

0

Proposed Open Space, Usable*

0

Existing Open Space, Landscaped*

0

Proposed Open Space, Landscaped*

0

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

500

Basement or Cellar, Proposed Gross Floor Area

500

1st Floor, Existing Gross Floor Area

1100

1st Floor, Proposed Gross Floor Area

1100

2nd Floor, Existing Gross Floor Area

1100

2nd Floor, Proposed Gross Floor Area

1100

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

350

Parking Garages, Proposed Gross Floor Area

350

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

3050

Total Proposed Gross Floor Area

3050

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*

Beth Arinsburg-Fitzpatrick
Jul 2, 2024