Town of Arlington, MA

July 17, 2024

V-24-7

Variance Permit Application (ZBA)

Status: Active

Submitted On: 6/14/2024

Primary Location

314 MASS AVE
Arlington, MA 02474

Owner

JOVELLAS ARTHUR S/ TRUSTEE; GREENLEAF REALTY TRUST
LOWELL ST 463 ANDOVER, MA 01810

Applicant

Arthur Jovellas
617-799-6928
boscraig@yahoo.com
463 Lowell Street
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.*

The left most cement support post as in the current design would unfortunatly sit be right on top of a gas line.

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.*

Modifiying the current architectural design and moving the leftmost cement support post to the right would place the left railing somewhere in the center of the window. It would look terrible, not make sense functionally and most likely block 2 windows from being used as emergency egress. There would most likely be significant architectural and structural engineering expenses as well.

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

The extension should not affect the public in any way. The end goal here is to have a porch that will enhance the look of of Mass Ave and the town by extending the porch to the left approximately 8 feet and going over the gas line. Esthetically this would look significantly better by not blocking a window, allow for a much safer egress and easier to implement.

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.*

This is a small extension approximately 8'x 4-5' and should not affect the public. The goal is to construct a porch that is safe, functional and is more pleasing to the public.

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 *

2 family property currently vacant

Proposed Use/Occupancy *

2 family property

Existing Number of Dwelling Units*

2

Proposed Number of Dwelling Units*

2

Existing Gross Floor Area (Sq. Ft.)*

3400

Proposed Gross Floor Area (Sq. Ft.)*

3400

Existing Lot Size (Sq. Ft.)*

5000

Proposed Lot Size (Sq. Ft.)*

5000

Minimum Lot Size required by Zoning*

5000

Existing Frontage (ft.)*

80.87

Proposed Frontage (ft.)*

80.87

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*

0.5

Proposed Floor Area Ratio*

0.5

Max. Floor Area Ratio required by Zoning*

0.75

Existing Lot Coverage (%)*

20

Proposed Lot Coverage (%)*

20

Max. Lot Coverage required by Zoning*

0

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

6000

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

6000

Minimum Lot Area per Dwelling Unit required by Zoning*

6000

Existing Front Yard Depth (ft.)*

107.37

Proposed Front Yard Depth (ft.)*

107.37

Minimum Front Yard Depth required by Zoning*

10

Existing Left Side Yard Depth (ft.)*

149.3

Proposed Left Side Yard Depth (ft.)*

149.3

Minimum Left Side Yard Depth required by Zoning*

0

Existing Right Side Yard Depth (ft.)*

107.37

Proposed Right Side Yard Depth (ft.)*

107.37

Minimum Right Side Yard Depth required by Zoning*

0

Existing Rear Yard Depth (ft.)*

149.3

Proposed Rear Yard Depth (ft.)*

149.3

Minimum Rear Yard Depth required by Zoning*

10

Existing Height (stories)

3

Proposed Height (stories)*

3

Maximum Height (stories) required by Zoning*

9

Existing Height (ft.)*

32

Proposed Height (ft.)*

32

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.)*

2500

Proposed Landscaped Open Space (Sq. Ft.)*

2500

Existing Landscaped Open Space (% of GFA)*

35

Proposed Landscaped Open Space (% of GFA)*

35

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

35

Existing Usable Open Space (Sq. Ft.)*

3500

Proposed Usable Open Space (Sq. Ft.)*

3500

Existing Usable Open Space (% of GFA)*

50

Proposed Usable Open Space (% of GFA)*

50

Minimum Usable Open Space required by Zoning*

0

Existing Number of Parking Spaces*

8

Proposed Number of Parking Spaces*

8

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

1

Proposed Number of Loading Spaces*

1

Minimum Number of Loading Spaces required by Zoning*

1

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

10

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

10

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

2

Existing type of construction*

frame

Proposed type of construction*

frame

Open Space Information

Existing Total Lot Area*

6000

Proposed Total Lot Area*

6000

Existing Open Space, Usable*

2500

Proposed Open Space, Usable*

2500

Existing Open Space, Landscaped*

2500

Proposed Open Space, Landscaped*

2500

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

400

Accessory Building, Proposed Gross Floor Area

400

Basement or Cellar, Existing Gross Floor Area

1200

Basement or Cellar, Proposed Gross Floor Area

1200

1st Floor, Existing Gross Floor Area

1200

New Field

1200

1st Floor, Proposed Gross Floor Area

1200

2nd Floor, Existing Gross Floor Area

1200

2nd Floor, Proposed Gross Floor Area

1200

3rd Floor, Existing Gross Floor Area

1200

3rd Floor, Proposed Gross Floor Area

1200

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

400

Parking Garages, Proposed Gross Floor Area

400

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

5600

Total Proposed Gross Floor Area

5600

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