SP-24-18

Special Use Permit Application (ZBA)

Status: Active

Submitted On: 6/17/2024

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

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)**

Bylaw is 5.3.9 D

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

This porch extension will be much more pleasing to the general public than the current design as the current design has railings on both floors that would be in the center of the first and second floor windows. Also, the current design is a potential emergency egress issue as it would most likely hinder a resident or fire department access to those 2 windows.

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

The extension in no way would create undue traffic congestion or impair pedestrian safety. This extension is set back from the sidewalk and 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.*

The extension will not impact or overload any public water, drainage or sewer system or any other system.The single support or the extension willnot be in the way.

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.*

Criteria should not be affected.

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 addition should not impact the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare. It should improve the character of Mass ave and promote a safer emergency egress.

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.*

This is a very small extension and should not cause any excessive use that would be detremental to the character of the neighborhood. It will look better and be safer than the existing plan. The only reason for this request was due to a gas line being right in the way of the left side porch support making the existing design unuseable and unsafe for egress. Also, it woulld esthetically the current design would look terrible having to shorten it for the gas line.

Dimensional and Parking Information

Present Use/Occupancy *

Zero occupancy presently

Proposed Use/Occupancy *

2 family dwelling

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*

3

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

200

All weather habitable porches and balconies, Proposed Gross Floor Area

200

Total Existing Gross Floor Area

5800

Total Proposed Gross Floor Area

5800

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