**SP-24-25**

Special Use Permit Application (ZBA)

Status: Active

Submitted On: 9/11/2024

### Primary Location

57 AERIAL ST
Arlington, MA 02474

### Owner

LEE JACKIE N
57 AERIAL STREET
ARLINGTON, MA 02474

### Applicant

Fernando Carreiro
781-583-8292
pmoran@villandrycontracting.com
32 Prentiss Road Suite 207
Arlington, Massachusetts 02476

## 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)****

Large Addition Over 750 square feet in 5.4.2 B(6)- Covered Front Porch 5.3.9A set backs for R1 Noted in 5-14A

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

Additional space will allow the family to remain in the current home. The Porch with a roof as proposed will provide a porch protected from snow, sleet and rain and access to the driveway side of the house. Design provides more esthetically pleasing curb appeal to neighborhood and added value to neighborhood.

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

New Porch is now full length of house, but only part of the porch is non-conforming for set back because of angled home placement on lot.

**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.***

Rainwater will drain to own yard. Covered porch will protect porch from elements. Additional livable space will allow family to continue to live in the home and make home more esthetically pleasing and functional.

**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.***

Plot Plan attached with New Setbacks

**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.***

Front porch will be 19' from Aerial Street on only one corner of the home and will cause little or no impact on the neighborhood other than improve esthetics and protect porch from elements. The side set back is the same width as existing house on non-conforming side of the house. addition on driveway side is within the set back limits

**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.***

New covered porch will not cause an excess of use of the front new setbacks as it only projects out same distance as existing uncovered porch, but the entire width of house now instead of just in front of front door making it more functional and esthetically pleasing.

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## Dimensional and Parking Information

**Present Use/Occupancy ***

Residential single family home

**Proposed Use/Occupancy ***

residential single family home

**Existing Number of Dwelling Units***

1

**Proposed Number of Dwelling Units***

1

**Existing Gross Floor Area (Sq. Ft.)***

2046.7

**Proposed Gross Floor Area (Sq. Ft.)***

4105.5

**Existing Lot Size (Sq. Ft.)***

4998

**Proposed Lot Size (Sq. Ft.)***

4998

**Minimum Lot Size required by Zoning***

6000

**Existing Frontage (ft.)***

50

**Proposed Frontage (ft.)***

50

**Minimum Frontage required by Zoning***

58

**Existing Floor Area Ratio***

0.4

**Proposed Floor Area Ratio***

0.8

**Max. Floor Area Ratio required by Zoning***

0

**Existing Lot Coverage (%)***

23.6

**Proposed Lot Coverage (%)***

31.1

**Max. Lot Coverage required by Zoning***

34

**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.)***

22.8

**Proposed Front Yard Depth (ft.)***

18

**Minimum Front Yard Depth required by Zoning***

25

**Existing SECOND Front Yard Depth (ft.)***

0

**Proposed SECOND Front Yard Depth (ft.)***

0

**Minimum SECOND Front Yard Depth required by Zoning***

0

**Existing Left Side Yard Depth (ft.)***

7.6

**Proposed Left Side Yard Depth (ft.)***

7.8

**Minimum Left Side Yard Depth required by Zoning***

9

**Existing Right Side Yard Depth (ft.)***

9.7

**Proposed Right Side Yard Depth (ft.)***

9.9

**Minimum Right Side Yard Depth required by Zoning***

10

**Existing Rear Yard Depth (ft.)***

23.8

**Proposed Rear Yard Depth (ft.)***

20.3

**Minimum Rear Yard Depth required by Zoning***

19

**Existing Height (stories)**

2.5

**Proposed Height (stories)***

2.5

**Maximum Height (stories) required by Zoning***

2.5

**Existing Height (ft.)***

21

**Proposed Height (ft.)***

31.1

**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.)***

2166

**Proposed Landscaped Open Space (Sq. Ft.)***

1555

**Existing Landscaped Open Space (% of GFA)***

43.3

**Proposed Landscaped Open Space (% of GFA)***

31.1

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

9

**Existing Usable Open Space (Sq. Ft.)***

1209

**Proposed Usable Open Space (Sq. Ft.)***

0

**Existing Usable Open Space (% of GFA)***

24.2

**Proposed Usable Open Space (% of GFA)***

0

**Minimum Usable Open Space required by Zoning***

29

**Existing Number of Parking Spaces***

2

**Proposed Number of Parking Spaces***

2

**Minimum Number of Parking Spaces required by Zoning***

2

**Existing Parking area setbacks**

2

**Proposed Parking area setbacks ***

1

**Minimum Parking Area Setbacks required by Zoning***

1

**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.)***

812

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

7

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

7

**Existing type of construction***

wood

**Proposed type of construction***

wood

## Open Space Information

**Existing Total Lot Area***

4998

**Proposed Total Lot Area***

4998

**Existing Open Space, Usable***

1209

**Proposed Open Space, Usable***

0

**Existing Open Space, Landscaped***

2166

**Proposed Open Space, Landscaped***

2944

## Gross Floor Area Information

**Accessory Building, Existing Gross Floor Area**

64

**Accessory Building, Proposed Gross Floor Area**

64

**Basement or Cellar, Existing Gross Floor Area**

480.7

**Basement or Cellar, Proposed Gross Floor Area**

1038.5

**1st Floor, Existing Gross Floor Area**

854

**1st Floor, Proposed Gross Floor Area**

1386

**2nd Floor, Existing Gross Floor Area**

648

**2nd Floor, Proposed Gross Floor Area**

1246

**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**

371

**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**

120

**Total Existing Gross Floor Area**

2046.7

**Total Proposed Gross Floor Area**

4225.5

## 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***

Fernando Carreiro
Sep 11, 2024