Town of Arlington, MA

October 9, 2024

SP-24-27

Special Use Permit Application (ZBA)

Status: Active

Submitted On: 10/8/2024

Primary Location

15 WEST ST
Arlington, MA 02476

Owner

PETERSON DAVID R; ZHANG XIUJIN
15 WEST ST ARLINGTON, MA 02476

Applicant

Adam Glassman
617-412-8450
ajglassman@hotmail.com
17 Brown St Unit #2
Cambridge, MA 02138

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 proposed 2-story right side addition is being made as additonal living space to an existing single family house in an R-1 zone.

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

The proposed 2-story right side addition will allow the owners, a family of 4, to remain in the house and neighborhood they love. Without the additional space this growing family would need to look for a larger house and would be priced out of their existing neighborhood.

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

The proposed side addition create no new traffic patterns, will not reduce or affect the existing on or off street parking.

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 proposed side addition will create no new bathrooms or additional loads on the city's water and sanitation systems. The proposed side addition will create no stormwater runnoff that cannot be contained on the property.

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.*

There are no special use regulations applicable to this project.

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 proposed side addition will create no adverse affects on the direct abutters, the neighborhood or the city. There will be no loss of privacy, no new noise or sound pollution, the character and scale of the existing house will remain unchanged.

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.*

The proposed addition is very modest in size, only 608 GFA, there will be no increase in the existing neighborhood density.

Dimensional and Parking Information

Present Use/Occupancy *

Single Family House

Proposed Use/Occupancy *

No Change

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

2177

Proposed Gross Floor Area (Sq. Ft.)*

2785

Existing Lot Size (Sq. Ft.)*

3600

Proposed Lot Size (Sq. Ft.)*

3600

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

48

Proposed Frontage (ft.)*

48

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*

0.6

Proposed Floor Area Ratio*

0.77

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

0.297

Proposed Lot Coverage (%)*

0.307

Max. Lot Coverage required by Zoning*

0.35

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

3600

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

3600

Minimum Lot Area per Dwelling Unit required by Zoning*

0

Existing Front Yard Depth (ft.)*

15.6

Proposed Front Yard Depth (ft.)*

15.6

Minimum Front Yard Depth required by Zoning*

25

Existing SECOND Front Yard Depth (ft.)*

3.6

Proposed SECOND Front Yard Depth (ft.)*

3.6

Minimum SECOND Front Yard Depth required by Zoning*

25

Existing Left Side Yard Depth (ft.)*

8.9

Proposed Left Side Yard Depth (ft.)*

8.9

Minimum Left Side Yard Depth required by Zoning*

10

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.)*

23

Proposed Rear Yard Depth (ft.)*

23

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.)*

30.32

Proposed Height (ft.)*

30.32

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.)*

1642

Proposed Landscaped Open Space (Sq. Ft.)*

1580

Existing Landscaped Open Space (% of GFA)*

0.75

Proposed Landscaped Open Space (% of GFA)*

0.567

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

0.1

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*

0.3

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.)*

0.58

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

0

Existing type of construction*

wood frame

Proposed type of construction*

wood frame

Open Space Information

Existing Total Lot Area*

3600

Proposed Total Lot Area*

3600

Existing Open Space, Usable*

0

Proposed Open Space, Usable*

0

Existing Open Space, Landscaped*

0.45

Proposed Open Space, Landscaped*

0.44

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

665

Basement or Cellar, Proposed Gross Floor Area

665

1st Floor, Existing Gross Floor Area

756

1st Floor, Proposed Gross Floor Area

1060

2nd Floor, Existing Gross Floor Area

756

2nd Floor, Proposed Gross Floor Area

1060

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

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

0

Total Existing Gross Floor Area

2177

Total Proposed Gross Floor Area

2785

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*

Adam Glassman
Oct 8, 2024