Town of Arlington, MA

November 4, 2024

SP-24-30

Special Use Permit Application (ZBA)

Status: Active

Submitted On: 10/21/2024

Primary Location

247 WACHUSETT AVE
Arlington, MA 02476

Owner

DOOLEY-HAYES NATHAN;
HAYES FRANCES COOLIDGE
WACHUSETT AVE 247
ARLINGTON, MA 02476

Applicant

Nathan Dooley-Hayes
617-435-2921
ndooleyhayes@gmail.com
247 Wachusett Ave
Arlington, MA 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)****

Requested use is past the setback and qualifies as non-conformity

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

Requested use is for a vestible/mudroom to be added to side entrace of the house; addition will improve use of the house for residents and will not interfere with neighbors in any way.

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

Requested use will be a very small addition, of approximately 25 square feet, and is on the side of the house, not having any impact on traffic or pedestrians.

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.*

There is no water, drainage, or sewer requirements for this project, and will not change such use of municipal systems for the house.

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.*

Requested use is for a vestible/mudroom that is non-conforming, but will not interfere with neighbors and will be built on top of an existing footprint which is currently a stairs/landing for side entrance to the house.

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 be built on top of an existing side entrance/landing and will not require any new foundation to be built; there will be no interference with neighboring properties.

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 requested use will be a small vestible/mudroom for our family to use, however this will have zero impact on the number of people who use the entrance to our house, and will not be built in such a way that the house will look significantly different or out of character for the neighborhood. The mudroom/vestibule will be built to match the existing look and feel of our house and the neighborhood.

Dimensional and Parking Information

Present Use/Occupancy *

single family

Proposed Use/Occupancy *

single family

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

1994

Proposed Gross Floor Area (Sq. Ft.)*

2019

Existing Lot Size (Sq. Ft.)*

6000

Proposed Lot Size (Sq. Ft.)*

6000

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

25.5

Proposed Frontage (ft.)*

25.5

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*

0

Proposed Floor Area Ratio*

1.015

Max. Floor Area Ratio required by Zoning*

0.35

Existing Lot Coverage (%)*

33.2

Proposed Lot Coverage (%)*

33.7

Max. Lot Coverage required by Zoning*

35

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.)*

25.5

Proposed Front Yard Depth (ft.)*

25.5

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.)*

8

Proposed Left Side Yard Depth (ft.)*

8

Minimum Left Side Yard Depth required by Zoning*

10

Existing Right Side Yard Depth (ft.)*

8

Proposed Right Side Yard Depth (ft.)*

8

Minimum Right Side Yard Depth required by Zoning*

10

Existing Rear Yard Depth (ft.)*

1000

Proposed Rear Yard Depth (ft.)*

1000

Minimum Rear Yard Depth required by Zoning*

20

Existing Height (stories)

2

Proposed Height (stories)*

2

Maximum Height (stories) required by Zoning*

2.5

Existing Height (ft.)*

31

Proposed Height (ft.)*

31

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.)*

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*

10

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*

30

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.)*

8

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

7

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

0

Existing type of construction*

House

Proposed type of construction*

Mudroom

Open Space Information

Existing Total Lot Area*

6000

Proposed Total Lot Area*

6000

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

1000

1st Floor, Proposed Gross Floor Area

1000

2nd Floor, Existing Gross Floor Area

1000

2nd Floor, Proposed Gross Floor Area

1000

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

250

Parking Garages, Proposed Gross Floor Area

250

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

2750

Total Proposed Gross Floor Area

2750

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*

Nathan Dooley-Hayes
Oct 11, 2024