Town of Arlington, MA

November 21, 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. 5.3.9D

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.)*

60

Proposed Frontage (ft.)*

60

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*

0.332

Proposed Floor Area Ratio*

0.336

Max. Floor Area Ratio required by Zoning*

0.35

Existing Lot Coverage (%)*

14.8

Proposed Lot Coverage (%)*

16.1

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.)*

25.4

Proposed Front Yard Depth (ft.)*

23.5

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.)*

8.8

Proposed Left Side Yard Depth (ft.)*

2.8

Minimum Left Side Yard Depth required by Zoning*

10

Existing Right Side Yard Depth (ft.)*

9.9

Proposed Right Side Yard Depth (ft.)*

9.9

Minimum Right Side Yard Depth required by Zoning*

10

Existing Rear Yard Depth (ft.)*

48.7

Proposed Rear Yard Depth (ft.)*

48.7

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.)*

62.7

Proposed Landscaped Open Space (Sq. Ft.)*

62.7

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.)*

53.3

Proposed Usable Open Space (Sq. Ft.)*

53.3

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*

3198

Proposed Open Space, Usable*

3198

Existing Open Space, Landscaped*

3762

Proposed Open Space, Landscaped*

3762

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

1025

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

2775

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

ZBA Admin Detail Entry

Meeting Date*

11/26/2024

Advertisement Dates*

11/7 & 11/14 2024

Docket Number*

3827

OpenGov Permit #*

B-24-1626

Attachments



side entrance 1.jpg
side entrance 1.jpg
Uploaded by Nathan Dooley-Hayes on Oct 18, 2024 at 10:42 AM



side entrance 2.jpg
side entrance 2.jpg
Uploaded by Nathan Dooley-Hayes on Oct 18, 2024 at 10:42 AM

247 Wachusett Avenue Existing Partial Site Plan_October 2024.pdf
247 Wachusett Avenue Existing Partial Site Plan_October 2024.pdf
Uploaded by Nathan Dooley-Hayes on Oct 21, 2024 at 8:25 AM

3827 247 Wachusett Ave Abutter List.pdf
3827 247 Wachusetts Ave Abutter List.pdf
Uploaded by Colleen Ralston on Nov 4, 2024 at 10:19 AM

3827 247 Wachusett Ave Abutter Map.pdf
3827 247 Wachusett Ave Abutter Map.pdf
Uploaded by Colleen Ralston on Nov 4, 2024 at 10:20 AM

3837 247 Wachusett Ave Legal Ad.pdf
3837 247 Wachusett Ave Legal Ad.pdf
Uploaded by Colleen Ralston on Nov 4, 2024 at 10:22 AM

22513-001_247 Wachusett Ave Arlington.pdf
22513-001_247 Wachusett Ave Arlington.pdf
Uploaded by Nathan Dooley-Hayes on Nov 20, 2024 at 3:47 PM

Supporting Documentation [worksheet and drawings] REQUIRED
247 Wachusett Avenue Proposed First Floor Plan Mud Room Foyer_October 2024.pdf
Uploaded by Nathan Dooley-Hayes on Oct 21, 2024 at 8:24 AM

Record Activity

auth0|67092b5a4b3dd541b70ca91a started a draft Record	10/11/2024 at 9:42 am
Nathan Dooley-Hayes added file 247 Wachusett Avenue Mudroom Addition Packet_October 2024.pdf	10/18/2024 at 10:41 am
Nathan Dooley-Hayes added file side entrance 1.jpg	10/18/2024 at 10:42 am
Nathan Dooley-Hayes added file side entrance 2.jpg	10/18/2024 at 10:42 am
Nathan Dooley-Hayes added file 247 Wachusett Avenue Mudroom Addition Packet_October 2024.pdf	10/18/2024 at 10:43 am
Nathan Dooley-Hayes removed file 247 Wachusett Avenue Mudroom Addition Packet_October 2024.pdf	10/21/2024 at 8:24 am

Nathan Dooley-Hayes removed file 247 Wachusett Avenue Mudroom Addition Packet_October 2024.pdf	10/21/2024 at 8:24 am
Nathan Dooley-Hayes added file 247 Wachusett Avenue Proposed First Floor Plan Mud Room Foyer_October 2024.pdf	10/21/2024 at 8:24 am
Nathan Dooley-Hayes added file 247 Wachusett Avenue Existing Partial Site Plan_October 2024.pdf	10/21/2024 at 8:25 am
Nathan Dooley-Hayes submitted Record SP-24-30	10/21/2024 at 8:26 am
OpenGov system altered approval step Zoning Administrator Review, changed status from Inactive to Active on Record SP-24-30	10/21/2024 at 8:26 am
OpenGov system assigned approval step Zoning Administrator Review to Colleen Ralston on Record SP-24-30	10/21/2024 at 8:26 am
Janmarie Ault assigned approval step Building Inspector Review to Michael Ciampa on Record SP-24-30	10/21/2024 at 8:50 am
Colleen Ralston approved approval step Zoning Administrator Review on Record SP-24-30	10/21/2024 at 9:11 am
OpenGov system altered approval step Building Inspector Review, changed status from Inactive to Active on Record SP-24-30	10/21/2024 at 9:11 am
Colleen Ralston changed form field entry Proposed Use/Occupancy from "2 adults, 2 children" to "single family" on Record SP-24-30	10/22/2024 at 9:04 am
Colleen Ralston changed form field entry Present Use/Occupancy from "2 adults, 2 children" to "single family" on Record SP-24-30	10/22/2024 at 9:04 am
Colleen Ralston changed the deadline to Oct 30, 2024 on approval step Building Inspector Review on Record SP-24-30	10/24/2024 at 3:49 pm
Colleen Ralston changed form field entry Meeting Date from "" to "11/26/2024" on Record SP-24-30	10/28/2024 at 2:34 pm
Colleen Ralston changed form field entry OpenGov Permit # from "" to "B-24-1626" on Record SP-24-30	10/28/2024 at 2:34 pm
Colleen Ralston changed form field entry Docket Number from "" to "3827" on Record SP-24-30	10/28/2024 at 2:34 pm
Colleen Ralston changed form field entry Advertisement Dates from "" to "11/7 & 11/14 2024" on Record SP-24-30	10/28/2024 at 2:34 pm
Colleen Ralston changed form field entry Minimum Usable Open Space required by Zoning from "0" to "30" on Record SP-24-30	10/31/2024 at 9:06 am
Colleen Ralston changed form field entry Minimum Landscaped Open Space (% of GFA) required by Zoning from "0" to "10" on Record SP-24-30	10/31/2024 at 9:06 am
Colleen Ralston changed form field entry Maximum Height (ft.) required by Zoning from "0" to "35" on Record SP-24-30	10/31/2024 at 9:06 am

Colleen Ralston changed form field entry Maximum Height (stories) required by Zoning from "0" to "2.5" on Record SP-24-30	10/31/2024 at 9:06 am
Colleen Ralston changed form field entry Minimum Rear Yard Depth required by Zoning from "0" to "20" on Record SP-24-30	10/31/2024 at 9:06 am
Colleen Ralston changed form field entry Minimum Right Side Yard Depth required by Zoning from "0" to "10" on Record SP-24-30	10/31/2024 at 9:06 am
Colleen Ralston changed form field entry Minimum Left Side Yard Depth required by Zoning from "0" to "10" on Record SP-24-30	10/31/2024 at 9:06 am
Colleen Ralston changed form field entry Minimum Front Yard Depth required by Zoning from "10" to "25" on Record SP-24-30	10/31/2024 at 9:06 am
Colleen Ralston changed form field entry Minimum Lot Area per Dwelling Unit required by Zoning from "1000" to "6000" on Record SP-24-30	10/31/2024 at 9:06 am
Colleen Ralston changed form field entry Max. Lot Coverage required by Zoning from "50" to "35" on Record SP-24-30	10/31/2024 at 9:06 am
Colleen Ralston changed form field entry Max. Floor Area Ratio required by Zoning from "100" to ".35" on Record SP-24-30	10/31/2024 at 9:06 am
Colleen Ralston changed form field entry Minimum Frontage required by Zoning from "25.5" to "60" on Record SP-24-30	10/31/2024 at 9:06 am
Colleen Ralston changed form field entry Existing Usable Open Space (% of GFA) from "" to "0" on Record SP-24-30	10/31/2024 at 9:06 am
Colleen Ralston submitted a Change Request on Record SP-24-30	10/31/2024 at 9:14 am
Colleen Ralston added file 3827 247 Wachusetts Ave Abutter List.pdf to Record SP-24-30	11/04/2024 at 10:19 am
Colleen Ralston added file 3827 247 Wachusetts Ave Abutter Map.pdf to Record SP-24-30	11/04/2024 at 10:19 am
Colleen Ralston removed file 3827 247 Wachusetts Ave Abutter Map.pdf from Record SP-24-30 from Record SP-24-30	11/04/2024 at 10:19 am
Colleen Ralston removed attachment 3827 247 WachusettsAve Abutter Map.pdf from Record SP-24-30	11/04/2024 at 10:19 am
Colleen Ralston added file 3827 247 Wachusetts Ave Abutter List.pdf to Record SP-24-30	11/04/2024 at 10:19 am
Colleen Ralston removed file 3827 247 Wachusetts Ave Abutter List.pdf from Record SP-24-30 from Record SP-24-30	11/04/2024 at 10:20 am
Colleen Ralston removed attachment 3827 247 Wachusetts Ave Abutter List.pdf from Record SP-24-30	11/04/2024 at 10:20 am
Colleen Ralston added file 3827 247 Wachusett Ave Abutter Map.pdf to Record SP-24-30	11/04/2024 at 10:20 am

Colleen Ralston added file 3837 247 Wachusett Ave Legal Ad.pdf to Record SP-24-30	11/04/2024 at 10:22 am
Michael Ciampa approved approval step Building Inspector Review on Record SP-24-30	11/20/2024 at 9:29 am
OpenGov system altered payment step Application Fee, changed status from Inactive to Active on Record SP-24-30	11/20/2024 at 9:29 am
Nathan Dooley-Hayes added file 22513-001_247 Wachusett Ave Arlington.pdf to Record SP-24-30	11/20/2024 at 3:47 pm
Colleen Ralston cancelled a Change Request on Record SP-24-30	11/21/2024 at 8:33 am
Colleen Ralston changed form field entry Proposed Usable Open Space (Sq. Ft.) from "0" to "53.3" on Record SP-24-30	11/21/2024 at 8:33 am
Colleen Ralston changed form field entry Proposed Landscaped Open Space (% of GFA) from "" to "0" on Record SP-24-30	11/21/2024 at 8:33 am
Colleen Ralston changed form field entry Proposed Landscaped Open Space (Sq. Ft.) from "0" to "62.7" on Record SP-24-30	11/21/2024 at 8:33 am
Colleen Ralston changed form field entry Proposed Rear Yard Depth (ft.) from "1000" to "48.7" on Record SP-24-30	11/21/2024 at 8:33 am
Colleen Ralston changed form field entry Proposed Right Side Yard Depth (ft.) from "8" to "9.9" on Record SP-24-30	11/21/2024 at 8:33 am
Colleen Ralston changed form field entry Proposed Left Side Yard Depth (ft.) from "8" to "8.8" on Record SP-24-30	11/21/2024 at 8:33 am
Colleen Ralston changed form field entry Proposed Front Yard Depth (ft.) from "25.5" to "23.5" on Record SP-24-30	11/21/2024 at 8:33 am
Colleen Ralston changed form field entry Proposed Lot Coverage (%) from "33.7" to "16.1" on Record SP-24-30	11/21/2024 at 8:33 am
Colleen Ralston changed form field entry Proposed Floor Area Ratio from "1.015" to ".336" on Record SP-24-30	11/21/2024 at 8:33 am
Colleen Ralston changed form field entry Proposed Frontage (ft.) from "25.5" to "60" on Record SP-24-30	11/21/2024 at 8:33 am
Colleen Ralston changed form field entry Existing Usable Open Space (Sq. Ft.) from "0" to "53.3" on Record SP-24-30	11/21/2024 at 8:33 am
Colleen Ralston changed form field entry Existing Landscaped Open Space (% of GFA) from "" to "0" on Record SP-24-30	11/21/2024 at 8:33 am
Colleen Ralston changed form field entry Existing Landscaped Open Space (Sq. Ft.) from "0" to "62.7" on Record SP-24-30	11/21/2024 at 8:33 am
Colleen Ralston changed form field entry Existing Rear Yard Depth (ft.) from "1000" to "48.7" on Record SP-24-30	11/21/2024 at 8:33 am

Colleen Ralston changed form field entry Existing Right Side Yard Depth (ft.) from "8" to "9.9" on Record SP-24-30	11/21/2024 at 8:33 am
Colleen Ralston changed form field entry Existing Left Side Yard Depth (ft.) from "8" to "8.8" on Record SP-24-30	11/21/2024 at 8:33 am
Colleen Ralston changed form field entry Existing Front Yard Depth (ft.) from "25.5" to "25.4" on Record SP-24-30	11/21/2024 at 8:33 am
Colleen Ralston changed form field entry Existing Lot Coverage (%) from "33.2" to "14.8" on Record SP-24-30	11/21/2024 at 8:33 am
Colleen Ralston changed form field entry Existing Floor Area Ratio from "0" to ".332" on Record SP-24-30	11/21/2024 at 8:33 am
Colleen Ralston changed form field entry Existing Frontage (ft.) from "25.5" to "60" on Record SP-24-30	11/21/2024 at 8:33 am
Colleen Ralston changed form field entry 1st Floor, Proposed Gross Floor Area from "1000" to "1025" on Record SP-24-30	11/21/2024 at 8:34 am
Colleen Ralston changed form field entry Total Proposed Gross Floor Area from "2750" to "2775" on Record SP-24-30	11/21/2024 at 8:34 am
Colleen Ralston changed form field entry Proposed Left Side Yard Depth (ft.) from "8.8" to "2.8" on Record SP-24-30	11/21/2024 at 8:34 am
Colleen Ralston changed form field entry Proposed Open Space, Landscaped from "0" to "3762" on Record SP-24-30	11/21/2024 at 8:56 am
Colleen Ralston changed form field entry Existing Open Space, Landscaped from "0" to "3762" on Record SP-24-30	11/21/2024 at 8:56 am
Colleen Ralston changed form field entry Proposed Open Space, Usable from "0" to "3198" on Record SP-24-30	11/21/2024 at 8:56 am
Colleen Ralston changed form field entry Existing Open Space, Usable from "0" to "3198" on Record SP-24-30	11/21/2024 at 8:56 am
Colleen Ralston changed form field entry 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)*** from "Requested use is past the setback and qualifies as non-conformity" to "Requested use is past the setback and qualifies as non-confo..." on Record SP-24-30	11/21/2024 at 8:57 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
✔ Zoning Administrator Review	10/21/2024, 8:26:46 AM	10/21/2024, 9:11:54 AM	Colleen Ralston	-	Completed
✔ Building Inspector Review	10/21/2024, 9:11:54 AM	11/20/2024, 9:29:40 AM	Michael Ciampa	10/30/2024	Completed
$ Application Fee	11/20/2024, 9:29:40 AM	-	Nathan Dooley-Hayes	-	Active
✔ Create Docket Number	-	-	-	-	Inactive
✔ Create Legal Notice	-	-	-	-	Inactive
✔ Legal Notice Stamped by Town Clerk	-	-	-	-	Inactive
✔ Request abutters list from Assessors	-	-	-	-	Inactive
✔ Send Legal Notice to Newspaper	-	-	-	-	Inactive
✔ Send Legal Notice to Abutters	-	-	-	-	Inactive
✔ Create Docket Folder (Z Drive)	-	-	-	-	Inactive
✔ Share with Planning	-	-	-	-	Inactive
✔ Create Item in Novus Agenda (add documents)	-	-	-	-	Inactive

Label	Activated	Completed	Assignee	Due Date	Status
✔ Add Item to Meeting Agenda	-	-	-	-	Inactive
✔ Building Inspector letter to Novus Agenda	-	-	-	-	Inactive
✔ Create Meeting for Town Calendar	-	-	-	-	Inactive
✔ Add Draft decision to the Meeting Agenda	-	-	-	-	Inactive
✔ Approved Decisions send to Docusign	-	-	-	-	Inactive
✔ Completed Decisions to the Town Clerk for Date Stamp	-	-	-	-	Inactive
✔ Completed Decisions with Date Stamp add to the Docket Folder	-	-	-	-	Inactive
✔ Permit Issued 20 days after decision (signed and stamped)*	-	-	-	-	Inactive