Town of Arlington, MA

November 21, 2024

SP-24-29

Special Use Permit Application (ZBA)

Status: Active

Submitted On: 10/16/2024

Primary Location

4 INTERVALE RD
Arlington, MA 02474

Owner

MARTINS VICTOR C
INTERVALE RD 4 ARLINGTON, MA 02474

Applicant

Victor MARTINS
781-789-7038
platinumdoor@gmail.com
4 Intervale Road
Arlington, MA 02474

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)**

I am doing an addition with an adu as well as more living space in the dining room and a master bathroom. The square footage will exceed 750sqft.

Bylaws 5.10.2 and 5.4.2B(6)

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

I'm taking in my elderly parents and eventually my inlaws which is why we need the extra space.

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

Both yy parents and in-laws are retired and don't drive much. The neighborhood is quiet and perfect from them to walk around safely.

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.*

They use the same amount of water if they moved else where in Arlington. As they are elderly, having them close is important.

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.*

We are building the adu not for financial gain but to take care of our elders.

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.*

We will be the second adu in the neighborhood. This project adds value to all homes surrounding us. The neighbors are happy to have both my parents and my inlaws jion the neighborhood. My father-in-law is a staple of youth sports ijn Alrington as he helps with both flag football and baseball. Everybody loves Fred!

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 will provide a place for both my parents and in laws to age surrounded by people that love them. We have no plans to air bnb or rent as this as it is our family home.

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.)*

2385

Proposed Gross Floor Area (Sq. Ft.)*

3500

Existing Lot Size (Sq. Ft.)*

7785

Proposed Lot Size (Sq. Ft.)*

7785

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

119.59

Proposed Frontage (ft.)*

119.59

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*

30.6

Proposed Floor Area Ratio*

45

Max. Floor Area Ratio required by Zoning*

35

Existing Lot Coverage (%)*

22.2

Proposed Lot Coverage (%)*

24.9

Max. Lot Coverage required by Zoning*

35

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

7785

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

7785

Minimum Lot Area per Dwelling Unit required by Zoning*

6000

Existing Front Yard Depth (ft.)*

20

Proposed Front Yard Depth (ft.)*

20

Minimum Front Yard Depth required by Zoning*

25

Existing SECOND Front Yard Depth (ft.)*

23

Proposed SECOND Front Yard Depth (ft.)*

23

Minimum SECOND Front Yard Depth required by Zoning*

22

Existing Left Side Yard Depth (ft.)*

0

Proposed Left Side Yard Depth (ft.)*

0

Minimum Left Side Yard Depth required by Zoning*

0

Existing Right Side Yard Depth (ft.)*

20

Proposed Right Side Yard Depth (ft.)*

24

Minimum Right Side Yard Depth required by Zoning*

10

Existing Rear Yard Depth (ft.)*

6

Proposed Rear Yard Depth (ft.)*

10.9

Minimum Rear Yard Depth required by Zoning*

10

Existing Height (stories)

2

Proposed Height (stories)*

2

Maximum Height (stories) required by Zoning*

2.5

Existing Height (ft.)*

34.4

Proposed Height (ft.)*

34.9

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.)*

6633

Proposed Landscaped Open Space (Sq. Ft.)*

6633

Existing Landscaped Open Space (% of GFA)*

63

Proposed Landscaped Open Space (% of GFA)*

56.4

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

10

Existing Usable Open Space (Sq. Ft.)*

1150

Proposed Usable Open Space (Sq. Ft.)*

1354

Existing Usable Open Space (% of GFA)*

22.2

Proposed Usable Open Space (% of GFA)*

24.9

Minimum Usable Open Space required by Zoning*

30

Existing Number of Parking Spaces*

6

Proposed Number of Parking Spaces*

6

Minimum Number of Parking Spaces required by Zoning*

1

Existing Parking area setbacks

–

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

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

0

Existing type of construction*

colonial frame

Proposed type of construction*

colonial frame

Open Space Information

Existing Total Lot Area*

7785

Proposed Total Lot Area*

7785

Existing Open Space, Usable*

63

Proposed Open Space, Usable*

60.4

Existing Open Space, Landscaped*

63

Proposed Open Space, Landscaped*

60.4

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

0

Accessory Building, Proposed Gross Floor Area

785

Basement or Cellar, Existing Gross Floor Area

585

Basement or Cellar, Proposed Gross Floor Area

–

1st Floor, Existing Gross Floor Area

1000

1st Floor, Proposed Gross Floor Area

1200

2nd Floor, Existing Gross Floor Area

800

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

–

Parking Garages, Proposed Gross Floor Area

784

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

2385

Total Proposed Gross Floor Area

3769

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*

Victor Martins
Oct 16, 2024

ZBA Admin Detail Entry

Meeting Date*

11/26/2024

Advertisement Dates*

11/7 & 11/14 2024

Docket Number*

3826

OpenGov Permit #*

B -24-989

Attachments

4 INTERVALE RD ARLINGTON 28x28.pdf
4 INTERVALE RD ARLINGTON 28x28.pdf
Uploaded by Victor MARTINS on Oct 16, 2024 at 1:06 PM

4 Intervale Revised.pdf
4 Intervale Revised.pdf
Uploaded by Victor MARTINS on Nov 7, 2024 at 8:36 AM

3826 4 Intervale Rd Abutter Map.pdf
3826 4 Intervale Rd Abutter Map.pdf
Uploaded by Colleen Ralston on Nov 20, 2024 at 9:05 AM

3836 4 Intervale Rd Legal Ad.pdf
3836 4 Intervale Rd Legal Ad.pdf
Uploaded by Colleen Ralston on Nov 20, 2024 at 9:05 AM

3826 4 Intervale Rd Abutter List.pdf
3826 4 Intervale Rd Abutter List.pdf
Uploaded by Colleen Ralston on Nov 20, 2024 at 9:05 AM

Supporting Documentation [worksheet and drawings] REQUIRED
4 INTERVALE ROAD ARLINGTON MA.pdf
Uploaded by Victor MARTINS on Oct 16, 2024 at 1:06 PM

Record Activity

Victor MARTINS started a draft Record	10/16/2024 at 10:56 am
Victor MARTINS added file 4 INTERVALE ROAD ARLINGTON MA.pdf	10/16/2024 at 1:06 pm
Victor MARTINS added file 4 INTERVALE RD ARLINGTON 28x28.pdf	10/16/2024 at 1:06 pm
Victor MARTINS submitted Record SP-24-29	10/16/2024 at 1:07 pm

OpenGov system altered approval step Zoning Administrator Review, changed status from Inactive to Active on Record SP-24-29	10/16/2024 at 1:07 pm
OpenGov system assigned approval step Zoning Administrator Review to Colleen Ralston on Record SP-24-29	10/16/2024 at 1:07 pm
Janmarie Ault assigned approval step Building Inspector Review to Michael Ciampa on Record SP-24-29	10/16/2024 at 2:12 pm
Colleen Ralston approved approval step Zoning Administrator Review on Record SP-24-29	10/18/2024 at 9:45 am
OpenGov system altered approval step Building Inspector Review, changed status from Inactive to Active on Record SP-24-29	10/18/2024 at 9:45 am
Colleen Ralston changed the deadline to Oct 30, 2024 on approval step Building Inspector Review on Record SP-24-29	10/24/2024 at 3:48 pm
Colleen Ralston changed form field entry Meeting Date from "" to "11/26/2024" on Record SP-24-29	10/28/2024 at 3:37 pm
Colleen Ralston changed form field entry OpenGov Permit # from "" to "B -24-989" on Record SP-24-29	10/28/2024 at 3:37 pm
Colleen Ralston changed form field entry Docket Number from "" to "3826" on Record SP-24-29	10/28/2024 at 3:37 pm
Colleen Ralston changed form field entry Advertisement Dates from "" to "11/7 & 11/14 2024" on Record SP-24-29	10/28/2024 at 3:37 pm
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 "I am doing an addition with an adu as well as more living space in the dining room and a master b..." to "I am doing an addition with an adu as well as more living sp..." on Record SP-24-29	10/31/2024 at 9:50 am
Colleen Ralston changed form field entry Proposed Number of Dwelling Units from "2" to "1" on Record SP-24-29	10/31/2024 at 9:55 am
Colleen Ralston changed form field entry Minimum SECOND Front Yard Depth required by Zoning from "" to "17" on Record SP-24-29	10/31/2024 at 10:02 am
Colleen Ralston changed form field entry Existing SECOND Front Yard Depth (ft.) from "21" to "23" on Record SP-24-29	10/31/2024 at 10:02 am
Colleen Ralston changed form field entry Minimum Right Side Yard Depth required by Zoning from "0" to "10" on Record SP-24-29	10/31/2024 at 10:02 am
Colleen Ralston changed form field entry Minimum Lot Area per Dwelling Unit required by Zoning from "0" to "6000" on Record SP-24-29	10/31/2024 at 10:02 am
Colleen Ralston changed form field entry Max. Floor Area Ratio required by Zoning from "306" to "35" on Record SP-24-29	10/31/2024 at 10:02 am

Colleen Ralston changed form field entry Minimum Lot Size required by Zoning from "5000" to "6000" on Record SP-24-29	10/31/2024 at 10:02 am
Colleen Ralston changed form field entry Proposed Lot Size (Sq. Ft.) from "7781" to "7785" on Record SP-24-29	10/31/2024 at 10:02 am
Colleen Ralston changed form field entry Proposed Use/Occupancy from "Single family/adu attached" to "Single family" on Record SP-24-29	10/31/2024 at 10:02 am
Colleen Ralston changed form field entry Minimum SECOND Front Yard Depth required by Zoning from "17" to "22" on Record SP-24-29	10/31/2024 at 10:19 am
Colleen Ralston changed form field entry Minimum Number of Parking Spaces required by Zoning from "0" to "1" on Record SP-24-29	10/31/2024 at 10:19 am
Colleen Ralston changed form field entry Minimum Usable Open Space required by Zoning from "0" to "30" on Record SP-24-29	10/31/2024 at 10:19 am
Colleen Ralston changed form field entry Maximum Height (stories) required by Zoning from "0" to "2.5" on Record SP-24-29	10/31/2024 at 10:19 am
Colleen Ralston changed form field entry Minimum Front Yard Depth required by Zoning from "16" to "25" on Record SP-24-29	10/31/2024 at 10:19 am
Colleen Ralston changed form field entry Proposed Height (stories) from "1" to "2" on Record SP-24-29	10/31/2024 at 10:19 am
Colleen Ralston changed form field entry Proposed Rear Yard Depth (ft.) from "8" to "10.9" on Record SP-24-29	10/31/2024 at 10:19 am
Colleen Ralston submitted a Change Request on Record SP-24-29	10/31/2024 at 10:21 am
Colleen Ralston changed form field entry Maximum Height (ft.) required by Zoning from "33" to "35" on Record SP-24-29	10/31/2024 at 10:22 am
Victor MARTINS added file 4 Intervale Revised.pdf to Record SP-24-29	11/07/2024 at 8:36 am
Colleen Ralston added file 3836 4 Intervale Rd Legal Ad.pdf to Record SP-24-29	11/20/2024 at 9:05 am
Colleen Ralston added file 3826 4 Intervale Rd Abutter Map.pdf to Record SP-24-29	11/20/2024 at 9:05 am
Colleen Ralston added file 3826 4 Intervale Rd Abutter List.pdf to Record SP-24-29	11/20/2024 at 9:05 am
Michael Ciampa approved approval step Building Inspector Review on Record SP-24-29	11/20/2024 at 9:28 am
OpenGov system altered payment step Application Fee, changed status from Inactive to Active on Record SP-24-29	11/20/2024 at 9:28 am
Victor MARTINS changed form field entry Proposed Floor Area Ratio from "0" to "45" on Record SP-24-29	11/21/2024 at 1:54 pm

Victor MARTINS changed form field entry Total Proposed Gross Floor Area from "3768" to "3769" on Record SP-24-29	11/21/2024 at 1:54 pm
Victor MARTINS changed form field entry Accessory Building, Proposed Gross Floor Area from "784" to "785" on Record SP-24-29	11/21/2024 at 1:54 pm
Victor MARTINS changed form field entry Existing Height (ft.) from "35" to "34.4" on Record SP-24-29	11/21/2024 at 1:54 pm
Victor MARTINS changed form field entry Proposed Height (ft.) from "35" to "34.9" on Record SP-24-29	11/21/2024 at 1:54 pm
Victor MARTINS changed form field entry Proposed Gross Floor Area (Sq. Ft.) from "3600" to "3500" on Record SP-24-29	11/21/2024 at 1:54 pm
Victor MARTINS changed form field entry Existing Floor Area Ratio from "30" to "30.6" on Record SP-24-29	11/21/2024 at 1:54 pm
Victor MARTINS submitted a new version of Record SP-24-29 of Record SP-24-29	11/21/2024 at 1:54 pm

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
✔ Zoning Administrator Review	10/16/2024, 1:07:17 PM	10/18/2024, 9:45:54 AM	Colleen Ralston	-	Completed
✔ Building Inspector Review	10/18/2024, 9:45:54 AM	11/20/2024, 9:28:08 AM	Michael Ciampa	10/30/2024	Completed
$ Application Fee	11/20/2024, 9:28:09 AM	-	Victor MARTINS	-	Active
✔ Create Docket Number	-	-	-	-	Inactive
✔ Create Legal Notice	-	-	-	-	Inactive
✔ Legal Notice Stamped by Town Clerk	-	-	-	-	Inactive

Label	Activated	Completed	Assignee	Due Date	Status
✔ 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
✔ 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

Label	Activated	Completed	Assignee	Due Date	Status
✔ 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