



SP-24-36

Special Use Permit
Application (ZBA)

Status: Active

Submitted On: 12/18/2024

Primary Location

28 DRAPER AVE
Arlington, MA 02474

Owner

SINGH VIPENDER &; CASEY
KELLY
28 DRAPER AVE ARLINGTON,
MA 02474

Applicant

 John Lodge
 617-308-3037
 john@johnlodgearchitects.com
 56 Aberdeen Ave.
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)****

- 8.1.3.D Adding an accessory dwelling unit
- 8.1.4.D Moving a non-conforming structure
- 8.1.6.A Decreasing, but not removing a setback non-conformity

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

We are requesting the the existing 2-story barn in the rear corner of the lot be relocated and attached to the rear of the house in order to create an ADU for an elderly family member. This relocation will be benficial to the neighborhood because it will eliminate a side yard setback non-conformity and will substantially reduce a rear yard setback non-conformity.

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

The requested renovation will create a single-person ADU. Initially, it will be used for an aging parent who does not drive. In the event that there is a new tenant, the lot currently has a driveway with room for off-street parking for two cars.

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 requested renovation will create a single-person ADU with one bath and a small kitchenette.. The existing house currently has 2 1/2 baths, so the increase in water and sewer usage will be modest.

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.*

5.10.2.B
8.1.3.D Creation of an Accessory Dwelling Unit

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 renovation will reuse the existing barn as an attached ADU. While it is currently located on the right side property line and roughly 1' away from the rear property line, in the new layout, the rear yard setback non-conformity will be significantly reduced and the side yard setback requirements will be met. As such, the existing site will create more diversity in the available pool of housing, retain its existing architectural character, and provide more usable open space without increasing the volume.

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 renovation will combine the two existing buildings already on the lot and will reduce the overall footprint of these two buildings. The reconfigured building will be used as a residence with an ADU which is an appropriate use in this predominantly residential neighborhood.

Dimensional and Parking Information

Present Use/Occupancy *

Residential single-family house

Proposed Use/Occupancy *

Residential single-family house with an ADU

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

2

Existing Gross Floor Area (Sq. Ft.)*

2878

Proposed Gross Floor Area (Sq. Ft.)*

2820

Existing Lot Size (Sq. Ft.)*

5280

Proposed Lot Size (Sq. Ft.)* ?

5280

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*

0.545

Proposed Floor Area Ratio*

0.534

Max. Floor Area Ratio required by Zoning*

0.35

Existing Lot Coverage (%)*

33.9

Proposed Lot Coverage (%)*

32.7

Max. Lot Coverage required by Zoning*

35

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

5280

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

2640

Minimum Lot Area per Dwelling Unit required by Zoning*

6000

Existing Front Yard Depth (ft.)*

14.3

Proposed Front Yard Depth (ft.)*

14.3

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.)* ?

13.27

Proposed Left Side Yard Depth (ft.)* ?

13.27

Minimum Left Side Yard Depth required by Zoning* ?

10

Existing Right Side Yard Depth (ft.)* ?

0.156

Proposed Right Side Yard Depth (ft.)* ?

10

Minimum Right Side Yard Depth required by Zoning* ?

10

Existing Rear Yard Depth (ft.)*

0.75

Proposed Rear Yard Depth (ft.)*

11.8

Minimum Rear Yard Depth required by Zoning*

17.6

Existing Height (stories)

2.5

Proposed Height (stories)*

2.5

Maximum Height (stories) required by Zoning*

2.5

Existing Height (ft.)*

35

Proposed Height (ft.)*

35

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.)*

2525

Proposed Landscaped Open Space (Sq. Ft.)*

2588

Existing Landscaped Open Space (% of GFA)*

47.8

Proposed Landscaped Open Space (% of GFA)*

49

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

10

Existing Usable Open Space (Sq. Ft.)*

1584

Proposed Usable Open Space (Sq. Ft.)*

1042

Existing Usable Open Space (% of GFA)* 

19.3

Proposed Usable Open Space (% of GFA)* ?

20.2

Minimum Usable Open Space required by Zoning*

15.84

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

15

Proposed Parking area setbacks *

15

Minimum Parking Area Setbacks required by Zoning*

25

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.)*

11

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

11

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

3

Existing type of construction*

wood frame

Proposed type of construction*

wood frame

Open Space Information

Existing Total Lot Area*

5280

Proposed Total Lot Area*

5280

Existing Open Space, Usable*

1018

Proposed Open Space, Usable*

1042

Existing Open Space, Landscaped*

2525

Proposed Open Space, Landscaped*

2588

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

675

Accessory Building, Proposed Gross Floor Area

0

Basement or Cellar, Existing Gross Floor Area ?

0

Basement or Cellar, Proposed Gross Floor Area

0

1st Floor, Existing Gross Floor Area

1025

1st Floor, Proposed Gross Floor Area

1379

2nd Floor, Existing Gross Floor Area

946

2nd Floor, Proposed Gross Floor Area

1211

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 ?

230

Attic, Proposed Gross Floor Area

230

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

2876



Total Proposed Gross Floor Area

2820



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.*



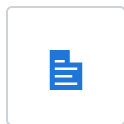
Applicant's Signature*



John E. Lodge

Dec 18, 2024

Attachments



Supporting Documentation [worksheet and drawings]

REQUIRED

28 Draper Avenue - Zoning.pdf

Uploaded by John Lodge on Dec 18, 2024 at 4:48 PM