PLANNING & COMMUNITY DEVELOPMENT
2024 DEC 23 P 2:33
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Docket 3837

REQUIRED SUBMITTALS CHECKLIST

One electronic copy of your application is required; print materials may be requested, Review the ARB's Rules and Regulations, which can be found at www.arlingtonma.gov/arb, for the full list of required submittals.

☑ **Application Cover Sheet (project and property information, applicant information)**

☑ **Dimensional and Parking Information Form (see attached)**

☑ **Impact statement**

Statement should respond to Environmental Design Review (Section 3.4) and Special Permit (Section 3.3) criteria on pages 6-8 of this packet); include:

- LEED checklist and sustainable building narrative as described in criteria 12.
- Summary of neighborhood outreach, if held or planned.

☑ **Drawing and photographs of existing conditions**

- Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
- Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.

☑ **Site plan of proposal. Must include:**

- Zoning boundaries, if any, and parcel boundaries;
- Setbacks from property lines;
- Site access/egress points;
- Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
- New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
- Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
- Spot grades or site topography and finish floor level;
- Open space provided on the site;
- Any existing or proposed easements or rights of way.

☑ **Drawings of proposed structure**

- Schematic drawings of each interior floor of each proposed building, including basements.
- Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
- Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
- Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
- Graphic information showing façade materials and color samples.
- Include lighting plan and fixtures if not provided on site or landscaping plan.

☑ **Vehicle, Bicycle, and Service Vehicle Plans**

- Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.
- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.

☑ **Sustainable Building and Site Design Elements**

- A solar energy systems assessment per Section 6.4, which must include:
  - An analysis for solar energy system(s) for the site detailing layout and annual production;
  - The maximum feasible solar zone area of all structures; and,
  - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
  - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion 13.

☑ **Proposed landscaping *(may be incorporated into site plan)***

Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.

☐ **Plans for sign permits, if signage is an element of development proposal**

☐ **Stormwater management plan**

(for stormwater management during construction for projects with new construction)

☐ **SketchUp Compatible Model, if required**

☑ **Application fee**

(See Rule 12 of the ARB Rules and Regulations for how to calculate the fee)

FOR OFFICE USE ONLY

Docket #: 3837

____ Special Permit Granted Date: _____

____ Received evidence of filing with Registry of Deeds Date: _____

____ Notified Building Inspector of Special Permit filing Date: _____

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COVER SHEET

Application for Special Permit in Accordance with Environmental Design Review

PROPERTY AND PROJECT INFORMATION

1. Property Address 1011 Massachusetts Avenue

   Assessors Block Plan, Block, Lot No. 055.0-0002-0016.0 Zoning District B1

2. Deed recorded in the Registry of deeds, Book 80660, Page 125

   or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.

3. Present Use of Property (include # of dwelling units, if any)
   3 family dwelling

4. Proposed Use of Property (include # of dwelling units, if any)
   3 family dwelling

APPLICANT INFORMATION

1. **Applicant:** Identify the person or organization requesting the Special Permit:

   Name of Applicant(s) Scott Hefter

   Organization 55 West Eagle LLC

   Address 1011 Mass. Ave (Street), Arlington, MA.02476 (City, State, Zip)

   Phone 617-967-68900 Email hefts4@gmail.com

2. **Applicant Interest:** the applicant must have a legal interest in the subject property:

   ☑ Property owner ☐ Purchaser by land contract

   ☐ Purchaser by option or purchase agreement ☐ Lessee/tenant

3. **Property Owner** ☑ Check here if applicant is also property owner

   Identify the person or organization that owns the subject property:

   Name _____ Title _____

   Organization _____ Phone _____

   Address _____ (Street), _____ (City, State, Zip)

   Phone _____ Email _____

4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name John D. Leone, esq. Title Attorney at Law

Organization Leone & Leone Phone 781-648-2345

Address 637 Mass. Ave. (Street), Arlington, MA. 02476 (City, State, Zip)

Phone 781-648-2345 Email John@Leonelaw.com

5. Permit applied for in accordance with the following Zoning Bylaw section(s)

section(s)	title(s)
NONE	no permits arebeing sought

6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief.

section(s)	title(s)
5.5.3	Use regulation for Business Districts / Residential
5.5.2	Dimension and Density Regulations

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, check the options that apply)

The applicant states that 55 West Eagle LLC is the owner ☑ or occupant ☐ or purchaser under agreement ☐ of the property in Arlington located at 1011 Massachusetts Avenue, Arlington, Ma .02476 which is the subject of this application; and that unfavorable action ☐ or no unfavorable action ☑ has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s): 

1011 Mass. Ave., Arlington, MA. 02476 (Address) 781-648-2345 (Phone)

DIMENSIONAL AND PARKING INFORMATION

Property Location: 1011 Mass. Ave., Arlington, MA. 02476

Zoning District: B1

Applicant: 55 West Eagle LLC

Address: 1011 Mass. Ave., Arlington, MA. 02476

Present Use/Occupancy: No. of Dwelling Units:
3 family residential dwelling

Uses and their gross square feet:
residential 3,510 square feet

Proposed Use/Occupancy: No. of Dwelling Units:
3 family residential dwelling

Uses and their gross square feet:
residential 3,510 square feet

		Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use
Lot Size		4,600	4,600	min. 6,000
Frontage		46.28	46.28	min. 60
Floor Area Ratio[1]		.58	.58	max. .75
Lot Coverage (%), where applicable				max.
Lot Area per Dwelling Unit (sf)		1,533.33	1,533.33	min. 2,500
Front Yard Depth (feet)		21	21	min. 20
Side Yard Width (feet)	right side	7	7	min. 10
	left side	10 approx.	10 approx.	min. 10
Rear Yard Depth (feet)		40 approx.	40 approx.	min. 20
Height	stories	3	3	stories[2] 2.5
	feet	30 approx.	30 aprox.	Feet 35
Open Space (% of G.F.A.)[3]		15	15	min. 10/30
	Landscaped (sf)			(sf)
	Usable (sf)			(sf)
Parking Spaces (#)[4]		7	7	min. 3
Parking Area Setbacks (feet) *(where applicable)*				min.
Loading Spaces (#)		0	0	min. 0
Bicycle Parking[5]	short term	0	0	min. 0
	long term	0	0	min. 0

[1] FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.
[2] Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height or the conditions under which the Board may provide relief.
[3] Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA. On a separate page, show how you determined the open space area amounts.
[4] See Section 6.1, Off-Street Parking. If requesting a parking reduction, refer to Section 6.1.5.
[5] See Section 6.1.12, Bicycle Parking, or refer to the Bicycle Parking Guidelines.