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December 23, 2024

Town of Arlington
Arlington Redevelopment Board

RE: 1011 Massachusetts Avenue, Special Permit
Environmental Design Review
Special Permit Criteria / Impact Statement
Docket No.:

Dear Board Members:

We represent 55 West Eagle, LLC, the owner of the above captioned property. They are seeking a Special Permit to confirm the current and long existing use of its property as a 3-family dwelling with the Department of Inspectional Services. DIS has the property listed a 2-family dwelling with an office. It has been recognized by the Assessor's Office as a 3-family dwelling for many years and assessed for purposes of real estate tax valuation as such. The owner does not plan any construction, renovation or modification to the exterior or interior of the dwelling which was originally constructed in approximately 1880.

Relative to the Special Permit Criteria:

1. The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

Three Family dwellings are allowed in the B1 District by the Zoning Bylaws by way of Special permit.

2. The requested use is essential or desirable to the public convenience or welfare.

The Town of Arlington, as set out in the Master Plan, is actively seeking to maintin and increase its housing stock.

3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

The existing use of the building is as a 3-family dwelling, there will be no change to the traffic volume nor will the issuance of Special Permit unduly impair pedestrian safety.

4. 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 in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.

The existing use of the building is as a 3-family dwelling, there will be no change to the to the water usage, drainage or sewer system use. The issuance of a Special Permit will not unduly subject the immediate area or other parts of town to hazards affecting health, safety or the general welfare.

5. Any special regulations for the use as may be provided in this Bylaw are fulfilled.

The Zoning Bylaws do not set out any special regulation for the use being sought.

6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

The owners do not plan to do any construction, renovation or modification to the exterior or interior of the dwelling. They are only seeking to confirm the existing and long-standing use of the building as a 3-family dwelling. As such there will be no change to the integrity or character of the district or adjoining districts, nor will there be any detrimental impact to the health, morals, or welfare of the Town.

7. The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

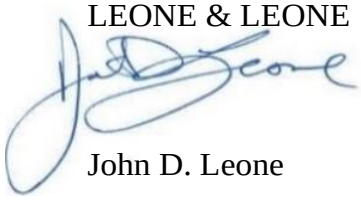
The Town of Arlington, as set out in the Master Plan, is actively seeking to increase its housing stock, thus merely confirming the existing use will not cause an excess of residential dwelling units detrimental to the neighborhood.

Relative to Environmental Design Review Criteria:

1. Preservation of Landscape.
2. Relation of Buildings to Environment.
3. Open Space.
4. Circulation.
5. Surface Water Drainage.
6. Storm water management.
7. Utility Service.
8. Advertising Features. (N/A)
9. Special Features. (N/A)
10. Safety.
11. Heritage.
12. Microclimate.
13. Localized climatic characteristics.
14. Sustainable Building and Site Design.

There is no contemplated change to the exterior of the building nor the landscaping. Both of which will be preserved as existing. No new development nor structures, hard-surface ground coverage changes or other changes contemplated or sought. With respect to Arlington's heritage, the original structure which was built in approximately 1880 will be preserved as existing.

Very truly yours,
LEONE & LEONE



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