



V-25-1

Variance Permit
Application (ZBA)

Status: Active
Submitted On: 1/22/2025

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

Variance Permit Criteria

Describe the circumstances relating to the soil conditions, shape, or topography especially affecting such land or structures but not affecting generally the Zoning District in which it is located that would substantiate the granting of a Variance.*

The shape of the lot is currently configured such that the existing barn, which the Historic Commission will not allow us to demolish, violates both the rear and side yard setbacks. Our goal is to create an ADU that will connect to the existing house.

Describe how a literal enforcement of the provisions of the Zoning Bylaw, specifically relating to the circumstances affecting the land or structure noted above, would involve substantial hardship, financial or otherwise, to the Petitioner or Appellant.*

While the Historic Commission will not let us demolish the barn, they will let us attach it to the existing house. In this new layout, the rear of the barn will still violate the rear yard setback to a lesser extent. As such, a literal enforcement of the zoning bylaw, in combination with the Historic Commissions ruling, would not allow us to create the ADU.

Describe how desirable relief may be granted without substantial detriment to the public good. *

Desirable relief may be granted without substantial detriment to the public good because, while the mass and bulk of the house and the barn will remain the same on the lot, the proposed layout will be much more compact. It will relocate the barn much farther from the existing side and rear lot lines, giving the two abutters increased access to daylight and circulation.

Describe how desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw of the Town of Arlington, Massachusetts.*

Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw because the proposed project will not increase the bulk or massing on the site.

State Law (MGL Chapter 40a, Section 10) requires that the Zoning Board of Appeals must find that all four (4) criteria are met in order to be authorized to grant a Variance. If any one of the standards is not met, the Board must deny the Variance.

Dimensional and Parking Information

Present Use/Occupancy *

residential

Proposed Use/Occupancy *

residential

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

Proposed Front Yard Depth (ft.)*

14.3

Minimum Front Yard Depth required by Zoning*

25

Existing Left Side Yard Depth (ft.)*

15.3

Proposed Left Side Yard Depth (ft.)*

15.3

Minimum Left Side Yard Depth required by Zoning*

10

Existing Right Side Yard Depth (ft.)*

0.16

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.)*

31.6

Proposed Height (ft.)*

31.6

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*

8

Existing Usable Open Space (Sq. Ft.)*

1018

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*

1584

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

20

Proposed Parking area setbacks *

20

Minimum Parking Area Setbacks required by
Zoning*

20

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.)*

10.5

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

10.5

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

1027

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

230

3rd Floor, Proposed Gross Floor Area

230

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 ?

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

2878



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.*



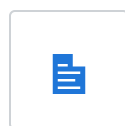
Applicant's Signature*



John E. Lodge

Jan 22, 2025

Attachments



Supporting Documentation [worksheet and drawings]

REQUIRED

28 Draper Avenue - Zoning.pdf

Uploaded by John Lodge on Jan 22, 2025 at 10:36 AM
