Town of Arlington, MA

March 24, 2025

SP-25-3

Special Use Permit Application (ZBA)

Status: Active

Submitted On: 3/19/2025

Primary Location

17 BRATTLE PL
Arlington, MA 02474

Owner

WIGHT DANIEL & JENNIFER
Brattle Place 17 ARLINGTON, MA 02474

Applicant

Jen Wight
617-642-8462
jenwight1@gmail.com
17 Brattle Place
15 Brattle Place
Arlington, MA 02474-2908

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)**

5.10 SUPPLEMENTAL REGULATIONS FOR PERMITTED USES 5.10.1. A. B. 5.10.2. A. Home Occupation In any Residential District, a home occupation is permitted if all the following conditions are met: (1) (2) (3) (4) (5) (6) No nonresident shall be employed therein. Not more than 25% of the existing gross floor area of the dwelling unit in the principal building, not to exceed 600 square feet, is devoted to the home occupation, and no stock in trade, commodities, or products shall occupy space beyond these limits. There shall be no display of goods or wares visible from the street. All advertising devices visible from off the lot are specifically prohibited. The buildings or premises occupied shall not have a detrimental impact on the neighborhood due to exterior appearance, emission of odor, gas, smoke, dust, noise, electrical disturbance, or in any other way. In a structure containing more than one dwelling unit, the use shall not become objectionable or detrimental to any residential use within the structure. Any such building shall include no feature of design not customary in buildings for residential use.

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

With the arrival of the coronavrius in March of 2020, through the entirety of the pandemic, to present day, the Arlington dog population has risen exponetially. Arlington residents are now being called back to the office environment and dog owners no longer have the flexibility of working from home and spending time with their own dogs. This leaves a huge need in Arlington for reliable and affordable dog care.

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

The service I provide is pick up and play dog care. I operate Monday through Friday and am closed on weekends, APS recognized holidays, and for inclement weather. I bring dogs that I walk to my home mid morning, provide them water and a safe space to play, and then I bring them home a few hours later. There is no customer traffic and therefore no added traffic congestion or impact to pedestruan safety.

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 service I provide requires minimal water usage. I fill water bowls and in the summer-months the occassional kiddie pool. There is no added stress to the drainage or sewer systems.

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.*

Home occupation is allowed according bylaw.

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.*

Allowing my business to operate from my home will only have a postivie impact as it will continue to provide a much needed and affordable service to Arlington residents.

The Whispering Wolf is an asset to our community. It is the one of the only dog care business in Arlington that provides ample, fenced in, outdoor space. I have carefully designed that space to stimulate and entertain dogs in a safe way.

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 use will not impair the integrity or character of my neighborhood because I am in the unique position of owning and occupying a large two-family home on a dual lot. My property is the last house on a road that deadends into the bikepath. Behind the property (to the West and South) is the Brattle Drive Apartments' parking lot and the abutter on the Eastern side is a very supportive neighbor. Additionally, there is no evidence from the front of my property that there is a business at my location. I do not have signage or client traffic.

It is important to point out that I have operated successfully for over four years without any noise or neighbor complaint. My neighbors on Brattle Place are aware and supportive of my small business.

Dimensional and Parking Information

Present Use/Occupancy *

Home

Proposed Use/Occupancy *

Home/Home Business

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

2321

Proposed Gross Floor Area (Sq. Ft.)*

2324

Existing Lot Size (Sq. Ft.)*

5733

Proposed Lot Size (Sq. Ft.)*

5733

Minimum Lot Size required by Zoning*

0

Existing Frontage (ft.)*

0

Proposed Frontage (ft.)*

0

Minimum Frontage required by Zoning*

0

Existing Floor Area Ratio*

0

Proposed Floor Area Ratio*

0

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

0

Proposed Lot Coverage (%)*

0

Max. Lot Coverage required by Zoning*

0

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

0

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

0

Minimum Lot Area per Dwelling Unit required by Zoning*

0

Existing Front Yard Depth (ft.)*

0

Proposed Front Yard Depth (ft.)*

0

Minimum Front Yard Depth required by Zoning*

0

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.)*

0

Proposed Left Side Yard Depth (ft.)*

0

Minimum Left Side Yard Depth required by Zoning*

0

Existing Right Side Yard Depth (ft.)*

0

Proposed Right Side Yard Depth (ft.)*

0

Minimum Right Side Yard Depth required by Zoning*

0

Existing Rear Yard Depth (ft.)*

0

Proposed Rear Yard Depth (ft.)*

0

Minimum Rear Yard Depth required by Zoning*

0

Existing Height (stories)

0

Proposed Height (stories)*

0

Maximum Height (stories) required by Zoning*

0

Existing Height (ft.)*

0

Proposed Height (ft.)*

0

Maximum Height (ft.) required by Zoning*

0

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

0

Proposed Landscaped Open Space (Sq. Ft.)*

0

Existing Landscaped Open Space (% of GFA)*

0

Proposed Landscaped Open Space (% of GFA)*

0

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

0

Existing Usable Open Space (Sq. Ft.)*

0

Proposed Usable Open Space (Sq. Ft.)*

0

Existing Usable Open Space (% of GFA)*

0

Proposed Usable Open Space (% of GFA)*

0

Minimum Usable Open Space required by Zoning*

0

Existing Number of Parking Spaces*

0

Proposed Number of Parking Spaces*

0

Minimum Number of Parking Spaces required by Zoning*

0

Existing Parking area setbacks

0

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*

0

Proposed type of construction*

0

Open Space Information

Existing Total Lot Area*

5733

Proposed Total Lot Area*

5733

Existing Open Space, Usable*

0

Proposed Open Space, Usable*

0

Existing Open Space, Landscaped*

0

Proposed Open Space, Landscaped*

0

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

0

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

0

1st Floor, Proposed Gross Floor Area

0

2nd Floor, Existing Gross Floor Area

0

2nd Floor, Proposed Gross Floor Area

0

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

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

0

Total Proposed Gross Floor Area

0

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*

Jennifer Wight
Mar 19, 2025