Town of Arlington, MA

March 25, 2025

SP-25-5

Special Use Permit Application (ZBA)

Status: Active

Submitted On: 3/25/2025

Primary Location

319 APPLETON ST
Arlington, MA 02476

Owner

DONOFRIO NICHOLAS S & CHRISTINA M
319 APPLETON ST ARLINGTON, MA 02476

Applicant

David Paul
508-400-7309
david@benjaminwilliam.com
810 Memorial Drive, Suite 105
Cambridge, Massacusetts 02139

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)**

AZBL Section 5.4 - Tables of Dimensional and Density Regulations R District Lot Regs

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

The special permit relief seeks to add a new covered front entry to an existing house that is currently non-conforming for front yard setback. The new roof will help bring the house up to 21st century standards of living and provide a visual amenity to the streetscape and neighborhood by enhancing the beauty of the house.

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

Adding a roof to the front porch will not affect vehicular patterns, create traffic congestion or impair pedestrian safety. It will provide an increased level of safety to the homeowner by protecting the front entry from snow, ice and rain.

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 request is minor in nature and occurs on the exterior of the home, it will not affect the water, drainaige, sewer or any other municipal system or create any hazards to the city or it's occupants.

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.*

The proposed porch is consistent similar residences in the neighborhood. It does not create any additional area or living space and does not create any new non-conformities on the site.

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 porch is consistent with the integrity of other similar residences in the neighborhood and city overall.

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 building is a single famliy home. The roof will not create any additional living space or neighborhood denisty. The building use remains unchanged and is conforming for the zone.

Dimensional and Parking Information

Present Use/Occupancy *

Single Family

Proposed Use/Occupancy *

Single Famliy

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

2

Existing Gross Floor Area (Sq. Ft.)*

2139

Proposed Gross Floor Area (Sq. Ft.)*

2139

Existing Lot Size (Sq. Ft.)*

4834

Proposed Lot Size (Sq. Ft.)*

4834

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

55

Proposed Frontage (ft.)*

55

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*

0.44

Proposed Floor Area Ratio*

0.44

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

0

Proposed Lot Coverage (%)*

39.9

Max. Lot Coverage required by Zoning*

35

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

4834

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

4835

Minimum Lot Area per Dwelling Unit required by Zoning*

5997

Existing Front Yard Depth (ft.)*

19.9

Proposed Front Yard Depth (ft.)*

13.9

Minimum Front Yard Depth required by Zoning*

20

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.)*

10

Proposed Left Side Yard Depth (ft.)*

10

Minimum Left Side Yard Depth required by Zoning*

10

Existing Right Side Yard Depth (ft.)*

9.8

Proposed Right Side Yard Depth (ft.)*

9.8

Minimum Right Side Yard Depth required by Zoning*

10

Existing Rear Yard Depth (ft.)*

33.4

Proposed Rear Yard Depth (ft.)*

33.4

Minimum Rear Yard Depth required by Zoning*

18.8

Existing Height (stories)

1.5

Proposed Height (stories)*

1.5

Maximum Height (stories) required by Zoning*

2.5

Existing Height (ft.)*

26.7

Proposed Height (ft.)*

26.7

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.)*

2409

Proposed Landscaped Open Space (Sq. Ft.)*

2409

Existing Landscaped Open Space (% of GFA)*

112.8

Proposed Landscaped Open Space (% of GFA)*

112.8

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

10

Existing Usable Open Space (Sq. Ft.)*

398

Proposed Usable Open Space (Sq. Ft.)*

398

Existing Usable Open Space (% of GFA)*

18.6

Proposed Usable Open Space (% of GFA)*

18.6

Minimum Usable Open Space required by Zoning*

30

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

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.)*

12

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

2.5

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

0

Existing type of construction*

VB

Proposed type of construction*

VB

Open Space Information

Existing Total Lot Area*

4834

Proposed Total Lot Area*

4834

Existing Open Space, Usable*

398

Proposed Open Space, Usable*

398

Existing Open Space, Landscaped*

2409

Proposed Open Space, Landscaped*

2409

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

556

Basement or Cellar, Proposed Gross Floor Area

556

1st Floor, Existing Gross Floor Area

652

1st Floor, Proposed Gross Floor Area

652

2nd Floor, Existing Gross Floor Area

716

2nd Floor, Proposed Gross Floor Area

716

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

215

Parking Garages, Proposed Gross Floor Area

215

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

2139

Total Proposed Gross Floor Area

2139

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*

David Paul
Mar 25, 2025