



SP-25-22

Special Use Permit

Application (ZBA)

Status: Active

Submitted On: 9/9/2025

Primary Location

15 FOSTER ST Unit 1
Arlington, MA 02474

Owner

ALP VENTURES LLC
C/O AZAD LEGACY
PARTNERS LLC; 131
HARTWELL AVE LEXINGTON,
MA 02421

Applicant

 Andrew Burns
 781-608-6799
 andrew@adburns.com
 1337 Massachusetts
Avenue Suite 302
Arlington, MA 02476

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)***** 

arlington by law 5.3.9

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

The requested use is desirable to public welfare as it will attract new residents at a higher tax base to contribute to town operations and utilities. The new house is also built to a far more strenuous structural and efficiency standard than originally resulting in a safer building with a much smaller carbon footprint.

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

There is no change in use or increase in occupancy from original use.

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 requested use will not overload any public water, drainage, sewer or any other municipal system as there is no change to use or occupant load

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.*

Existing porch is already nonconforming.

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.*

There is no change to existing footprint and it is an improvement from the years of deferred maintenance. the character of the new building matches the colonial style of the neighborhood and area.

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.*

There is no change in use or occupant load, we are merely trying to capture a covered porch in front of the house to be used as mudroom year round vs a small porch that is use limited to 1/3 of the year

Dimensional and Parking Information

Present Use/Occupancy *

front entry/open porch

Proposed Use/Occupancy *

mudroom/half bath and closet

Existing Number of Dwelling Units*

2

Proposed Number of Dwelling Units*

2

Existing Gross Floor Area (Sq. Ft.)*

5044

Proposed Gross Floor Area (Sq. Ft.)*

5044

Existing Lot Size (Sq. Ft.)*

4783

Proposed Lot Size (Sq. Ft.)* 

4783

Minimum Lot Size required by Zoning*

0

Existing Frontage (ft.)*

15.5

Proposed Frontage (ft.)*

55

Minimum Frontage required by Zoning*

55

Existing Floor Area Ratio*

0.68

Proposed Floor Area Ratio*

0.68

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

30

Proposed Lot Coverage (%)*

0

Max. Lot Coverage required by Zoning*

0

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

2360

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

2360

Minimum Lot Area per Dwelling Unit required by Zoning*

0

Existing Front Yard Depth (ft.)*

15.5

Proposed Front Yard Depth (ft.)*

15.5

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.)* ?

22

Proposed Left Side Yard Depth (ft.)* ?

22

Minimum Left Side Yard Depth required by Zoning* ?

0

Existing Right Side Yard Depth (ft.)* ?

4.7

Proposed Right Side Yard Depth (ft.)* ?

4.7

Minimum Right Side Yard Depth required by Zoning* ?

0

Existing Rear Yard Depth (ft.)*

20

Proposed Rear Yard Depth (ft.)*

20

Minimum Rear Yard Depth required by Zoning*

18

Existing Height (stories)

2.5

Proposed Height (stories)*

2.5

Maximum Height (stories) required by Zoning*

0

Existing Height (ft.)*

33

Proposed Height (ft.)*

33

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.)*

2129

Proposed Landscaped Open Space (Sq. Ft.)*

2129

Existing Landscaped Open Space (% of GFA)*

42.2

Proposed Landscaped Open Space (% of GFA)*

42.2

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

504.4

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*

1513.2

Existing Number of Parking Spaces*

2

Proposed Number of Parking Spaces*

4

Minimum Number of Parking Spaces required by Zoning*

2

Existing Parking area setbacks

1.9

Proposed Parking area setbacks *

1.9

Minimum Parking Area Setbacks required by Zoning*

5

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.)*

8

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

8

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*

4743

Proposed Total Lot Area*

4743

Existing Open Space, Usable*

2129

Proposed Open Space, Usable*

2129

Existing Open Space, Landscaped*

1614

Proposed Open Space, Landscaped*

1614

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 ?

1170

Basement or Cellar, Proposed Gross Floor Area

1170

1st Floor, Existing Gross Floor Area

1395

1st Floor, Proposed Gross Floor Area

1395

2nd Floor, Existing Gross Floor Area

1395

2nd Floor, Proposed Gross Floor Area

1395

3rd Floor, Existing Gross Floor Area

688

3rd Floor, Proposed Gross Floor Area

688

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

4648



Total Proposed Gross Floor Area

4648



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*



andrew burns

Sep 9, 2025