



### SP-25-26

Special Use Permit

Application (ZBA)

Status: Active

Submitted On: 10/16/2025

### Primary Location

19 FARRINGTON ST  
Arlington, MA 02474

### Owner

SARNOWSKI FRANK C; HUNG  
CINDY S  
82 SOUTH RD BEDFORD, MA  
01730

### Applicant

 Raul Zarate Sheen

 508-496-7957

 raul@zarateinc.net

 386 Quinobequin Rd  
Waban, MA 02468

## 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)\*\*\*\*

Requested use is past the setback and qualifies as non-conformity. By law 5.3.9d

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

Enclosing the existing porch will create more living space for the apartment and will accomodate conforably new families and will help the community to grow

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

Dwelling will remain a two family home and will have no affect any traffic congestion or pedestrian 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 property will remain a two family dwelling and there will not be a substantial increase to water and sewer system usage beyond what is already existing and present in the surrounding homes

**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 will be not change of use proposed; the dwelling will remain a two family home, which is consistent with the surrounding uses in the neighborhood

**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 renovation will improve the look of the property and the look of the neighborhood and will provide the new families to use the space all year long in compares to only 4-6 months of use

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## Dimensional and Parking Information

**Present Use/Occupancy \***

Open porch

**Proposed Use/Occupancy \***

Enclosed porch

**Existing Number of Dwelling Units\***

2

**Proposed Number of Dwelling Units\***

2

**Existing Gross Floor Area (Sq. Ft.)\***

3534

**Proposed Gross Floor Area (Sq. Ft.)\***

4080

**Existing Lot Size (Sq. Ft.)\***

4275

**Proposed Lot Size (Sq. Ft.)\*** ?

4275

**Minimum Lot Size required by Zoning\***

6000

**Existing Frontage (ft.)\***

12.9

**Proposed Frontage (ft.)\***

12.9

**Minimum Frontage required by Zoning\***

20

**Existing Floor Area Ratio\***

0.82

**Proposed Floor Area Ratio\***

0.95

**Max. Floor Area Ratio required by Zoning\***

0

**Existing Lot Coverage (%)\***

24.3

**Proposed Lot Coverage (%)\***

27.9

**Max. Lot Coverage required by Zoning\***

35

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

2080

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

2080

**Minimum Lot Area per Dwelling Unit required by Zoning\***

0

**Existing Front Yard Depth (ft.)\***

12.9

**Proposed Front Yard Depth (ft.)\***

12.9

**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.)\* ?**

7.7

**Proposed Left Side Yard Depth (ft.)\* ?**

7.7

**Minimum Left Side Yard Depth required by Zoning\* ?**

10

**Existing Right Side Yard Depth (ft.)\* ?**

16.5

**Proposed Right Side Yard Depth (ft.)\* ?**

16.5

**Minimum Right Side Yard Depth required by Zoning\* ?**

22

**Existing Rear Yard Depth (ft.)\***

32

**Proposed Rear Yard Depth (ft.)\***

32

**Minimum Rear Yard Depth required by Zoning\***

20

**Existing Height (stories)**

2.5

**Proposed Height (stories)\***

2.5

**Maximum Height (stories) required by Zoning\***

2.5

**Existing Height (ft.)\***

30.5

**Proposed Height (ft.)\***

30.5

**Maximum Height (ft.) required by Zoning\***

35

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

<b>Existing Landscaped Open Space (Sq. Ft.)*</b>	<b>Proposed Landscaped Open Space (Sq. Ft.)*</b>
3150	3029
<b>Existing Landscaped Open Space (% of GFA)*</b>	<b>Proposed Landscaped Open Space (% of GFA)*</b>
26.3	23.5
<b>Minimum Landscaped Open Space (% of GFA) required by Zoning*</b>	<b>Existing Usable Open Space (Sq. Ft.)*</b>
10	3150
<b>Proposed Usable Open Space (Sq. Ft.)*</b>	<b>Existing Usable Open Space (% of GFA)* ?</b>
3029	26.3
<b>Proposed Usable Open Space (% of GFA)* ?</b>	<b>Minimum Usable Open Space required by Zoning*</b>
23.5	0
<b>Existing Number of Parking Spaces*</b>	<b>Proposed Number of Parking Spaces*</b>
4	4
<b>Minimum Number of Parking Spaces required by Zoning*</b>	<b>Existing Parking area setbacks</b>
2	0
<b>Proposed Parking area setbacks *</b>	<b>Minimum Parking Area Setbacks required by Zoning*</b>
0	0
<b>Existing Number of Loading Spaces</b>	<b>Proposed Number of Loading Spaces*</b>
0	0

Minimum Number of Loading Spaces required by Zoning\*

0

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

10

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

10

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

2

Existing type of construction\*

Two family dwelling

Proposed type of construction\*

Two family dwelling

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## Open Space Information

Existing Total Lot Area\*

4275

Proposed Total Lot Area\*

4275

Existing Open Space, Usable\*

3150

Proposed Open Space, Usable\*

3029

Existing Open Space, Landscaped\*

3150

Proposed Open Space, Landscaped\*

3029

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## 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 ?

1124

Basement or Cellar, Proposed Gross Floor Area

935

1st Floor, Existing Gross Floor Area

1043

1st Floor, Proposed Gross Floor Area

1196

2nd Floor, Existing Gross Floor Area

1124

2nd Floor, Proposed Gross Floor Area

1305

3rd Floor, Existing Gross Floor Area

243

3rd Floor, Proposed Gross Floor Area

644

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

3534



Total Proposed Gross Floor Area

4080



## 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\*

 Raul Zarate  
Oct 16, 2025