

SP-25-28

Special Use Permit

Application (ZBA)

Status: Active

Submitted On: 11/3/2025


Primary Location


190 MYSTIC VALLEY PKWY
Arlington, MA 02474

Owner


BRAWER NAFTALI; BRAWER
NEHAMA DINA
MYSTIC VALLEY PKWY 190
ARLINGTON, MA 02474

Applicant


 Dina Brawer

 917-691-9119

 dinabrawer@hotmail.com

 190, mystic valley parkway
Arlington, MA 02474

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)****

The request is for a second driveway pursuant to Arlington Zoning Bylaw Section 6.1.10.A Location of Parking Spaces. It does not exceed the 20 foot allocation and the total space will be under 350 ft sq..

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

The two side by side condos are located at the corner of Park Street and Mystic Valley Parkway.

We currently share a parking space situated in front of our neighbors' entrance on 85 Park street.

The current arrangement:

- a) Limits our neighbors' privacy, in that we have to walk up to their front door and under their windows anytime we park our car, access it to load/unload, and particularly at night or during early morning departures.
- b) Pedestrians' access to the 190 MVP condo is via Park street and, particularly if setting down elderly passengers, unloading packages, or visiting after dark, we and/or visitors park on the street in front of the walkway. This can at times reduce visibility for other drivers or cyclists approaching the stop sign at the end of Park street, and when cars are parked on the opposite side of the street, this creates some congestion.

We therefore suggest a dedicated parking space adjacent to the walkway and entrance to 190 MVP that would ease congestion and visibility close to the intersection.

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

We considered driveway access from Mystic Valley Parkway toward the rear of the house, but believe that this will be hazardous to public safety due to reduced sightlines on MVP, the proximity to the corner with Park street and Coral street, and in particular to drivers turning into MVP. As explained above our proposal should improve traffic flow and visibility for pedestrians and cyclists. Access to the parking will be at least 33 feet away from the stop sign.

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.*

There is a storm drain nearby, and we are considering a combination of pervious paving to keep water on site and minimize drainage. The majority of the property is landscaped and we have refrained from fencing it in order to enable our neighbors at 194 MVP to have visibility from their own driveway.

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.*

Any special regulations for the use as may be provided in this Bylaw are fulfilled. We believe the proposal complies with applicable special regulations in 6.1.10.A, and the parking size complies with 6.1.11.A. the space overall size will exceed the allotted 350 ft sq.

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 parking space is in line with the existing driveways on Park street and would maintain the street's character integrity. The majority of our frontage is landscaped and deliberately left open without fencing to complement the neighborhood aesthetic and the open spaces on Coral street and across MVP.

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.*

This addition will ease traffic - we currently park on the street in front of the house to unload or set down passengers and then have to drive back into the shared parking space adjacent to 85 Park street. It will also mean that our neighbors at 85 Park street will be able to park side by side and not in tandem, and be relieved of moving the car in front to let out the car in the back, (especially helpful with a new teenage driver) and again this will be easing overall congestion on Park street and increasing safety for the many parents and children cycling or walking to school.

Dimensional and Parking Information

Present Use/Occupancy *

two family condo

Proposed Use/Occupancy *

two family condo

Existing Number of Dwelling Units*

2

Proposed Number of Dwelling Units*

2

Existing Gross Floor Area (Sq. Ft.)*

4683

Proposed Gross Floor Area (Sq. Ft.)*

4683

Existing Lot Size (Sq. Ft.)*

6985.1

Proposed Lot Size (Sq. Ft.)* ?

6985.1

Minimum Lot Size required by Zoning*

5998

Existing Frontage (ft.)*

114

Proposed Frontage (ft.)*

114

Minimum Frontage required by Zoning*

59

Existing Floor Area Ratio*

0

Proposed Floor Area Ratio*

0

Max. Floor Area Ratio required by Zoning*

0.1

Existing Lot Coverage (%)*

20.6

Proposed Lot Coverage (%)*

20.6

Max. Lot Coverage required by Zoning*

32

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*

3000

Existing Front Yard Depth (ft.)*

22

Proposed Front Yard Depth (ft.)*

22

Minimum Front Yard Depth required by Zoning*

18

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.)* ?

15

Proposed Left Side Yard Depth (ft.)* ?

15

Minimum Left Side Yard Depth required by Zoning* ?

8

Existing Right Side Yard Depth (ft.)* ?

0

Proposed Right Side Yard Depth (ft.)* ?

0

Minimum Right Side Yard Depth required by Zoning* ?

-2

Existing Rear Yard Depth (ft.)*

15

Proposed Rear Yard Depth (ft.)*

15

Minimum Rear Yard Depth required by Zoning*

7

Existing Height (stories)

2.51

Proposed Height (stories)*

0.5

Maximum Height (stories) required by Zoning*

2.51

Existing Height (ft.)*

34.2

Proposed Height (ft.)*

34.2

Maximum Height (ft.) required by Zoning*

33

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

Existing Landscaped Open Space (Sq. Ft.)*

1200

Proposed Landscaped Open Space (Sq. Ft.)*

1000

Existing Landscaped Open Space (% of GFA)*

10

Proposed Landscaped Open Space (% of GFA)*

10

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

0

Existing Usable Open Space (Sq. Ft.)*


1469

Proposed Usable Open Space (Sq. Ft.)*

1469

Existing Usable Open Space (% of GFA)* ?

30

Proposed Usable Open Space (% of GFA)* 	Minimum Usable Open Space required by Zoning*
0	8
Existing Number of Parking Spaces*	Proposed Number of Parking Spaces*
2.1	3
Minimum Number of Parking Spaces required by Zoning*	Existing Parking area setbacks
2.1	0
Proposed Parking area setbacks *	Minimum Parking Area Setbacks required by Zoning*
0	18
Existing Number of Loading Spaces	Proposed Number of Loading Spaces*
0	0
Minimum Number of Loading Spaces required by Zoning*	Existing Slope of proposed roof(s) (in. per ft.)*
0	-1
Proposed Slope of proposed roof(s) (in. per ft.)*	Minimum Slope of Proposed Roof(s) required by Zoning*
0.1	-3
Existing type of construction*	Proposed type of construction*
Impervious	Pervious

Open Space Information

Existing Total Lot Area*	Proposed Total Lot Area*
6985.1	6983

Existing Open Space, Usable*

1469

Proposed Open Space, Usable*

1469

Existing Open Space, Landscaped*

1200

Proposed Open Space, Landscaped*

1200

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

40.1

Accessory Building, Proposed Gross Floor Area

38

Basement or Cellar, Existing Gross Floor Area 

1276

Basement or Cellar, Proposed Gross Floor Area

1276

1st Floor, Existing Gross Floor Area

1335

1st Floor, Proposed Gross Floor Area

1335

2nd Floor, Existing Gross Floor Area

1381

2nd Floor, Proposed Gross Floor Area

1381

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 

651

Attic, Proposed Gross Floor Area

651

Parking Garages, Existing Gross Floor Area 

0.1

Parking Garages, Proposed Gross Floor Area

-2

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

4683.2



Total Proposed Gross Floor Area

4679



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*

 Nehama Dina Brawer
Nov 3, 2025