

ROBERT J. ANNESE

ATTORNEY AT LAW

**RE: Environmental Design Review & Special Permit Request Relating to
887 Massachusetts Avenue, Arlington, Massachusetts**

Statement of New Facts

1. A portion of the building on the Schouler Court side has been extended to create a covered bicycle room (7x 12) and trash room (7x12). The extension has been jogged and a balcony added to make it visually more appealing;
2. There will be six parking spaces as before; however, after a number of meetings with Michael Byrne, the Building Inspector, he suggested that the parking be reconfigured so that three of the parking spaces would be compact parking spaces and three regular-sized parking spaces.

The parking proposal as set forth within the substance of Plan C-1 shows the compact parking spaces D, E, and F and the regular parking spaces being A, B and C.

A modification of the parking spaces became necessary after meeting with Mr. Byrne in order for the proposed configuration of the building to work in compliance with the provisions of the Zoning Bylaw.

As a result, the Petitioner is seeking a Special Permit for three compact parking spaces under Section 8.12

Also, as can see from the revised parking plan, additional open space has been created with the reduction of three of the regular parking spaces to three compact spaces.

3. A number of design changes have also been made to the previously submitted plans as follows:
 - a. The awning has been removed and a sign band has been added;
 - b. A portion of the commercial entryway that was shown on the original design has been modified so that it is now flush rather than being set back;
 - c. The floor height of the first floor has been raised to 14 feet and the windows of the retail space were enlarged;
 - d. The hats “on the top of the floating bump outs” were removed so that there is one uniform fascia across the façade of the front of the building;
 - e. The windows on the 2nd & 3rd floors have been modified so that they are now casement windows and windows and trim have been added to improve the aesthetics;

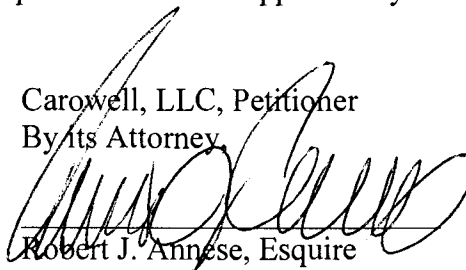
- f. Balconies were added to improve the overall architectural appearance of the building;
- g. The color of the building has been changed to make it lighter and more welcoming.
- h. Picket fences and a paver apron have been added to the driveway area;
- i. Two additional trees were added to the front of the property and a strip of grass was added to the front sidewalk;
- j. The style of the windows has been modified throughout the entire building as had been suggested by a member or two of the ARB at the last hearing;
- k. The original proposed floating bump out on the Schouler Court side of the property has been modified for structural reasons as there is no feasible way to hold to the bump out. As a result, there is jog that runs from the top of the building to the bottom of the building.

In summary, the changes which have been made to Petitioner's plans, have been thought through carefully and discussed with the Building Inspector with a focus on coming up with a building and site plan that is architecturally interesting and fits in nicely on a site located on the main thoroughfare through the Town next to the campus of Arlington High School and in a location which has been unattractive and, quite frankly, an eyesore for many years.

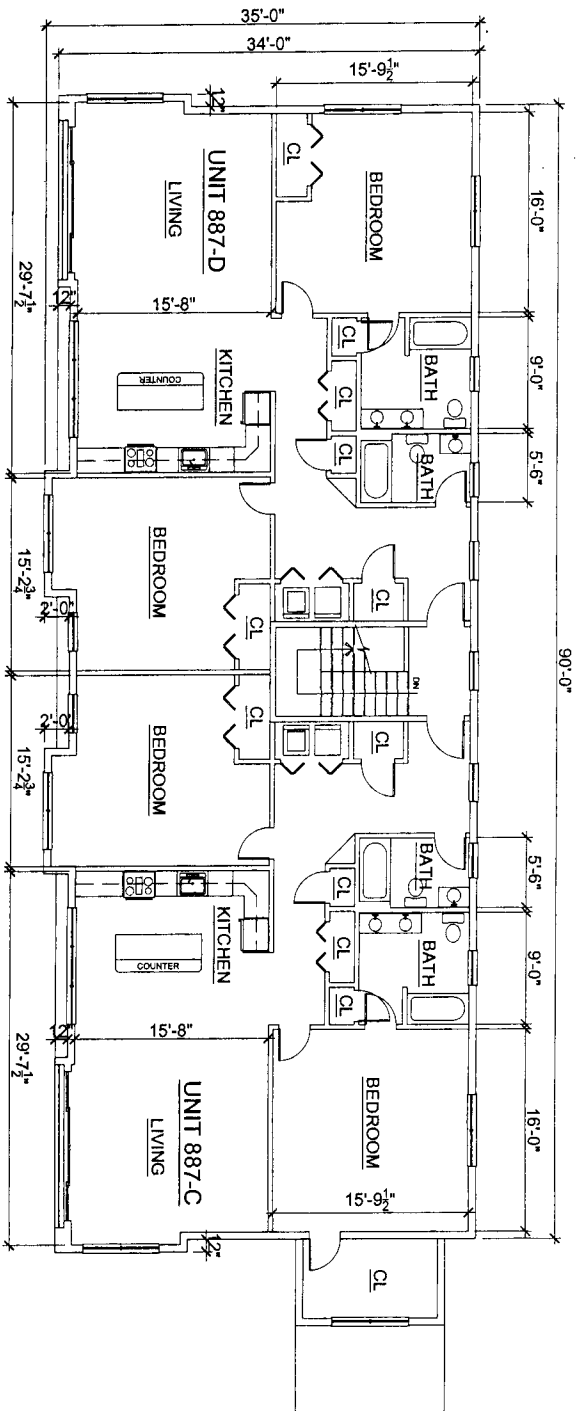
Many different developers have looked at the site and decided not to pursue building plans at the property for economic and other reasons, and we now have two local individuals, Attorney Deborah Nowell and contractor John Carney who have committed to developing the site and significantly improving the appearance of the site while at the same time creating additional residential units as well as retail units in the spirit of the mixed use section of the Zoning Bylaw enacted by Town Meeting.

For all of the above reasons, the Petitioner respectfully requests that its Petition for Environmental Design Review and Special Permits be approved by the Arlington Redevelopment Board.

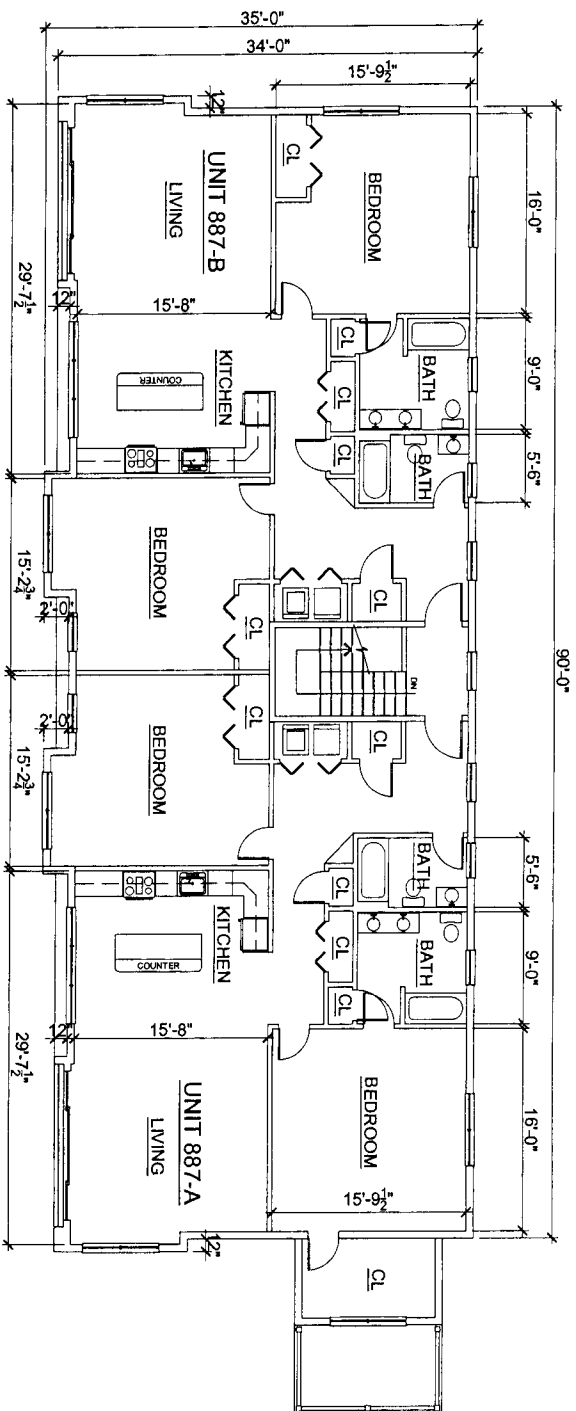
Carowell, LLC, Petitioner
By its Attorney



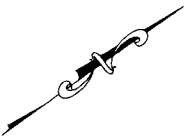
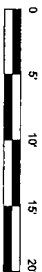
Robert J. Annese, Esquire
1171 Massachusetts Avenue
Arlington, MA 02476
781-646-4911 - Telephone
781-646-4910 – Facsimile
E-mail: law@robertannese.com



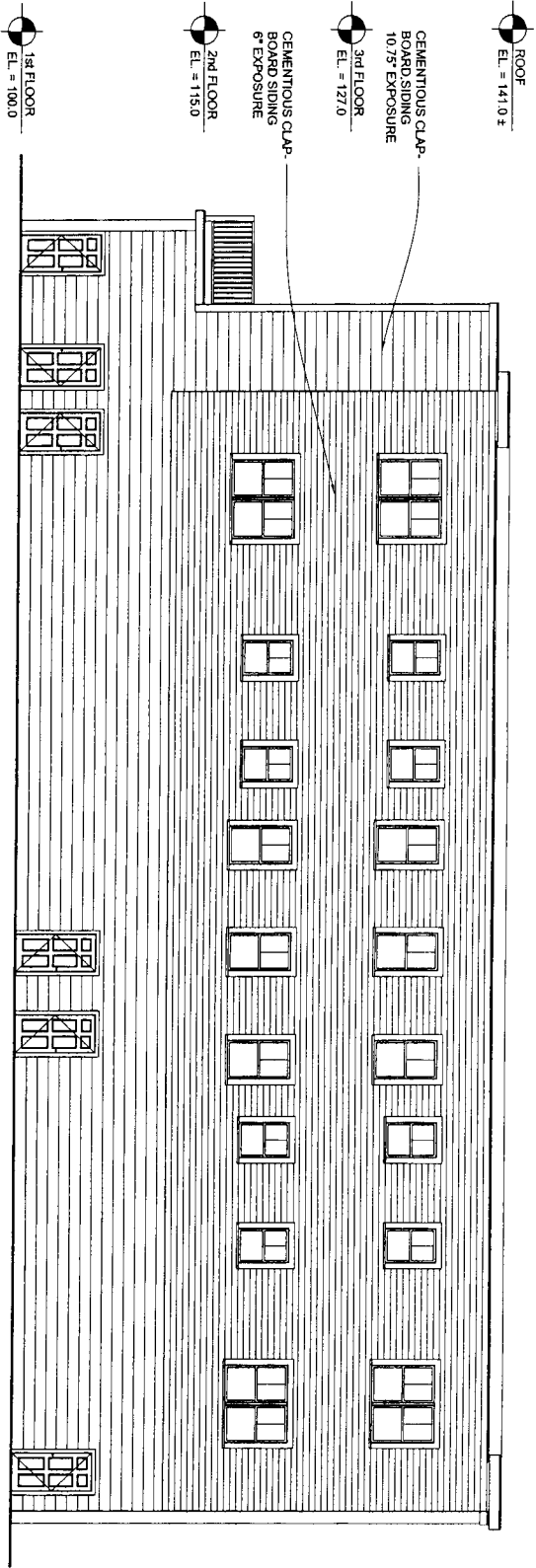
THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"



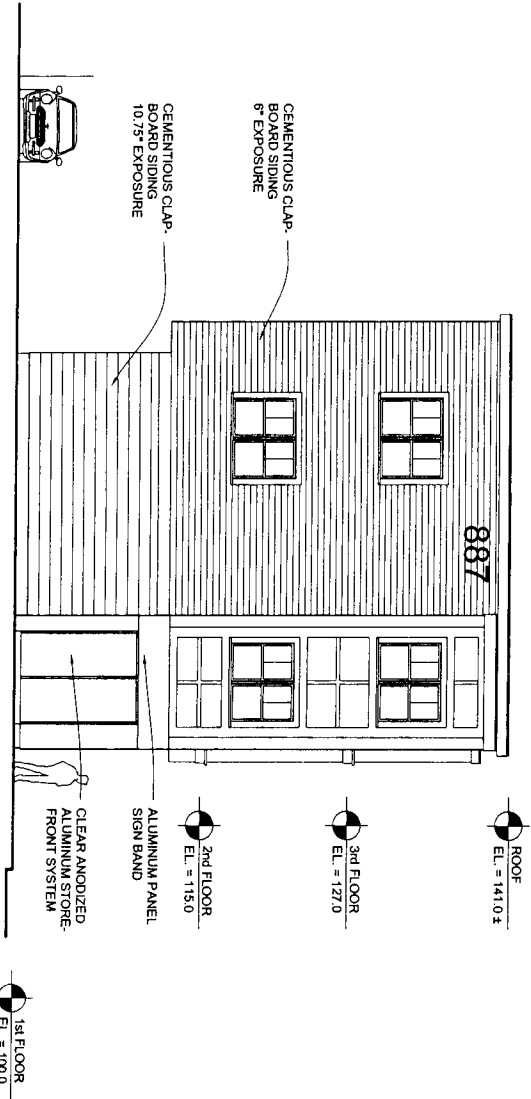
SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



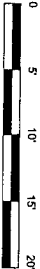
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			887 MASSACHUSETTS AVE		SCALE:	
			ARLINGTON, MA		AS NOTED	
					DRAWN BY:	
			REV.	DATE	DESCRIPTION	



REAR ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION (WEST)
SCALE: 3/16" = 1'-0"

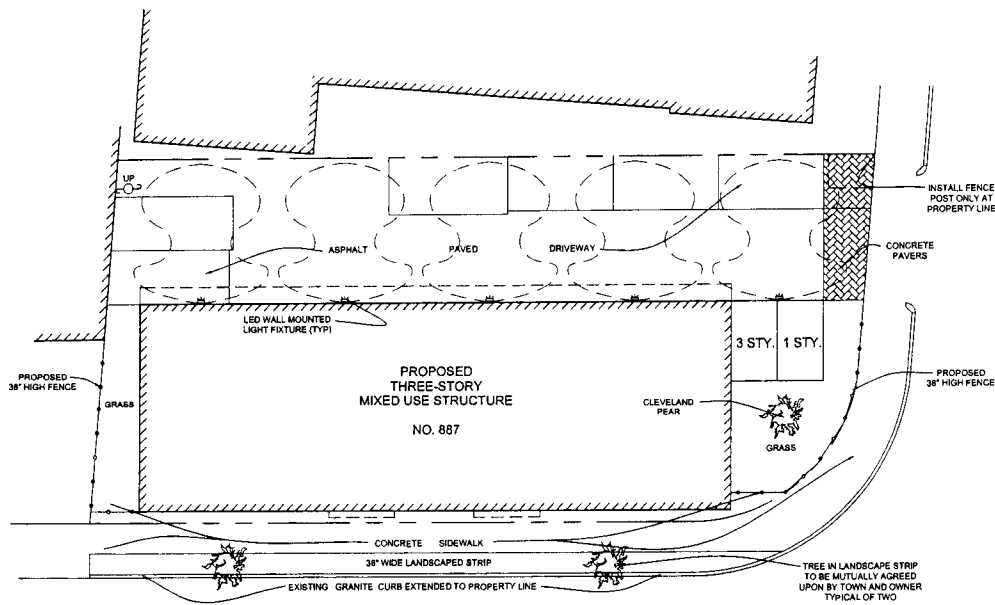
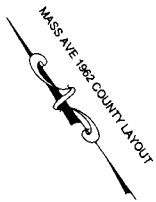


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PROPOSED STRUCTURE
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ARLINGTON, MA

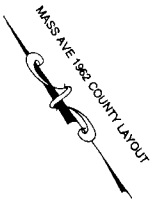
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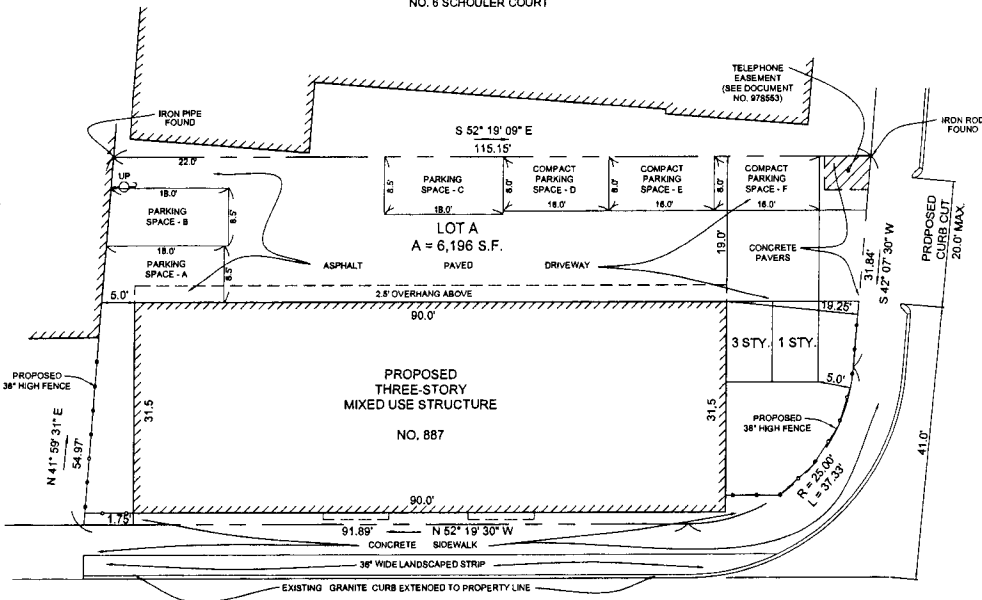


MASSACHUSETTS (PUBLIC - 76.00' WIDE) AVENUE

LANDSCAPE PLAN
SCALE: 1" = 10'

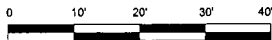


N/F
MICHAEL FAIOLA, TRUSTEE
OF FAIOLA REALTY TRUST
CERT. NO. 118576
LOT B
LAND COURT PLAN NO. 4086 B
NO. 6 SCHOUER COURT

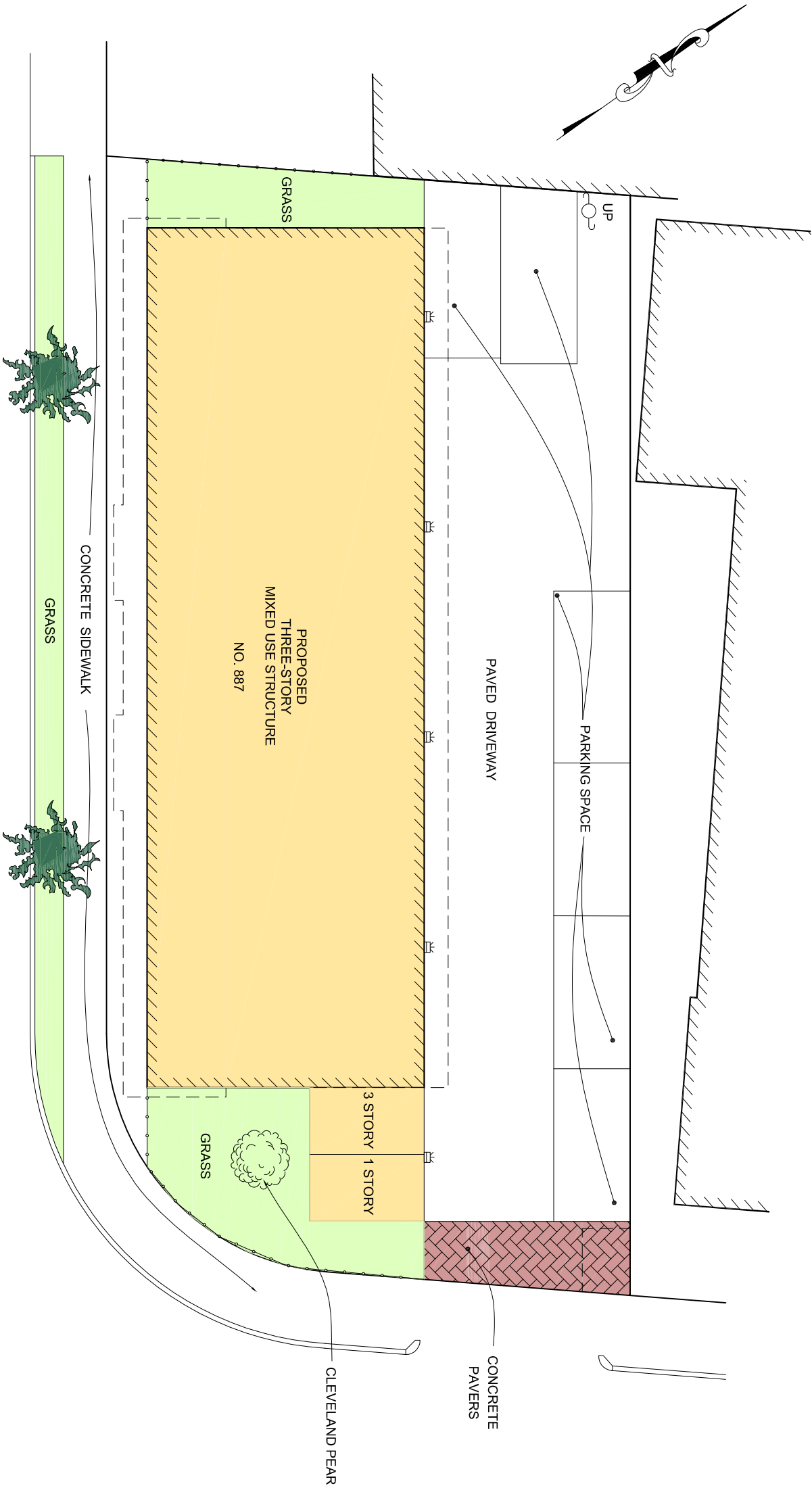


MASSACHUSETTS (PUBLIC - 76.00' WIDE) AVENUE

PROPOSED SITE PLAN
SCALE: 1" = 10'



			PROJECT:		DATE:	SHEET:
			PROPOSED STRUCTURE		7-27-17	C-1
			887 MASSACHUSETTS AVE		SCALE:	
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in bloom

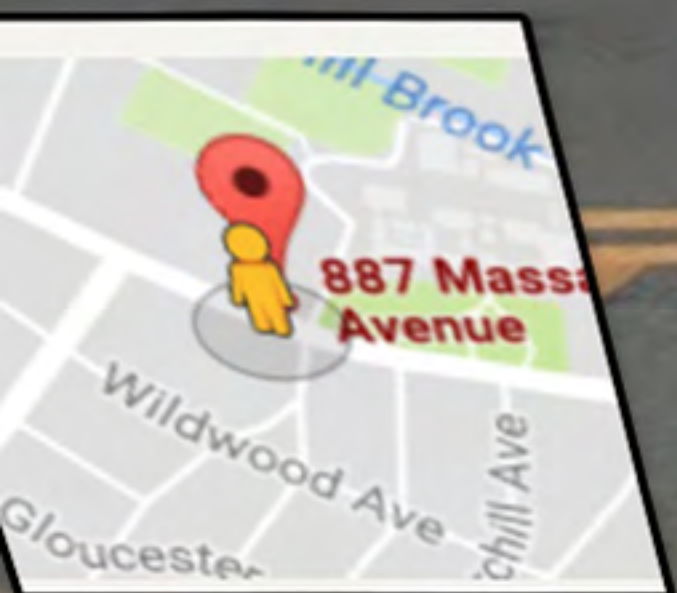


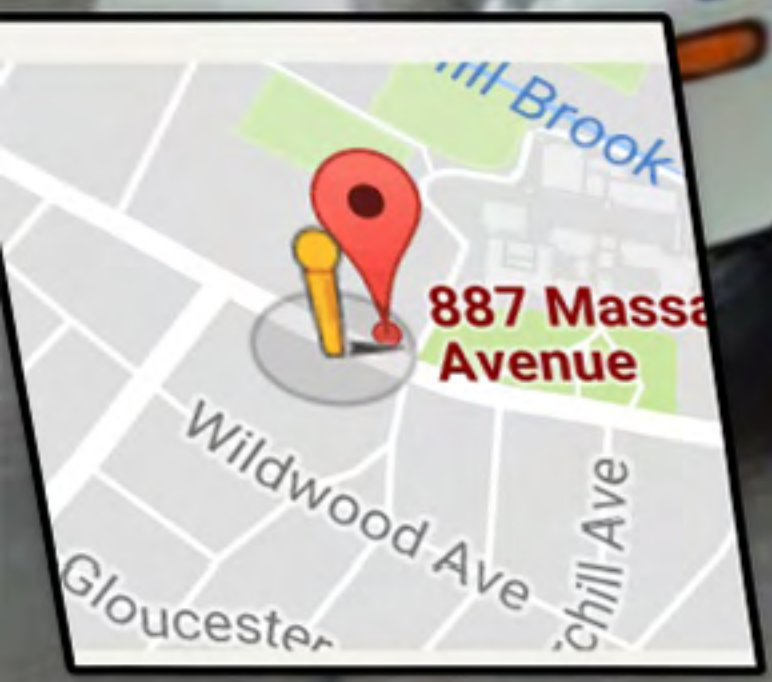
Cleveland Flowering Pear

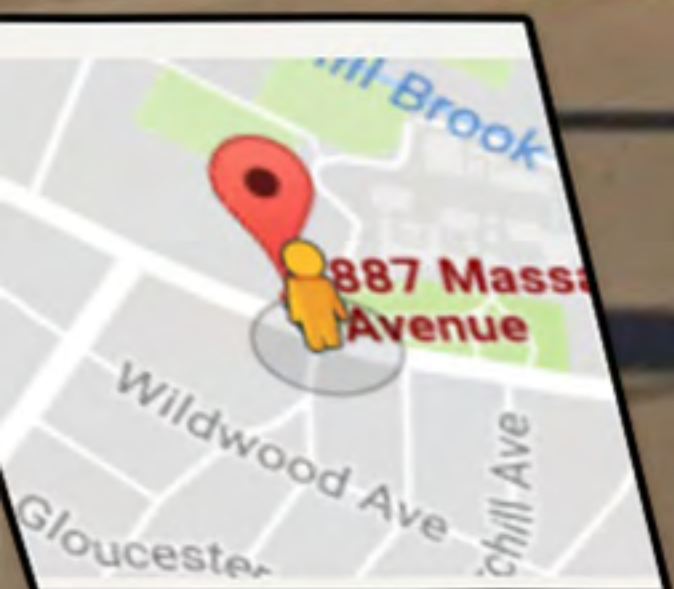
ILLUSTRATED LANDSCAPE PLAN

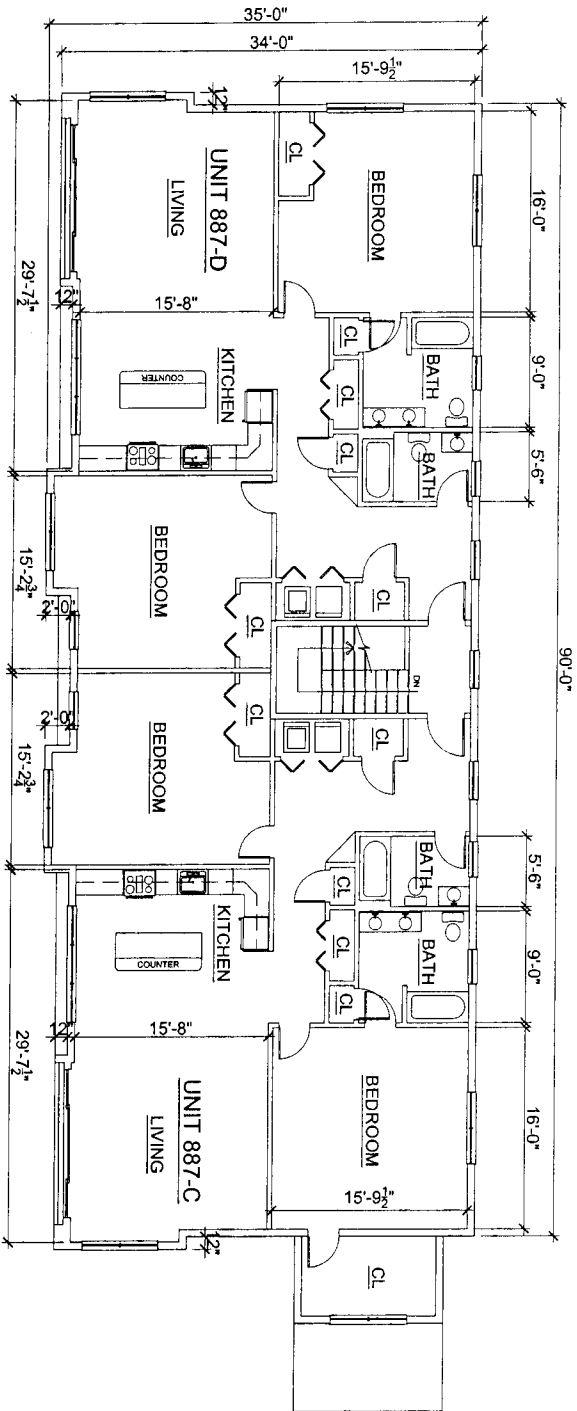
887 MASSACHUSETTS AVE

JULY 19, 2017

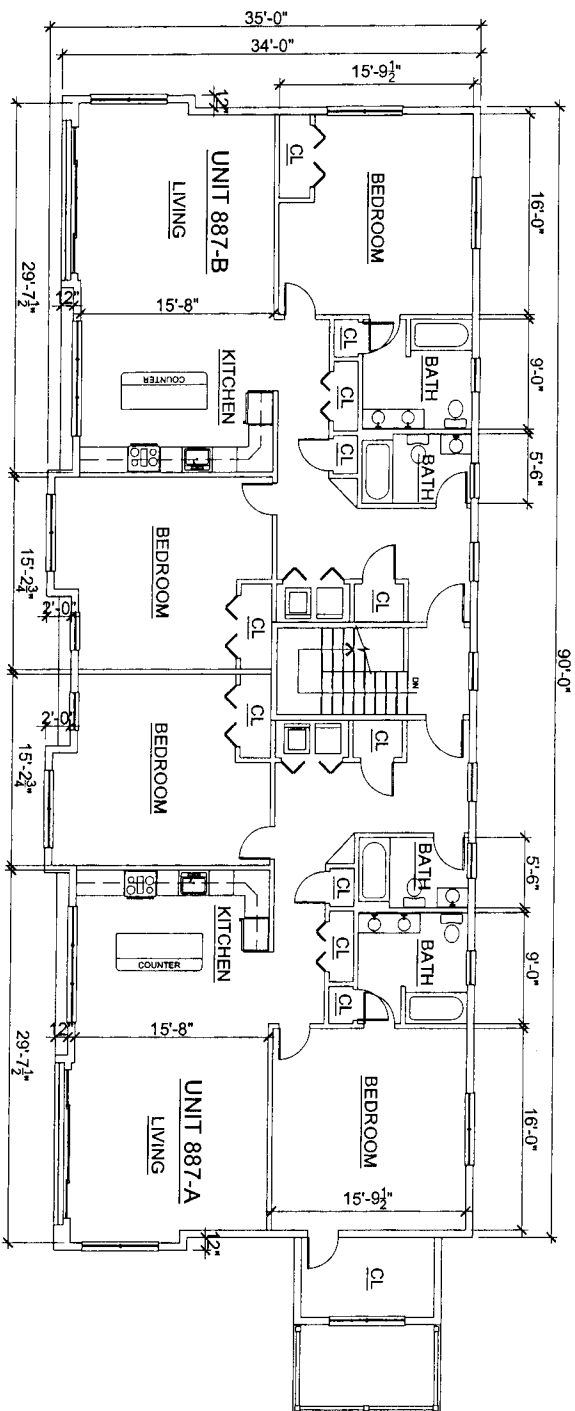




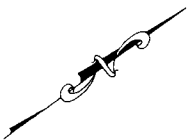
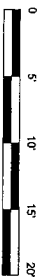




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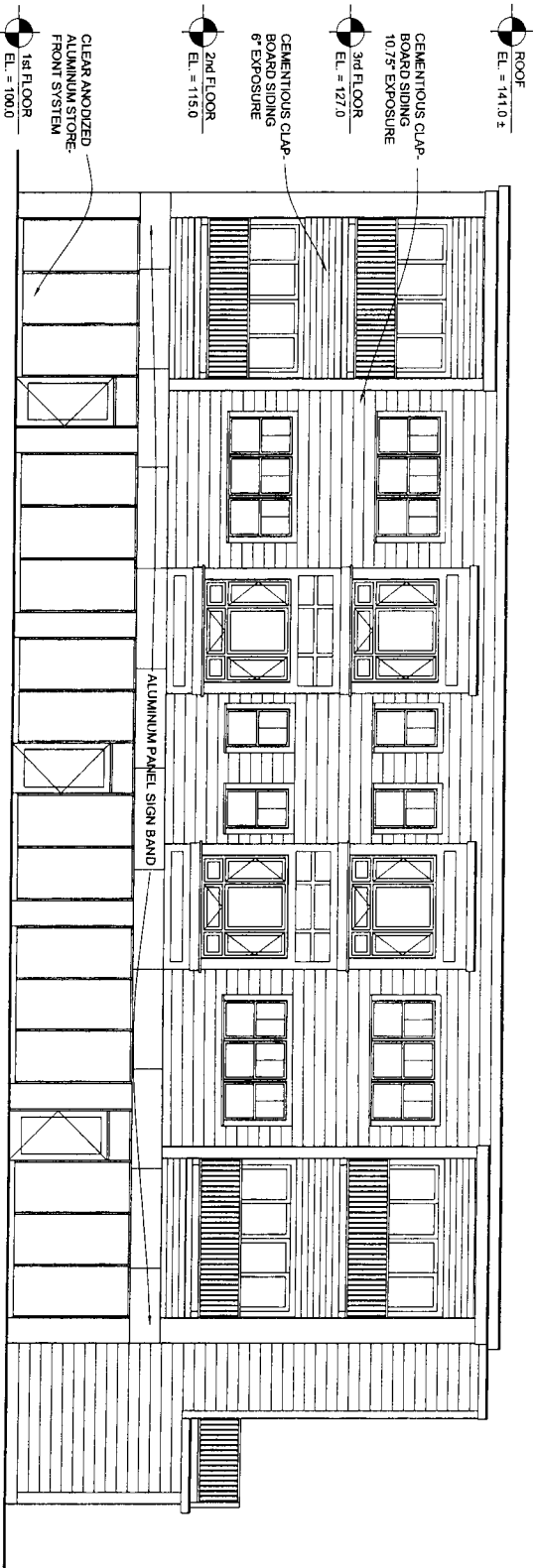


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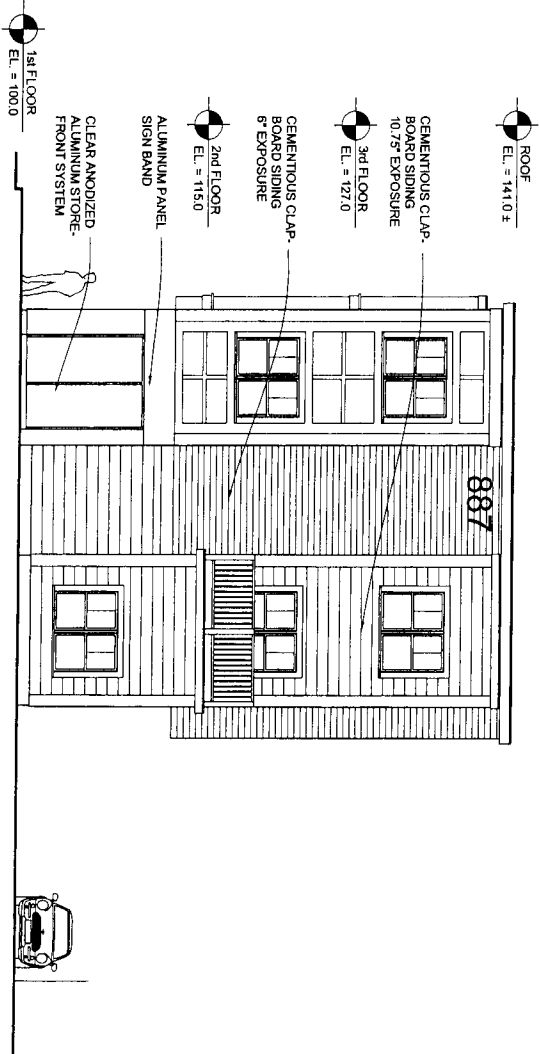
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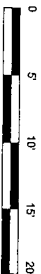
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FRONT ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION (EAST)
SCALE: 3/16" = 1'-0"

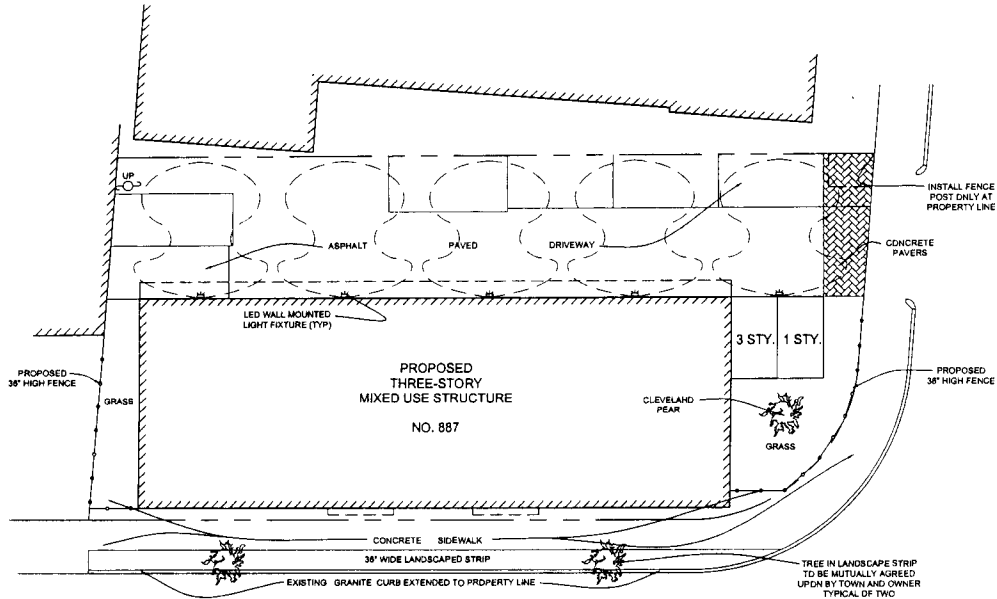
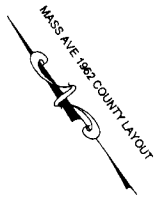


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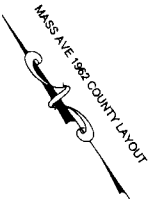
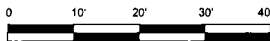
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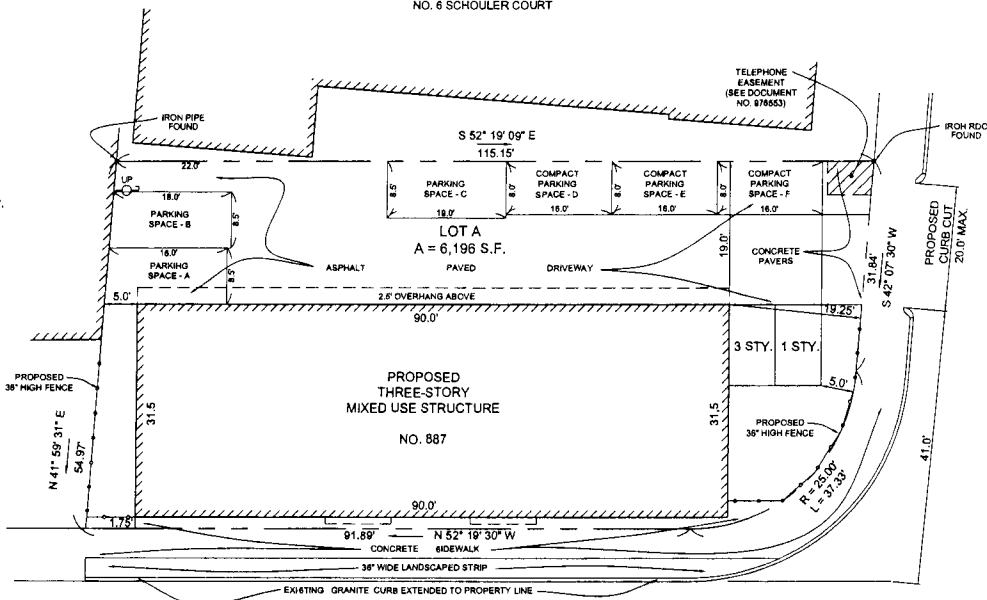
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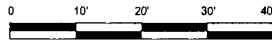
N/F
MERCATOR NORTH CORP.
BK. 25280 PG. 238
LOT A1
PLAN NO. 1142 OF 1974
NO. 901 MASS. AVE.

N/F
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OF FAIOLA REALTY TRUST
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