



Arlington Zoning Board of Appeals

Date: Tuesday, May 25, 2021
Time: 7:30 PM
Location: Conducted by remote participation
Additional Details:

Agenda Items

Administrative Items

1. **Remote Participation Details**

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the Arlington Zoning Board of Appeals meetings shall be physically closed to the public to avoid group congregation until further notice. The meeting shall instead be held virtually using Zoom.

Please read Governor Baker's Executive Order Suspending Certain Provision of Open Meeting Law for more information regarding virtual public hearings and meetings: <https://www.mass.gov/doc/open-meeting-law-order-march-12-2020/download>

You are invited to a Zoom meeting.

When: May 25, 2021 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting:

<https://town-arlington-ma-us.zoom.us/join>

After registering, you will receive a confirmation email containing information about joining the meeting.

Meeting ID: 946 5804 6737

Find your local number: <https://town-arlington-ma-us.zoom.us/join>

Dial by Location: 1-646-876-9923 US (New York)

2. **Members Vote: Approval of Decision for 12 Christine Road**
3. **Members Vote: Approval of Decision for 53 Pine Ridge Road**
4. **Discussion: Post-Covid Meeting Protocols**

Gov. Bakers upcoming revocation of the state of emergency declaration

1. June 1 is the first date that boards and committees **can** hold in-person meetings.
2. June 15 is the first date that boards and committees **must** hold in-person meetings.
3. A board or committee may accommodate remote participation by board members per the requirements of the Open Meeting Law.
4. A board or committee is not required to accommodate remote participation by the general public.
5. There is proposed legislation being filed that encourages a longer transition period, but given Gov. Baker's push to reopen quickly, it is not known if he would sign the bill.

Hearings

5. **Docket # 3658: 83 Palmer Street**

In accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by Carney General Contracting of Arlington, Massachusetts on April 10, 2021, a petition seeking permission to alter their property located at 83 Palmer Street - Block Plan 042.0-0003-0009.A Said petition would require an "Appeal from the Building Inspector" of the Zoning Bylaw for the Town of Arlington.

6. **Docket # 3655: 34 Marathon Street (continuance of May 11, 2021 hearing)**

In accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by Francis and Rita McGovern of Arlington, Massachusetts on March, 23, 2021, a petition seeking permission to alter their property located at 34 Marathon Street – Block Plan 025.0-0002-0004.0 Said petition would require a Special Permit under Section 8.1.3 (B) (Nonconforming Single-Family or Two-Family Dwellings) of the Zoning Bylaw for the Town of Arlington.

Meeting Adjourn



Town of Arlington, Massachusetts

Remote Participation Details

Summary:

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the Arlington Zoning Board of Appeals meetings shall be physically closed to the public to avoid group congregation until further notice. The meeting shall instead be held virtually using Zoom.

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Meeting ID: 946 5804 6737

Find your local number: <https://town-arlington-ma-us.zoom.us/join/adNWeNXzLr>

Dial by Location: 1-646-876-9923 US (New York)



Town of Arlington, Massachusetts

Discussion: Post-Covid Meeting Protocols

Summary:

Gov. Baker's upcoming revocation of the state of emergency declaration

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5. There is proposed legislation being filed that encourages a longer transition period, but given Gov. Baker's push to reopen quickly, it is not known if he would sign the bill.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Baker_Files_Legislation.pdf	Baker Files Legislation
▢ Reference Material	HD2918_-_Remote_Participation.pdf	HD2918 - Remote Participation
▢ Reference Material	SD1842_-_Remote_Participation.pdf	SD1842 - Remote Participation

May 25, 2021
Press Release

Press Release Governor Baker Files Legislation to Extend Certain COVID-19 Emergency Measures

For immediate release:
5/25/2021

BOSTON — Today, Governor Charlie Baker will file legislation to extend certain emergency measures currently in place via executive orders that are set to expire on June 15 when the State of Emergency will be rescinded. Most restrictions, including limitations placed on businesses, will be rescinded effective May 29 as Massachusetts nears the goal of vaccinating four million residents.

This legislation proposes to extend measures providing for a temporary suspension of certain open meeting law requirements, special permits for expanded outside dining at restaurants, and billing protections for COVID-19 patients. When the State of Emergency ends, these orders will expire, and temporarily extending these measures will allow for time to transition. Extending these measures, which were instituted by executive order, requires legislation.

To allow public bodies to safely meet during the pandemic and ensure public access to meetings, Governor Baker issued an Executive Order in March 2020 allowing these bodies to meet quorum requirements even if meetings were held remotely through electronic means as long as measures were taken to ensure the public with electronic access to the proceedings. The bill filed by Governor Baker today will extend these provisions related to the Commonwealth's Open Meeting Law until September 1, 2021, which will allow additional time to consider possible permanent changes to the open meeting law to provide for greater flexibility in conducting open meetings through reliance on electronic streaming and similar measures.

The bill will also grant municipalities authority to extend special permits for restaurants offering outdoor dining issued under the State of Emergency through November 29, 2021. Under an Executive Order issued in 2020, municipalities were permitted to use an expedited process to approve temporary permits for new or expanded outdoor dining and alcohol service. Without a legislative extension, special permits granted under the Governor's Order will expire 60 days after the end of the State of Emergency.

The legislation will also extend a protection adopted in an executive order that prohibits medical providers from billing patients who have received COVID-related emergency and inpatient services for charges in excess of costs paid by their insurers. As filed, the protection would extend until January 1, 2022, at which time recently passed federal legislation that included protections for both emergency and non-emergency cases will become effective. Earlier this

year, Governor Baker signed legislation establishing surprise billing protections for patients for non-emergency services.

“Massachusetts is leading the nation in the vaccination effort and that progress is enabling the Commonwealth to return to normal,” **said Governor Charlie Baker.** “These temporary measures will help businesses and residents in this transition period, and I look forward to working on these and other issues in the week ahead with our partners in the Legislature.”

Last week, Governor Baker announced that on May 29, all industries will be permitted to open.

With the exception of remaining face-covering requirements for masks in public and private transportation systems, hospitals and other facilities housing vulnerable populations, all industry restrictions will be lifted at that time, and capacity will increase to 100% for all industries. The gathering limit will be rescinded.

Before June 15, the administration plans to take additional steps that will permit the continuation of targeted public health measures beyond the end of the State of Emergency, including the mask requirements announced last week.

HOUSE No. 3213

The Commonwealth of Massachusetts

PRESENTED BY:

James J. O'Day

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act updating the Open Meeting Law to support remote participation.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>James J. O'Day</i>	<i>14th Worcester</i>	<i>2/18/2021</i>
<i>Rebecca L. Rausch</i>	<i>Norfolk, Bristol and Middlesex</i>	<i>2/23/2021</i>
<i>Natalie M. Blais</i>	<i>1st Franklin</i>	<i>5/20/2021</i>
<i>Brian M. Ashe</i>	<i>2nd Hampden</i>	<i>5/20/2021</i>

HOUSE DOCKET, NO. 2918 FILED ON: 2/18/2021

HOUSE No. 3213

By Mr. O'Day of West Boylston, a petition (accompanied by bill, House, No. 3213) of James J. O'Day and Rebecca L. Rausch for legislation to further regulate the Open Meeting Law to support remote participation. State Administration and Regulatory Oversight.

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-Second General Court
(2021-2022)**

An Act updating the Open Meeting Law to support remote participation.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. Chapter 30A of the General Laws, as appearing in the 2018 Official Edition, is hereby amended by striking out paragraph (d) of section 20.

SECTION 2. Chapter 30A of the General Laws, as appearing in the 2018 Official Edition, is hereby amended by inserting after section 20 the following section:-

Section 20A. (a) A public body may allow remote participation by any member for any meeting of the public body. For the purposes of this section, the term remote participation means participation by a member of a public body during a meeting of that public body where the member is not physically present at the meeting location.

(b) Members remotely participating in a meeting may vote, shall be considered present and in attendance for all purposes, including for purposes of determining a quorum and for the purposes of section 23D of chapter 39.

(c) All members of the public body participating either remotely or at a meeting location shall be clearly audible to one another.

(d) For any meeting conducted through remote participation, the public body shall make provisions to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means. Adequate, alternative means of public access shall mean measures that provide

transparency and permit timely and effective public access to the virtual meeting. Such means may include, without limitation, providing public access through telephone, Internet or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the virtual meeting while those proceedings are occurring. Documents used for any such meeting should be made available to the public before or at the time of the meeting of the public body. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a charter, local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access shall provide for such participation. A public body shall offer its selected alternative means of public access to virtual meetings without subscription, toll, or similar charge to the public.

(e) A public body that elects to conduct its proceedings remotely shall ensure that any party entitled or required to appear before it may do so through remote means, as if the party were a member of the public body participating remotely.

(f) The executive body of a municipality shall develop and adopt standards and guidelines for remote participation of public bodies that is sufficient for the municipality prior to any remote meeting held pursuant to this law.

SENATE No. 2104

The Commonwealth of Massachusetts

PRESENTED BY:

Rebecca L. Rausch

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act updating the Open Meeting Law to support remote participation.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	
<i>Rebecca L. Rausch</i>	<i>Norfolk, Bristol and Middlesex</i>	
<i>James J. O'Day</i>	<i>14th Worcester</i>	<i>2/23/2021</i>
<i>Joanne M. Comerford</i>	<i>Hampshire, Franklin and Worcester</i>	<i>2/24/2021</i>

SENATE DOCKET, NO. 1842 FILED ON: 2/18/2021

SENATE No. 2104

By Ms. Rausch, a petition (accompanied by bill, Senate, No. 2104) of Rebecca L. Rausch, James J. O'Day and Joanne M. Comerford for legislation to update the Open Meeting Law to support remote participation. State Administration and Regulatory Oversight.

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-Second General Court
(2021-2022)**

An Act updating the Open Meeting Law to support remote participation.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

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(e) A public body that elects to conduct its proceedings remotely shall ensure that any party entitled or required to appear before it may do so through remote means, as if the party were a member of the public body participating remotely.

(f) The executive body of a municipality shall develop and adopt standards and guidelines for remote participation of public bodies that is sufficient for the municipality prior to any remote meeting held pursuant to this law.



Town of Arlington, Massachusetts

Docket # 3658: 83 Palmer Street

Summary:

In accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by Carney General Contracting of Arlington, Massachusetts on April 10, 2021, a petition seeking permission to alter their property located at 83 Palmer Street - Block Plan 042.0-0003-0009.A Said petition would require an "Appeal from the Building Inspector" of the Zoning Bylaw for the Town of Arlington.

ATTACHMENTS:

Type	File Name	Description
Reference Material	ZBA_PACKAGE_83_PALMER_STREET_PART_1.pdf	ZBA PACKAGE 83 PALMER STREET PART 1
Reference Material	ZBA_PACKAGE_83_PALMER_STREET_PART_2.pdf	ZBA PACKAGE 83 PALMER STREET PART 2
Reference Material	Revised_request_for_Special_Permit__Docket_#3658__83_Palmer_Street.pdf	Revised request for Special Permit, Docket #3658, 83 Palmer Street
Reference Material	1955_Decision_from_ZBA.pdf	1955 Decision from ZBA
Reference Material	Memorandum_of_Fact_and_Law_by_Robert_J_Annese__Esq..pdf	Memorandum of Fact and Law by Robert J Annese, Esq.
Reference Material	Block_Plan_No_42.pdf	Block Plan No 42



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **Carney General Contracting** of Arlington, Massachusetts on April 10, 2021, a petition seeking permission to alter their property located at **83 Palmer Street - Block Plan 042.0-0003-0009.A** Said petition would require an **"Appeal from the Building Inspector"** of the Zoning Bylaw. The appeal addresses the issue of whether the existing structure could be razed and re-built.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening May 25, 2021 at 7:30 P.M or as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**

<https://town-arlington-ma-us.zoom.us/join/tJArcuGoqj0tGdOAZh3RophsZAhpup5bDJzi>

After registering, you will receive a confirmation email containing information about joining the meeting. **For documentation relating to this petition, visit the ZBA website at: www.arlington.gov/zba.**

DOCKET NO 3658

Zoning Board of Appeals
Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us**

INFORMATION FOR BOARD OF APPEALS RECORD

To be completed by OWNER, signed, and returned to Secretary of the Board of Appeals:

Matthew Ghofrani and Deborah A Ghofrani
(Owner or Petitioner)

Address: 83 Palmer Street

City or Town: Arlington

Premises: 83 Palmer Street, Arlington, MA
(Street & Number) (Identify Land Affected) (City)

the record title standing in the name of Matthew Ghofrani and Deborah A Ghofrani

whose address is: 83 Palmer Street, Arlington, MA
(Street) (City or Town) (State)

by deed duly recorded in the Middlesex Registry of Deeds, Book 24538, Page 152

By Their Attorney:


Robert J. Annese, Esquire
1171 Massachusetts Avenue
Arlington, Massachusetts 02476
(781) 646-4911
(781) 646-4910 – facsimile
law@robertannese.com

REQUEST FOR SPECIAL PERMIT AND/OR VARIANCE
TOWN OF ARLINGTON

In the matter of the Application of **Matthew Ghofrani and Deborah A Ghofrani** to the Zoning Board of Appeals for the Town of Arlington: **concerning real estate located at 83 Palmer Street, Arlington, Massachusetts**

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw for the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*:

The Applicant seeks a determination from the Zoning Board of Appeals as to whether Lot 9, also shown as Lot B containing 5,507 square feet on the attached plan of Jay Sullivan is a two-family lot as determined by the Zoning Board of Appeals at the time of their Zoning Decision dated March 11, 1955, allowing a subdivision.

The Applicant states he/she/they is/are the owner -occupant of the land in Arlington located at 83 Palmer Street, Arlington, Massachusetts with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The Applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows:

Applicant seeks a determination from the Zoning Board of Appeals as to whether a Zoning Board of Appeals' Decision dated March 11, 1955, a copy of which is affixed this Request for Special Permit and incorporated into its terms by reference, which allowed a subdivision with respect to two lots, i.e. Lot B and Lot 9 as shown on a certain subdivision plan affixed to the Zoning Decision with Lot 9 originally containing 7,821 square feet to be combined with Lot B containing 2,269 square feet resulting in two separate lots, one containing 5,507 square feet and the other containing 4,583 square feet all as shown on the subject subdivision plan resulted in the lot containing 5,507 square feet being deemed a two-family residential lot, i.e.

Lot B.

The real estate is and was at the time of the Zoning Decision located in an R2 Zone as defined within the Zoning Bylaw and the question presented for interpretation by the Members of the Zoning Board is whether it was the intent on the part of the Members of the Zoning Board at the time of the Zoning Decision in 1955, when granting the zoning relief, determined that the lot containing 5,507 square feet resulted in a two-family lot designation for Lot B as the property was located in a R2 Zone and vacant.

The lot containing 4,583 square feet contained a single-family home at the time of the Decision as did Lot B.

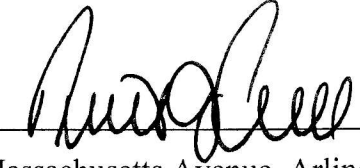
Most of the other properties located in the neighborhood of the subject property are two-family homes and not single-family homes.

The assessing records for the Town currently show the lot containing 5,507 square feet being classified as a two-family lot and the lot containing 4,582 square feet is classified as a single-family lot. See assessing records affixed to this Petition and incorporated into its terms by reference.

The Applicant proposes to modify the existing building into a two-family residential structure on the lot as shown on the plan identified as "Proposed Duplex Palmer Street" affixed to this Application and incorporated into its terms by reference.

Since the Decision of the Zoning Board on March 11, 1995 does not designate the relief being granted as to whether Variance or Special Permit relief, the Applicant is filing a Special Permit Application rather than a Variance Application in connection with this request and asking that the Members of the Zoning Board determine the intent of the Zoning Board Members in granting the zoning relief in the 1955 Decision.

E-Mail: law@robertannese.com

Signed: 

Date: 4/5/21

Telephone: 781-646-4911

Address: 1171 Massachusetts Avenue, Arlington, MA 02476

Special Permit Criteria: Per Section 3.3.3 of the Zoning Bylaw, a Special Permit shall only be granted upon the Board's determination that the benefits of the proposed project will outweigh its adverse effects. The responses provided below will inform the Board as to whether the standards for approval have been met.

A.) Indicate where the use requested 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 Arlington Zoning Bylaw.

See Zoning Decision of March 11, 1955, affixed to this Special Permit Criteria incorporated into its terms by reference.

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

If Applicant is allowed to modify the existing building into a two-family residential duplex at the property it will add an additional needed residential unit to the Town residential base and will of course be located in a R2 Zone as defined in the Zoning Bylaw.

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

There would be no significant increase in traffic congestion, or any undue impairment of pedestrian safety if the requested zoning relief is granted.

D.) 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 will be no overload of any public water, drainage or sewer system, or any other municipal system because the relief requested consists of permission to construct only a two-family residential building on the subdivision lot.

E.) Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provision of Section 8 are fulfilled.

There are no special regulations pertaining to this lot.

F.) Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

The modification of the building and Lot B into a two-family duplex residential building will be in keeping with other two-family homes constructed over the years in the neighborhood, many of which have less lot square feet than does the Applicant's lot. Consequently,

construction of the two-family duplex residential dwelling on the lot will be in keeping with the integrity and character of the neighborhood and will not be detrimental to the health or welfare of inhabitants of the Town or inhabitants of the neighborhood of the property.

G.) Explain why *the requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.*

The proposed two-family duplex residential dwelling will be in keeping other two-family homes located in the neighborhood of the property and there will not be an excess of the use which could be detrimental to the character of the neighborhood.

TOWN OF ARLINGTON
 Dimensional and Parking Information
 For application to The Zoning Board of Appeals

1. Property Location: **83 Palmer Street, Arlington, Massachusetts 02474**
 Zoning District: **R2**
2. Present Use/Occupancy: **One** No. of dwelling units (if residential) _____
3. Existing Gross Floor Area (see definition of Gross Floor Area (GFA) in Article 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor: _____
4. Proposed Use/Occupancy: **two residential dwellings** No. of dwelling units (if residential) **2**
5. Proposed Gross Floor Area (see definition of Gross Floor Area in Article 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor): _____
6. _____

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (sq. ft.)	5,512 sq ft	5,512 sq ft	min. 6,000 sq ft
7. Frontage (ft.)	60.14	60.14	min. 60 ft
8. Floor area ratio	N/A	N/A	max.
9. Lot Coverage (%)	21.4%	29.2%	max 35%
10. Lot Area per Dwelling Unit (Sq. ft.)	N/A	N/A	min.
11. Front Yard Depth (ft.)	16.5 ft	25.0 ft	min. 20 ft
12. Left Side Yard Depth (ft.)	7.5 ft	10.5 ft	min. 10 ft
13. Right Side Yard Depth (ft.)	7.6 ft	10.6 ft	min. 10 ft
14. Rear Side Yard Depth (ft.)	37.3 ft	25.7 ft	min. 18.34 ft
15. Height (stories)	2.5	2.5	max. 2.5
16. Height (ft.)	26.1 ft	34.5 ft	max. 35.0 ft.
17. Landscaped Open Space (% of GFA) Sq. ft. _____	3549/2150 = 165%	3073/3884 = 79.1%	min. 10%
18. Usable Open Space (% of GFA) Sq. ft. _____	2238/2150 = 104%	1542/3884 = 39.7%	min. 30%
19. Parking Spaces (number)	2	4	min. 2 (ex) 4 (prop)
20. Parking area setbacks	N/A	N/A	min.
21. Loading Spaces (if applicable)	N/A	N/A	min. n/a
22. Type of construction	Wood	Wood	Wood

OPEN SPACE/GROSS FLOOR AREA

Refer to Zoning Bylaw Article 2, Definitions and Article 6, Dimensional Regulations

Address: 83 Palmer Street, Arlington, MA

Zoning District: R2

<u>OPEN SPACE</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Total lot area	5,512 sq ft	5,512 sq ft
Open Space (Usable)*	2238 sq ft	1542 sq ft
Open Space (Landscaped)	3549 sq ft	3073 sq ft

*Usable Open Space must be at least 75% open to the sky, free of automotive, traffic and parking, and readily accessible. Open space shall be deemed usable only if: 1) at least 75% of the area has a grade of less than 8% and no horizontal dimension less than 25 feet.

<u>GROSS FLOOR AREA (GFA)</u>		
Accessory building	N/A	N/A
Basement or cellar (>5' excluding mechanical area)	592 sq ft	0
1 st Floor	870 sq ft	1,560 sq ft
2 nd Floor	662 sq ft	1,560 sq ft
3 rd Floor	N/A	764
4 th Floor	N/A	N/A
5 th Floor	N/A	N/A
Attic (>7'3" in height, excluding elevator, mechanical)	0	0
Parking garages (except as used for accessory Parking garages or off street loading purposes)	0	0
All weather habitable porches and balconies	26 sq ft	0
Total Gross Floor Area (GFA)	2,150 sq ft	3,884 sq ft

REQUIRED MINIMUM OPEN SPACE AREA

Proposed Usable Open Space Percent of GFA 39.7%

Proposed Landscaped Open Space Percent of GFA 79.1%

This worksheet applies to plans dated 3/29/21 designed by Plot Plan by D & A Survey Associates, Inc

Reviewed by Inspectional Services _____ Date: _____

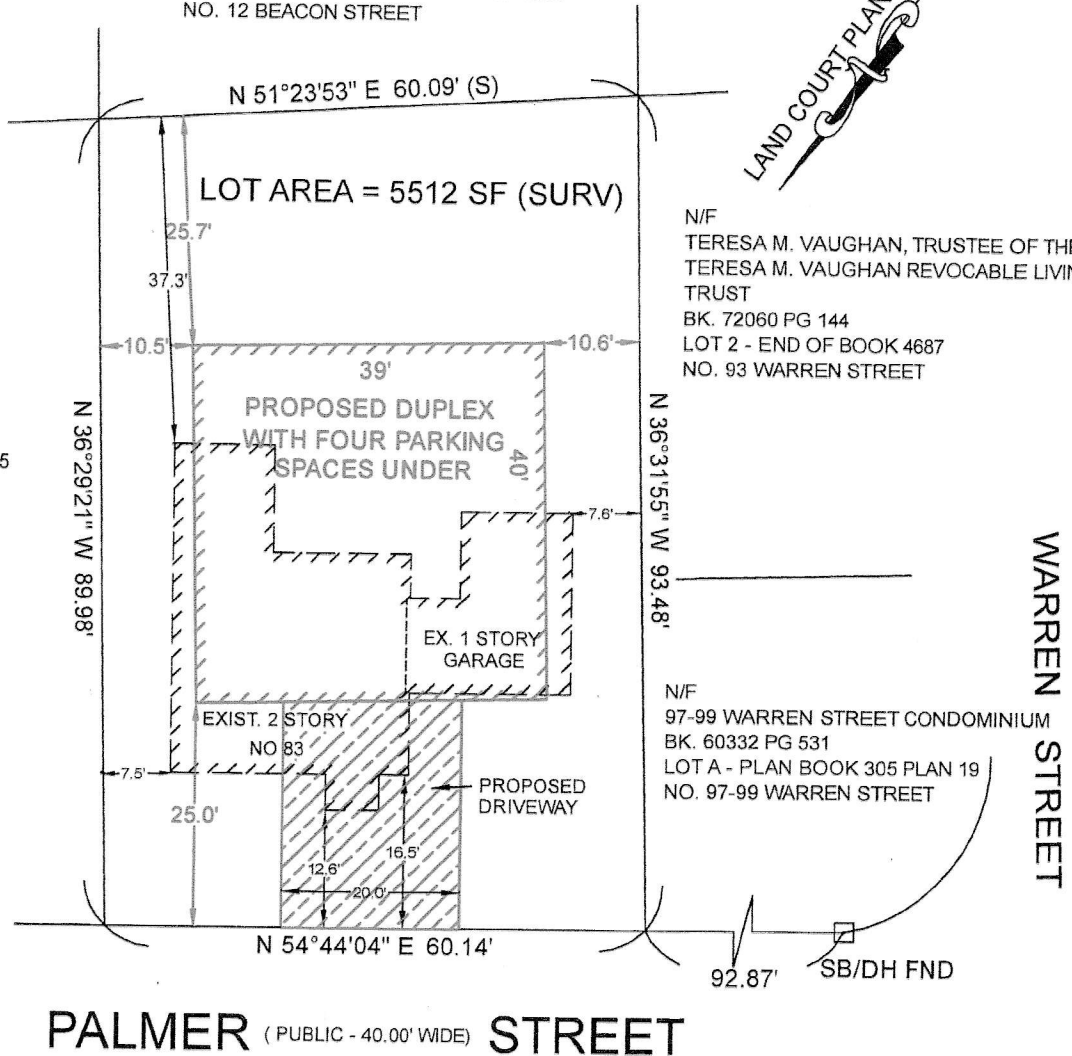
N/F
CHRISTINE MALOY &
WENDY HORI
BK. 50961 PG 502
PART OF LOT 9 - PLAN NO. 490 OF 1955
NO. 12 BEACON STREET

LAND COURT PLAN NO. 40217-A

N/F
WILLIAM F. AND RUTH BLAKE
BK. 13321 PG 535
LOT A - PLAN NO. 1542 OF 1955
NO. 87-89 PALMER STREET

N/F
TERESA M. VAUGHAN, TRUSTEE OF THE
TERESA M. VAUGHAN REVOCABLE LIVING
TRUST
BK. 72060 PG 144
LOT 2 - END OF BOOK 4687
NO. 93 WARREN STREET

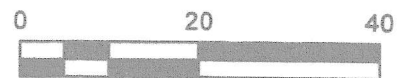
N/F
97-99 WARREN STREET CONDOMINIUM
BK. 60332 PG 531
LOT A - PLAN BOOK 305 PLAN 19
NO. 97-99 WARREN STREET



NOTES:

- 1.) This plan was prepared from an instrument survey
- 2.) Record owners: Masoud & Deborah A. Ghofrani
- 3.) Deed Reference: Book 24538 Page 152
- 4.) Plan Reference: Plan No. 490 of 1955
- 4.) Zoning District: R2

**PLOT PLAN
IN
ARLINGTON, MA
83 PALMER STREET**



SCALE: 1" = 20'-0"

MARCH 29, 2021

D & A SURVEY ASSOCIATES, INC.
P.O. BOX 621 MEDFORD, MA 02155
(781) 324 - 9566 22 of 96

6

USER DEFINED

Prior Id # 3:	289/2
Prior Id # 1:	

Prior Id # 2:	
Prior Id # 3:	

Prior Id # 1:	
Prior Id # 2:	

Prior Id # 3:	
Prior Id # 1:	

Prior Id # 2:	
ASD Mss:	

ASR Map:	
Fact Dist:	

Reval Dist:	
Year:	

LandReason:	
BlldReason:	

Diagnosis:

--	--

Name _____

Hanne S
PATRIOT

PATRIOT

Helen Chinal

PATRIOT

[illegible]

Use Value	Notes
445,000	

440,000

.....

46,000

PROPERTY LOCATION

Alt No	Direction/Street/City
83	PALMER ST, ARLINGTON

MEMBERSHIP

Member 1: GHOFIRANI MATTHEW & DEBORAH A

Member 2:

Member 3: 83 PALMER ST

Member 1:

Member 2:

City: ARLINGTON

Prov: MA

Postal: 02474

Owner Occ: Y

PROPERTY OWNER

Member 1:

Member 2:

Member 1:

City:

Prov:

Postal:

PROPERTY DESCRIPTION

Parcel contains 5,504 Sq. Ft. of land mainly classified as Family with a(n) Garrison Building Built about 1955, ng Primarily Vinyl Exterior and Asphalt Shgl Roof Cover, 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms Total,

PROPERTY ASSESSMENTS

Assessment No	Amount	Com. Int
---------------	--------	----------

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	287,000		5504.000	468,100	755,100

Total Card 287,000

Total Parcel 287,000

Source: Market Adj Cost

Total Value per SQ unit /Card: 537.06

Parcel: 537.0

Land Unit Type:

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

29025

GIS Ref

GIS Ref

Insp Date

04/30/14

PREVIOUS ASSESSMENT

Parcel ID 042.0-0003-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Assessed Value	Notes	Date
2020	101	NC	287,000	0	5,504	468,100	755,100	755,100	Year End Roll	10/18/2019
2019	101	FV	224,300	0	5,504	497,400	721,700	721,700	Year End Roll	1/3/2019
2018	101	FV	224,300	0	5,504	362,800	587,100	587,100	Year End Roll	12/20/2017
2017	101	FV	224,300	0	5,504	316,000	540,300	540,300	Year End Roll	1/3/2017
2016	101	FV	224,300	0	5,504	269,200	493,500	493,500	Year End	1/4/2016
2015	101	FV	215,800	0	5,504	263,300	479,100	479,100	Year End Roll	12/11/2014
2014	101	FV	214,900	0	5,504	216,500	431,400	431,400	Year End Roll	12/16/2013
2013	101	FV	204,800	0	5,504	206,000	410,800	410,800		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MARSHALL JEFFRE	24538-152		5/18/1994		190000	No	No			See name change for Masoud Ghofrani

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
6/14/2013	860	Manual	350					
5/29/2013	763	Add Bath	22,195					
11/13/2012	1478	Re-Roof	6,500	C				
3/9/1999	112	Manual	9,300					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
4/30/2014	Measured	PC	PHIL C
7/11/2013	Info Frn Pmt	EMK	Ellen K
5/11/2013	Info Frn Pmt	EMK	Ellen K
1/20/2009	Meas/Inspect	189	PATRIOT
3/15/2000	Inspected	264	PATRIOT
2/11/2000	Mailier Sent		
2/11/2000	Measured	197	PATRIOT
8/13/1993		KT	

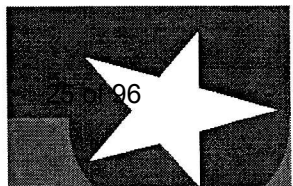
Sign: VERIFICATION OF VISIT NOT DATA

1/1/1

ID SECTION (First 7 lines only)

Description	LUC	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt	%	Spec	J	Code	Fact	Use Value	Notes
One Family		5504					0	80.	1,063.1										468,096							468,100	

Parcel LUC: 0.12635	Total SF/SM: 5504.00	Parcel LUC: 101	One Family	Prime NB Desc	ARLINGTON	Total: 468,096	Spl Credit	Total: 468,100
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USER DEFINED

Prior Id # 3: 29025

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Year:

LandReason:

BldReason:

ASR Map:

Fact Dist:

Reval Dist:

RESIDENTIAL GRID												
1st Res Grid		Desc: Line 1							# Units 1			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
LM2												
LM1												
Lower												
Totals	RMS: 7	BRs: 3		Baths: 1		HB						

REMODELING				RES BREAKDOWN			
Exterior:				No Unit:	RMS	BRS	FL
Interior:				1	7	3	M

Attorneys:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	7	3	

	Parcel ID	Type	Date	Sale Price
Junks, Factor:	1.00		Vai/Su Fin:	204.13
Cial Features:	0		Vai/Su Net:	114.21
Final Total:	287000		Vai/Su SzAd	204.13

PARCEL						
Ice	D/S	Dep	LUC	Fact	NB Fa	Appr Value
0.00	T	8.8	101			

[illegible]

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1

100%



BOARDS OF APPEALS



TELEPHONE
ARLINGTON 5-6700

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 4, Paragraph 5 of the Zoning By-Law that there has been filed by Carmine A. and Anna A. Lionetti of Arlington, Massachusetts a petition seeking permission to subdivide two lots located in back of number 12 Beacon Street, Arlington, Massachusetts. Said subdivision would create two lots with less than the square foot area required by Section 14-B of the Zoning By-Law.

Hearing in regard to the said petition will be held in the Town Manager's Office, located on the second floor of the Robbins Town Hall, Arlington, Massachusetts on Monday evening, February 21, 1955 at 9:00 O'Clock P.M.

ZONING BOARD OF APPEALS

Clifford E. Lansil
Secretary

2/10/55

Notice published in the Arlington News

Notice sent to the following:

Thomas A. Dewire, 85 Warren St.
Thomas J. Green & Alice K. Sliney, 93 Warren St.
Rosalie Woodside, 97 Warren St.
Patrick F. Brennan, et ux, 86 Palmer St.
Thomas D. & Catherine M. Kenna, 90 Palmer St.
John J. Sullivan, 94 Palmer St.
Rosina M. Lionetta, 98 Palmer St.
John J. & Dorothy A. Downing, 102 Palmer St.
Ciriaco & Lizzi Guanci, 16 Beacon St.
Cornelius J. Crowely, et al, 18 Beacon St.
Daniel Ahern, 213 Broadway (20 Beacon St.)
Antonio & Letitia Lionetto, 24 Beacon St.
Antoni & Carmine Guange, 28 Beacon St.
Eileen Welch, 11 Beacon St.
Joseph W. & Gladys R. Perry, 15 Beacon St.
Agnes G. Ahern, 17 Beacon St.
Michelangelo & Carmela Carella, 20 Sutherland Rd. (21 Beacon St.)
Rosario Carella, 25 Beacon St.
Wm. F. Canty, et ux, 29 Beacon St.
Mary A. Hennessy, 71 Warren St.
Adrienne H. Cunha, 75 Warren St.
Margaret B. Murphy, 77 Warren St.
Salvatore Caterino, 65 Palmer St. Owns 81 Palmer & 3 Beacon St.

TOWN OF ARLINGTON

In the Matter)
)
 of the)
)
 Petition of)
)
Carmine A. Lionetti and)
Anna A. Lionetti)

No. 411

To the Zoning Board of Appeals for the Town of Arlington: Respectfully represents Carmine A. Lionetti and Anna A. Lionetti of Arlington that ^{they are} ~~xx~~ the owner of certain land in Arlington, located Palmer St. & Beacon Street; that they made application of the Inspector of Buildings for a permit or license with respect thereto, to wit: to divide and sell a portion of that lot on Beacon Street, known as number 12, to the prospective purchasers of lot directly in the rear of said Beacon Street and facing Palmer Street. Said subdivision would create two lots with less than the square foot ^{have} ~~area~~ required by Section 14-B of the Zoning By-Law. that they ~~xxx~~ been aggrieved by the refusal of the Inspector of Buildings to issue the permit or license on the grounds of noncompliance with the Zoning By-Law; that no unfavorable action has been taken by the Zoning Board of Appeals or its predecessors upon a similar appeal regarding this property within the two (2) years next immediately prior to the filing hereof.

Wherefore appeal is claimed from the decision of the Inspector of Buildings in accordance with the provisions of Section 4, Paragraph 3 of the Zoning By-Law for the Town of Arlington and as grounds therefor, your appellant states as follows: It is respectfully called to your attention the fact that on said Palmer Street there are at least three lots upon which buildings have been recently erected with a square foot area of the same or less area than the present lot on Palmer Street. The owners will sell a portion of the rear of their lot so as to increase the area of the Palmer Street lot.

Signed _____

29 of 96

Arlington, Massachusetts

Address _____

TOWN OF ARLINGTON

ZONING

BOARD OF APPEALS

PETITION NO. 411

of Carmine A. & Anna A. Lionetti

Statement of Facts.

The Zoning Board of Appeals, hereinafter called the "Board" conducted a public hearing on the Petition of Carmine A. & Anna A. Lionetti for permission to subdivide a parcel of land at 12 Beacon Street.

The Petition was filed in the office of the Inspector of Buildings on January 26, 1955. The hearing was held at the Town Hall on Monday evening, February 21, 1955 after due notice had been given by publication in the Arlington News on February 10, 1955 and by mail, postage prepaid, to owners of real estate opposite to and abutting on the property in question, and to other parties in interest, whose names and addresses are recorded on a separate list which forms a part of the official record of these proceedings, and by posting the property.

The members of the Board present were:

Philibert Pelligrini, Chairman
Clifford E. Lansil, Secretary
Robert W. Blaisdell

The Petitioner was represented by Michael A. Fredo, Attorney.

The property involved in this appeal is shown on Plot plan #42 as Lots 9 & B extending from Beacon Street to Palmer Street. The series of lots lettered A, B, C. etc. are formed from a triangular strip which resulted from a relocation of Palmer Street. These lots, at the end near Warren Street, are of considerable size, lot B having an area of 2,269 sq. ft. However, it is too small to build upon. Lot 9 has an area of 7,821 sq. ft., and is larger than necessary for a house. It is proposed to subdivide lot 9 so that the back part, together with lot B, will comprise 5,507 sq. ft., while the residual of lot 9 will be 4,583 sq. ft. Thus, another lot will be created which will be large enough for practical utilization.

The proposal is quite in keeping with several others already submitted to the Board which pertain to lots in the blocks between Palmer Street and Beacon Street. The resulting lots would be as large as or larger than the average lots in the vicinity.

The Board believes that, in this case as in the others, the interests of all parties and the neighborhood will be best served by allowing the subdivision. Both lots will be conforming in width.

It is the unanimous decision of the Board to permit the subdivision as specified on the plan submitted with the Petition.

Philibert Pelligrini
Chairman

Clifford E. Lansil
Secretary

TOWN OF ARLINGTON
ZONING BOARD OF APPEALS

Notice of Decision

March 11, 1955

In accordance with the provisions of Section 4 of the Zoning By-Law, you are herewith notified that, after the hearing held February 21, 1955 in the matter of the Petition of Carmine A. & Anna A. Lionetti, the Zoning Board of Appeals has reached its decision.

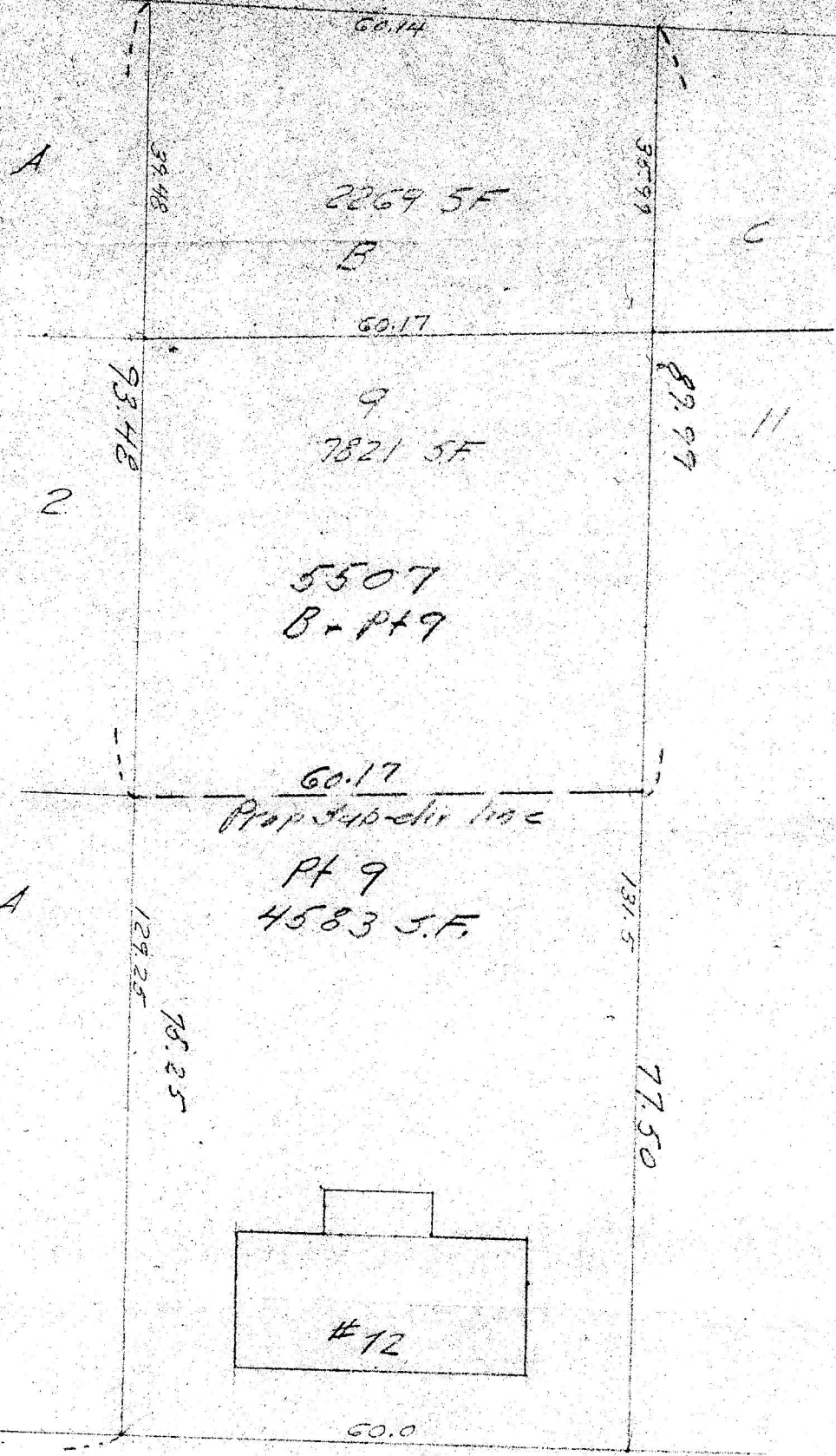
It is the unanimous decision of the Board to allow the Petition.

ZONING BOARD OF APPEALS

Clifford E. Lansil
Secretary

To R. Warren
9287

Palmer St



Beacon St

Plan showing
Prop Sub-division of Land
in
Arlington Mass
Scale 1"=20' J. Sullivan CE

to wit: to subdivide two lots. Said subdivision would create two lots with less than the square foot area required by section 14-B of the Zoning By Law.

3 MITCHELL RD.

BEACON ST.

14 & 16 ✓

15 ✓

20 ✓

24 ✓

28 ✓

3 ✓

11 ✓

15 ✓

17 ✓

21 ✓

25 ✓

29 ✓

Lenatti

PALMER ST.

84 & 86 ✓

88 & 90 ✓

92 & 94 ✓

96 & 98 ✓

100 & 102 ✓

WARREN ST.

69 - 71 ✓

75 ✓

77 ✓

81 ✓

85 - 91 ✓

93 ✓

99 - 99 ✓

Block Plan

42

CUO

QUITCLAIM DEED

I, JEFFREY MARSHALL, of Arlington, Middlesex County, Massachusetts, for consideration paid and in full consideration of One Hundred Ninety Thousand and 00/100 (\$190,000.00) Dollars

grant to MASOUD GHOFrani and DEBORAH A. GHOFrani, husband and wife, as tenants by the entirety, both of 83 Palmer Street, Arlington, Middlesex County, Massachusetts,

WITH QUITCLAIM COVENANTS

A certain parcel of land with the buildings thereon situated in Arlington, being now numbered 83 Palmer Street and being shown as Lot B & Pt. 9 on a plan entitled "Sub-Division of Land in Arlington - Mass.", dated March 1955, by Joseph J. Sullivan, Civil Engineer, recorded with Middlesex South District Deeds, Record Book 8435, Page 466, being bounded and described as follows:

NORTHWESTERLY by said Palmer Street, sixty and 14/100 (60.14) feet;
NORTHEASTERLY by Lots C and 11 on said plan, eighty-nine and 99/100 (89.99) feet;
SOUTHEASTERLY by another lot shown as Lot Pt. 9 on said plan, sixty and 04/100 (60.04) feet;
SOUTHWESTERLY by Lots A and 2 on said plan, ninety-three and 48/100 (93.48) feet.

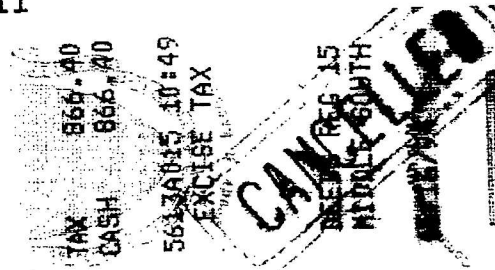
Containing 5504 square feet of land.

A portion of said premises is also shown as Lot B on a plan entitled "Plan of House Lots - in - Arlington, Mass. owned by Estate of W.H. Allen", dated March 15, 1920, by C.H. Gannet, Civil Engineer, recorded with said Deeds, Plan Book 305, Plan 19, and a portion of said premises is also shown as a portion of Lot No. 9 on a plan entitled "Plan of 100 House Lots in West Cambridge & Arlington belonging to Nahum Packard", dated May 1854, by W.A. Mason, Surveyor, recorded with said Deeds, Plan Book 6, Plan 9.

For my title see deed of John A. Casassa, et al, dated June 30, 1983 and recorded with Middlesex South District Registry of Deeds in Book 15092, Page 394.

WITNESS my hand and seal this 16th day of May, 1994.


Jeffrey Marshall



866.40 ***

25.00 *** MASS. EXCISE TAX: 457
MSD 05/16/94 11:39:20 Address of Property: 83 Palmer St., Arlington, MA 02174

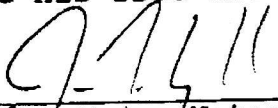
BK 24538PG153

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

May 16, 1994

Then personally appeared the above-named Jeffrey Marshall and acknowledged the foregoing instrument to be his free act and deed, before me,



James F. Cousin Notary Public
My Commission Expires: 7/22/94

REQUEST FOR SPECIAL PERMIT AND/OR VARIANCE
TOWN OF ARLINGTON

In the matter of the Application of **Matthew Ghofrani and Deborah A Ghofrani** to the Zoning Board of Appeals for the Town of Arlington: **concerning real estate located at 83 Palmer Street, Arlington, Massachusetts**

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw for the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*:

The Applicants seek a determination from the Zoning Board of Appeals as to whether Lot 9, also shown as Lot B containing 5,507 square feet on the attached plan of Jay Sullivan is a two-family lot as determined by the Zoning Board of Appeals at the time of the Zoning Decision dated March 11, 1955, allowing a subdivision.

The Applicants state they are the owners of the land in Arlington located at 83 Palmer Street, Arlington, Massachusetts with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The Applicants expressly agree to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicants represent that the grounds for the relief sought are as follows:

Applicants seek a determination from the Zoning Board of Appeals as to whether a Zoning Board of Appeals' Decision dated March 11, 1955, a copy of which is affixed this Request for Special Permit and incorporated into its terms by reference, which allowed a subdivision with respect to two lots, i.e. Lot B and Lot 9 as shown on a certain subdivision plan affixed to the Zoning Decision with Lot 9 originally containing 7,821 square feet to be combined with Lot B containing 2,269 square feet resulting in two separate lots, one containing 5,507 square

feet and the other containing 4,583 square feet all as shown on the subject subdivision plan with the lot containing 5,507 square feet being deemed a two-family residential lot, i.e. Lot B.

The real estate is and was at the time of the Zoning Decision located in an R2 Zone as defined within the Zoning Bylaw and the question presented for interpretation by the members of the Zoning Board is whether it was the intent on the part of the members of the Zoning Board at the time of the Zoning Decision in 1955, when granting the zoning relief, that the lot containing 5,507 square feet resulted in a two-family lot designation for Lot B as the property was located in a R2 Zone and vacant.

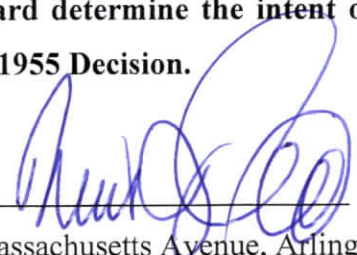
The lot containing 4,583 square feet contained a single-family home lot at the time of the Decision.

Most of the other properties located in the neighborhood of the subject property are two-family homes and not single-family homes and that was the case in 1955.

The Applicants propose to construct a two-family residential structure on the lot as shown on the plan identified as "Proposed Duplex Palmer Street" affixed to this Application and incorporated into its terms by reference.

Since the Decision of the Zoning Board on March 11, 1995 does not designate the relief being granted as to whether Variance or Special Permit relief, the Applicants are filing a Special Permit Application rather than a Variance Application in connection with this request and asking that the members of the Zoning Board determine the intent of the Zoning Board members in granting the zoning relief in the 1955 Decision.

E-Mail: law@robertannese.com

Signed: 

Date: 5/17/21

Telephone: 781-646-4911

Address: 1171 Massachusetts Avenue, Arlington, MA 02476

Special Permit Criteria: Per Section 3.3.3 of the Zoning Bylaw, a Special Permit shall only be granted upon the Board's determination that the benefits of the proposed project will outweigh its adverse effects. The responses provided below will inform the Board as to whether the standards for approval have been met.

A.) Indicate where the use requested 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 Arlington Zoning Bylaw.

See Zoning Decision of March 11, 1955, affixed to this Special Permit Criteria incorporated into its terms by reference.

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

If Applicants are allowed to construct a two-family residential duplex at the property it will add an additional needed residential unit to the Town residential base and will of course be located in a R2 Zone as defined in the Zoning Bylaw.

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

There would be no significant increase in traffic congestion, or any undue impairment of pedestrian safety if the requested zoning relief is granted.

D.) 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 will be no overload of any public water, drainage or sewer system, or any other municipal system because the relief requested consists of permission to construct only a two-family residential building on the subdivision lot.

E.) Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provision of Section 8 are fulfilled.

There are no special regulations pertaining to this lot.

F) Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

The construction on Lot B of a two-family duplex residential building will be in keeping with other two-family homes constructed over the years in the neighborhood, many of which have less lot square feet than does the Applicants' lot. Consequently, construction of the two-family duplex residential dwelling on the lot will be in keeping with the integrity and character of the neighborhood and will not be detrimental to the health or welfare of inhabitants of the Town or inhabitants of the neighborhood of the property.

G.) Explain why *the requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.*

The proposed two-family duplex residential dwelling will be in keeping other two-family homes located in the neighborhood of the property and there will not be an excess of the use which could be detrimental to the character of the neighborhood.

TOWN OF ARLINGTON
 Dimensional and Parking Information
 For application to The Zoning Board of Appeals

1. Property Location: **83 Palmer Street, Arlington, Massachusetts 02474**
 Zoning District: **R2**
2. Present Use/Occupancy: **One** No. of dwelling units (if residential) _____
3. Existing Gross Floor Area (see definition of Gross Floor Area (GFA) in Article 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor: _____
4. Proposed Use/Occupancy: **two residential dwellings** No. of dwelling units (if residential) **2**
5. Proposed Gross Floor Area (see definition of Gross Floor Area in Article 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor): _____
- 6.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (sq. ft.)	5,512 sq ft	5,512 sq ft	min. 6,000 sq ft
7. Frontage (ft.)	60.14	60.14	min. 60 ft
8. Floor area ratio	N/A	N/A	max.
9. Lot Coverage (%)	21.4%	29.2%	max 35%
10. Lot Area per Dwelling Unit (Sq. ft.)	N/A	N/A	min.
11. Front Yard Depth (ft.)	16.5 ft	25.0 ft	min. 20 ft
12. Left Side Yard Depth (ft.)	7.5 ft	10.5 ft	min. 10 ft
13. Right Side Yard Depth (ft.)	7.6 ft	10.6 ft	min. 10 ft
14. Rear Side Yard Depth (ft.)	37.3 ft	25.7 ft	min. 18.34 ft
15. Height (stories)	2.5	2.5	max. 2.5
16. Height (ft.)	26.1 ft	34.5 ft	max. 35.0 ft.
17. Landscaped Open Space (% of GFA) Sq. ft. _____	3549/2150 = 165%	3073/3884 = 79.1%	min. 10%
18. Usable Open Space (% of GFA) Sq. ft. _____	2238/2150 = 104%	1542/3884 = 39.7%	min. 30%
19. Parking Spaces (number)	2	4	min. 2 (ex) 4 (prop)
20. Parking area setbacks	N/A	N/A	min.
21. Loading Spaces (if applicable)	N/A	N/A	min. n/a
22. Type of construction	Wood	Wood	Wood

OPEN SPACE/GROSS FLOOR AREA

Refer to Zoning Bylaw Article 2, Definitions and Article 6, Dimensional Regulations

Address: **83 Palmer Street, Arlington, MA**

Zoning District: **R2**

<u>OPEN SPACE</u>	EXISTING	PROPOSED
Total lot area	5,512 sq ft	5,512 sq ft
Open Space (Usable)*	2238 sq ft	1542 sq ft
Open Space (Landscaped)	3549 sq ft	3073 sq ft

*Usable Open Space must be at least 75% open to the sky, free of automotive, traffic and parking, and readily accessible. Open space shall be deemed usable only if: 1) at least 75% of the area has a grade of less than 8% and no horizontal dimension less than 25 feet.

<u>GROSS FLOOR AREA (GFA)</u>		
Accessory building	N/A	N/A
Basement or cellar (>5' excluding mechanical area)	592 sq ft	0
1 st Floor	870 sq ft	1,560 sq ft
2 nd Floor	662 sq ft	1,560 sq ft
3 rd Floor	N/A	764
4 th Floor	N/A	N/A
5 th Floor	N/A	N/A
Attic (>7'3" in height, excluding elevator, mechanical)	0	0
Parking garages (except as used for accessory Parking garages or off street loading purposes)	0	0
All weather habitable porches and balconies	26 sq ft	0
Total Gross Floor Area (GFA)	2,150 sq ft	3,884 sq ft

REQUIRED MINIMUM OPEN SPACE AREA

Proposed Usable Open Space Percent of GFA 39.7%

Proposed Landscaped Open Space Percent of GFA 79.1%

This worksheet applies to plans dated 3/29/21 designed by Plot Plan by D & A Survey Associates, Inc

Reviewed by Inspectional Services _____ Date: _____

N/F
CHRISTINE MALOY &
WENDY HORI
BK. 50961 PG 502
PART OF LOT 9 - PLAN NO. 490 OF 1955
NO. 12 BEACON STREET

LAND COURT PLAN NO. 40217-A

N/F
WILLIAM F. AND RUTH BLAKE
BK. 13321 PG 535
LOT A - PLAN NO. 1542 OF 1955
NO. 87-89 PALMER STREET

N/F
TERESA M. VAUGHAN, TRUSTEE OF THE
TERESA M. VAUGHAN REVOCABLE LIVING
TRUST
BK. 72060 PG 144
LOT 2 - END OF BOOK 4687
NO. 93 WARREN STREET

N/F
97-99 WARREN STREET CONDOMINIUM
BK. 60332 PG 531
LOT A - PLAN BOOK 305 PLAN 19
NO. 97-99 WARREN STREET



NOTES:

- 1.) This plan was prepared from an instrument survey
- 2.) Record owners: Masoud & Deborah A. Ghofrani
- 3.) Deed Reference: Book 24538 Page 152
- 4.) Plan Reference: Plan No. 490 of 1955
- 4.) Zoning District: R2

**PLOT PLAN
IN
ARLINGTON, MA
83 PALMER STREET**

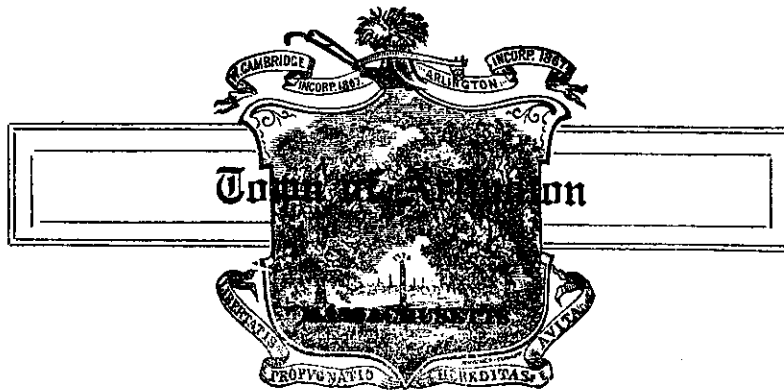


SCALE: 1" = 20'-0"

MARCH 29, 2021

D & A SURVEY ASSOCIATES, INC.
P.O. BOX 621 MEDFORD, MA 02155
(781) 324 - 9566

BOARDS OF APPEALS



TELEPHONE
ARLINGTON 5-6700

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 4, Paragraph 5 of the Zoning By-Law that there has been filed by Carmine A. and Anna A. Lionetti of Arlington, Massachusetts a petition seeking permission to subdivide two lots located in back of number 12 Beacon Street, Arlington, Massachusetts. Said subdivision would create two lots with less than the square foot area required by Section 14-B of the Zoning By-Law.

Hearing in regard to the said petition will be held in the Town Manager's Office, located on the second floor of the Robbins Town Hall, Arlington, Massachusetts on Monday evening, February 21, 1955 at 9:00 O'Clock P.M.

ZONING BOARD OF APPEALS

Clifford E. Lansil
Secretary

2/10/55 Notice published in the Arlington News
Notice sent to the following:

Thomas A. Dewire, 85 Warren St.
Thomas J. Green & Alice K. Sliney, 93 Warren St.
Rosalie Woodside, 97 Warren St.
Patrick F. Brennan, et ux, 86 Palmer St.
Thomas D. & Catherine M. Kenna, 90 Palmer St.
John J. Sullivan, 94 Palmer St.
Rosina M. Lionetta, 98 Palmer St.
John J. & Dorothy A. Downing, 102 Palmer St.
Ciriaco & Lizzi Guanci, 16 Beacon St.
Cornelius J. Crowely, et al, 18 Beacon St.
Daniel Ahern, 213 Broadway (20 Beacon St.)
Antonio & Letitia Lionetto, 24 Beacon St.
Antoni & Carmine Guange, 28 Beacon St.
Eileen Welch, 11 Beacon St.
Joseph W. & Gladys R. Perry, 15 Beacon St.
Agnes G. Ahern, 17 Beacon St.
Michelangelo & Carmela Carella, 20 Sutherland Rd. (21 Beacon St.)
Rosario Carella, 25 Beacon St.
Wm. F. Canty, et ux, 29 Beacon St.
Mary A. Hennessy, 71 Warren St.
Adrienne H. Cunha, 75 Warren St.
Margaret B. Murphy, 77 Warren St.
Salvatore Caterino, 65 Palmer St. Owns 81 Palmer & 3 Beacon St.

TOWN OF ARLINGTON

In the Matter)
)
) of the
) No. 411
) Petition of
) Carmine A. Lionetti and
) Anna A. Lionetti

To the Zoning Board of Appeals for the Town of Arlington: Respectfully represents Carmine A. Lionetti and Anna A. Lionetti of Arlington that ^{they are} ~~xx~~ the owner of certain land in Arlington, located Palmer St. & Beacon Street; that they made application of the Inspector of Buildings for a permit or license with respect thereto, to wit: to divide and sell a portion of that lot on Beacon Street, known as number 12, to the prospective purchasers of lot directly in the rear of said Beacon Street and facing Palmer Street. Said subdivision would create two lots with less than the square foot ^{have} ~~area~~ required by Section 14-B of the Zoning By-Law. that they ~~xxx~~ been aggrieved by the refusal of the Inspector of Buildings to issue the permit or license on the grounds of noncompliance with the Zoning By-Law; that no unfavorable action has been taken by the Zoning Board of Appeals or its predecessors upon a similar appeal regarding this property within the two (2) years next immediately prior to the filing hereof.

Wherefore appeal is claimed from the decision of the Inspector of Buildings in accordance with the provisions of Section 4, Paragraph 3 of the Zoning By-Law for the Town of Arlington and as grounds therefor, your appellant states as

follows: It is respectfully called to your attention the fact that on said Palmer Street there are at least three lots upon which buildings have been recently erected with a square foot area of the same or less area than the present lot on Palmer Street. The owners will sell a portion of the rear of their lot so as to increase the area of the Palmer Street lot.

Signed _____

Arlington, Massachusetts

Address _____

TOWN OF ARLINGTON

ZONING

BOARD OF APPEALS

PETITION NO. 411

of Carmine A. & Anna A. Lionetti

Statement of Facts.

The Zoning Board of Appeals, hereinafter called the "Board" conducted a public hearing on the Petition of Carmine A. & Anna A. Lionetti for permission to subdivide a parcel of land at 12 Beacon Street.

The Petition was filed in the office of the Inspector of Buildings on January 26, 1955. The hearing was held at the Town Hall on Monday evening, February 21, 1955 after due notice had been given by publication in the Arlington News on February 10, 1955 and by mail, postage prepaid, to owners of real estate opposite to and abutting on the property in question, and to other parties in interest, whose names and addresses are recorded on a separate list which forms a part of the official record of these proceedings, and by posting the property.

The members of the Board present were:

Philibert Pelligrini, Chairman
Clifford E. Lansil, Secretary
Robert W. Blaisdell

The Petitioner was represented by Michael A. Fredo, Attorney.

The property involved in this appeal is shown on Plot plan #42 as Lots 9 & B extending from Beacon Street to Palmer Street. The series of lots lettered A, B, C. etc. are formed from a triangular strip which resulted from a relocation of Palmer Street. These lots, at the end near Warren Street, are of considerable size, lot B having an area of 2,269 sq. ft. However, it is too small to build upon. Lot 9 has an area of 7,821 sq. ft., and is larger than necessary for a house. It is proposed to subdivide lot 9 so that the back part, together with lot B, will comprise 5,507 sq. ft., while the residual of lot 9 will be 4,583 sq. ft. Thus, another lot will be created which will be large enough for practical utilization.

The proposal is quite in keeping with several others already submitted to the Board which pertain to lots in the blocks between Palmer Street and Beacon Street. The resulting lots would be as large as or larger than the average lots in the vicinity.

The Board believes that, in this case as in the others, the interests of all parties and the neighborhood will be best served by allowing the subdivision. Both lots will be conforming in width.

It is the unanimous decision of the Board to permit the subdivision as specified on the plan submitted with the Petition.

Philibert Pelligrini
Chairman

Clifford E. Lansil 48 of 96

TOWN OF ARLINGTON
ZONING BOARD OF APPEALS

Notice of Decision

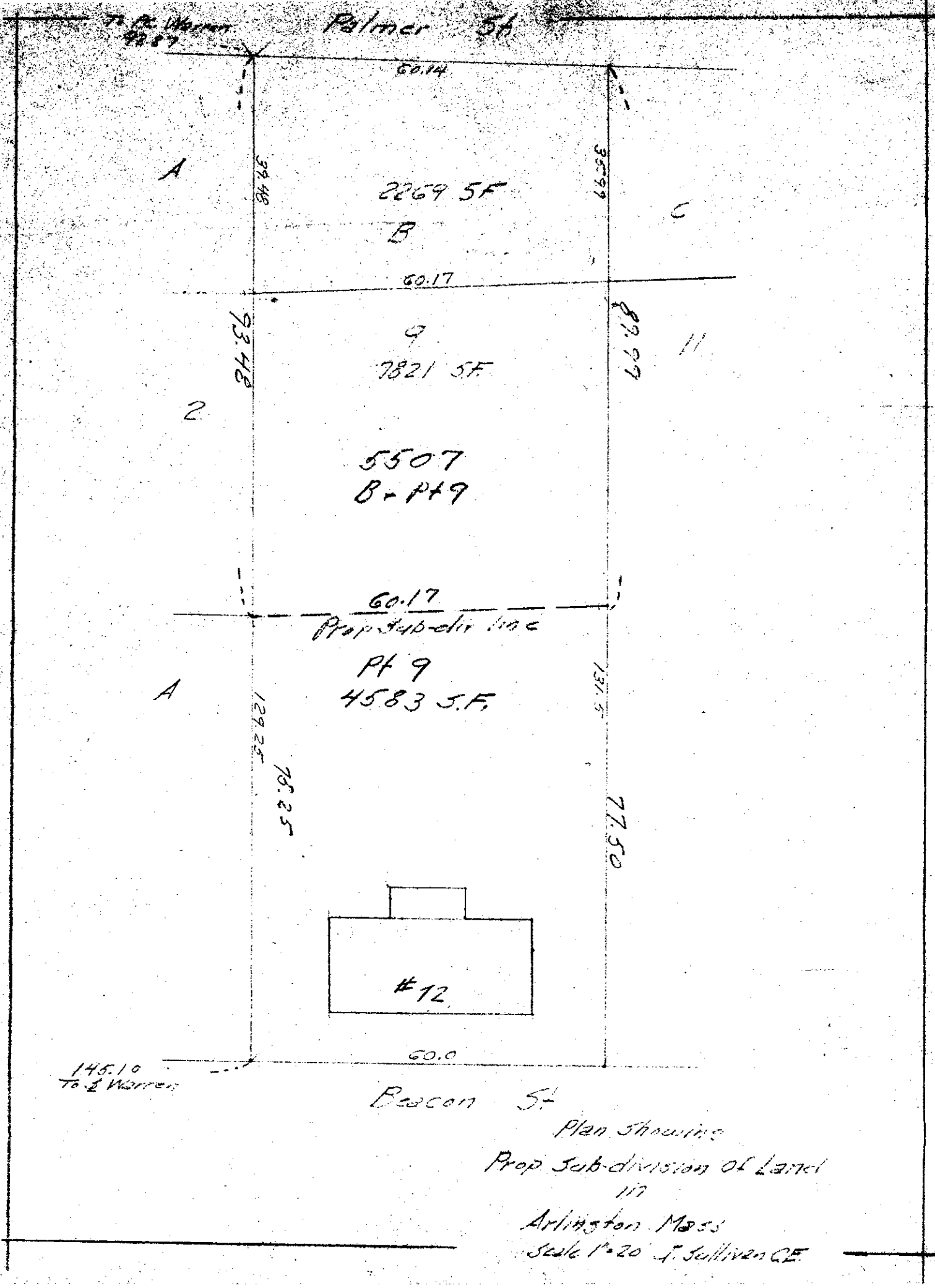
March 11, 1955

In accordance with the provisions of Section 4 of the Zoning By-Law, you are hereby notified that, after the hearing held February 21, 1955 in the matter of the Petition of Carmine A. & Anna A. Lionetti, the Zoning Board of Appeals has reached its decision.

It is the unanimous decision of the Board to allow the Petition.

ZONING BOARD OF APPEALS

Clifford E. Lansil
Secretary



to wit: to subdivide two lots. Said subdivision would create two lots with less than the square foot area required by Section 14-B of the Zoning By Law.

3 MICHIGAN RD.

BEACON ST.

14 & 16 ✓

15 ✓

20 ✓

24 ✓

25 ✓

3 ✓

11 ✓

15 ✓

17 ✓

21 ✓

25 ✓

29 ✓

Lenetti

PALMER ST.

84 & 86 ✓

88 & 90 ✓

92 & 94 ✓

96 & 98 ✓

100 & 102 ✓

WARREN ST.

69 - 71 ✓

75 ✓

77 ✓

81 ✓

85 - 91 ✓

93 ✓

99 - 99 ✓

Block Plan

42

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

ZONING BOARD OF APPEALS

ARLINGTON, MASSACHUSETTS

In the matter of)	
)	
83 Palmer Street)	
Arlington, Massachusetts)	Docket Number:
)	
Matthew Ghofrani and Deborah A.)	
Ghofrani, Applicants)	

ZONING MEMORANDUM OF FACT AND LAW
IN SUPPORT OF
REQUEST FOR SPECIAL PERMIT

Robert J. Annese, Esquire
1171 Massachusetts Avenue
Arlington, MA 02476
(781) 646-4911
law@robertannese.com

STATEMENT OF FACTS

Applicants seek a determination from the Zoning Board of Appeals as to whether a Zoning Board of Appeals' Decision dated March 11, 1955, which allowed a subdivision combining a lot containing 7,821 square feet with a lot containing 2,269 square feet resulting in two separate lots, one containing 5,507 square feet and the other containing 4,583 square feet resulted in the lot containing 5,507 square feet being deemed a two-family residential lot.

The real estate is and was at the time of the Zoning Decision located in an R2 Zone as defined within the Zoning Bylaw and the question presented for interpretation by the members of the Zoning Board is whether it was the intent on the part of the members of the Zoning Board at the time of the Zoning Decision in 1955, when granting the zoning relief, that the lot containing 5,507 square feet resulted in a two-family lot designation for Lot B as the property was located in a R2 Zone and vacant.

To quote from the Zoning Decision from March 11, 1955: **"The property involved in this appeal is shown on Plot plan #42 as Lots 9 & B extending from Beacon Street to Palmer Street. The series of lots lettered A, B C. etc. are formed from a triangular strip which resulted from a relocation of Palmer Street. These lots, at the end near Warren Street, are of considerable size, lot B having an area of 2,269 sq. ft. However, it is too small to build upon. Lot 9 has an area of 7,821 sq. ft. and is larger than necessary for a house. It is proposed to subdivide lot 9 so that the back part, together with lot B, will comprise 5,507 sq. ft., while the residual of lot 9 will be 4,583 sq. ft. Thus, another lot will be created which will be large enough for practical utilization."**

"The proposal is quite in keeping with several others already submitted to the Board which pertain to lots in the block between Palmer Street and Beacon Street. The resulting lots would be as large or larger than the average lots in the vicinity."

At the time of Zoning Decision, the newly created lot containing 4,582 square feet had an existing building on it while the newly created lot B containing 5,507 square feet did not.

It is clear that at the time of the Zoning Decision the zone in which the two lots were located was an R2 zone.

At the time of the Zoning Decision the Decision simply granted relief with respect to the subdivision without indicating whether lot B, the vacant lot, could have a two-family or single-family house built on it, once again, in a neighborhood even then containing mostly two-family homes.

A single-family home presently exists on lot B and it was constructed sometime after the 1955 Zoning Decision.

ARGUMENT OF FACT AND LAW

It is clear from a reading of the Zoning Decision that each of the lots created at the time of the approval of the subdivision plan by the Zoning Board of Appeals did not contain sufficient square feet to comply with the then requirements of the Zoning Bylaw.

Notwithstanding that fact, when the Zoning Board issued its Decision, it did not indicate that the grant of relief was limited to construction of a single-family home.

Indeed, a reading of the last page of the Zoning Decision **“to wit: to subdivide two lots. Said subdivision would create two lots with less than the square foot area required by the Section 14-B of the Zoning Bylaw”** indicates that the members of the Zoning Board were well aware that each of the newly created lots would not comply with the zoning requirements for either a single-family or a two-family home.

It is the Applicants' position that if it was the collective intent on the part of the members of the Zoning Board to limit construction of the new building to be built on lot B to a single-family home, the Decision would have stated that as a condition of the grant of zoning relief which of course it did not.

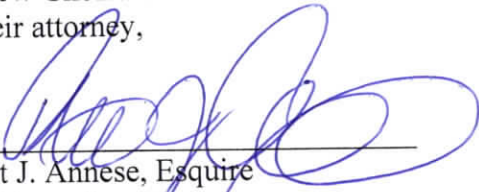
It is also the position of the Applicants that it can reasonably be inferred that the collective intent of the members of the Zoning Board was that the grant of relief did not limit the newly created lot B to a single-family home, but rather allowed construction of a two-family home even though ultimately a two-family home was not constructed on the lot subsequent to the 1955 Zoning Decision.

The Zoning Decision did not state the statutory reasons for the grant of relief for either a Special Permit or a Variance, but it is also clear that the time for an appeal being filed in connection with the Zoning Decision has long passed as the time for raising any defects

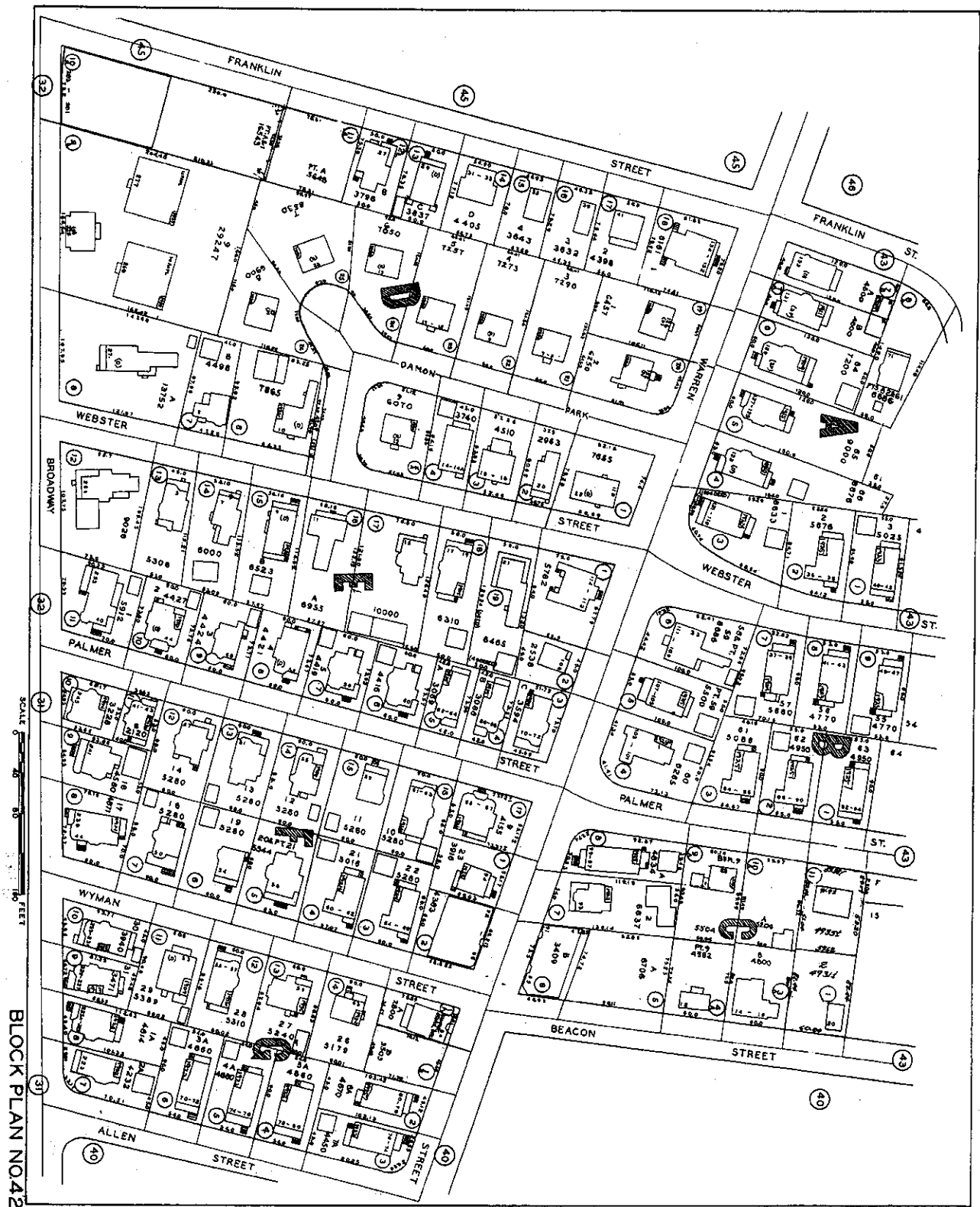
in a Notice of a Decision is limited to the 20-day appeal period set forth within the provisions of Chapter 40A. Cappuccio v. Zoning Board of Appeals of Spencer, 398 Mass. 304, 311, (1986).

For all of the above reasons the Applicants request that the Zoning Board issue a Special Permit interpreting the Decision of the Zoning Board dated March 11, 1955 that lot B is a two-family lot, and that the Applicants can proceed to construct a two-family house on lot B.

Applicant
Matthew Ghofrani and Deborah A. Ghofrani,
By their attorney,



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





Town of Arlington, Massachusetts

Docket # 3655: 34 Marathon Street (continuance of May 11, 2021 hearing)

Summary:

In accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by Francis and Rita McGovern of Arlington, Massachusetts on March, 23, 2021, a petition seeking permission to alter their property located at 34 Marathon Street – Block Plan 025.0-0002-0004.0 Said petition would require a Special Permit under Section 8.1.3 (B) (Nonconforming Single-Family or Two-Family Dwellings) of the Zoning Bylaw for the Town of Arlington.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	ZBA_Package__34_Marathon_Street.pdf	ZBA Package, 34 Marathon Street
▢ Reference Material	34_Marathon_St_floor_plans.pdf	34 Marathon St floor plans
▢ Reference Material	gordons_floor_plans.pdf	gordons floor plans
▢ Memorandum	3655_34_Marathon_St.pdf	DPCD Memo re: 34 Marathon St
▢ Reference Material	34_Marathon_Revised_Attic_Calculation.pdf	34 Marathon Revised Attic Calculation
▢ Reference Material	34_Marathon__Revised_Application.pdf	34 Marathon, Revised Application



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **Francis and Rita McGovern** of Arlington, Massachusetts on March 23, 2021, a petition seeking permission to alter their property located at **34 Marathon Street - Block Plan 025.0-0002-0004.0** Said petition would require a Special Permit under **Section 8.1.3 (B) (Nonconforming Single-Family or Two-Family Dwellings)** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening May 11, 2021 at 7:30 P.M or as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**

https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-upqDlrH9BzpU_mQMF2y5Ys20gtlBP9 **for documentation relating to this petition, visit the ZBA website at www.arlington.gov/zba.**

DOCKET NO 3655

Zoning Board of Appeals
Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us**

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

In the matter of the Application of Francis J. & Rita E. McGovern
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance
with Section 10.11 of the Zoning Bylaw for the Town of Arlington,
seeking relief from the following specific provisions of the Zoning
Bylaw, and as described fully in the attached form, Special Permit
Criteria:

Permission to build out 2 dormers on the
Left side of the 3rd floor of dwelling to increase
usable space.

The Petitioner/Applicant states he/she/they is/are the owner -
occupant of the land in Arlington located at 34 Marathon Street
with respect to such relief is sought; that no unfavorable action Arlington,
has been taken by the Zoning Board of Appeals or its predecessors MA
upon a similar petition regarding this property within the two (2)
years next immediately prior to the filing hereof. The applicant
expressly agrees to full compliance with any and all conditions and
qualifications imposed upon this permission, whether by the Zoning
Bylaw or by the Zoning Board of Appeals, should the same be
granted. The Applicant represents that the grounds for the relief
sought are as follows:

This Request has been granted to many
other homes in this neighborhood and is compatible
with the architectural features in scale and materials
with neighboring structures.

fmcgovern@ mgh.harvard.edu, betsy bradymcgovern@gmail.com
E-Mail _____ Signed _____ Date: _____
Telephone 339.223.2400 Address 19 Highland Avenue
Lexington, MA 02421
57 of 96

TOWN OF ARLINGTON
Dimensional and Parking Information
For application to The Zoning Board of Appeals

1. Property Location: 34 Marathon Street Zoning District: R2
2. Present Use/Occupancy: Residential No. of dwelling units (if residential) 2
3. Existing Gross Floor Area (see definition of Gross Floor Area (GFA) in Article 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor: . 5538
4. Proposed Use/Occupancy: Residential No. of dwelling units (if residential) 2
5. Proposed Gross Floor Area (see definition of Gross Floor Area in Article 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor): . 6376

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (sq. ft.)	5000 sq ft	same	min.
7. Frontage (ft.)	50 ft	same	min.
8. Floor area ratio	. 55	. 66	max.
9. Lot Coverage (%)	. 20	. 20	max
10. Lot Area per Dwelling Unit (Sq. ft.)			min.
11. Front Yard Depth (ft.)	23' 2"	23' 2"	min.
12. Left Side Yard Depth (ft.)	13.5'	13.5'	min.
13. Right Side Yard Depth (ft.)	6'	6'	min.
14. Rear Side Yard Depth (ft.)	30.2	30.2	min.
15. Height (stories)	2 1/2		max.
16. Height (ft.)	32'	32'	max.
17. Landscaped Open Space (% of GFA) Sq. ft. _____	3265	3265	min.
18. Usable Open Space (% of GFA) Sq. ft. _____	3265	3265	min.
19. Parking Spaces (number)	n/a		min.
20. Parking area setbacks	n/a		min.
21. Loading Spaces (if applicable)	n/a		min.
22. Type of construction	wood	wood	

OPEN SPACE/GROSS FLOOR AREA

Refer to Zoning Bylaw Article 2, Definitions and Article 6, Dimensional Regulations

Address 34 Marathon Street

Zoning District R 2

OPEN SPACE

	EXISTING	PROPOSED
Total lot area	<u>5000 sq ft</u>	<u>5000 sq ft</u>
Open Space (Usable)*	<u>814.4 sq ft</u>	<u>Same</u>
Open Space (Landscaped)	<u>60 sq feet</u>	<u>Same</u>

*Usable Open Space must be at least 75% open to the sky, free of automotive, traffic and parking, and readily accessible. Open space shall be deemed usable only if : 1) at least 75% of the area has a grade of less than 8% and no horizontal dimension less than 25 feet.

GROSS FLOOR AREA (GFA)

Accessory building		
Basement or cellar (>5' excluding mechanical area)	<u>100 sq ft</u>	<u>100 sq feet</u>
1 st Floor	<u>1017 sq ft</u>	<u>Same</u>
2 nd Floor	<u>1017 sq ft</u>	<u>Same</u>
3 rd Floor	<u>186 sq ft</u>	<u>705 sq ft</u>
4 th Floor		
5 th Floor		
Attic (>7'3" in height, excluding elevator, mechanical)	<u>(see 3rd floor)</u>	
Parking garages (except as used for accessory Parking garages or off street loading purposes)	<u>16'x20' 320 sq ft</u>	<u>same</u>
All weather habitable porches and balconies	<u>448 sq ft</u>	<u>448 sq ft</u>
Total Gross Floor Area (GFA)	<u>2769 sq ft</u> <u>.55</u>	<u>3288 sq ft</u> <u>.66</u>

REQUIRED MINIMUM OPEN SPACE AREA

Proposed Usable Open Space Percent of GFA	<u>3265 sq ft</u>
Proposed Landscaped Open Space Percent of GFA	<u>3265 sq ft</u>

This worksheet applies to plans dated 1/15/2019 designed by Rober Survey

Reviewed by Inspectional Services _____ Date: _____

Special Permit Criteria- The following standards must be addressed and met for the grant of a Special Permit:

1). Indicate where the use requested is listed in the Table of Use Regulations as a Special Permit in the district for which the application is made or is so designated elsewhere in the Arlington Zoning Bylaw.

use regulation of residential purpose as
a continued 2 family dwelling in an R2
zoned district.

2). Describe how the requested use is essential or desirable to the public convenience or welfare.

The request to dormer the 3rd floor on the
left side of dwelling will allow for more usable
space for residential use and a 2nd bathroom for the
upper unit which is currently 3 bedrooms.

3). Describe how the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

This use will not alter the traffic congestion and
will not impair pedestrian safety.

4). Describe how 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.

This dwelling will remain a 2-family. The existing
driveway will allow for necessary parking off street. The same
number of Bedrooms will not change the use of the sewer system.
It will make for greater convenience for the 2nd unit dwellers.

5). Describe how any special regulations for the use, set forth in Article 11, are fulfilled.

This remains a 2-family in an area designated R2

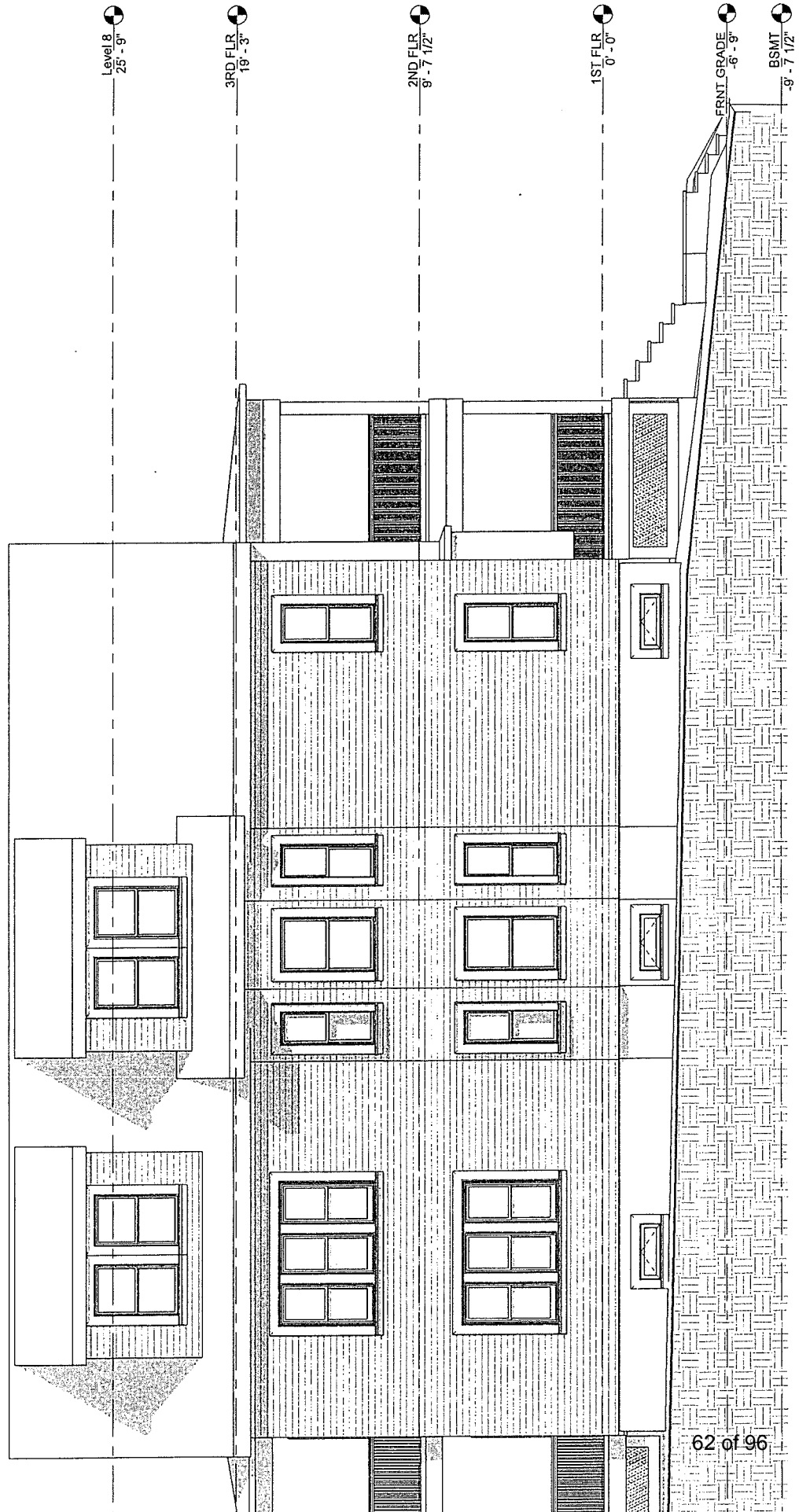
6). Describe how the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

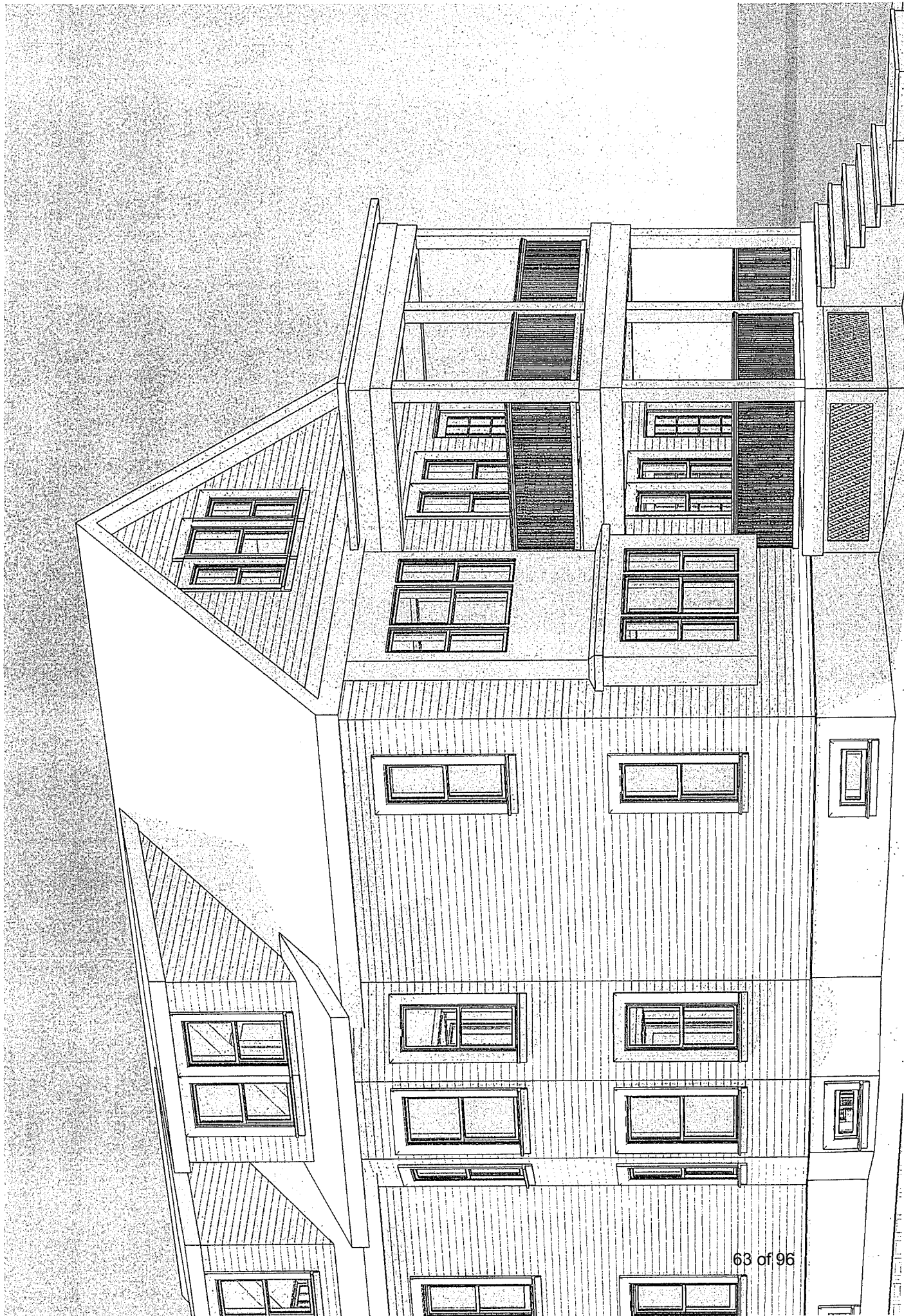
The requested addition of dormers will keep the
structure compatible with existing neighborhood
characteristics.

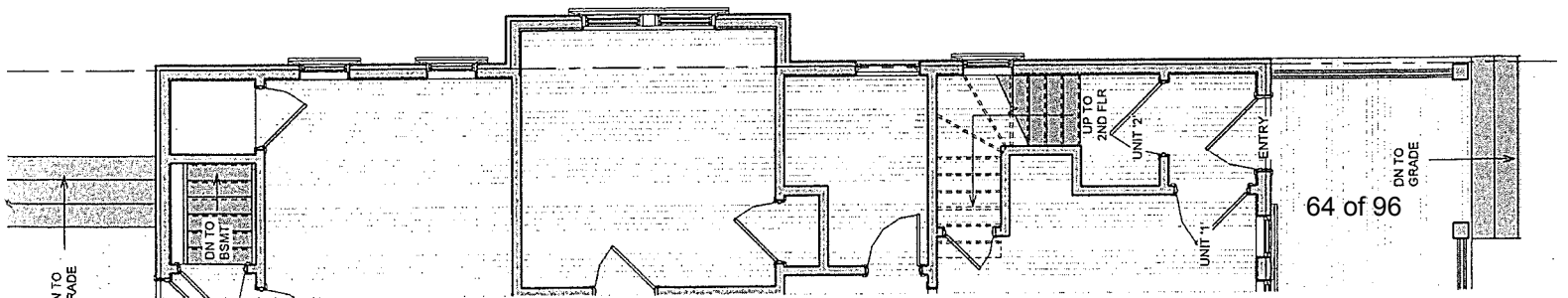
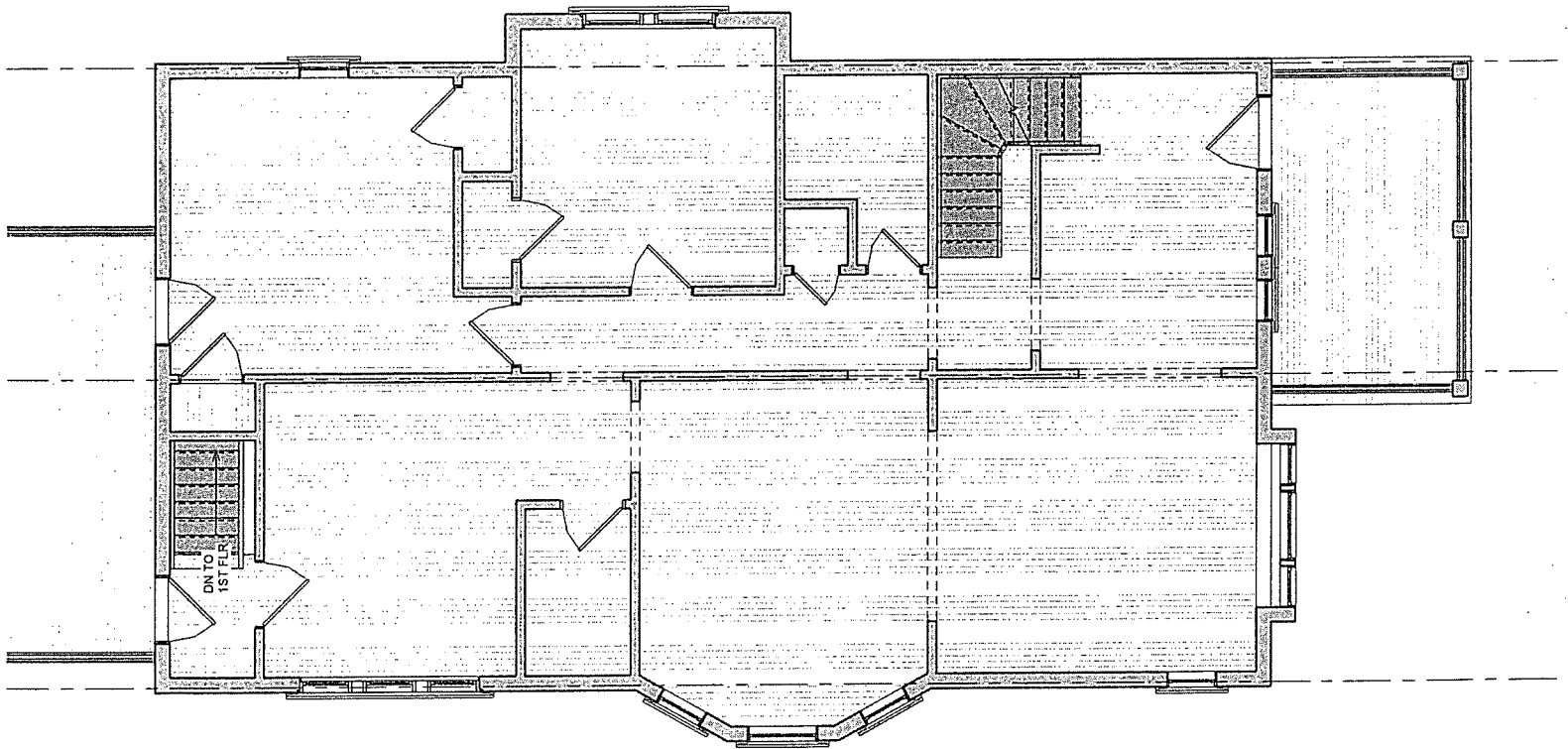
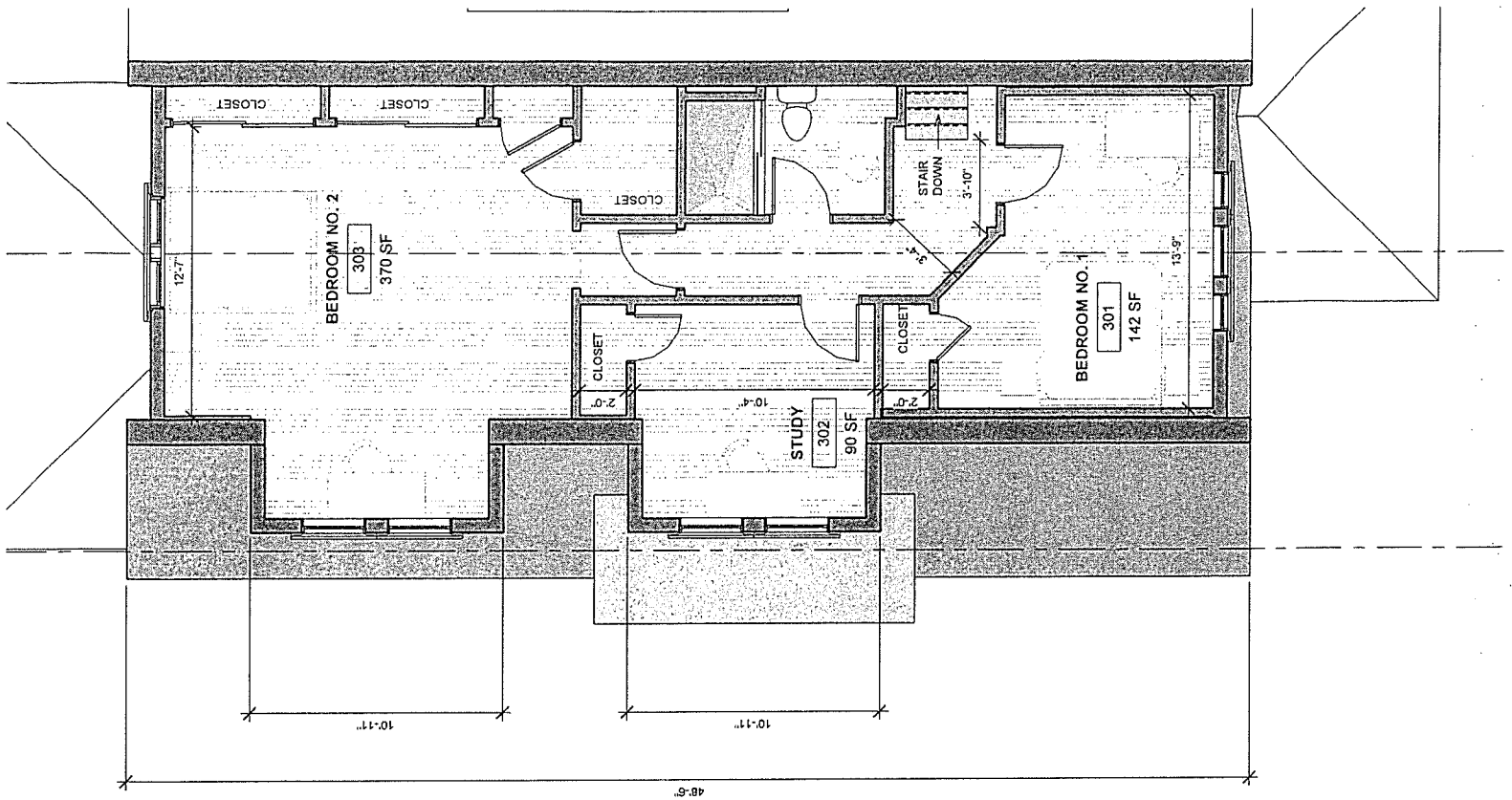
7). Describe how the requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

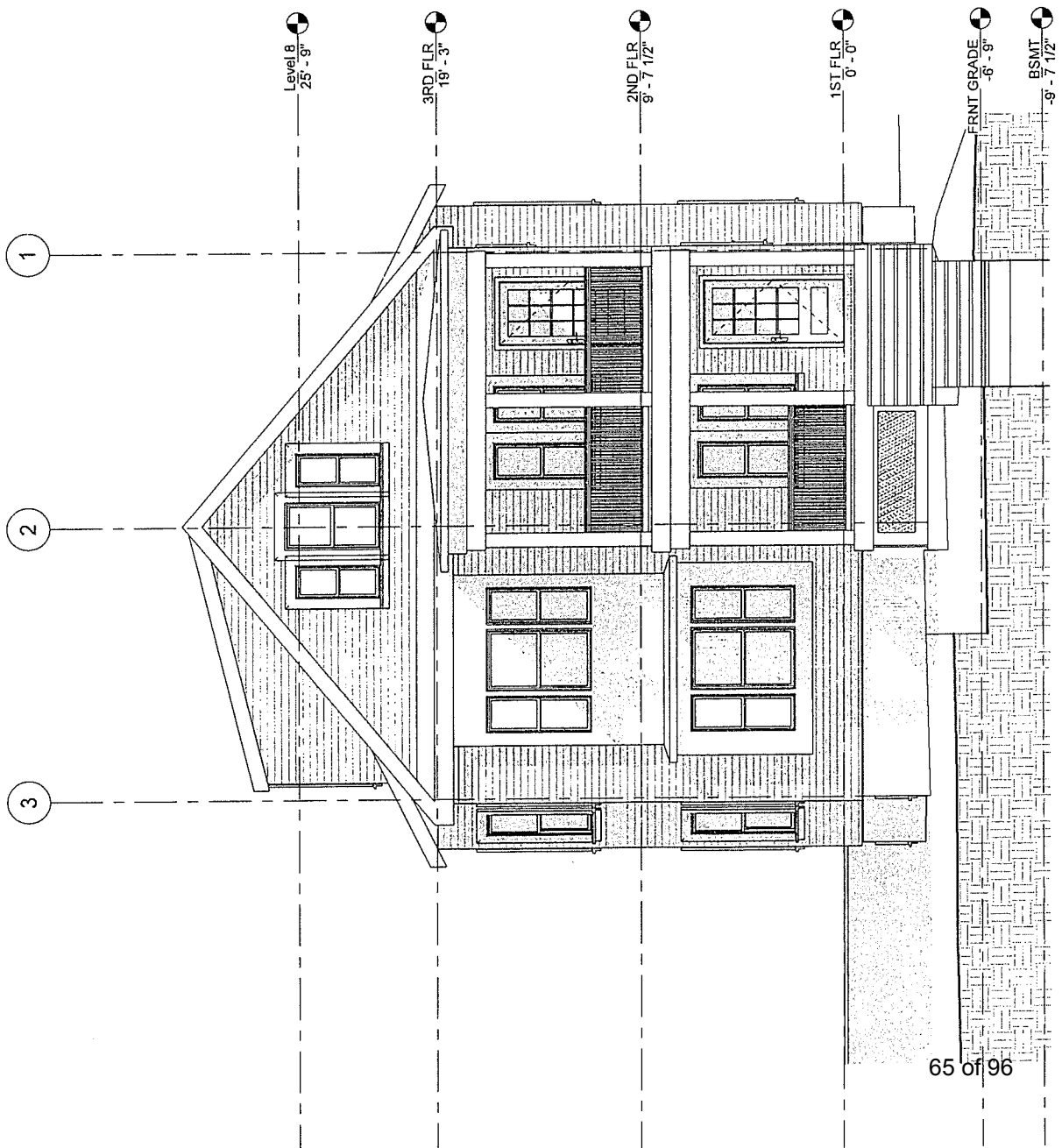
There will be no detriment to the character of the neighborhood.

Will will improve the exterior appearance of the house will Residing and repairs to trim and to insulate the house which will lower the carbon footprint of this dwelling.



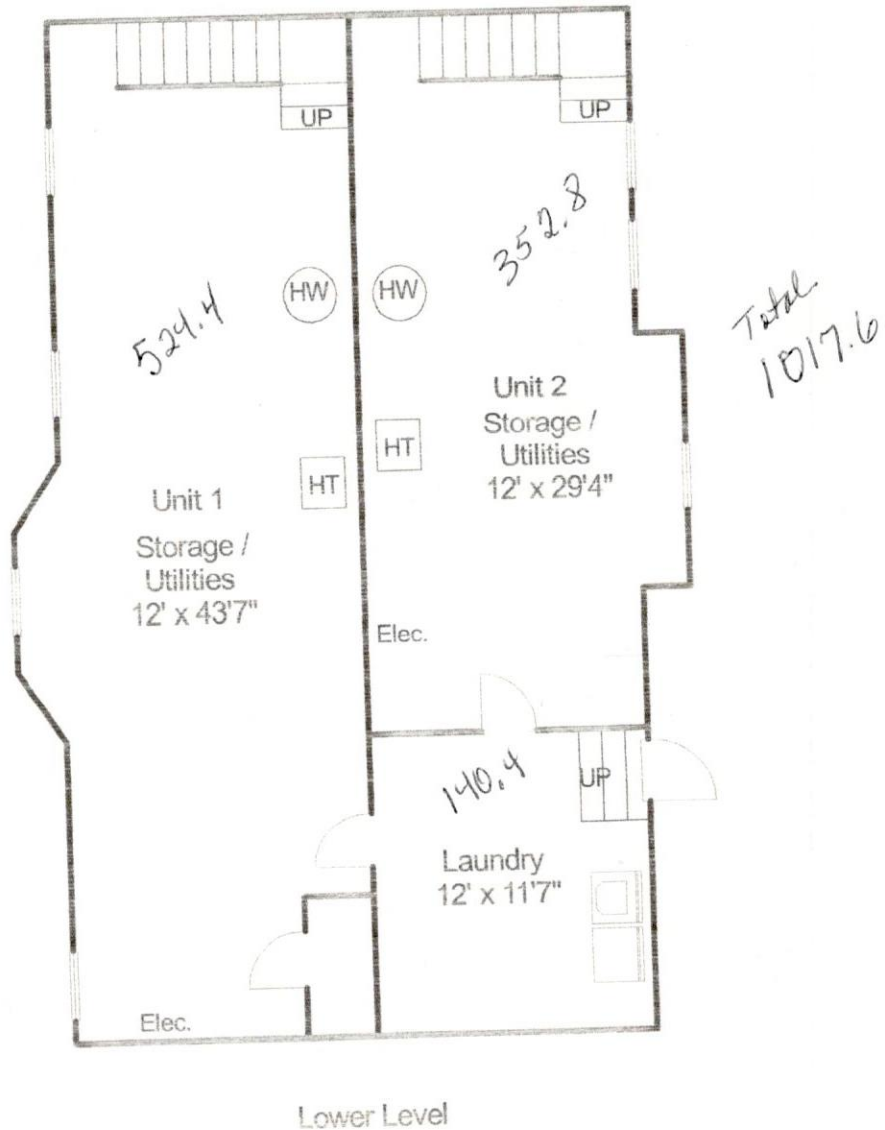






34 Marathon Street, Arlington, Massachusetts

Units 1 and 2

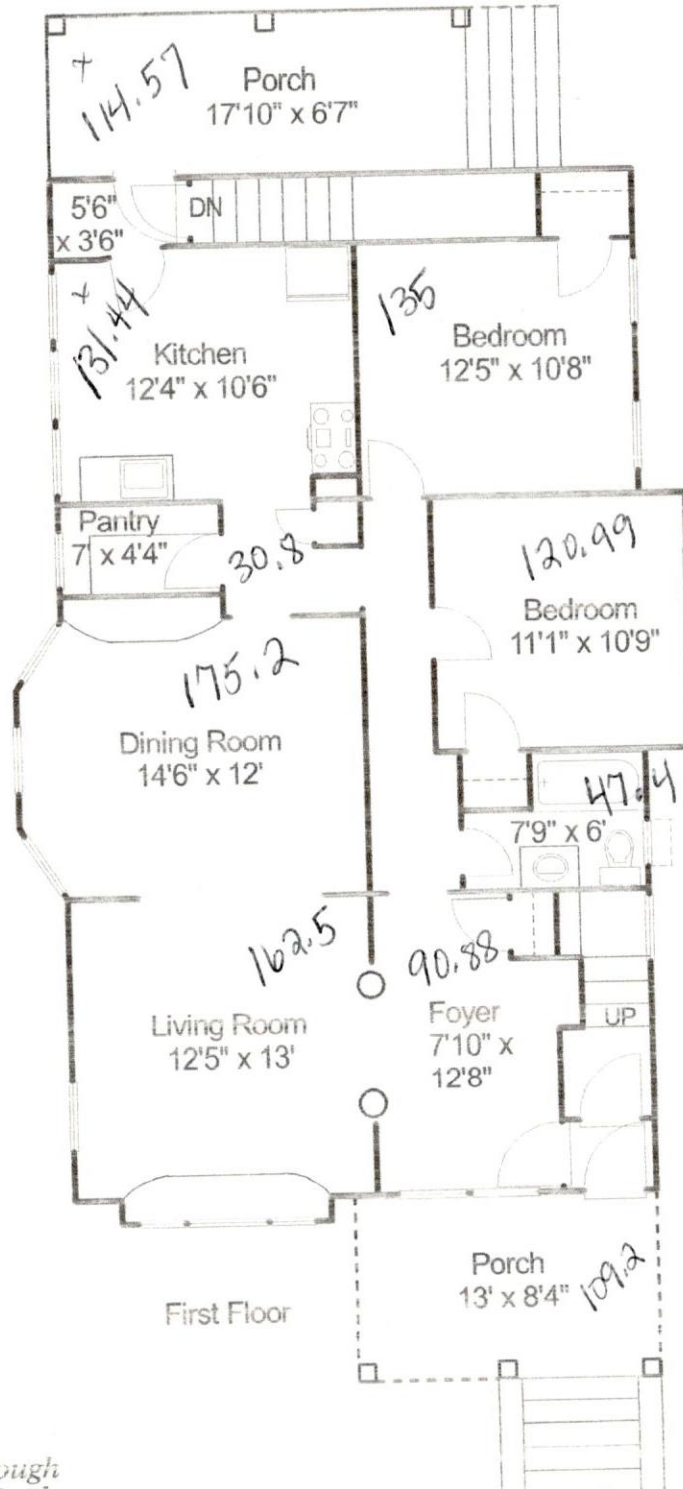


prepared for:
Mary-Lou McDonough
The Higgins Group Realtors
617-947-9279

Renderings
Kathleen Murillo
(978) 392-1100
approximate measurements
© 2012

34 Marathon Street, Arlington, Massachusetts

Unit 1

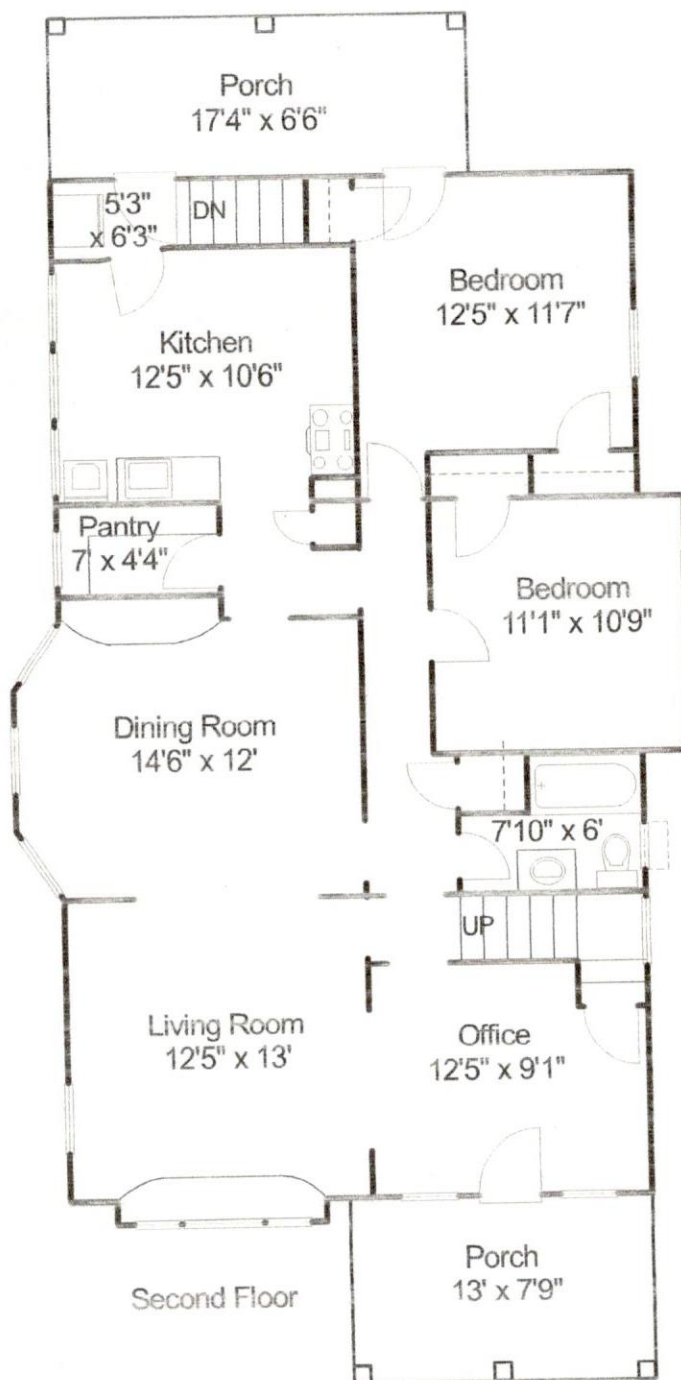


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 The Higgins Group Realtors
 617-947-9279

Renderings
 Kathleen Murillo
 (978) 392-1100
 approximate measurements
 ©2012

34 Marathon Street, Arlington, Massachusetts

Unit 2

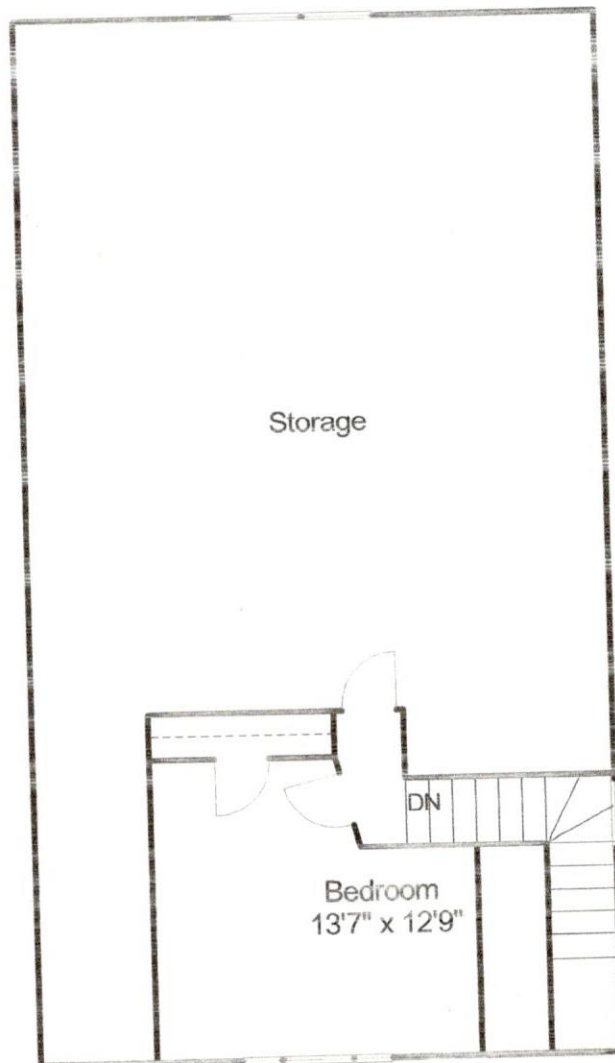


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Renderings
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approximate measurements
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34 Marathon Street, Arlington, Massachusetts

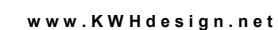
Unit 2



Third Floor

prepared for:
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The Higgins Group Realtors
617-947-9279

Renderings
Kathleen Murillo
(978) 392-1100
approximate measurements
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TRUE HALFSIZE SET
(WHEN ON 11x17 SHEETS)

[illegible]

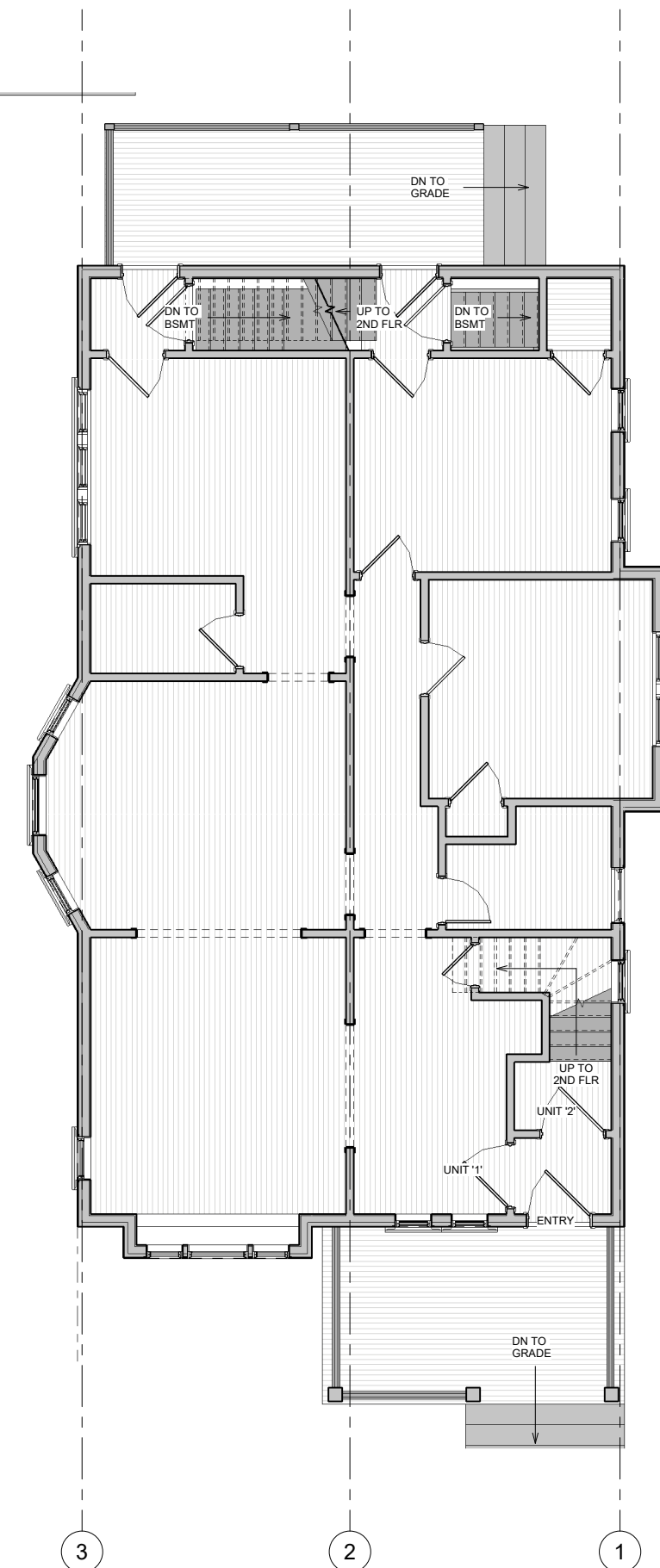
34 MARATHON ST

FLOOR PLANS

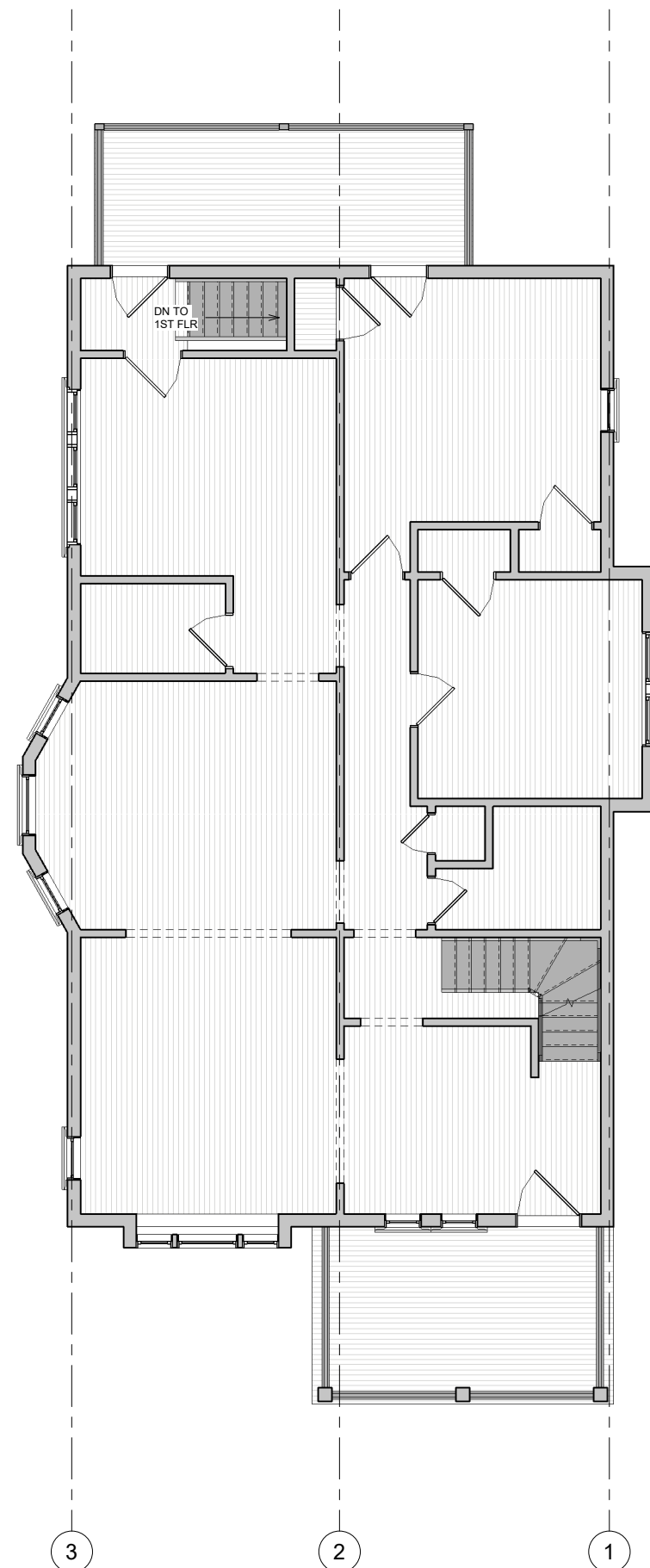
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Date	2021-04-20
Drawn by	Author
Checked by	Checker

A101

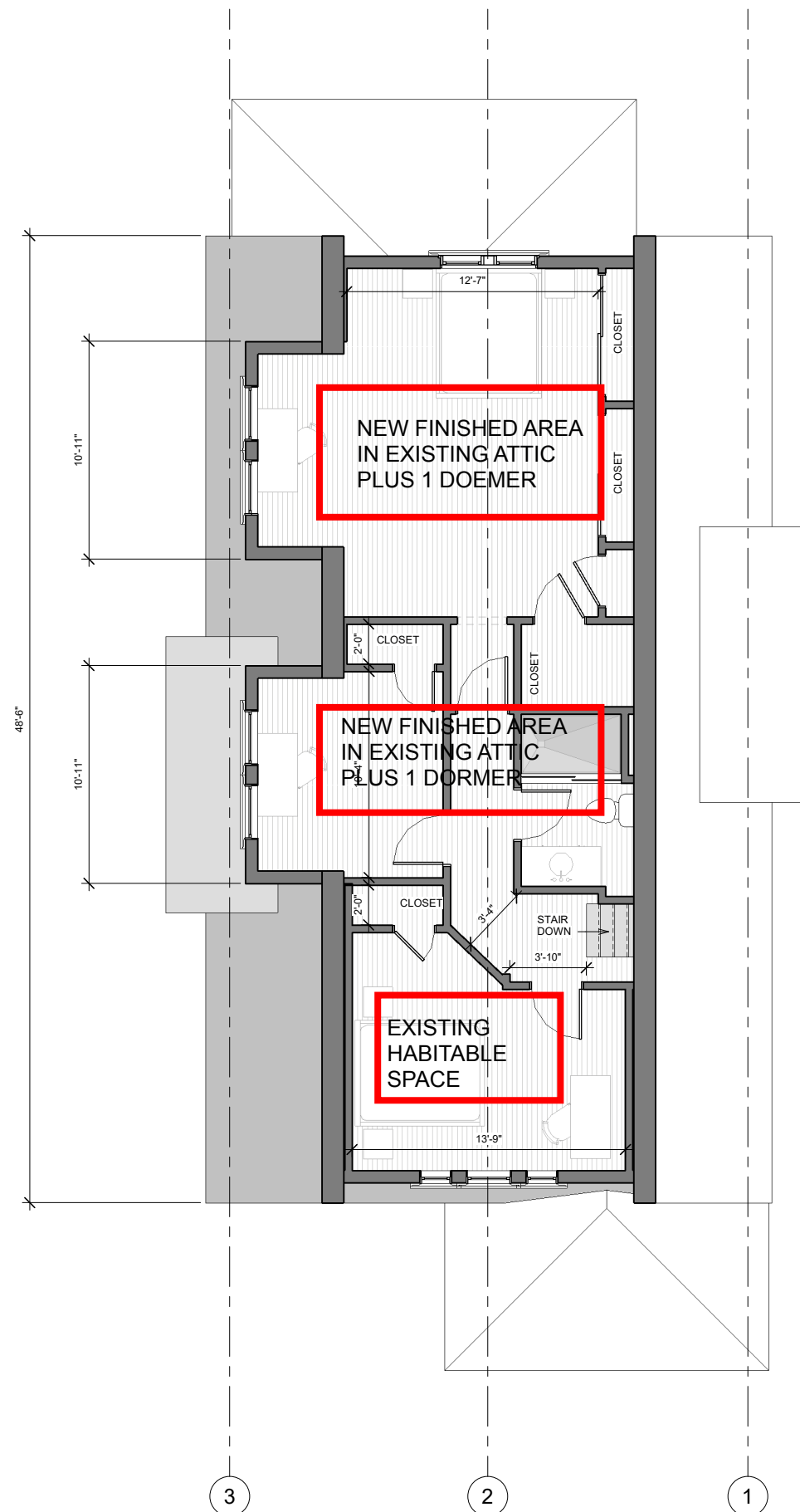
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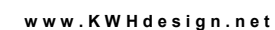
② EXISTING - 1ST FLR
1/4" = 1'-0"



③ EXISTING - 2ND FLR
1/4" = 1'-0"



① PROPOSED - 3RD FLR - 5 FT CP
1/4" = 1'-0"



TRUE HALFSIZE SET
(WHEN ON 11x17 SHEETS)

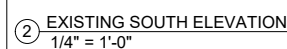
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34 MARATHON ST
FRONT ELEVATION
AT STREET

Project number	Project Number
Date	2021-04-20
Drawn by	Author
Checked by	Checker

A201

Scale	1/4" = 1'-0"
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Keith Hinzman, LEED AP BD+C
PO BOX 51644
BOSTON, MA 02205
(617) 913-4714
keith@kwhdesign.net
www.KWHdesign.net

TRUE HALFSIZE SET
(WHEN ON 11x17 SHEETS)

[illegible]

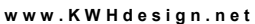
34 MARATHON ST
DRIVEWAY SIDE
ELEVATION

Project number	Project Number
Date	2021-04-20
Drawn by	Author
Checked by	Checker

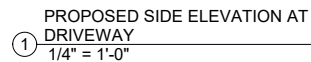
A202

scale $1/4" = 1'-0"$





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keith@kwhdesign.net
www.KWHdesign.net



TRUE HALFSIZE SET
(WHEN ON 11x17 SHEETS)

[illegible]

34 MARATHON ST
PROPOSED
ELEVATION

Project number	Project Number
Date	2021-04-20
Drawn by	Author
Checked by	Checker

A203

Scale $1/4" = 1'-0"$



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(WHEN ON 11x17 SHEETS)

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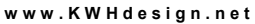
34 MARATHON ST
VIEW FROM
SIDEWALK

Project number	Project Number
Date	2021-04-20
Drawn by	Author
Checked by	Checker

A204

	Scale
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TRUE HALFSIZE SET
(WHEN ON 11x17 SHEETS)

[illegible]

34 MARATHON ST
PROPOSED FROM
SIDEWALK

Project number	Project Number
Date	2021-04-20
Drawn by	Author
Checked by	Checker

A205

Scale:



1 VIEW FROM SIDEWALK PROPOSED



TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

MEMORANDUM

To: Zoning Board of Appeals
From: Jennifer Raitt, Director, Dept. of Planning and Community Development/kl
Date: 5/7/2021
RE: Docket 3655 – 34 Marathon Street; Special Permit under Section 8.1.3 (B)
(Nonconforming Single-Family or Two-Family Dwellings)

The applicants, Francis and Rita McGovern, seek a Special Permit in accordance with Section 8.1.3 (B) (Nonconforming Single-Family or Two-Family Dwellings) of the Zoning Bylaw. The applicants seeks to construct an addition of a two dormers on the third level of a two-family structure. The addition would increase the total square footage of the structure from 2,769 to 3,288 square feet (+519 square feet). It is unclear whether the proposed addition meets the definition of a half story, as the applicant has not provided dimensional details showing the total area of the finished floor below the roof framing and slope of the roof that will be at a height of seven feet or more.

The property is in the R2 Zoning District, and is nonconforming with the Zoning Bylaw's lot area, frontage, and right side yard dimensional requirements. The proposed addition would not increase any of these nonconformities of the existing structure, however if the dimensions of the proposed half story exceed the dimensional requirements needed to meet the definition of a half story, the addition could create a new nonconformity in the maximum height in stories. In addition, the applicant has not correctly calculated landscaped open space and usable open space, so it is unclear if the property is in conformance with those requirements or if the addition would increase any potential existing nonconformities.

The following is an application of the Special Permit criteria (Zoning Bylaw Section 3.3.3):

Criterion #1: Requested Use

The requested use is permitted in the R2 Zoning District through the granting of a Special Permit if less than one half the floor area measured from the underside of the roof framing to the finished floor below has a clear height of 7 feet 0 inches or more. The applicant has not provided the necessary dimensions to calculate whether the proposal complies with this definition.

Criterion #2: Public Convenience/Welfare

This proposal would provide additional living space for occupants of the upper unit in the two-family structure.

Criterion #3: Undue Traffic Congestion/Impairment of Public Safety

There would not be an increase in traffic congestion or an impairment of public safety.

Criterion #4: Undue Burden on Municipal Systems

There would not be an undue burden on municipal systems.

Criterion #5: Special regulations

This proposal would not result in the need for special regulations.

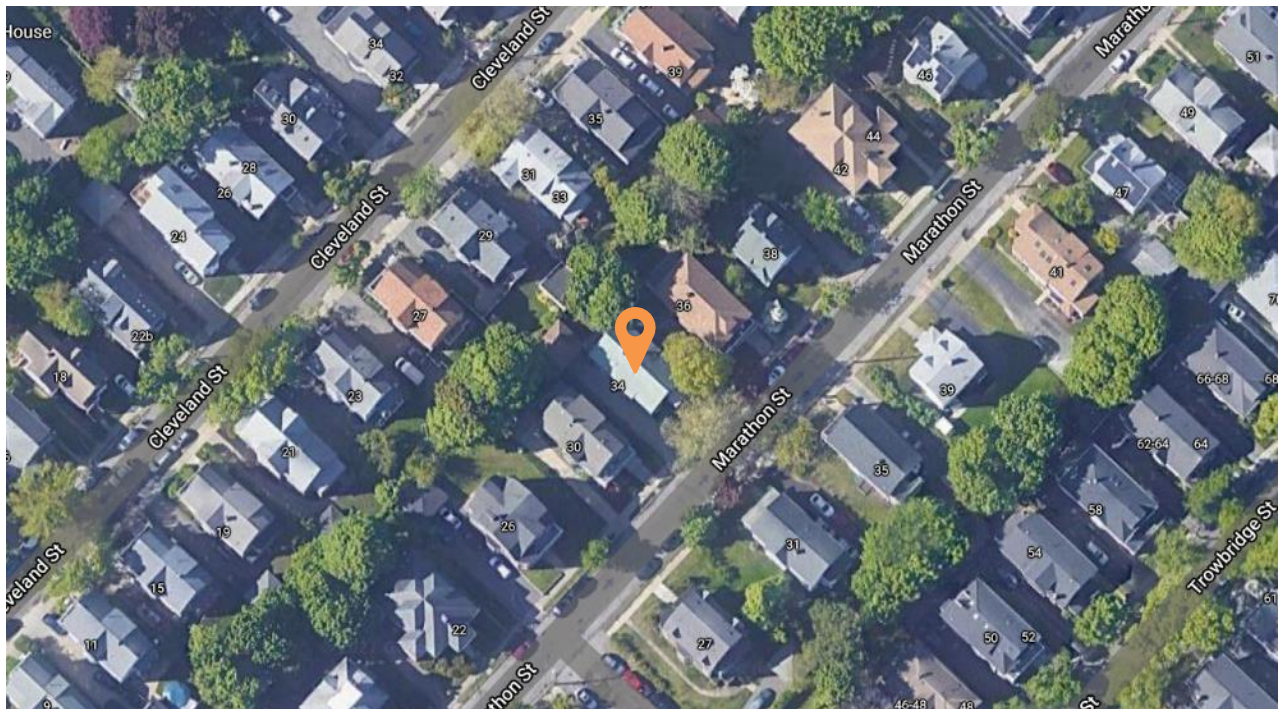
Criterion #6: Integrity/Character of District; Detrimental to Health, Morals, Welfare

This type of addition is common in the surrounding neighborhood. The proposed dormers are well-proportioned and align with other features on the existing structure. They are sufficiently set back from the front façade so as to avoid adding significant appearance of height beyond two stories¹. The proposal would not detrimentally impact the neighborhood character of the district or adjoining districts, nor will it be detrimental to the health, morals, or welfare of the neighbors of the property.

Criterion #7: Detrimental Excess in Particular Use

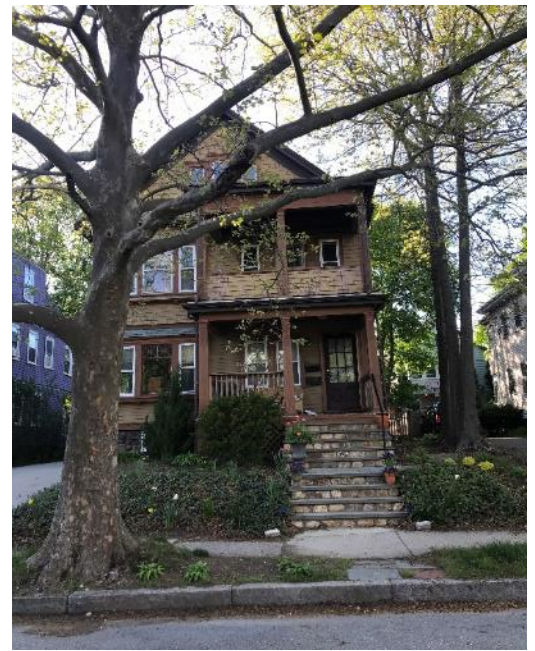
This proposal would not cause any detrimental excesses.

Below are aerial and street-view photos of the current building:



¹ Residential Design Guidelines, Principle C-1, pg 36.

<https://www.arlingtonma.gov/home/showpublisheddocument?id=54518>



Recommendation:

The Department of Planning and Community Development recommends that the Zoning Board of Appeals requests details regarding the dimensions of the third story of the structure, usable, and landscaped open space to ensure that the addition meets the Zoning Bylaw's definition of a half story and that no existing nonconformities are increased prior to approving this application.

Related dockets:

- #3652: 41-43 Fairmont St – Applicant sought a special permit to create an addition via a shed dormer on a two-family structure on a nonconforming lot in the R2 Zoning District. Residential Design Guidelines were considered in the evaluation of the proposal. Approved with conditions on 4/13/2021.
- #3630: 49 Magnolia – Applicant sought a special permit to create an addition via two dormers on a two-family structure on a nonconforming lot in the R2 Zoning District. Approved with conditions on 9/8/20.
- #3601: 210-212 Broadway – Applicant sought a special permit to create an addition via two dormers on a two-family structure on a nonconforming lot in the R2 Zoning District. Approved on 9/24/19.



BOARD OF APPEALS

Town of Arlington

Arlington, Massachusetts 02476

51 Grove Street
Telephone (781) 316-3396

May 22, 2021

Members of the Zoning Board of Appeals

23 Maple Street

Arlington, MA 02474

RE: 34 MARATHON STREET

Dear Members,

I review the application for a Special Permit with respect to 34 Marathon Street. This is a typical request to add some livable space in the attic without the sufficient Usable Open Space. I recalculated the original data and hopefully it will be easier to understand. Again, the Board has to approve or disapprove the request. Inspectional Services will make sure that the project meets all Dimensional and Density requirements as well as all Building Code Requirements. Based on information that I received from the project Architect, this appears to meet the definition of a "half story". I can answer any questions during the hearing. This information will be posted on Novus as well.

Thank you.

Rick Vallarelli

Zoning Board Administrator

Building Inspector



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **Francis and Rita McGovern** of Arlington, Massachusetts on March 23, 2021, a petition seeking permission to alter their property located at **34 Marathon Street - Block Plan 025.0-0002-0004.0** Said petition would require a Special Permit under **Section 8.1.3 (B) (Nonconforming Single-Family or Two-Family Dwellings)** of the Zoning Bylaw for the Town of Arlington.

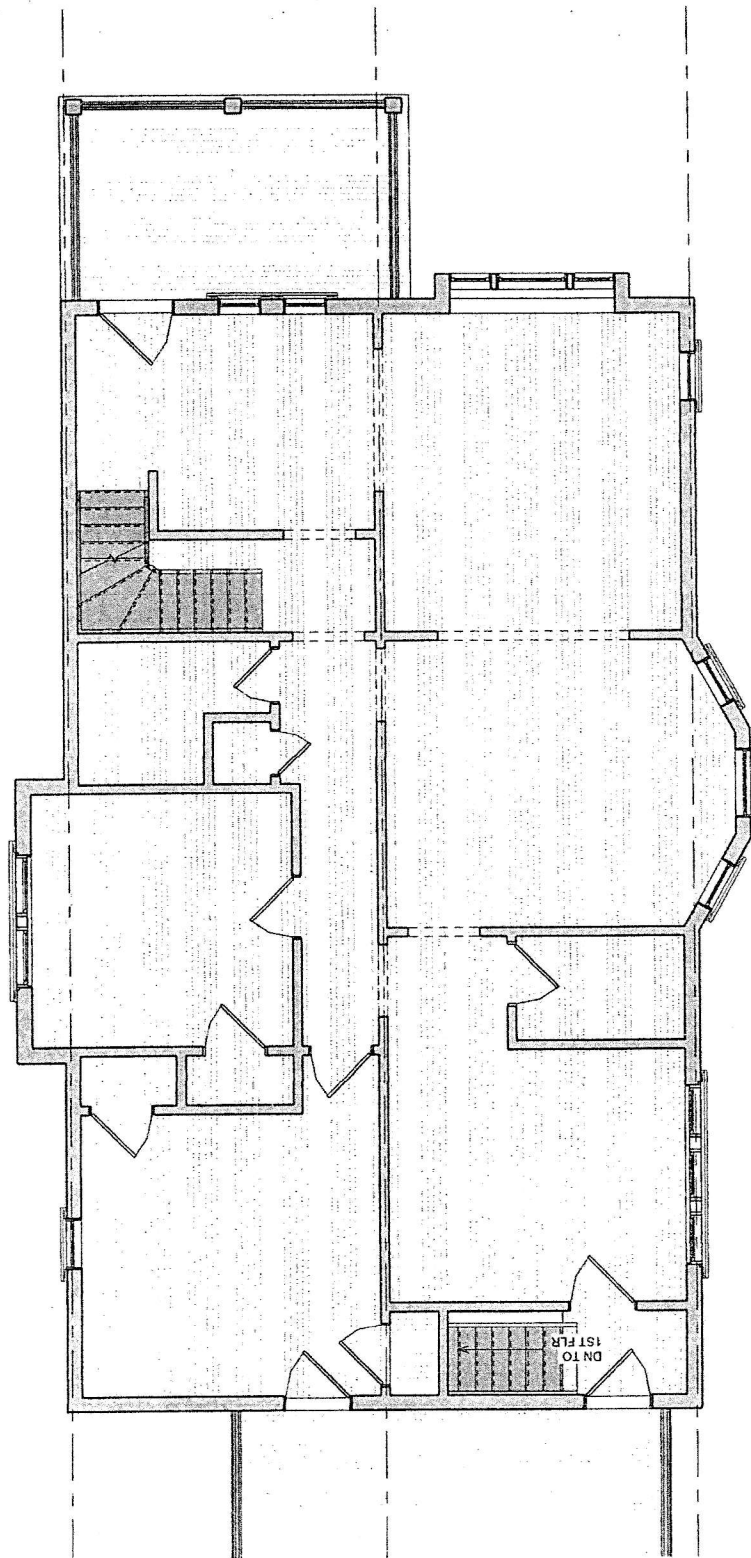
A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening May 11, 2021 at 7:30 P.M or as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**

https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-upqDlrH9BzpU_mQMF2y5Ys20gtIBP9 **for documentation relating to this petition, visit the ZBA website at www.arlington.gov/zba.**

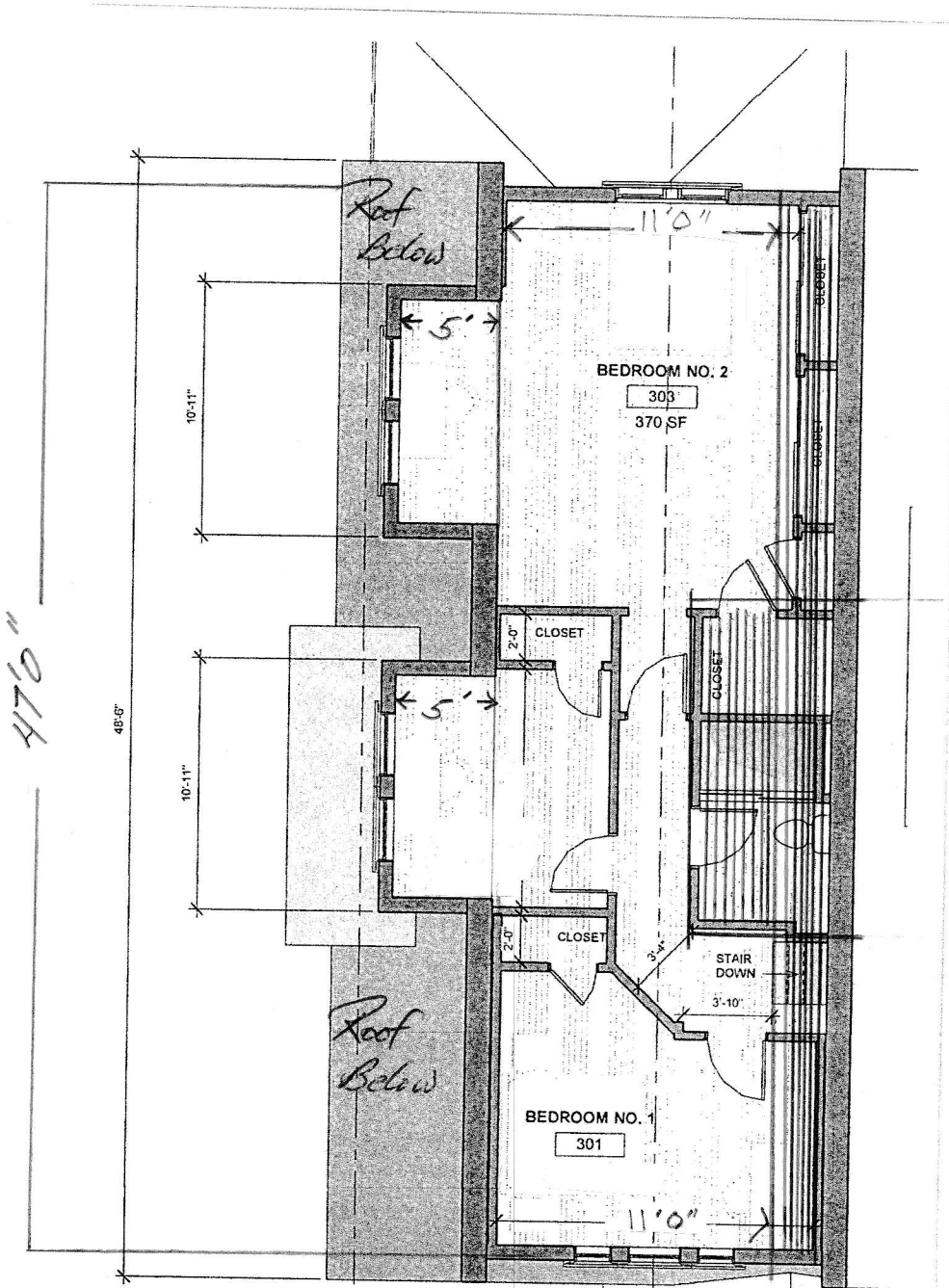
DOCKET NO 3655

Zoning Board of Appeals
Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us**



Existing Second Floor
Area $47' \times 27' = 1269$ sq ft



Proposed Attic Plan

34 MARATHON STREET

EXISTING AREA OF SECOND FLOOR: 47' X 27' = 1269 SQ FT

**PROPOSED AREA OF ATTIC SPACE WITH A HEIGHT OF 7'0" FROM
UNDERSIDE OF ROOF FRAME (RAFTERS) TO FF BELOW:**

11' X 47' = 517 SQ FT

11' X 5' = 55 SQ FT

11' X 5' = 55 SQ FT

TOTAL AREA @ 7'0" OR GREATER: 627 SQ FT

50% OF SECOND FLOOR AREA: 634.5 SQ FT

PROPOSED AREA OF ATTIC SPACE @ 7'0" OR GREATER: 627 SQ FT

% OF ATTIC AREA @ 7'0" OR GREATER: 49%

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

In the matter of the Application of Francis J. & Rita E. McGovern
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance
with Section 10.11 of the Zoning Bylaw for the Town of Arlington,
seeking relief from the following specific provisions of the Zoning
Bylaw, and as described fully in the attached form, Special Permit
Criteria:

Permission to build out 2 dormers on the
Left side of the 3rd floor of dwelling to increase
usable space.

The Petitioner/Applicant states he/she/they is/are the owner -
occupant of the land in Arlington located at 34 Marathon Street
with respect to such relief is sought; that no unfavorable action Arlington,
has been taken by the Zoning Board of Appeals or its predecessors MA
upon a similar petition regarding this property within the two (2)
years next immediately prior to the filing hereof. The applicant
expressly agrees to full compliance with any and all conditions and
qualifications imposed upon this permission, whether by the Zoning
Bylaw or by the Zoning Board of Appeals, should the same be
granted. The Applicant represents that the grounds for the relief
sought are as follows:

This Request has been granted to many
other homes in this neighborhood and is compatible
with the architectural features in scale and materials
with neighboring structures.

fmcgovern@mgh.harvard.edu, betsybradymcgovern@gmail.com
E-Mail _____ Signed _____ Date: _____
Telephone 339.223.2400 Address 19 Highland Avenue
Lexington, MA 02421

Special Permit Criteria- The following standards must be addressed and met for the grant of a Special Permit:

1). Indicate where the use requested is listed in the Table of Use Regulations as a Special Permit in the district for which the application is made or is so designated elsewhere in the Arlington Zoning Bylaw.

use regulation of Residential purpose as
a continued 2 family dwelling in an R2
zoned district.

2). Describe how the requested use is essential or desirable to the public convenience or welfare.

The request to dormer the 3rd floor on the
left side of dwelling will allow for more usable
space for residential use and a 2nd bathroom for the
upper unit which is currently 3 bedrooms.

3). Describe how the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

This use will not alter the traffic congestion and
will not impair pedestrian safety.

4). Describe how 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.

This dwelling will remain a 2-family. The existing
driveway will allow for necessary parking off street. The same
number of Bedrooms will not change the use of the sewer system.
It will make for greater convenience for the 2nd unit dwellers.

5). Describe how any special regulations for the use, set forth in Article 11, are fulfilled.

This remains a 2-family in an area designated R2

6). Describe how the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

The requested addition of dormers will keep the
structure compatible with existing neighborhood
characteristics.

7). Describe how the requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

There will be no detriment to the character of the neighborhood.

Will will improve the exterior appearance of the house will Residing and repairs to trim and to insulate the house which will lower the carbon footprint of this dwelling.

TOWN OF ARLINGTON
Dimensional and Parking Information
For Applications to the Zoning Board of Appeals

1. Property Location: 34 MARATHON LG Zoning District: R-2
2. Present Use/Occupancy: TWO FAMILY No. of dwelling units 2
3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
2538 Sq. Ft.
4. Proposed Use/Occupancy: R-2 No. of dwelling units 2
5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
3165 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	5000 ⁺	5000 ⁺	min. 6000 ⁺
7. Frontage (Ft.)	50'	50	min. 60'
8. Floor area ratio	N/A	N/A	max. N/A
9. Lot Coverage (%)	37.5%	37.5%	max 35%
10. Lot Area per Dwelling Unit (Sq. Ft.)	N/A	N/A	min. N/A
11. Front Yard Depth (Ft.)	23.2'	23.2'	min. 20'
12. Left Side Yard Depth (Ft.)	13.5'	13.5'	min. 10'
13. Right Side Yard Depth (Ft.)	6'0"	6'0"	min. 10'
14. Rear Yard Depth (Ft.)	23'	23'	min. 20'
15. Height (Stories)	2	2.5	max. 2.5
16. Height (Ft.)	23.5'	23.5'	max. 35'
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	> 10%	> 10%	10%
17A. Landscaped Open Space (% of GFA)	0	0	min. 30%
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.			
18A. Usable Open Space (% of GFA)	0%	0%	min. 949.5 ⁺
19. Number of Parking Spaces	4	4	min. 2
20. Parking area setbacks (if applicable)	NA	NA	min. NA
21. Number of Loading Spaces (if applicable)	NA	NA	min. NA
22. Type of construction	5	5	N/A
23. Slope of proposed roof(s) (in. per ft.)	> 2/12	> 2/12	min. > 2/12

TOWN OF ARLINGTON
Open Space / Gross Floor Area Information
For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 34 MARATHON SQ Zoning District: R-2

OPEN SPACE*

	EXISTING	PROPOSED
Total lot area	<u>5000 *</u>	<u>5000 *</u>
Open Space, Usable	<u>0</u>	<u>0</u>
Open Space, Landscaped	<u>> 10%</u>	<u>> 10%</u>

* Refer to the Definitions in Section 2 of the Zoning Bylaw.

GROSS FLOOR AREA (GFA) †

Accessory Building	<u>NA</u>	<u>NA</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>0 < 7'0" HEIGHT</u>	<u>0 < 7'0" HEIGHT</u>
1 st Floor	<u>1269 *</u>	<u>1269 *</u>
2 nd Floor	<u>1269 *</u>	<u>1269 *</u>
3 rd Floor	<u>0</u>	<u>627 *</u>
4 th Floor	<u></u>	<u></u>
5 th Floor	<u></u>	<u></u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>(517)</u>	<u>(627)</u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u></u>	<u></u>
All weather habitable porches and balconies	<u>0</u>	<u>0</u>
Total Gross Floor Area (GFA)	<u>3055 * *</u>	<u>3165 *</u>

† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

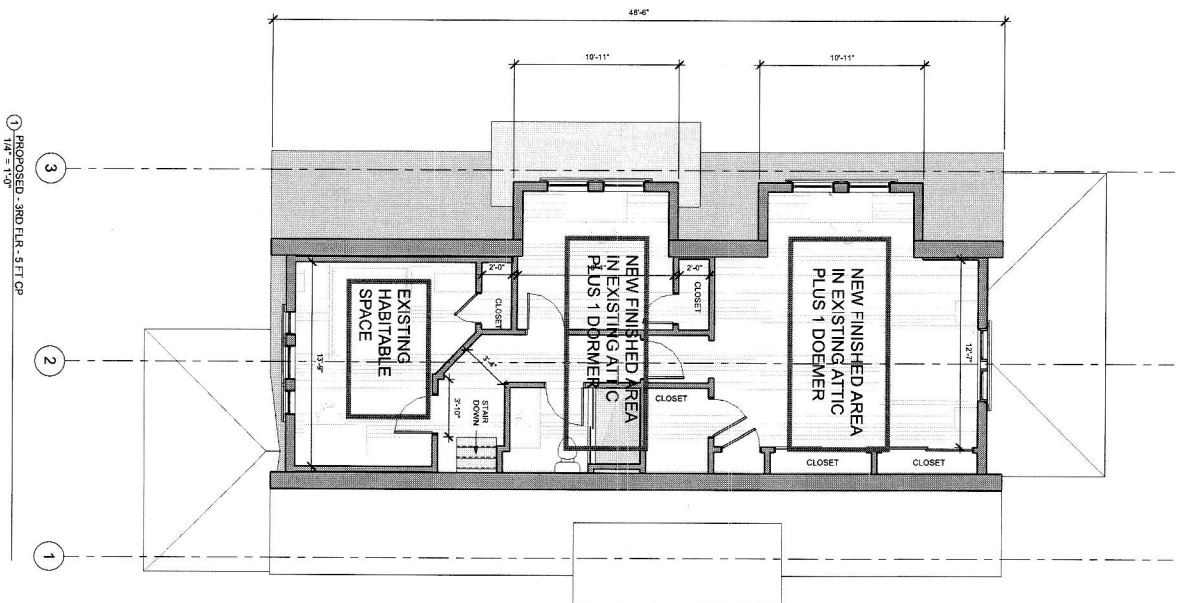
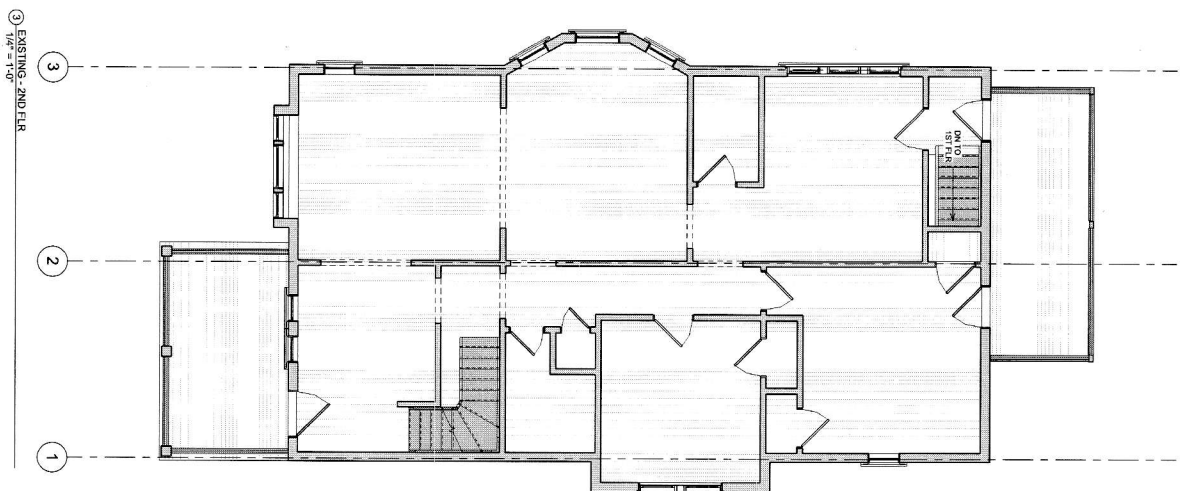
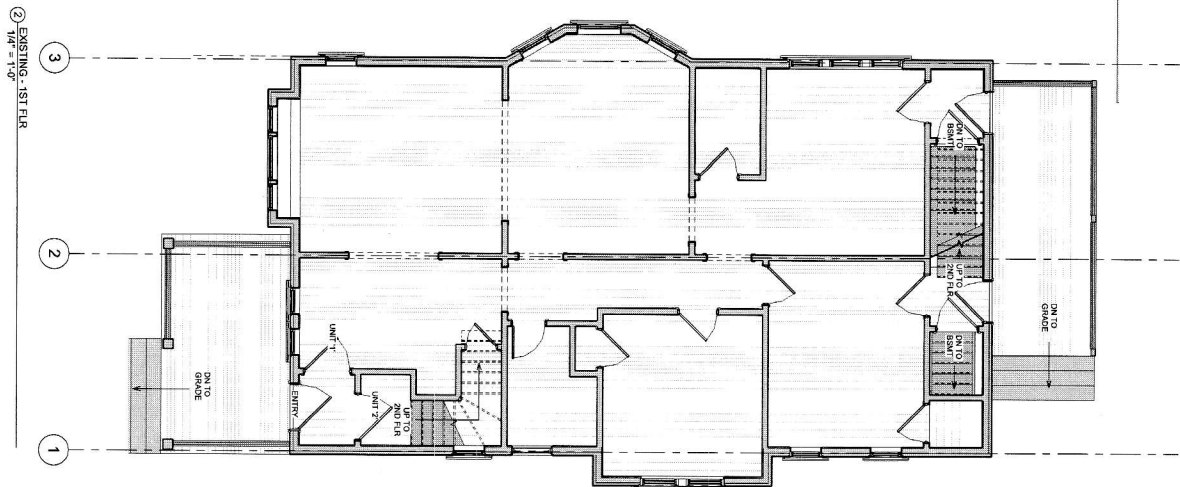
REQUIRED MINIMUM OPEN SPACE AREA

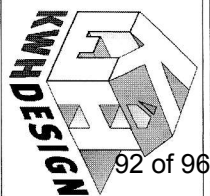
Landscaped Open Space (Sq. Ft.)	<u></u>	<u></u>
Landscaped Open Space (% of GFA)	<u></u>	<u></u>
Usable Open Space (Sq. Ft.)	<u></u>	<u></u>
Usable Open Space (% of GFA)	<u></u>	<u></u>

This worksheet applies to plans dated 4-20-21 designed by KWH DESIGN

Reviewed with Building Inspector: R. VALLARELLI Date: 5-22-2021

* NOTE: EXISTING ATTIC SPACE NOT BEING USED FOR LIVING AREAS

[illegible]



www.KWHdesign.net

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Keith Hinzman, LEED AP BD+C
PO BOX 51644
BOSTON, MA 02205
(617) 913-4714
keith@kwhddesign.net
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TRUE HALF-SIZE SET
(WHEN ON 11x17 SHEETS)

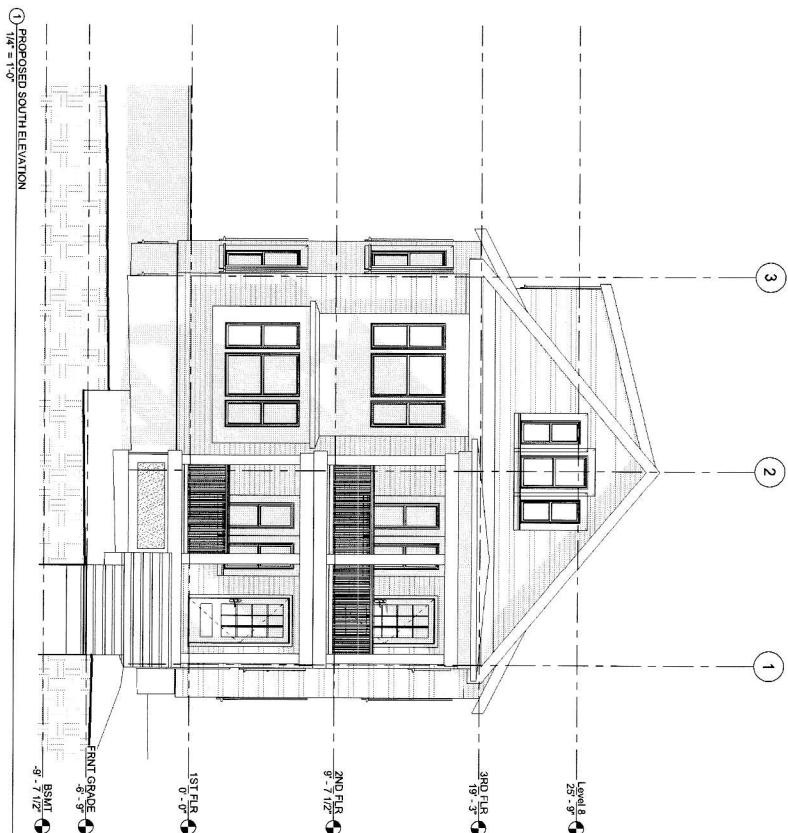
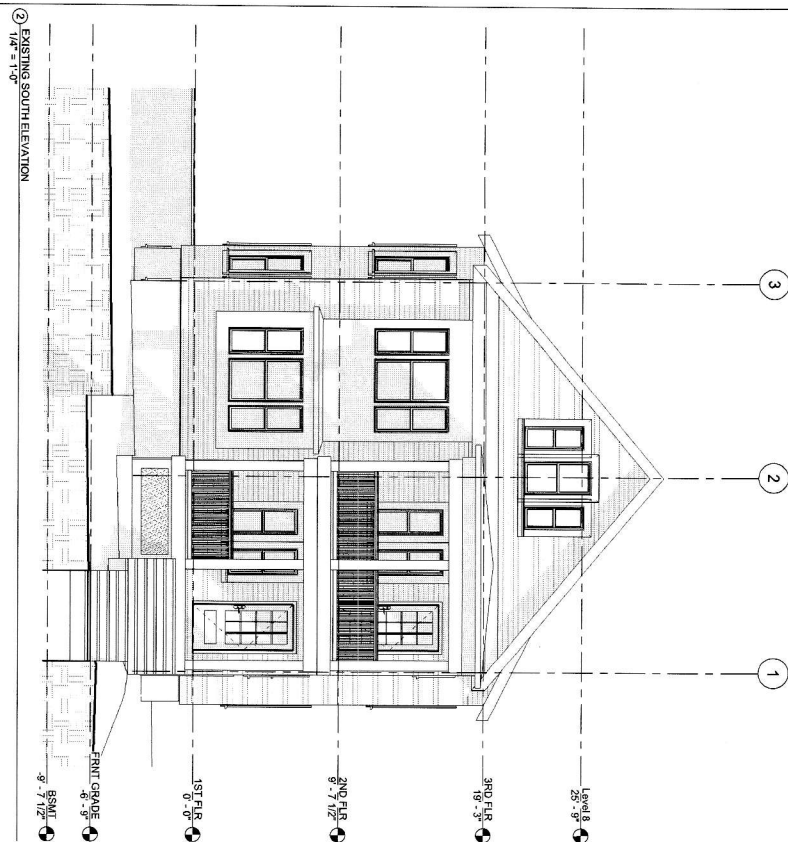
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34 MARATHON ST
FRONT ELEVATION
AT STREET

Project number	Project Number
Date	2021-04-20
Drawn by	Author
Checked by	Checker

A201

Scale	1/4" = 1'-0"
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Kelli Hinzman, LEED AP BD+C
PO BOX 51844
BOSTON, MA 02205
(617) 913-4714
keith@kwhdesign.net
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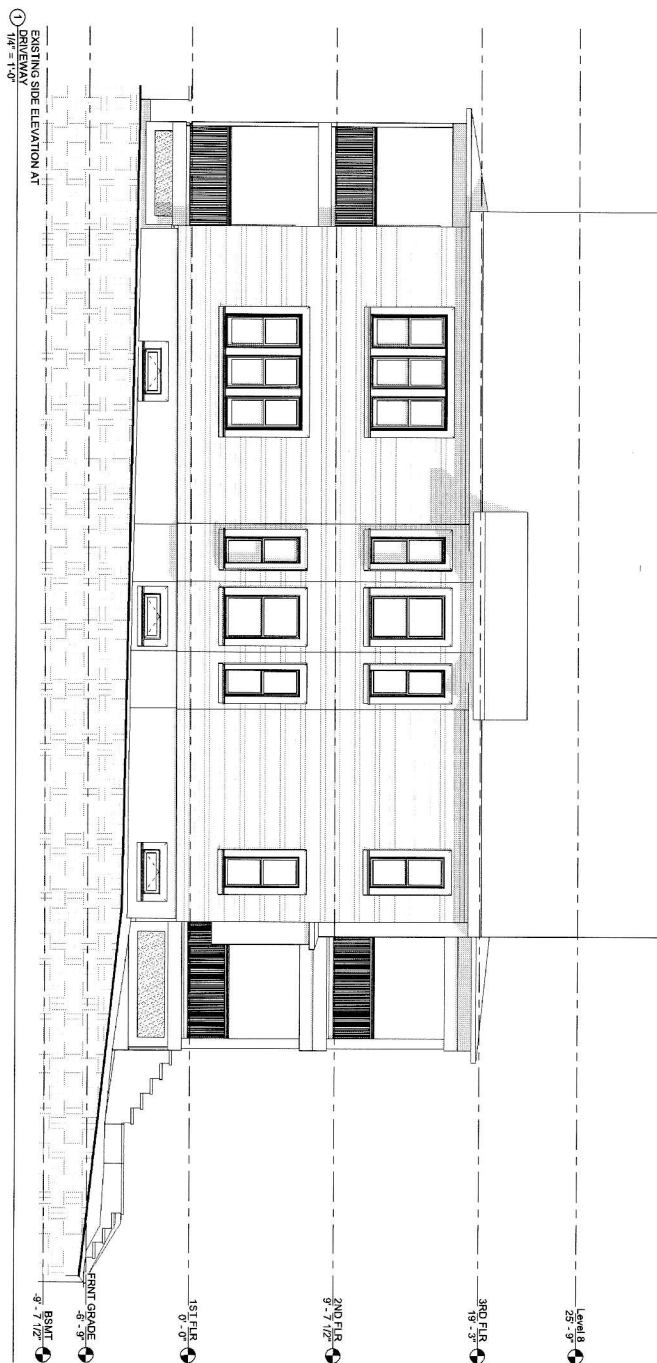
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(WHEN ON 11x17 SHEETS)

[illegible]

34 MARATHON ST
DRIVEWAY SIDE
ELEVATION

Project number	Project Number
Date	2021-04-20
Drawn by	Author
Checked by	Checker
A202	

Scale 1/4" = 1'-0"





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KWH design, inc.
Keith Hinzman, LEED AP BD+
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(WHEN ON 11X17 SHEETS)

[illegible]

34 MARATHON ST

**PROPOSED
ELEVATION**

Project number	Project Numb
Date	2021-04-22
Drawn by	Auth
Checked by	Check

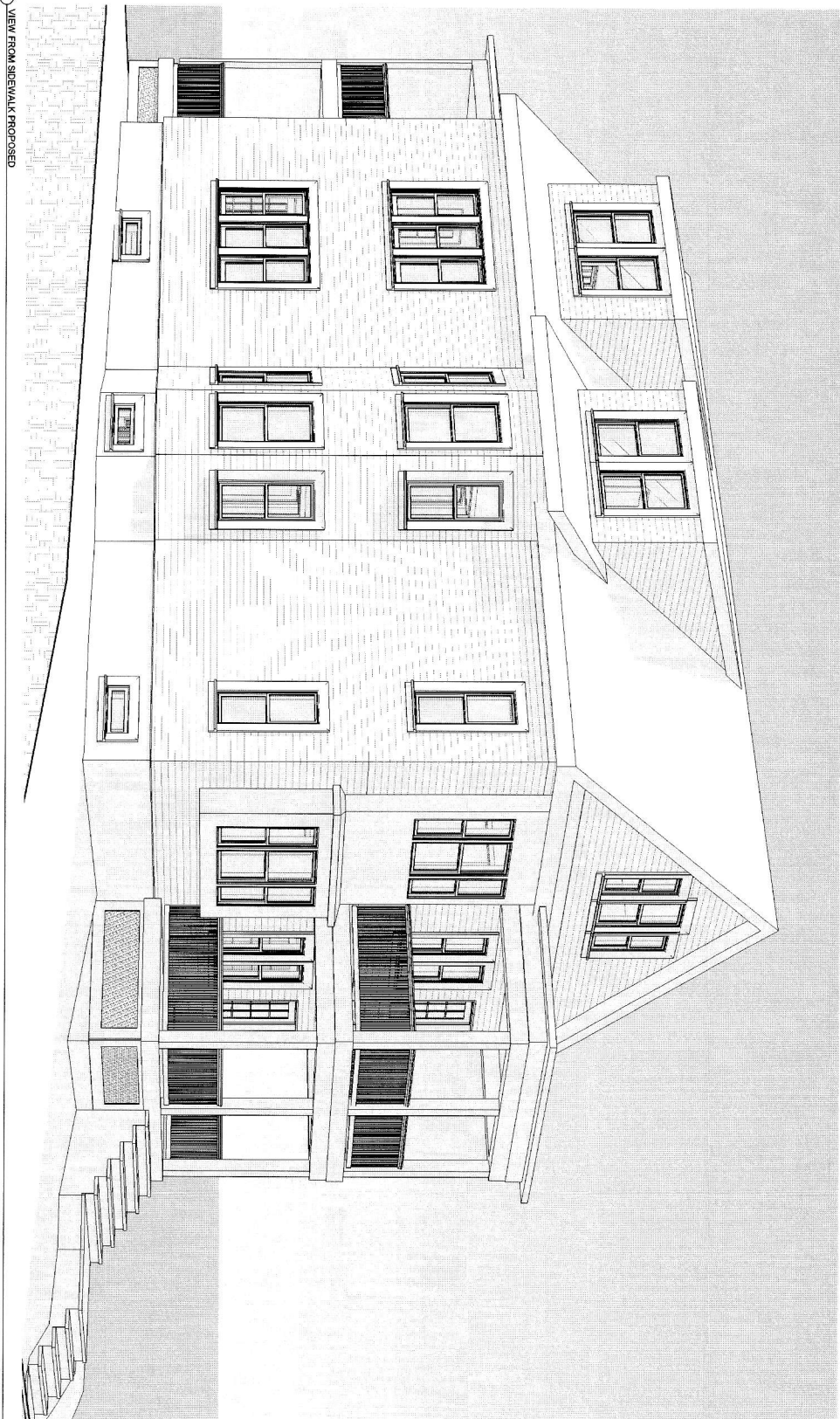
A203

Scale 1/4" = 1'-



PROPOSED SIDE ELEVATION A

① $1/4" = 1'-0"$



TRUE HALF-SIZE SET
(WHEN ON 11x17 SHEETS)

[illegible]

**34 MARATHON ST
PROPOSED FROM
SIDEWALK**

Project number	Project Number
Date	2021-04-20-20
Drawn by	Author
Checked by	Checker
A205	
Scale	