



## Arlington Zoning Board of Appeals

**Date:** Tuesday, October 12, 2021  
**Time:** 6:30 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: Oct 12, 2021 06:30 PM Eastern Time (US and Canada)

Register in advance for this meeting:

<https://town-arlington-ma-us.zoom.us/meeting/register/tZMkd-murTssGdFShvZ8W9NJD8593-JnRDPd>

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

Meeting ID: 879 0063 0635

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

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

2. **Members Vote: Approval of Decision for 53 Marathon Street**

#### **Hearings**

3. **Docket # 3666: 14-16 Egerton Road**
4. **Docket # 3667: 18 Heard Road**
5. **Docket # 3668: 125-127 Webster Street**
6. **Docket # 3669: 43 Foxmeadow Lane**
7. **Docket # 3671: 24 Ottawa Road**

#### **Meeting Adjourn**



## **Town of Arlington, Massachusetts**

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### **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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## **Town of Arlington, Massachusetts**

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**Members Vote: Approval of Decision for 53 Marathon Street**





## Town of Arlington, Massachusetts

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### Docket # 3666: 14-16 Egerton Road

#### ATTACHMENTS:

Type	File Name	Description
▣ Reference Material	ZBA_Package__14-16_Egerton_Road_(2).pdf	ZBA Package, 14-16 Egerton Road (2)
▣ Memorandum	3666_14-16_Egerton_Rd.pdf	DPCD Memo re: 3666 - 14-16 Egerton Rd



Town of Arlington  
Zoning Board of Appeals  
51 Grove Street  
Arlington, Massachusetts 02476  
781-316-3396  
[www.arlingtonma.gov](http://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 **Sean Lyons** of Arlington, Massachusetts on August 20, 2021, a petition seeking permission to alter his property located at **14-16 Egerton Road - Block Plan 003.0-0002-0027.0** Said petition would require two (2) Special Permits under **Section 8.1.3 (B)** and **Section 6.1.10 (A)** respectively of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening October 12, 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/tZlsd-usrDggHNAnU6BIRDmH\\_H6h9L-RPu5](https://town-arlington-ma-us.zoom.us/meeting/register/tZlsd-usrDggHNAnU6BIRDmH_H6h9L-RPu5)** for documentation relating to this petition, visit the ZBA website at **[www.arlington.gov/zba](http://www.arlington.gov/zba)**.

**DOCKET NO 3666**

**Zoning Board of Appeals**  
**Christian Klein, RA, Chair**

Please direct any questions to: **[ZBA@town.arlington.ma.us](mailto:ZBA@town.arlington.ma.us)**



BOARD OF APPEALS  
**Town of Arlington**  
Arlington, Massachusetts 02476

51 Grove Street  
Telephone (781) 316-3396

**Administrators note regarding 14 – 16 Egerton Road.**

The Applicant is seeking two Special Permits.

He would like to increase the Gross Floor Area by way of a 28' dormer and add some living space in the basement as well.

The lot lacks sufficient Usable Open Space and a Special Permit would be required to extend the non-conformity.

In addition, he would like to install a second driveway as shown on the plot plan.

This would also require a Special Permit.

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

1. Property Location: 14-16 Egerton Road 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):  
2740 Sq. Ft.
4. Proposed Use/Occupancy: Two Family 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):  
3485 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	4500	4500	min. 6000
7. Frontage (Ft.)	50'	50'	min. 60'
8. Floor area ratio	NA	NA	max. —
9. Lot Coverage ( % )	34.02 <sup>as</sup>	34.02 <sup>as</sup>	max 35 %
10. Lot Area per Dwelling Unit (Sq. Ft.)	NA	NA	min. —
11. Front Yard Depth (Ft.)	14.1'	14.1'	min. 20'
12. Left Side Yard Depth (Ft.)	5.7'	5.7'	min. 10'
13. Right Side Yard Depth (Ft.)	14.5'	14.5'	min. 10'
14. Rear Yard Depth (Ft.)	22'	22'	min. 20'
15. Height (Stories)	2.5	2.5	max. 2.5
16. Height (Ft.)	33'	33'	max. 35'
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	660 <sup>4</sup>	660 <sup>45</sup>	10 %
17A. Landscaped Open Space (% of GFA)	24.09%	18.94%	min.
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	0	0	
18A. Usable Open Space (% of GFA)	0	0	min. 30 %
19. Number of Parking Spaces	3	4	min. 2
20. Parking area setbacks (if applicable)	NA	NA	min.
21. Number of Loading Spaces (if applicable)	NA	NA	min.
22. Type of construction	5	5	N/A
23. Slope of proposed roof(s) (in. per ft.)	> 3/12	> 3/12	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: 14-16 ELGERTON RD Zoning District: R-2

<b>OPEN SPACE*</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Total lot area	<u>4500</u>	<u>4500</u>
Open Space, Usable	<u>0</u>	<u>0</u>
Open Space, Landscaped	<u>660 # 24.09 %</u>	<u>660 # 18.91 %</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</u>	<u>585</u>
1 <sup>st</sup> Floor	<u>1170</u>	<u>1170</u>
2 <sup>nd</sup> Floor	<u>1170</u>	<u>1170</u>
3 <sup>rd</sup> Floor	<u></u>	<u></u>
4 <sup>th</sup> Floor	<u></u>	<u></u>
5 <sup>th</sup> Floor	<u></u>	<u></u>
Attic (greater than 7'-0" in height, excluding elevator machinery; or mechanical equipment)	<u>400</u>	<u>560</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></u>	<u></u>
<b>Total Gross Floor Area (GFA)</b>	<u>2740 #</u>	<u>3485 #</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>274 #</u>	<u>348 #</u>
Landscaped Open Space (% of GFA)	<u>24.09 %</u>	<u>18.91 %</u>
Usable Open Space (Sq. Ft.)	<u>822 #</u>	<u>1045 #</u>
Usable Open Space (% of GFA)	<u>0</u>	<u>0</u>

This worksheet applies to plans dated 7-16-21 designed by ROGER

Reviewed with Building Inspector: RJV Date: 10-3-21

**REQUEST FOR SPECIAL PERMIT**

**TOWN OF ARLINGTON**

In the matter of the Application of Sean Lyons, 14-16 Egerton Road  
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of 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*:

Two (2) Special Permit Requests  
Section 8.1.3 (B) Lack of Usable Open Space  
Section 6.1.10 (A) Request For Second Driveway

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 14-16 Egerton Road 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:

Addition Living Space is desired. Due to Usable Open Space Restrictions A Special Permit is Required.  
A Second Driveway is desired for safety and convenience

E-Mail: LYONS@LYONSFCI.COM Signed: Sean Lyons Date: 10-1-21  
Telephone: 781 697 5853 Address: 6 Dooly Ct, Arlington

**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 requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.

The Use is Allowed By Right. This Property Will  
Remain A Two Family Dwelling.

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

The Second Driveway Will Be Safe And  
More Convenient

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

No Change, Use Is The Same

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.

No Change, Use Is The Same

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

Use will remain a Two Family Dwelling

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 or welfare.

Proposed use will blend with the neighborhood

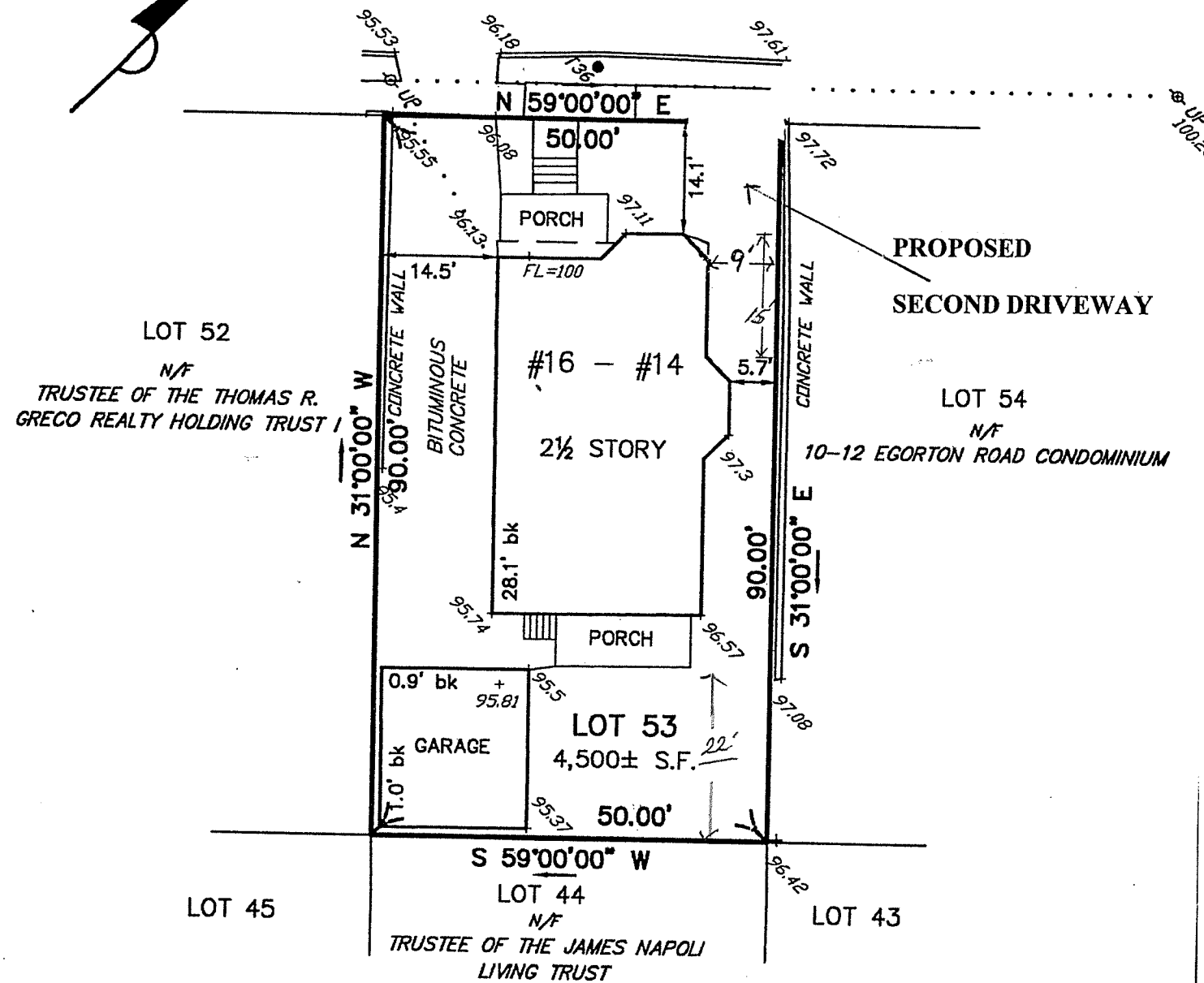
G). Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

There is no proposed change in use.



BRENDEN 781 648 0388

# EGERTON ROAD



I HEREBY CERTIFY THAT THE BUILDING IS  
LOCATED AS SHOWN.

PREPARED FOR: SEAN LYONS

PROPOSED PLOT PLAN  
#14-16 EGERTON ROAD  
IN  
ARLINGTON, MA  
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 6/1/2021



ROBER SURVEY

1072A MASSACHUSETTS AVENUE

ARLINGTON, MA 02476

(781) 648-5533 of 115

6473PP1.DWG

CLIFFORD E. ROBER, PLS DATE

THIS PLAN MAY HAVE BEEN ALTERED IF  
THE SIGNATURE IS NOT SIGNED IN BLUE.

Proposed Renovation  
14-16 Egerton Road  
Arlington, MA

Brendan  
781-697-5853

Proposed Renovation  
14-16 Egerton Road  
Arlington, MA

DATE: 09/06/20  
SCALE: AS NOTED  
DRAWN BY: SK  
CHECKED BY: NRH

DRAWING INDEX

T-1	COVER SHEET
D-1	DEMO PLANS
A-1	PROPOSED PLANS
A-2	PROPOSED PLANS
A-3	PROPOSED ELEVATIONS
S-1	ROOF FRAMING PLAN
S-2	CONSTRUCTION DETAILS
S-3	FRAMING DETAILS









SCOPE OF WORKS

PROPOSED RENOVATION OF EXISTING 2 FAMILY HOUSE.  
REMOVE / REVENT EXISTING CHIMNEY RENOVATE BOTH  
KITCHENS AND BATHROOMS AND INSTALL NEW SHED  
DORMER ON THE THIRD FLOOR. NEW FRONT PORCH ON  
NEW SONOTUBE FOOTINGS.

GENERAL NOTES

1. THE CONTRACTOR SHALL PAY FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
4. ALL ELECTRICAL & PLUMBING WORKS SHALL BE PERFORMED BY LICENSE ELECTRICIAN & LICENSE PLUMBER IN PERFORMANCE TO THE MASSACHUSETTS STATE BUILDING CODE.
5. PRIOR TO SUBMITTING A BID, THE GENERAL CONTRACTOR SHALL VISIT AND THOROUGHLY AQUATINTED WITH THE PROJECT.
6. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND FIELD CONDITIONS TO THE ARCHITECT IMMEDIATELY.
7. THE CONTRACTOR SHALL MAKE APPLICATION FOR ALL UTILITIES AND SERVICES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANING OF HIS WORK. KEEP THE SITE CLEAR FOR ACCESS BY THE OWNER AND HIS FORCES DURING THE COURSE OF THE JOB.
9. THE CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT WHEN THE WORK IS READY FOR A FINAL PUNCH LIST.
10. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
11. THE CONTRACTOR SHALL WARRANTEE HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.
12. DESIGN: IT IS INCUMBENT UPON THE CONTRACTOR TO BUILD THE PROJECT AS DESIGNED. ATTENTION SHOULD BE PAID TO THE DETAILS AS WELL AS THE OVERALL DESIGN. IF THERE ARE ANY QUESTIONS OR CHANGES TO BE MADE TO THE DESIGN THE ARCHITECT IS TO BE NOTIFIED BEFORE SAID CHANGES ARE MADE.

GRAPHIC SYMBOL LEGEND

-  NEW WALL TO BE CONSTRUCTED
-  EXISTING WALLS TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  PARTITION TYPE
-  DOOR SYMBOL
-  WINDOW SYMBOL
-  SMOKE DETECTOR
-  SECTION DETAIL REFERENCE

SMOKE/CO/HEAT  
DETECTORS ALL  
HARDWIRED AND  
INTERCONNECTED  
PER CODE

ARLINGTON FIRE DEPT.  
REVIEWED: *Rpm*  
DATE: *4-8-21*

HAZEH  
AMMOURI P.E.  
PROFESSIONAL ENGINEERING  
47 Manfield Street  
Everett, MA 02149  
(857) 312 9212



REVISION:	DATE:

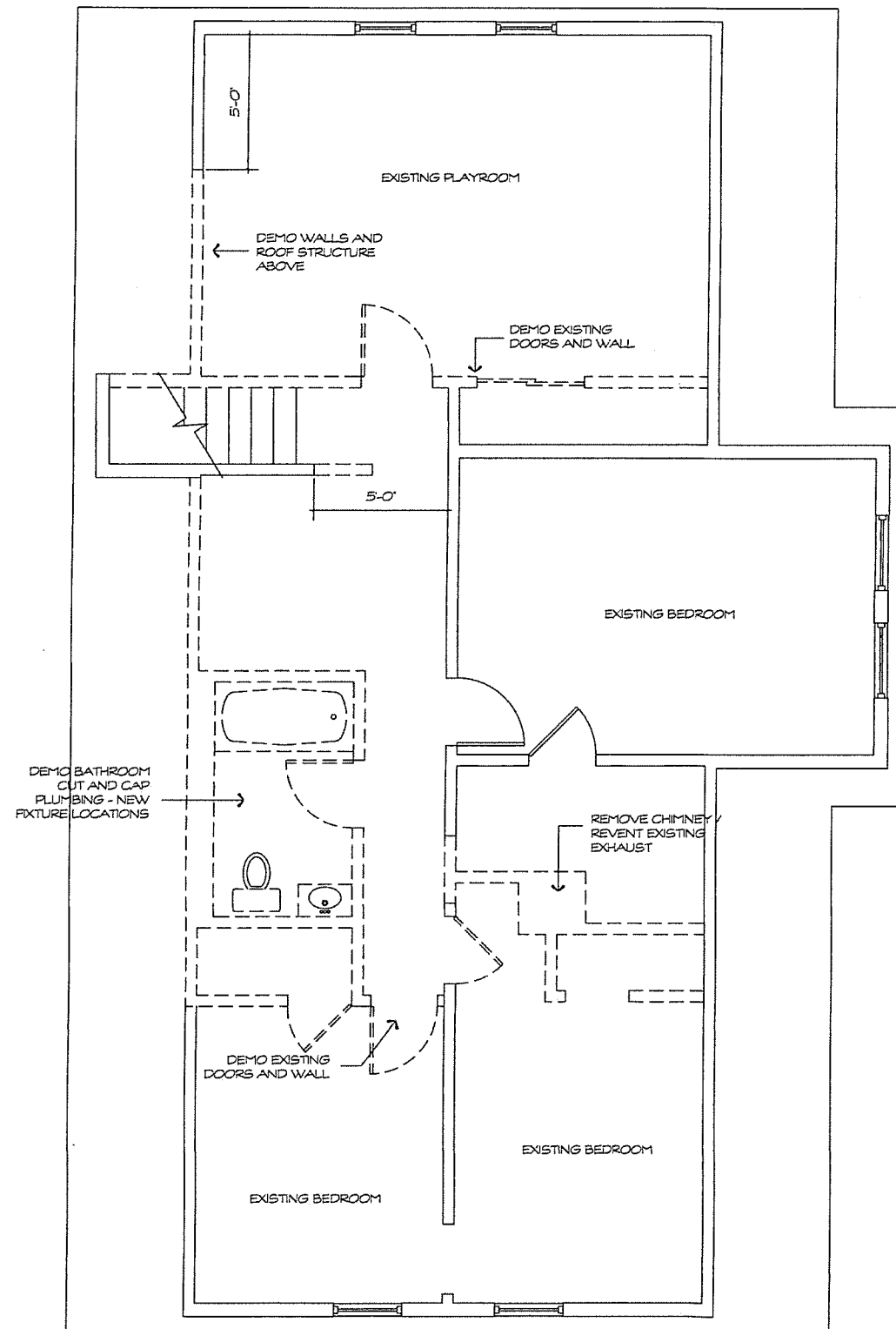
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COVER PAGE

SHEET NUMBER:  
  
T-1

# DEMOLITION NOTES

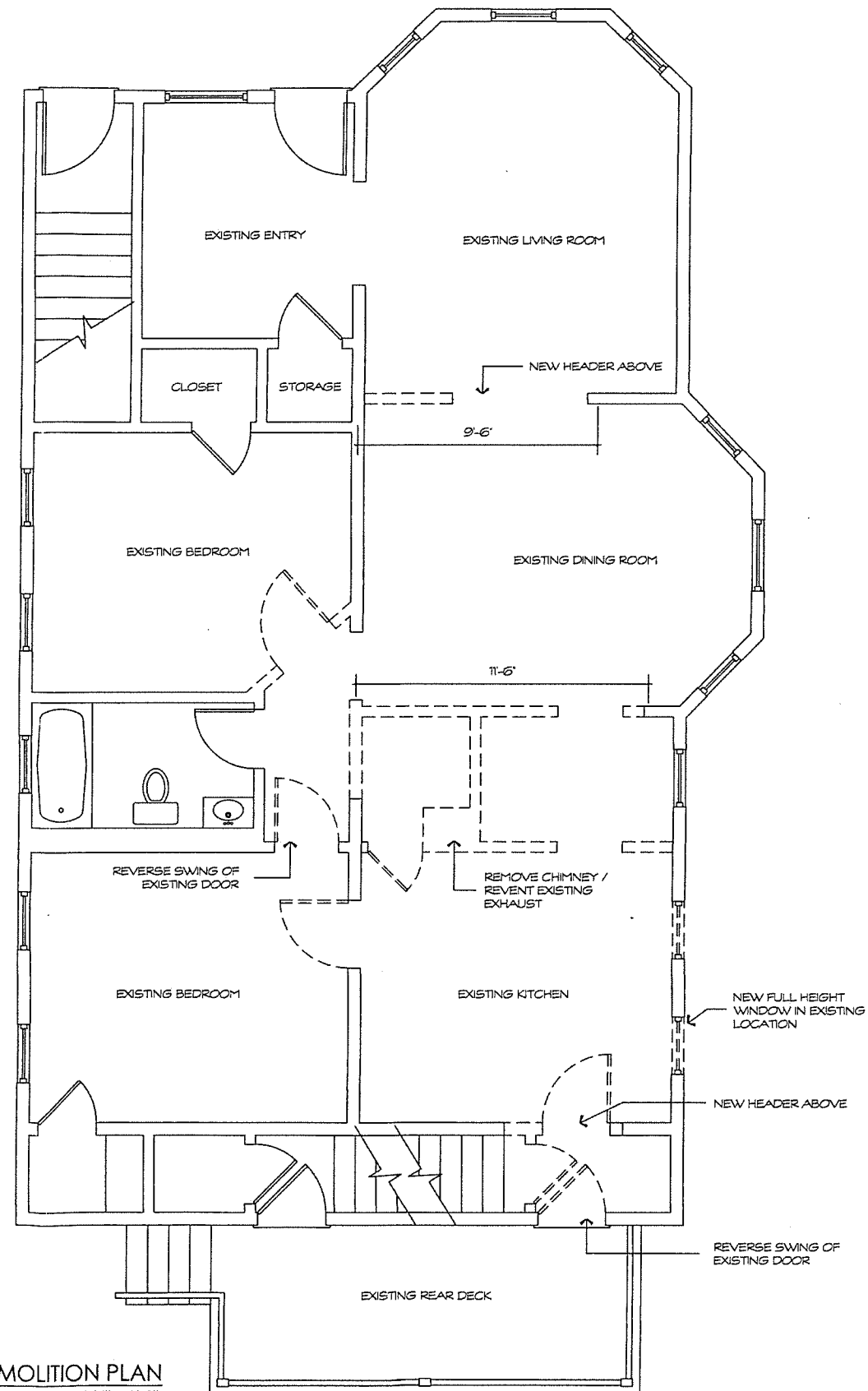
1. REMOVE EXISTING FINISHES, INCLUDING BUT NOT LIMITED TO: CARPET, CERAMIC TILE, RESILIENT FLOORING, BASE AND WALL COVERINGS WHERE INDICATED AND AS REQUIRED. PREPARE SURFACES TO RECEIVE NEW FINISHES.
2. REMOVE EXISTING DOORS, FRAMES, STANDING AND RUNNING TRIM, EQUIPMENT, ACCESSORIES AND CASEWORK. PATCH FLOOR, WALLS AND CEILINGS AS REQUIRED TO RECEIVE NEW FINISHES.
3. REMOVE EXISTING PLUMBING FITTINGS WHERE APPLICABLE.
4. REMOVE ALL EXISTING ELECTRICAL DISTRIBUTION, RECEPTACLES AND FIXTURE WHERE APPLICABLE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANING OF HIS WORK. KEEP THE SITE CLEAR FOR ACCESS BY THE OWNER AND HIS FORCES DURING THE COURSE OF THE JOB.
6. SHORING & BRACING ARE REQUIRED PRIOR TO ANY BEARING WALLS TO BE REMOVED. PROPERLY SHORE & BRACE ALL BEARING WALLS AS REQUIRED WHICH ARE TO BE REMOVED.
7. LEGALLY DISPOSE OF ALL DEBRIS.

NOTE: ONCE DEMOLITION IS COMPLETED, THE CONTRACTOR IS TO REVIEW ALL EXISTING STRUCTURE AND REPORT ANY CONDITIONS THAT SEEM PROBLEMATIC.



THIRD FLOOR DEMO PLAN  
SCALE: 1/4" = 1'-0"

15 of 115 TYPICAL DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"



Proposed Renovation  
14-16 Egerton Road  
Arlington, MA

DATE: 09/06/20  
SCALE: AS NOTED  
DRAWN BY: SK  
CHECKED BY: NRH

**N** AZEIH **H** AMMOURI P.E.  
PROFESSIONAL ENGINEERING  
47 Manfield Street  
Everett, MA 02149  
(857) 512 9212



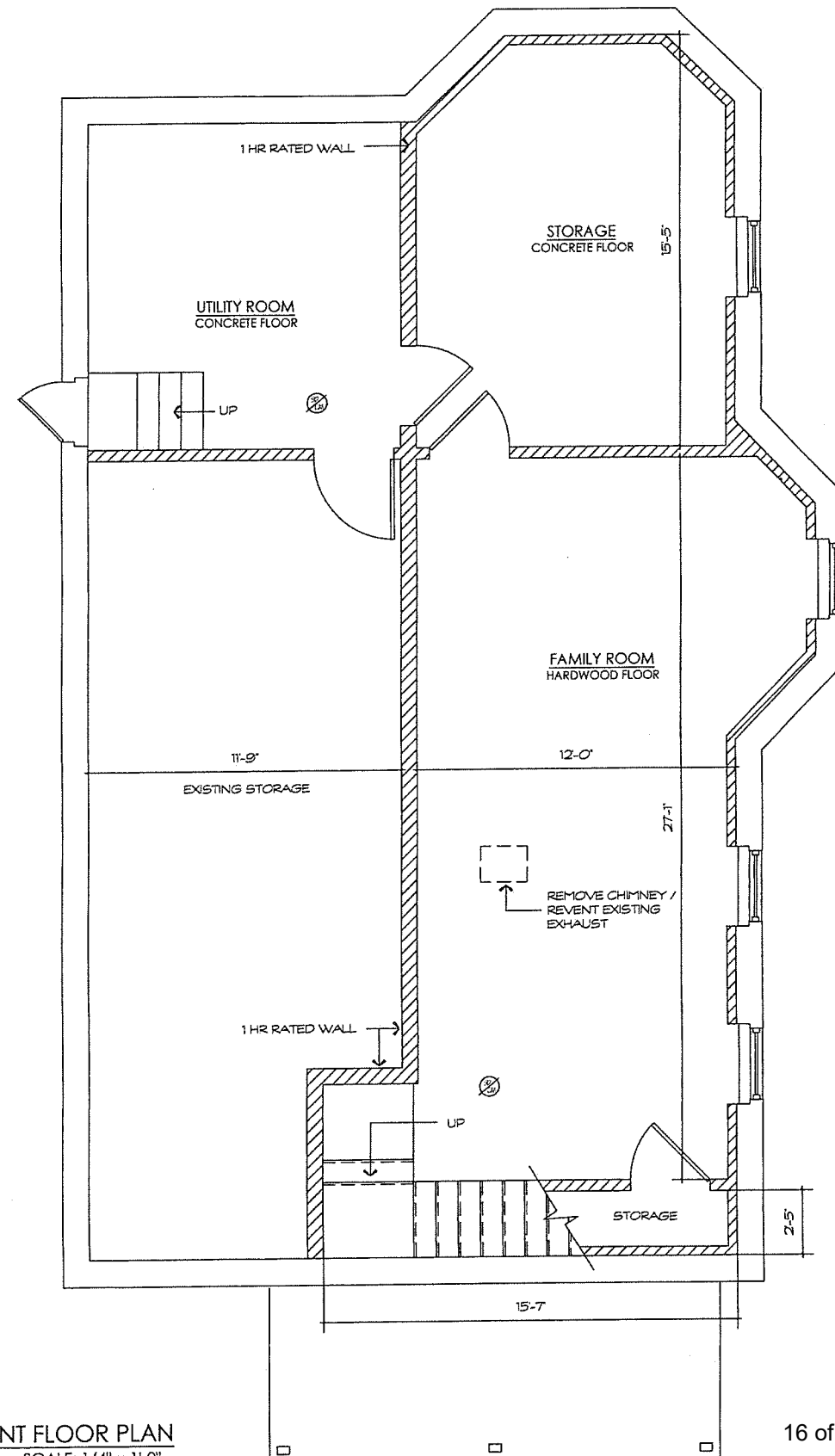
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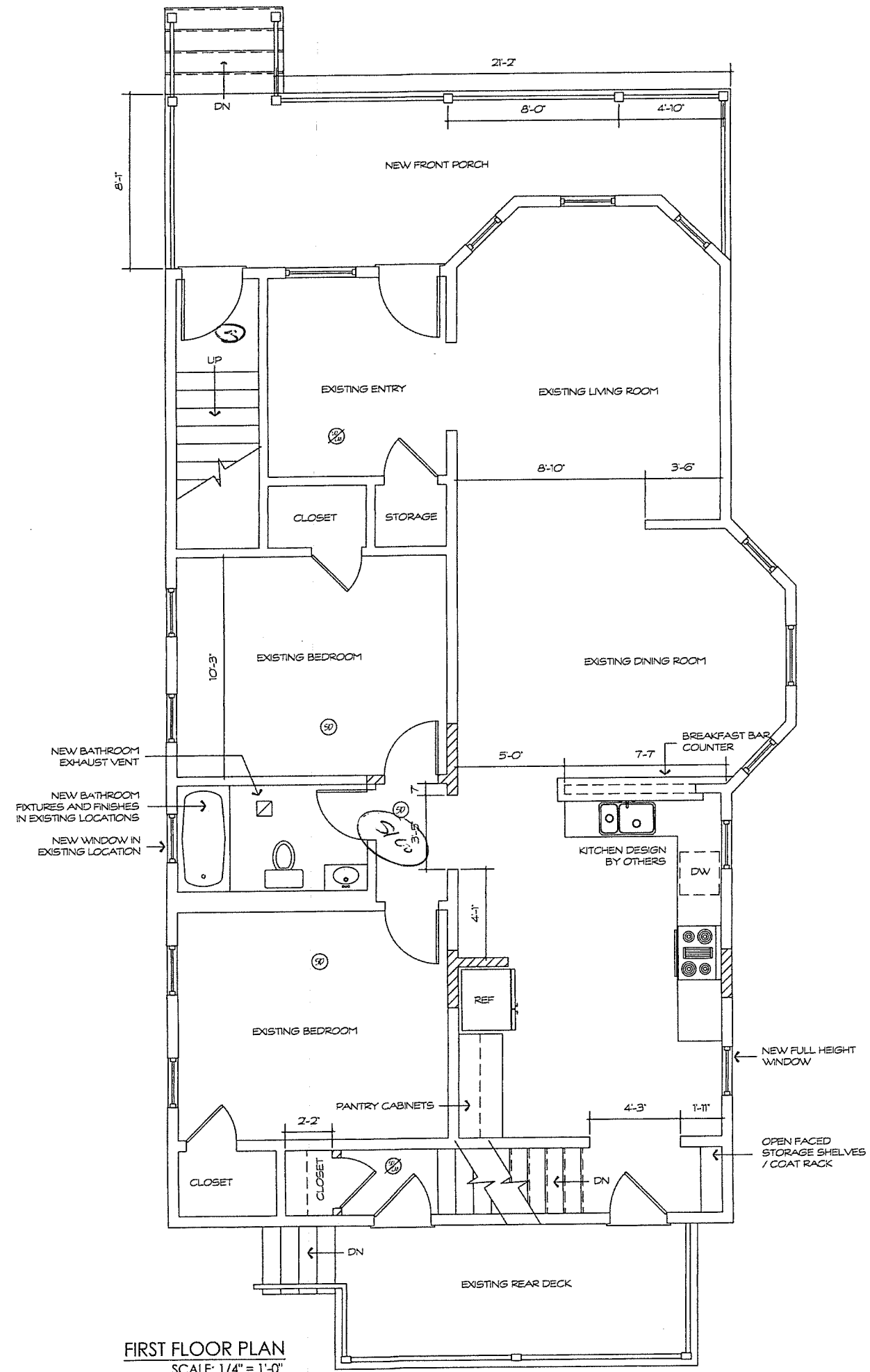
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NOTES,

SHEET NUMBER:

**D-1**



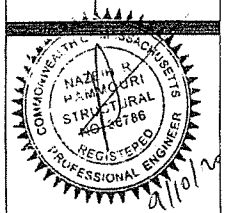
16 of 115



Proposed Renovation  
14-16 Egerton Road  
Arlington, MA

DATE: 09/06/20  
SCALE: AS NOTED  
DRAWN BY: SK  
CHECKED BY: NRH

**HAZEH AMMOURI P.E.**  
PROFESSIONAL ENGINEERING  
47 Manfield Street  
Everett, MA 02149  
(857) 312 9212

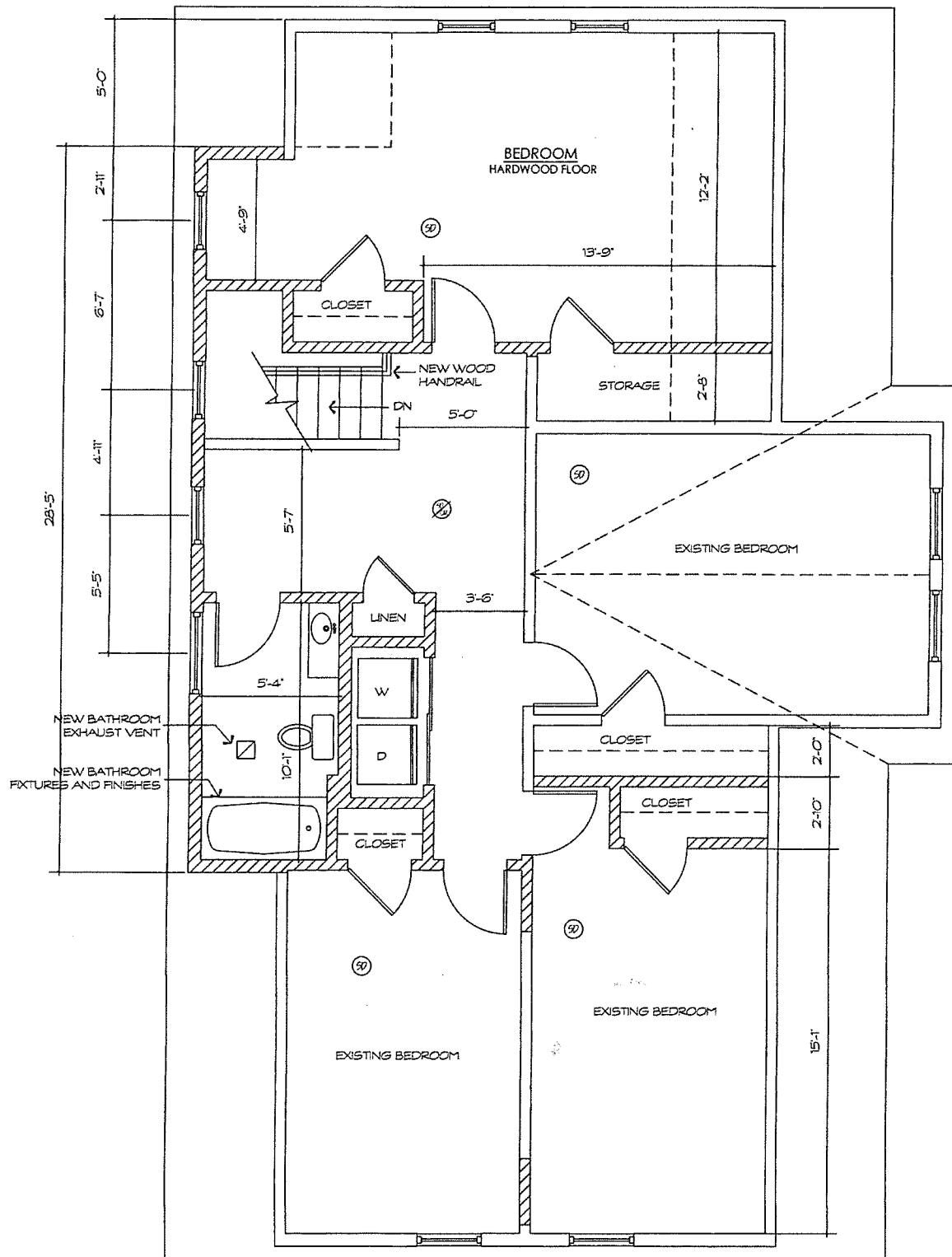


REVISION:	DATE:

DRAWING TITLE:  
**PROPOSED PLANS**

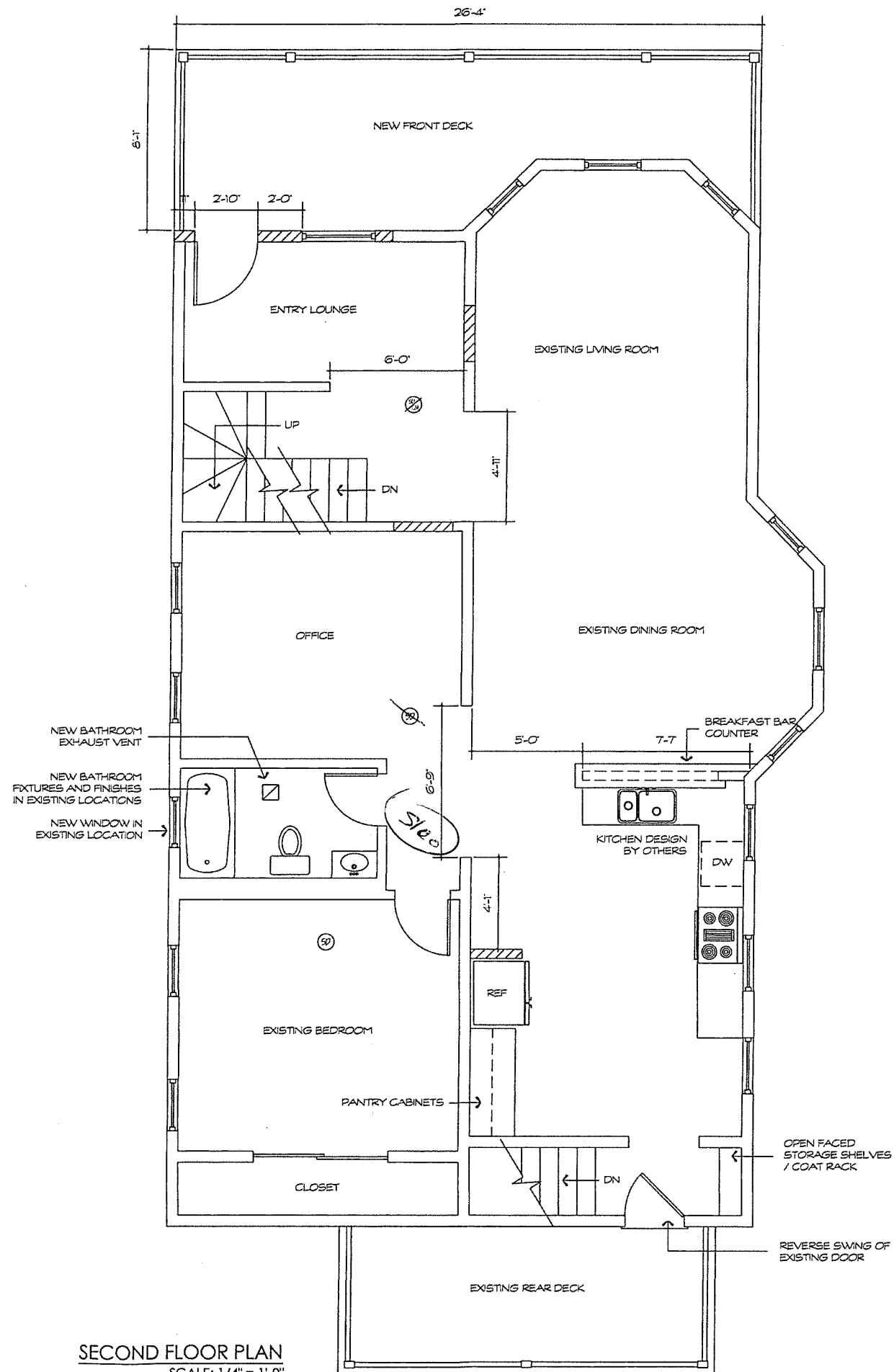
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**A-1**



THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"

17 of 115



SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

Proposed Renovation  
14-16 Egerton Road  
Arlington, MA

DATE: 09/06/20  
SCALE: AS NOTED  
DRAWN BY: SK  
CHECKED BY: NRH

**HAZEH AMMOURI P.E.**  
PROFESSIONAL ENGINEERING  
47 Mainfield Street  
Everett, MA 02149  
(857) 312 9212



REVISION:	DATE:

DRAWING TITLE:

FLOOR PLANS

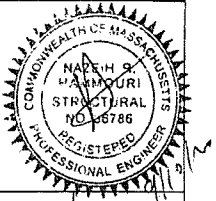
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**A-2**

Proposed Renovation  
14-16 Egerton Road  
Arlington, MA

DATE: 09/06/20  
SCALE: AS NOTED  
DRAWN BY: SK  
CHECKED BY: NRH

HAZEH AMMOURI P.E.  
PROFESSIONAL ENGINEERING  
47 Manfield Street  
Everett, MA 02149  
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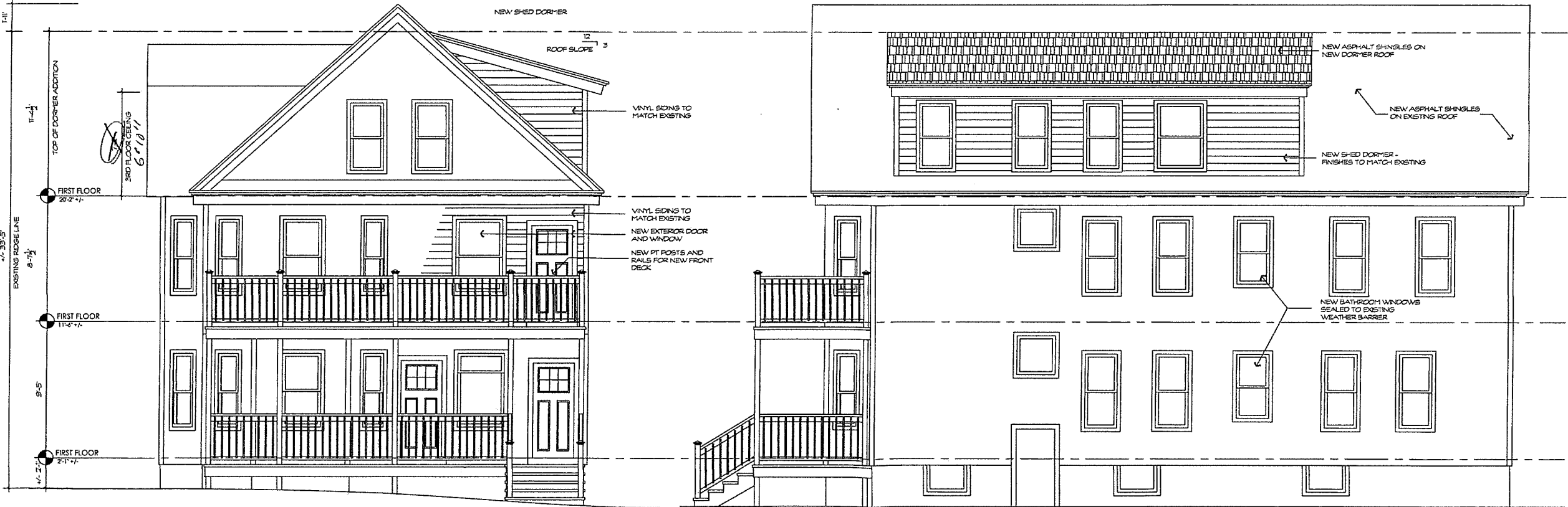


REVISION:	DATE:

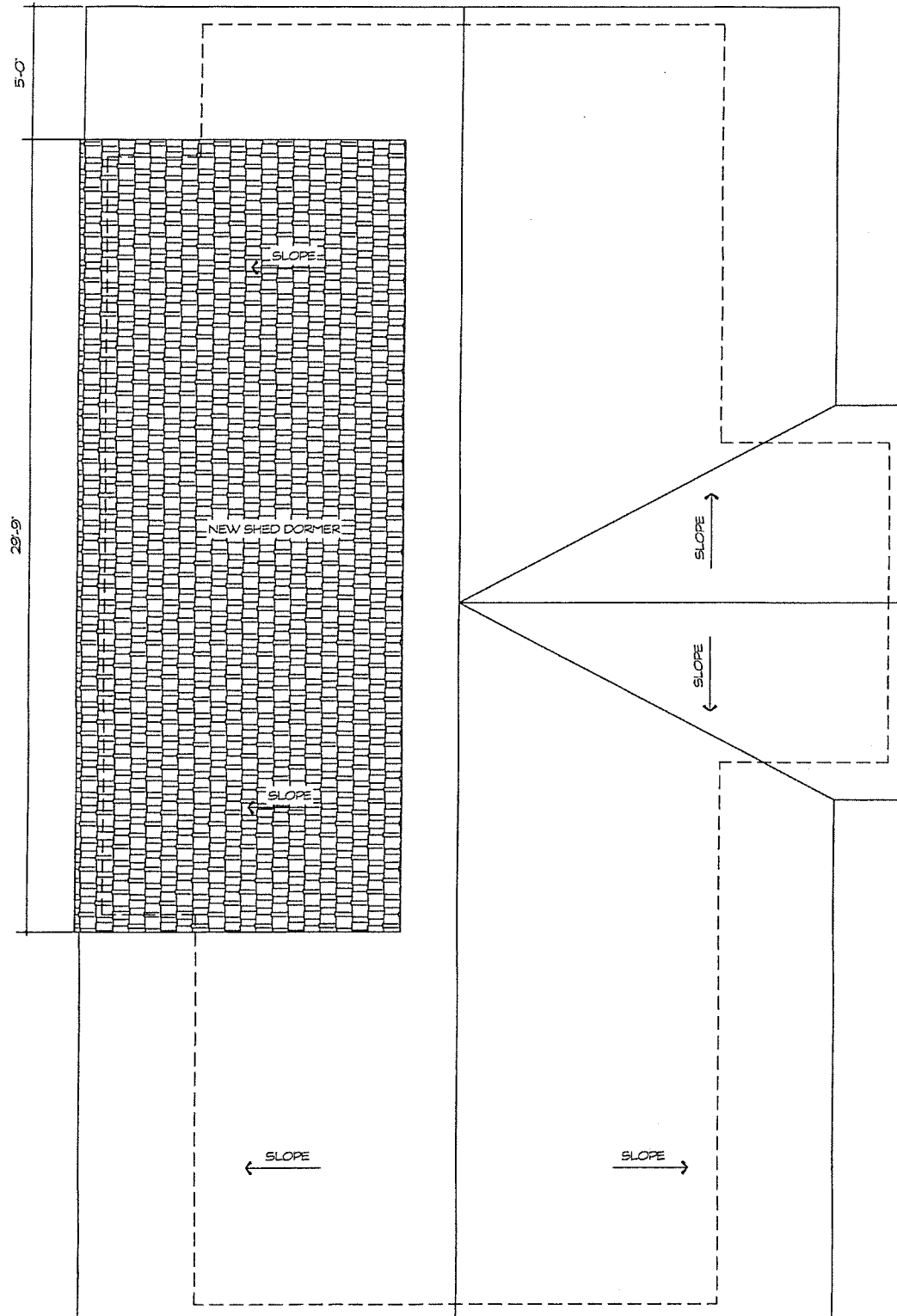
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NOTES,

SHEET NUMBER:

A-3

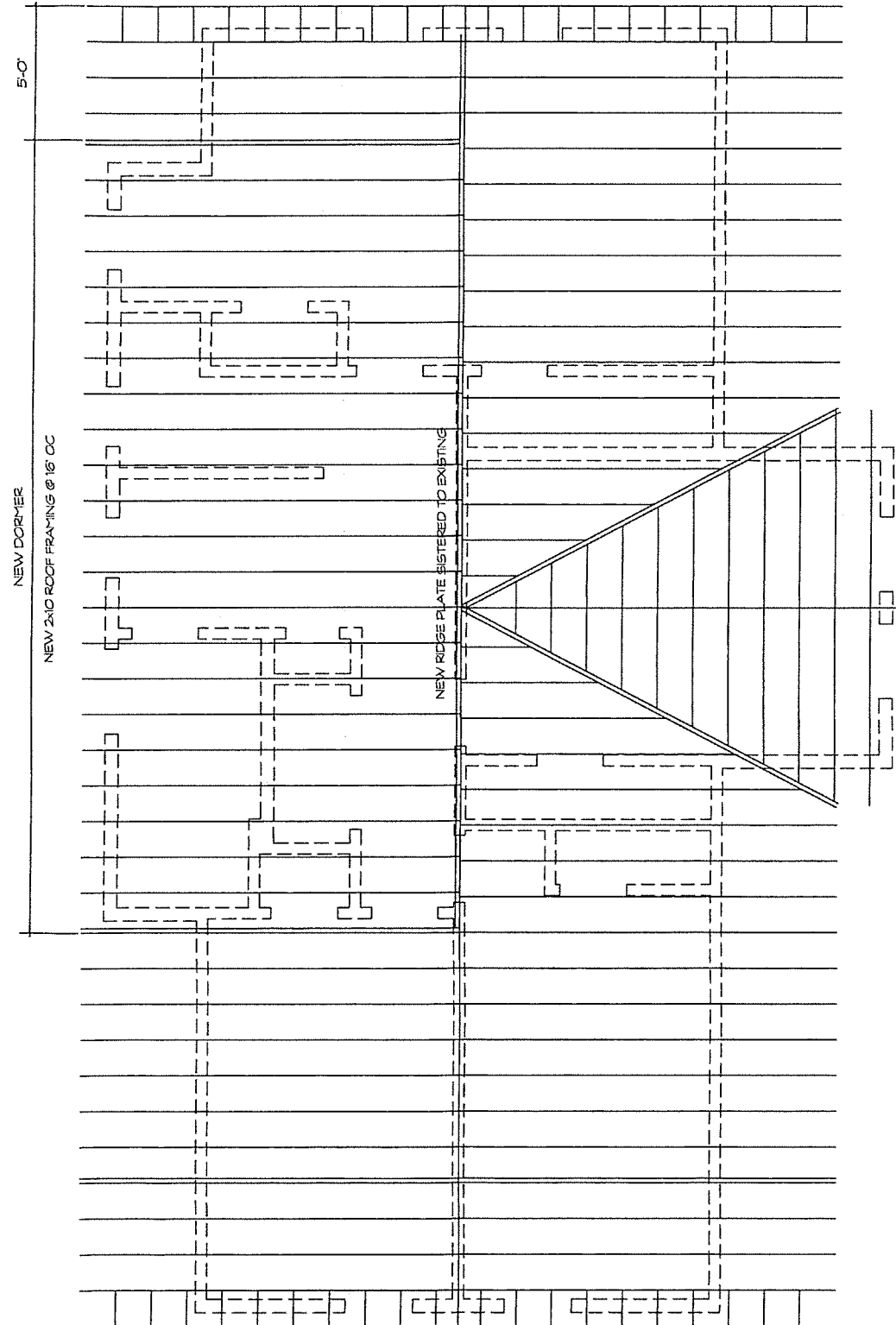


THIRD FLOOR DEMO PLAN  
SCALE: 1/4" = 1'-0"



ROOF PLAN  
SCALE: 1/4" = 1'-0"

19 of 115

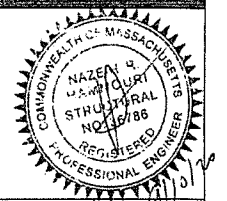


ROOF FRAMING PLAN  
SCALE: 1/4" = 1'-0"

Proposed Renovation  
14-16 Egerton Road  
Arlington, MA

DATE: 09/06/20  
SCALE: AS NOTED  
DRAWN BY: SK  
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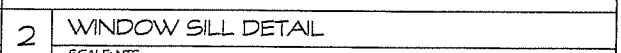
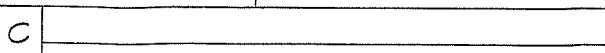
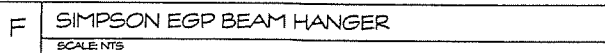
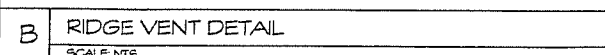
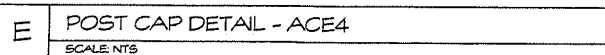
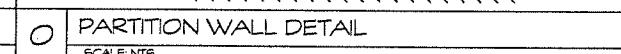
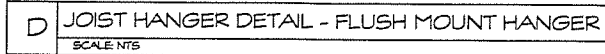


REVISION:	DATE:

DRAWING TITLE:  
  
DEMOLITION PLANS,  
NOTES,

SHEET NUMBER:

**S-1**



**S-2**



STRUCTURAL NOTES

GENERAL

- ALL DESIGN AND CONSTRUCTION REQUIRED OF THE CONTRACTORS BY THE CONTRACT DOCUMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST ADOPTED STATE AND LOCAL BUILDING CODES AND OSHA REGULATIONS, SUPPLEMENTED BY THE CONTRACT DOCUMENTS. THE GOVERNING BUILDING CODE USED IN THE STRUCTURAL DESIGN IS THE MASSACHUSETTS BUILDING CODE 9th EDITION WITH THE LATEST ADOPTED AMENDMENTS AND SUPPLEMENTS.
- STRUCTURAL CONTRACT DOCUMENTS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, EQUIPMENT AND SITE CONTRACT DOCUMENTS, THE PROJECT SPECIFICATIONS AND THE SHOP DRAWINGS.
- ALL DIMENSIONS, ELEVATIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
- UNLESS OTHERWISE NOTED, DETAILS, SECTIONS AND NOTES SHOWN IN THE CONTRACT DOCUMENTS SHALL BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.

SHOP DRAWINGS

- SUBMIT SHOP DRAWINGS, REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR, FOR CONCRETE AND GROUT MIX DESIGNS, CONCRETE AND MASONRY REINFORCING, STRUCTURAL STEEL, AND WOOD TRUSSES SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE FABRICATION, MANUFACTURE, DELIVERY AND ERECTION CAN PROCEED.

CAST-IN-PLACE CONCRETE

- ALL CONCRETE SHALL BE READY MIX COMPLYING WITH THE REQUIREMENTS OF ASTM C94, AND SHALL BE NORMAL WEIGHT AND ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT THE END OF 28 DAYS AS DETERMINED BY ASTM C39.

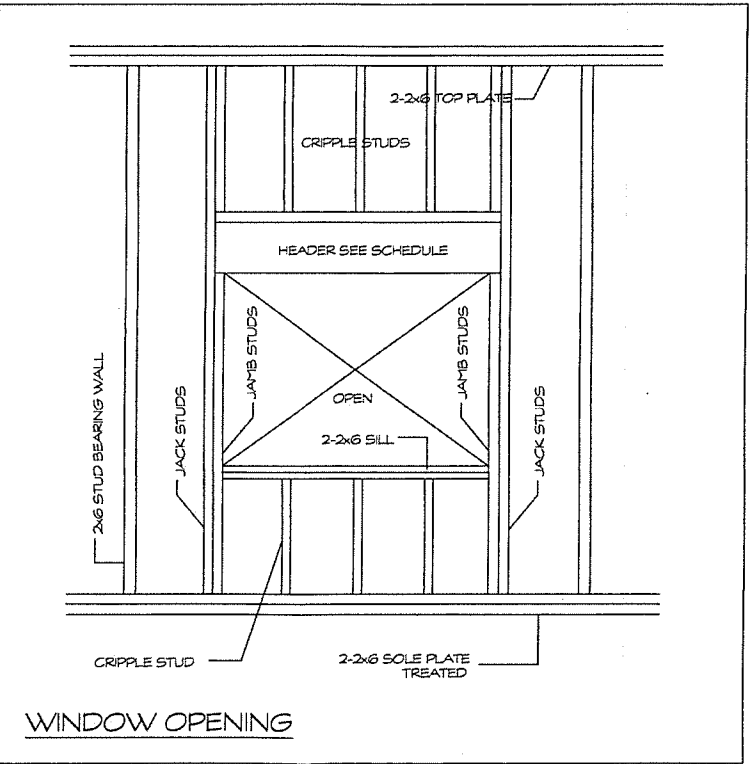
CONCRETE AND MASONRY REINFORCING

- ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60. ALL WELDED WIRE MESH (WWM) SHALL BE SMOOTH BARS CONFORMING TO ASTM A185.

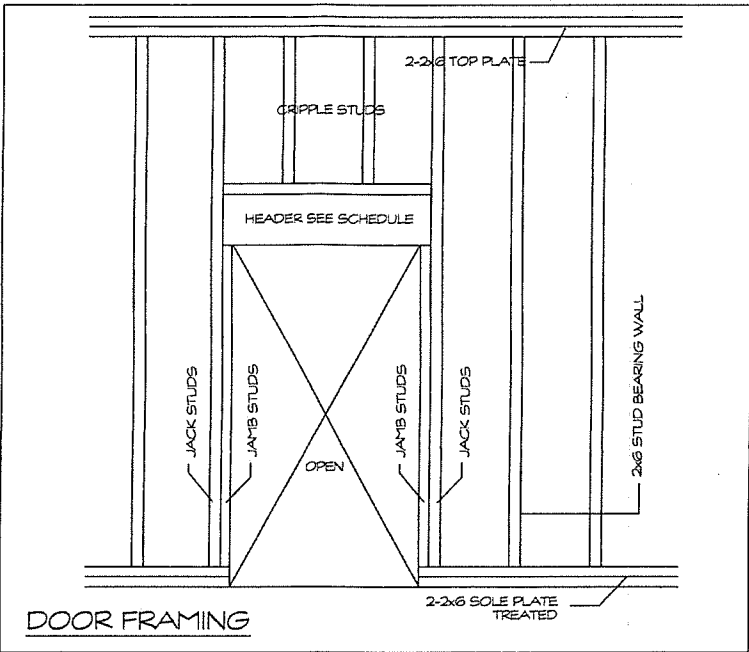
CONVENTIONAL WOOD FRAMING

- ALL SAWN LUMBER FRAMING MEMBERS SHALL BE SPRUCE-PINE-FIR WITH THE FOLLOWING MINIMUM GRADES:
  - JOISTS, RAFTERS, SOLID AND BUILT-UP BEAMS, WALL STUDS AND LINTELS; NO. 1 & NO. 2 GRADE.
  - SILLS AND PLATES; STUD GRADE.
  - SOLID WOOD POSTS; NO. 1 GRADE.
  - BRIDGING, BLOCKING AND NAILERS; STUD GRADE.
- ALL "MICROLAM" MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
  - $E = 2,000,000$  PSI
  - $F_b = 2800$  PSI
  - $F_t = 1850$  PSI
  - $F_c$  (perpendicular) = 500 PSI
  - $F_c$  (parallel) = 2700 PSI
  - $F_v = 285$  PSI
- UNLESS OTHERWISE NOTED, ALL NAILING AND FASTENING SHALL BE IN ACCORDANCE WITH TABLE 2305.2, FASTENING SCHEDULE, 1993 BOCA BUILDING CODE.
- WOOD SILLS BENEATH ALL INTERIOR AND EXTERIOR BEARING WALLS AND ALL MEMBERS EXPOSED TO WEATHER OR MOISTURE SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH THE "AMERICAN WOOD PRESERVERS ASSOCIATION, STANDARD C1".
- ALL STUD WALLS, BEARING AND NON-BEARING, SHALL HAVE ONE ROW OF CONTINUOUS 2X SOLID BLOCKING BETWEEN STUDS AT MID-HEIGHT. BLOCKING SIZE TO MATCH STUD SIZE.
- FRAMING MEMBERS SHALL NOT BE NOTCHED, CUT OR ALTERED IN THE FIELD WITHOUT THE SPECIFIC APPROVAL OF THE ENGINEER.
- ALL METAL CONNECTORS FOR WOOD CONSTRUCTION SHALL BE HOT-DIPPED GALVANIZED METAL SHAPES AS MANUFACTURED BY "SIMPSON STRONG-TIE COMPANY, INC." AND BE ATTACHED BY THE GENERAL CONTRACTOR AS PER THE "SIMPSON STRONG-TIE" SPECIFICATIONS.
- ALL EXTERIOR WALL SHEATHING SHALL BE 5/8 INCH O. S. B. EXTERIOR SHEATHING.
- ALL ROOF SHEATHING SHALL BE 5/8 INCH APA RATED PLYWOOD SHEATHING 32/16. USE EXPOSURE 1 PANELS. EXCEPT USE EXTERIOR PANELS FOR STARTER STRIPS ALONG EAVES AND WHEN LONG CONSTRUCTION DELAYS ARE ANTICIPATED. APPLY PANELS WITH FACE GRAIN PERPENDICULAR TO THE RAFTERS OR TRUSSES AND CONTINUOUS OVER TWO OR MORE SPANS. INSTALL PANEL CLIPS ALONG PANEL ENDS BETWEEN EACH RAFTER OR TRUSS. ATTACH PANELS WITH GLUE AND 6d RING OR SCREW SHANK NAILS AT 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.
- LEAD HOLES FOR WOOD SCREWS AND LAG BOLTS SHALL BE DRILLED 7/8 OF THE SHANK DIAMETER FOR THE DEPTH OF SHANK EMBEDMENT AND 7/8 OF THE THREADED PORTION DIAMETER FOR THE DEPTH OF THE THREAD EMBEDMENT.

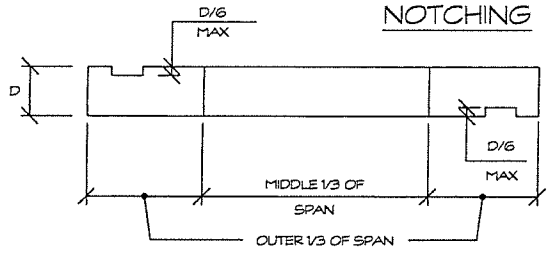
DOOR FRAMING



WINDOW OPENING



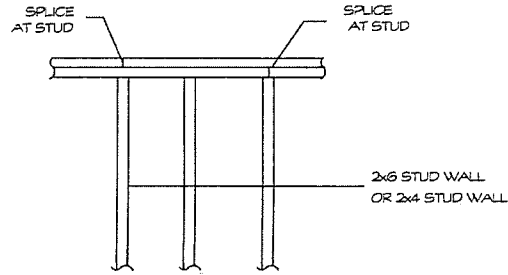
DOOR FRAMING



- IN NO CASE ARE NOTCHES TO BE PLACED IN BOTH THE TOP AND BOTTOM EDGES IF THE NEAR SIDES OF SUCH NOTCHES ARE CLOSER THAN 12" INCHES HORIZONTALLY, NOR ARE THE NEAR SIDES OF NOTCHES AND BORED HOLES TO BE PLACED CLOSER THAN 12" INCHES HORIZONTALLY, NOR ARE BORED HOLES TO BE PLACED NEAR BOTH THE TOP AND BOTTOM EDGES IF THE NEAR SIDES OF SUCH HOLES ARE CLOSER THAN 12" HORIZONTALLY.

- NOTCHES AND HOLES OTHER THAN SHOWN SHALL BE APPROVED BY THE ENGINEER.

NOTCHING AND HOLES ALLOWED  
IN WOOD JOIST



TOP PLATE SPLICING DETAIL

SCALE: 1/4" = 1'-0"

HEADER SCHEDULE AT INTERIOR BEARING WALLS (UNLESS OTHERWISE NOTED ON DRAWINGS)										INTERIOR WALLS
SPAN	SUPPORTING ROOF			SUPPORTING ROOF+ 1 FLOOR			SUPPORTING ROOF+ 2 FLOORS			
	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB	
0'-0" TO 3'-0"	3-2x6	1-2x6	1-2x6	3-2x8	1-2x6	1-2x6	3-2x8	1-2x6	1-2x6	
3'-1" TO 5'-0"	3-2x10	1-2x6	1-2x6	3-2x12	2-2x6	1-2x6	3-2x12	2-2x6	3-2x6	
5'-1" TO 8'-0"	3-2x12	1-2x6	1-2x6	3-1 3/4X 7 1/4" ML	2-2x6	2-2x6	3-1 3/4X 9 1/2" ML	3-2x6	3-2x6	

HEADER SCHEDULE AT EXTERIOR BEARING WALLS (UNLESS OTHERWISE NOTED ON DRAWINGS)										EXTERIOR WALLS
SPAN	SUPPORTING ROOF			SUPPORTING ROOF+ 1 FLOOR			SUPPORTING ROOF+ 2 FLOORS			
	HEADER	JACK	JAMB	HEADER	JACK	JAMB	HEADER	JACK	JAMB	
0'-0" TO 3'-0"	3-2x6	1-2x6	1-2x6	3-2x8	1-2x6	1-2x6	3-2x8	1-2x6	1-2x6	
3'-1" TO 5'-0"	3-2x10	1-2x6	1-2x6	3-2x12	2-2x6	2-2x6	3-2x12	2-2x6	3-2x6	
5'-1" TO 8'-0"	3-2x12	1-2x6	2-2x6	3-1 3/4X 7 1/4" ML	2-2x6	2-2x6	3-1 3/4X 9 1/2" ML	3-2x6	3-2x6	

21 of 115

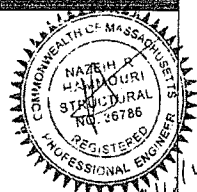
Proposed Renovation  
14-16 Egerton Road  
Arlington, MA

DATE: 09/06/20

SCALE: AS NOTED

DRAWN BY: SK  
CHECKED BY: NRH

HAZEH AMMOURI P.E.  
PROFESSIONAL ENGINEERING  
47 Manfield Street  
Everett, MA 02149  
(857) 312 9212



REVISION: DATE:

DRAWING TITLE:

FRAMING DETAILS

SHEET NUMBER:

S-3



**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: 10/5/2021  
RE: Docket 3666 – 14-16 Egerton Rd; Special Permit under Zoning Bylaw Sections 8.1.3(B) (Nonconforming Single-Family or Two-Family Dwellings) and 6.1.10 (A) (Location of Parking Spaces)

---

The applicant, Sean Lyons, seeks a Special Permit in accordance with Sections 8.1.3(B) (Nonconforming Single-Family or Two-Family Dwellings) and 6.1.10 (A) (Location of Parking Spaces) of the Zoning Bylaw. The applicant seeks construct a half-story addition by expanding their existing attic with a shed dormer on the northeast side of the structure. The addition would increase the total square footage of the structure from 2,740 to 3,485 square feet (+745 square feet). It is unclear if addition meets the definition of a half story, as the applicant has not identified in the plans or elevations what proportion of the third story will have a height greater than seven feet.

The applicant also seeks to add a second driveway along Egerton Road to create a second driveway along the northeast side of the structure, although a site plan indicating the design, complete dimensional details, and total number of parking spaces to be added through the proposed parking area has not been provided.

The property is in the R2 Zoning District, and is nonconforming with the Zoning Bylaw's lot area, frontage, front and left side yard depths, and usable open space requirements. 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. No other existing nonconformities would be created or increased by this proposal.

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 dimensional details that would indicate if the proposal meets this definition.

The proposed second driveway is permitted in the R2 Zoning District through the granting of a Special Permit.

Criterion #2: Public Convenience/Welfare

The proposal would provide additional living space. The second proposal would provide a second driveway for the property and create two distinct parking areas. It is unclear whether adding a second driveway along Egerton Road would present a hazard to pedestrian, bicycle, or vehicular safety.

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

As mentioned in Criterion #2, it is unclear whether adding a second driveway along Egerton Road would present a hazard to pedestrian, bicycle, and vehicular 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

Shed dormer additions are prevalent throughout the area and along Egerton Road. Although not required by zoning, the applicant is encouraged to explore the potential for minor adjustments to the location of the dormer windows to align them with existing windows on the side façade or setting back the dormer further from the front façade so it is balanced with the projection on the northeast side of the structure.<sup>1</sup> These changes would improve the renovated structure's contribution to the existing streetscape.

Regarding the second driveway, it appears that the property at 19-21 Egerton Road has two driveways. The applicant has not provided information supporting the need for an additional parking space beyond what is provided by the existing driveway, which locates parking to the rear and side of the structure. By introducing a second paved area, the proposal creates a condition where in much of the front yard of the property would be paved, which is discouraged for aesthetic reasons and because it adds to the impermeable area on the property.<sup>2</sup>

Criterion #7: Detrimental Excess in Particular Use

This proposal would not cause any detrimental excesses.

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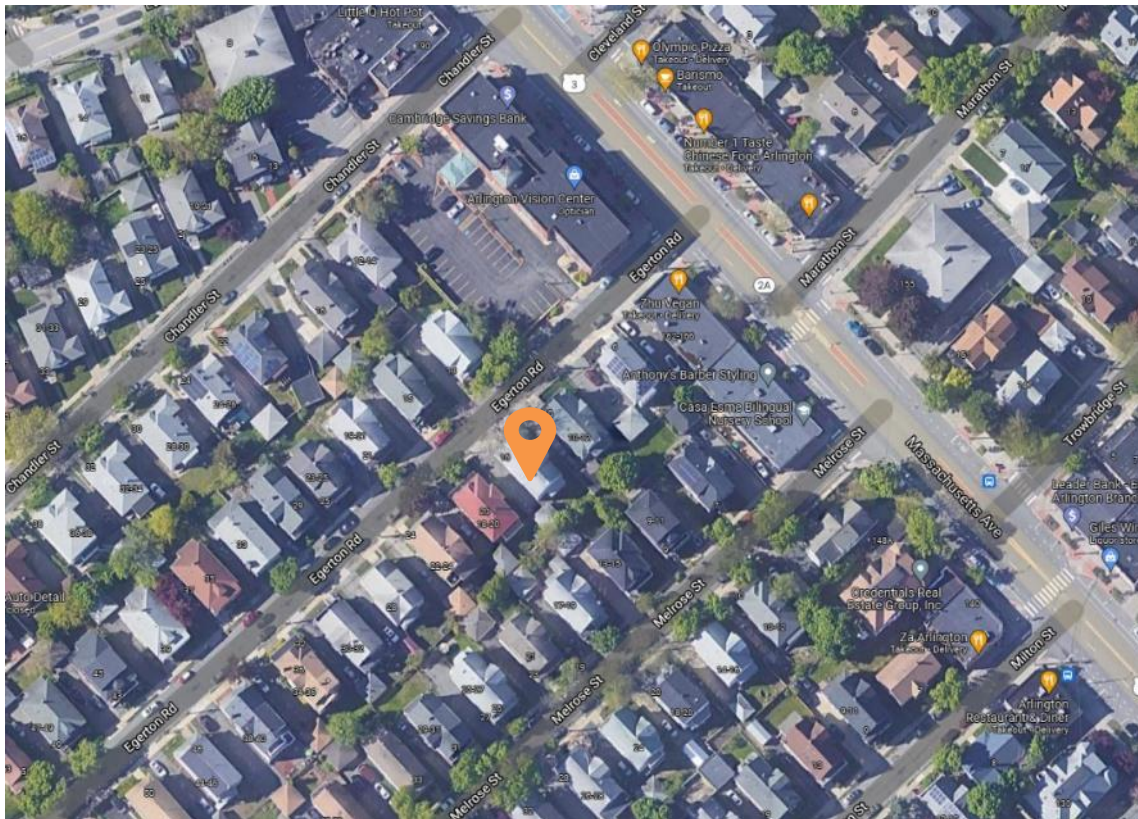
<sup>1</sup> Residential Design Guidelines, Principle C-1, pg. 36.

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

<sup>2</sup> Residential Design Guidelines, Principle A-2 (pg. 18 and 21).



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



Recommendation:

The Department of Planning and Community Development (DPCD) recommends that the applicant consider the described aesthetic improvements to the plans. DPCD also recommends that the Zoning Board of Appeals requests details regarding the following:

- Details regarding the dimensions of the third story of the structure to ensure that the addition meets the Zoning Bylaw's definition of a half story.
- A site plan indicating location and dimensions of the proposed second parking area and curb cut, as well as identification of any existing landscaped or usable open space.

DPCD notes that the current structure meets the minimum number of parking spots required by the Zoning Bylaw and recommends that the applicant consider reconfiguring the existing parking area to provide additional spaces, should they be required.



## Town of Arlington, Massachusetts

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### Docket # 3667: 18 Heard Road

#### ATTACHMENTS:

Type	File Name	Description
▣ Reference Material	ZBA_Package__18_Heard_Road.pdf	ZBA Package, 18 Heard Road
▣ Memorandum	3667_18_Heard_Rd.pdf	DPCD Memo re: 3667 - 18 Heard Rd



Town of Arlington  
Zoning Board of Appeals  
51 Grove Street  
Arlington, Massachusetts 02476  
781-316-3396  
[www.arlingtonma.gov](http://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 **Gregory Jacobs** of Arlington, Massachusetts on August 20, 2021, a petition seeking permission to alter his property located at **18 Heard Road - Block Plan 116.0-0006-0003.A** Said petition would require a Special Permit under **Section 5.3.9 (A) (Projections into Minimum Yards)** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening October 12, 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/tZlsd-usrDggHNAnU6BIRDmH\\_H6h9L-RPu5](https://town-arlington-ma-us.zoom.us/meeting/register/tZlsd-usrDggHNAnU6BIRDmH_H6h9L-RPu5) for documentation relating to this petition, visit the ZBA website at [www.arlington.gov/zba](http://www.arlington.gov/zba).

**DOCKET NO 3667**

Zoning Board of Appeals  
Christian Klein, RA, Chair

Please direct any questions to: **[ZBA@town.arlington.ma.us](mailto:ZBA@town.arlington.ma.us)**

**REQUEST FOR VARIANCE**  
**TOWN OF ARLINGTON**

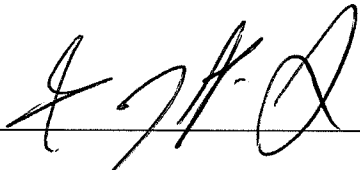
In the matter of the Application of Jacob's Residence Front Entry Addition  
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Variance is herewith made, in accordance with Section 3.2 of the Zoning Bylaw of the Town of Arlington, Massachusetts seeking relief from the following specific provisions of the Zoning Bylaw, and as described more fully in the attached form, *Variance Criteria*:

*The Applicant is seeking variance relief for the construction of a covered entry/mudroom & open entry porch. The proposed entry and porch will encroach into the front 25' setback per Section 5.4.2 – Table A – Table of Dimensional & Density Regulations.*

The Petitioner/Applicant states he/she/they is/are the owner-occupant of the land in Arlington located at 18 Heard Road 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:

*Removal of an existing nonconforming open porch (setback 20.5' +/- from the front property line, however the main house is set back 25.1' from the front property line (see survey)) to construct an enclosed entry vestibule/mudroom with adjacent covered entry porch 16.6 feet from the front yard property line. Zoning relief is requested to construct this entry structure and covered porch within the 25' front yard setback.*

\_\_\_\_\_  
E- Mail: gjacobs71@verizon.net Signed:  Date: 8/4/21  
Telephone: 617-<sup>785</sup>685-7779 Address: 18 Heard Road, Arlington, MA



family, along with a similar covered entry porch to the existing house. Because of the limited area into the house any attempt to provide this entry hall within the existing house footprint would be at great financial expense with no substantial improvements to the livability of this modest sized house.

3). Describe how desirable relief may be granted without substantial detriment to the public good.

If granted the requested relief, the proposed addition has only minor encroachment from the present covered porch footprint into the existing front yard setback with the new covered porch. The proposed addition is in a complementary architectural style to the Colonial home, and in context with the scale and similar architectural style of the surrounding neighboring houses. Within the neighborhood there are multiple houses with similar entries/ covered porches with like and/or greater front yard setback encroachment than the proposed project.

4). Describe how desirable relief may be granted ... without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw of the Town of Arlington, Massachusetts.

Per the Town of Arlington Zoning Bylaws: The predominant uses in R1 are single-family dwellings and public land and buildings. The Town discourages intensive land uses, uses that would detract from the single-family residential character of these neighborhoods, and uses that would otherwise interfere with the intent of this Bylaw. The proposed addition is strictly for residential use and maintains the residential character of the existing structure and surrounding homes. If granted this variance, there will be no degradation from the intent of the Town of Arlington Bylaws

State Law (MGL Chapter 40a, Section 10) requires that the Zoning Board of Appeals must find that all four (4) criteria are met in order to be authorized to grant a Variance. If any one of the standards is not met, the Board must deny the Variance.

**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:** 18 Heard Road, Arlington, MA                      **Zoning District:** R1

<u><b>OPEN SPACE*</b></u>	<b>EXISTING</b>	<b>PROPOSED</b>
Total lot area	<u>6,048 s.f.</u>	<u>6,048 s.f.</u>
Open Space, Usable		
Open Space, Landscaped		

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

**GROSS FLOOR AREA (GFA) †**

Accessory Building	<u>N/A</u>	<u>N/A</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>N/A</u>	<u>N/A</u>
1st Floor	<u>1,060 s.f.</u>	<u>1,097 s.f.</u>
2nd Floor	<u>1,060 s.f.</u>	<u>1,060 s.f.</u>
3rd Floor	<u>N/A</u>	<u>N/A</u>
4th Floor	<u>N/A</u>	<u>N/A</u>
5th Floor	<u>N/A</u>	<u>N/A</u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>N/A</u>	<u>N/A</u>
Parking garages (except as used for accessory parking or off-street loading purposes)		
All weather habitable porches and balconies		
<b>Total Gross Floor Area (GFA)</b>	<b><u>2,120 s.f.</u></b>	<b><u>2,157 s.f.</u></b>

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

<b><u>REQUIRED MINIMUM OPEN SPACE AREA</u></b>	<u>1,060 s.f.</u>	<u>1,097 s.f.</u>
Landscaped Open Space (Sq. Ft.)	<u>1,060 s.f.</u>	<u>1,060 s.f.</u>
Landscaped Open Space (% of GFA)	<u>N/A</u>	<u>N/A</u>
Usable Open Space (Sq. Ft.)	<u>N/A</u>	<u>N/A</u>
Usable Open Space (% of GFA)	<u>N/A</u>	<u>N/A</u>

This worksheet applies to plans dated: April 26, 2021 designed by:  
Luna Design Group – Architect, 100 Conifer Hill Drive, Suite 406, Danvers, MA 01923

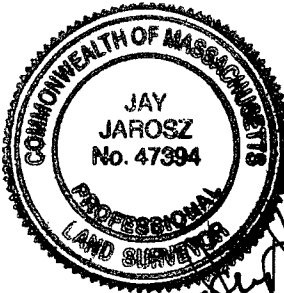
Reviewed with Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

PLAN OF LAND  
IN  
ARLINGTON, MASS.

SCALE: 1"=20'  
DATE: MAY 5, 2021



SHOWING PROPOSED ADDITION #18 HEARD ROAD

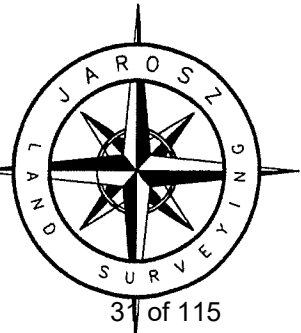
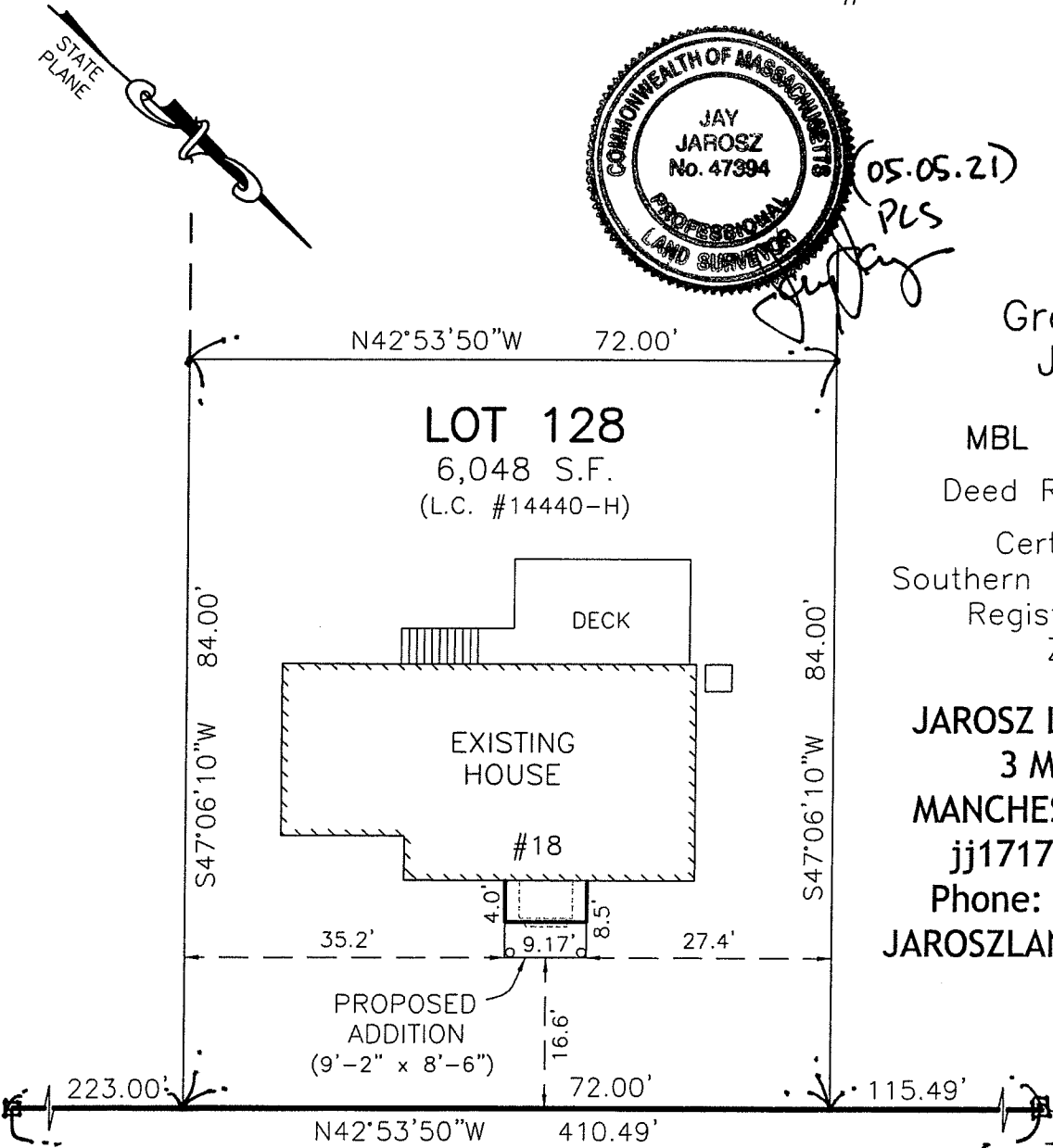


05.05.21  
PLS

OWNER:  
Gregory P.  
JACOBS

MBL 116.0-6-3.A  
Deed Ref. 1348/116  
Cert. #241068  
Southern Middlesex District  
Registry of Deeds  
Zone R1

JAROSZ LAND SURVEYING  
3 MILL STREET  
MANCHESTER, MA. 01944  
jj1717@comcast.net  
Phone: (781)-710-8484  
JAROSZLANDSURVEYOR.COM




**EXISTING FLOOR AREAS**

**FIRST FLOOR**  
(Including Garage, not Including Open Porch)  
Area = 1,054.28 gross sq. ft.

**SECOND FLOOR**  
Area = 1,146.24 gross sq. ft.

**1 Existing First Floor Plan**  
1/4" = 1'-0"

32 of 115



**LUNA | Design Group**

100 Conifer Hill Drive, Suite No. 406  
 Danvers, Massachusetts 01923  
 781.245.6530 | fax 781.245.6508  
[www.lunadesign.com](http://www.lunadesign.com)

Architecture • Interiors • Planning

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**Consultant:**

18 Heard Road  
Arlington, MA  
02474  
Proposed New  
Front Entry Vestibule

## Existing

[illegible]

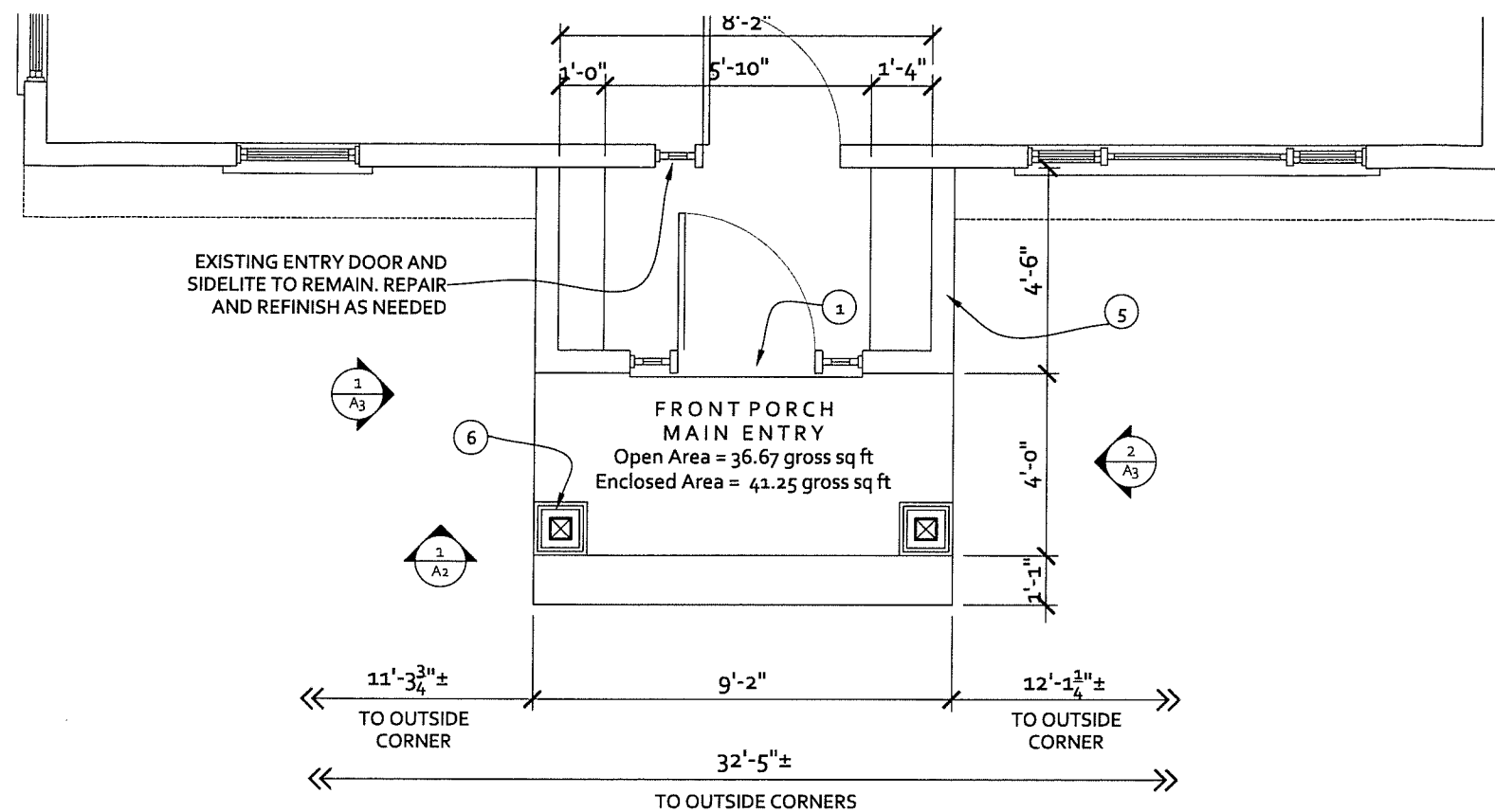
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File	

Seal

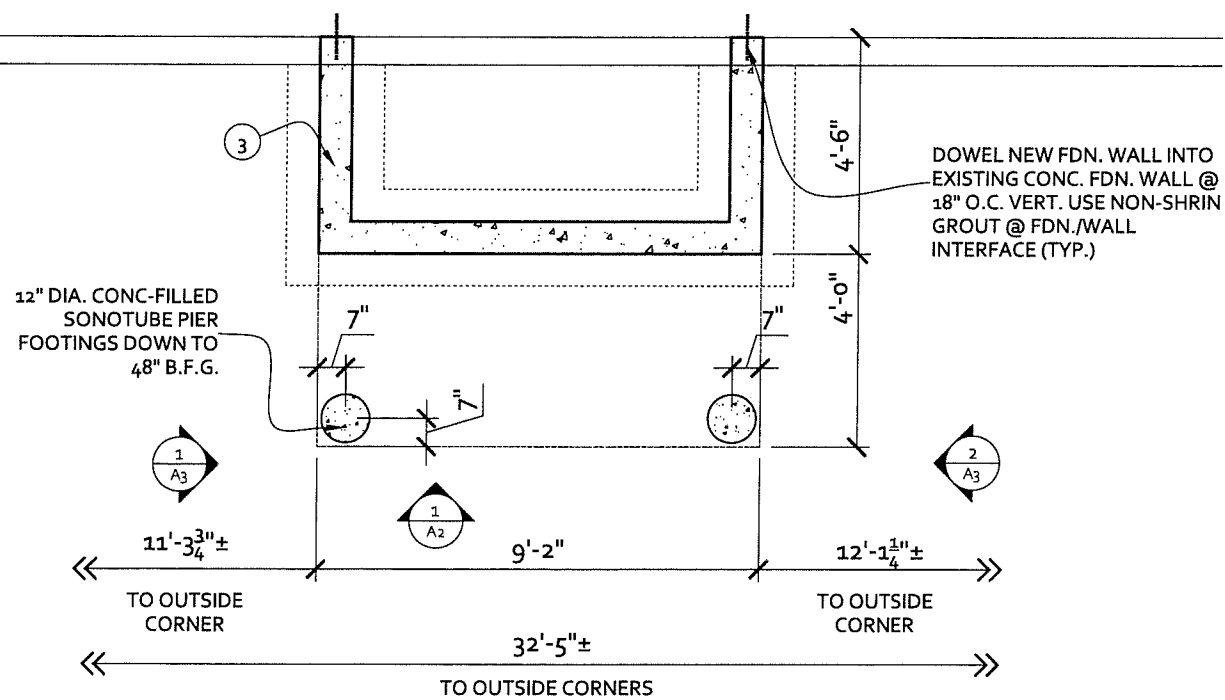
Dwg. No.

## EX1

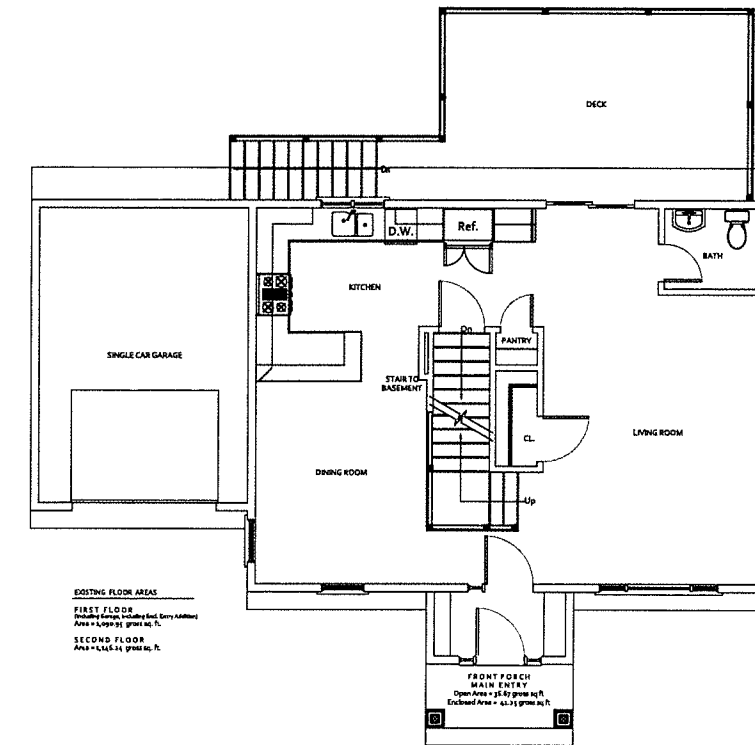
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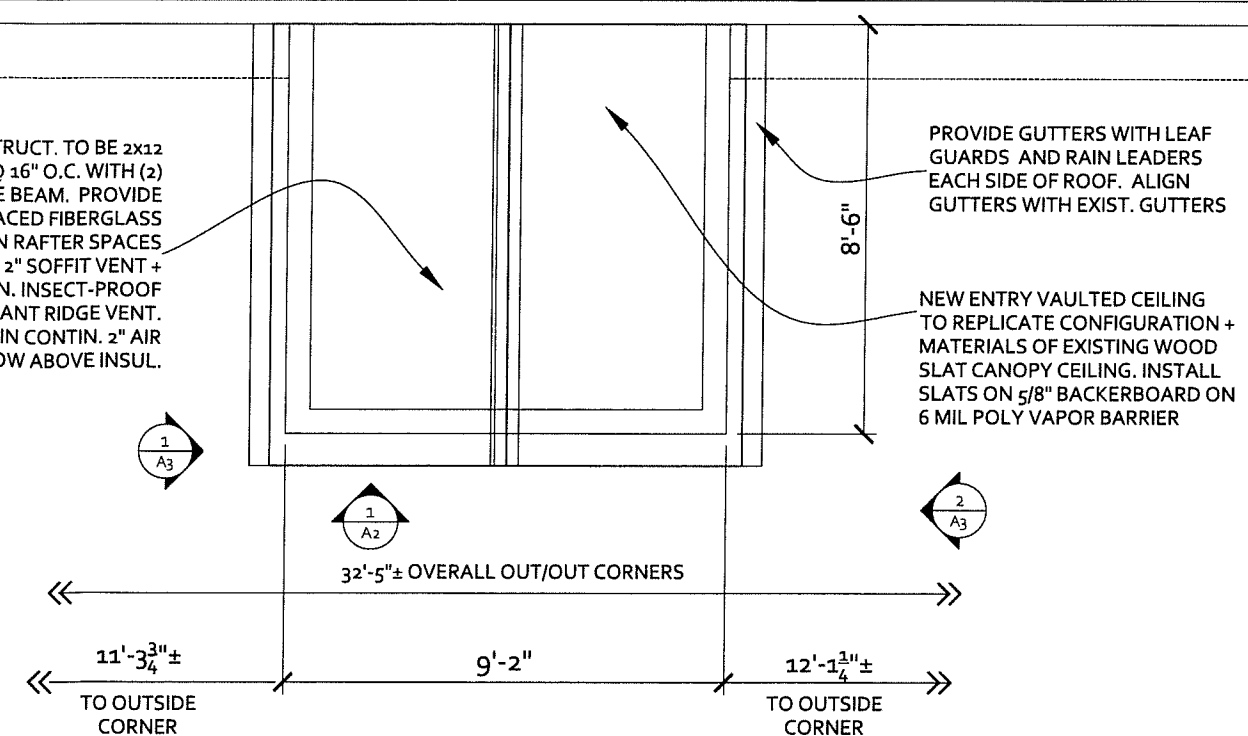
## 2 New Front Entry First Floor Plan



## 1 New Front Entry Foundation Plan



#### 4 New Overall First Floor Plan



### 3 New Front Entry Roof Plan



LUNA|Design Group

100 Conifer Hill Drive, Suite No. 406  
Danvers, Massachusetts 01923  
781.245.6530 | fax 781.245.6508  
[www.lunadesign.com](http://www.lunadesign.com)  
Architecture . Interiors . Planning

Architecture . Interiors . Planning

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**Consultant:**

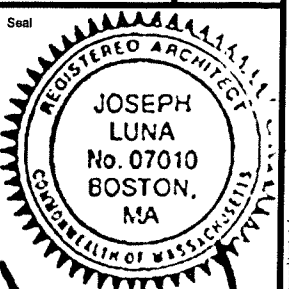
18 Heard Road  
Arlington, MA  
02474

Proposed New  
Front Entry Vestibule

### Proposed Front Entry Addition

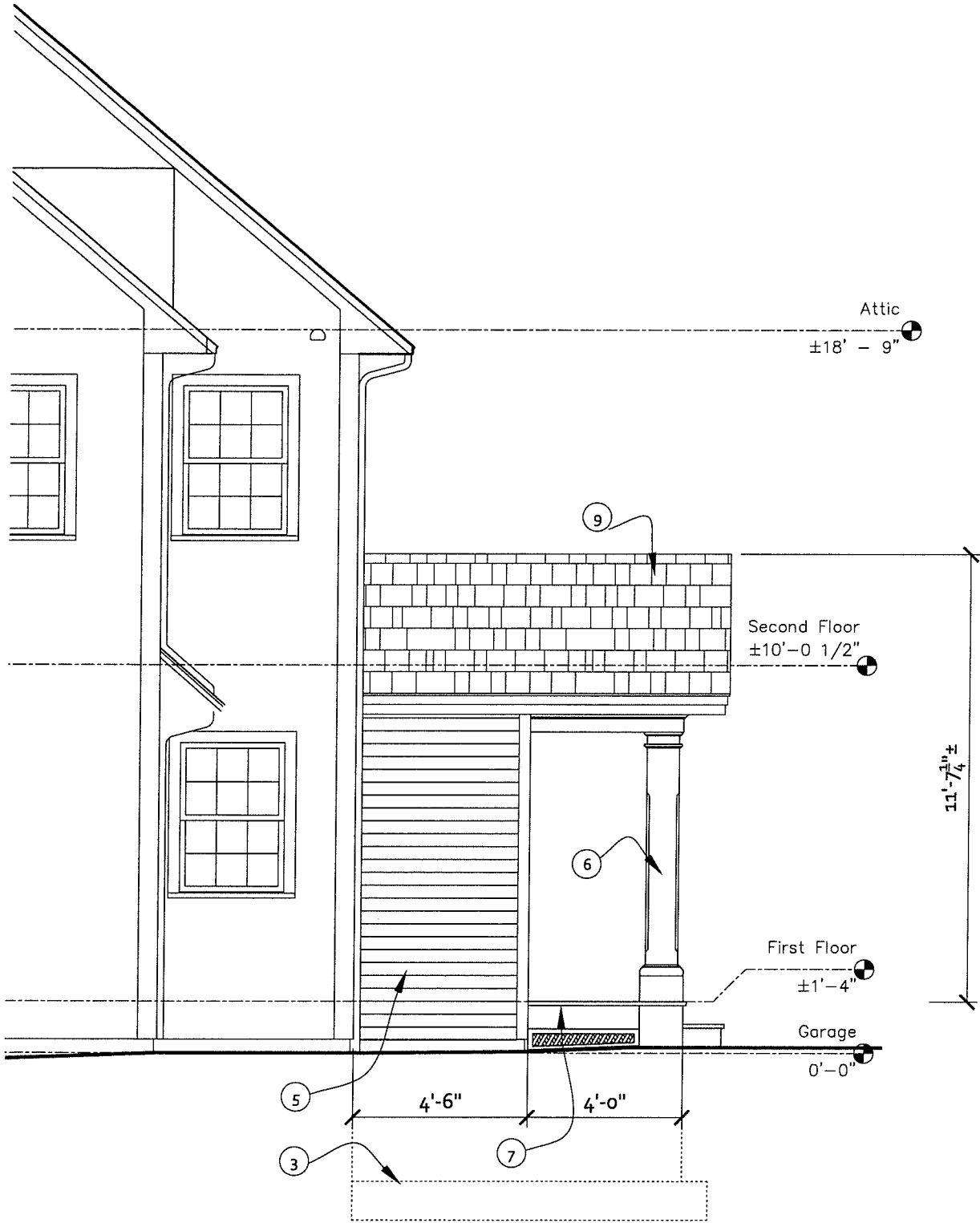
[illegible]

Date	26 April 2021
Scale	1/4" = 1'-0"
Job No.	
File	

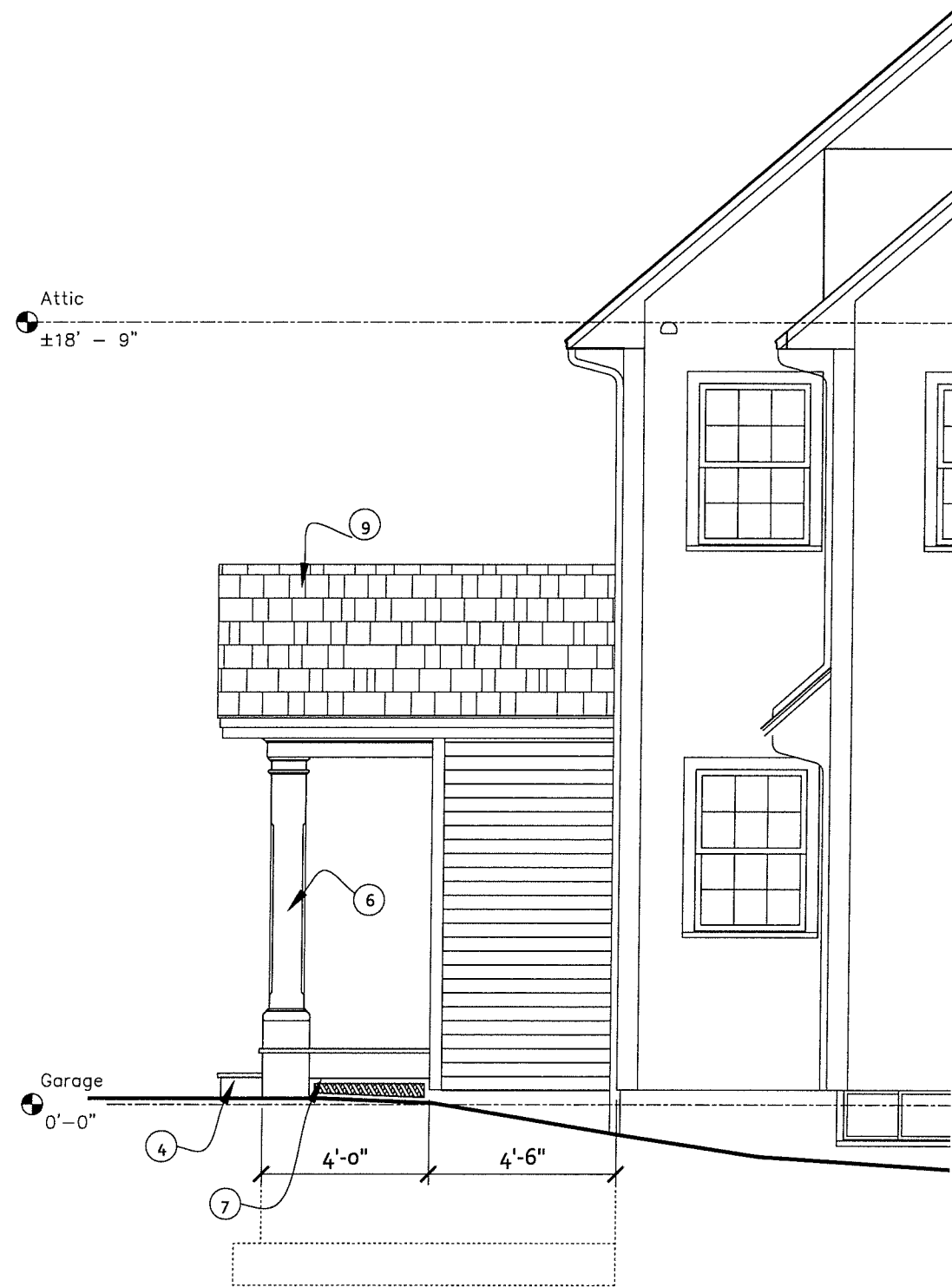


Dwg. No.

# A1



## 1 New Left Side Elevation



## 2 New Right Side Elevation

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**Consultant:**

18 Heard Road  
Arlington, MA  
02474

Proposed New  
Front Entry Vestibule

## Proposed Front + Side Elevations

[illegible]

26 April 2023
$1/4'' = 1'-0''$
No.

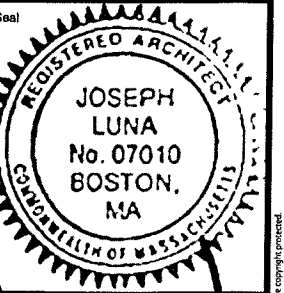


Fig. No.

# A3

NOTE: CORRECT DRAWING FORMAT IS 24"x36". ANY PLOT OF THIS DRAWING TO OTHER FORMAT (LUNA DESIGN GROUP HAS BEEN PLOTTED TO FIT MEDIA OUTPUT SIZE. DRAWING AND DETAIL SCALES MUST BE REPRODUCED ON INCREASED PROPORTIONATELY.



#### REFERENCE NOTES LEGEND

- 1 CUSTOM 36" X 80" SOLID WOOD ENTRY DOOR WITH LAMINATED (BURGLER-RESISTANT) GLASS LITES, FULL WEATHERSTRIPPING, MORTISED LOCKSET WITH DEADBOLT. PROVIDE TWO GLAZED SIDELITES w/LAM. GLAZING. DOOR STYLE AND FINISH DETERMINED BY OWNERS
- 2 RELOCATED MAILBOX (REFINISH AS NEEDED)
- 3 OUTLINES OF 8" CONC. FDN. WALL w/#5 VERT. REBARS @ 18" O.C. ON 24" x 12" CONTIN. CONC. SPREAD FOOTING w/#5 REBARS @ 18" O.C. (BOT. FT'G. @ 48" BELOW FIN. GRADE). AT INTERFACE WITH EXIST. FDN, USE NON-SHRINK GROUT AND DOWELS @ 18" O.C. VERT.
- 4 BLUESTONE PAVERS ON AIR-ENTRAINED REINF. CONCRETE STEP
- 5 TYP. NEW EXTER. WALLS EXTER. FINISH = CEMENT BOARD CLAPBOARD SIDING (4" ± to WEATHER - MATCH EXISTING) ON 2x FURRING WITH 2" R5 RIGID INSUL ON DRAINABLE AIR INFIL. BARRIER ON 5/8" CDX PLYD SHT'G
- 6 CUSTOM SQUARE NON-TAPERED COLUMN ENCLOSURE AROUND 6x6 P.T. STRUCTURAL WOOD COLUMN
- 7 COMPOSITE DECKING ON 2x10 P.T. JOISTS @ 16" O.C. PROVIDE LATTICEWORK BETW. JOISTS AND GRADE.

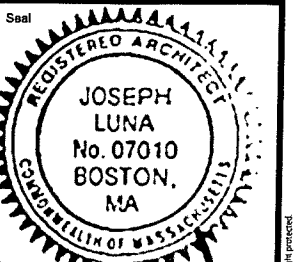
1 New Front Entry Elevation  
1/4" = 1'-0"

- 8 RIDGECAP SHINGLES ON CONTINUOUS WIND-RESISTANT RIDGE VENT WITH INSECT SCREEN
- ARCHITECTURAL GRADE FIBERGLASS-ASPHALT SHINGLES ON CONTIN. EPDM MEMBRANE ON 3/4" ADVANTECH SHT'G. ON 2x12 RAFTERS @ 16" O.C. PROVIDE HIGH-DENSITY UNFACED FIBERGLASS INSUL. IN CATHEDRAL CLG. SPACE. MAINTAIN MIN. 2" CLEAR AIRSPACE BETW. SHT'G AND INSUL. STEP-FLASH AT INTERFACE WITH EXIST. HOME.
- 9 INT. FINISH = VEN. PLSTR. ON 5/8" GYPSUMBOARD ON 6 MIL POLY. V.B. ON 2x6 STUDS @ 16" O.C. CEILING TO BE WOOD SLATS REPLICATING EXIST. CANOPY CL'G. (BOTH INSIDE AND OUTSIDE FRONT ENTRY ADDITION) ON 5/8" GYPSUMBOARD ON 6 MIL POLY V.B.
- 10

#### Proposed Front Elevation

No.	Date	Revision/Issue

Date	26 April 2021
Scale	1/4" = 1'-0"
Job No.	
File	

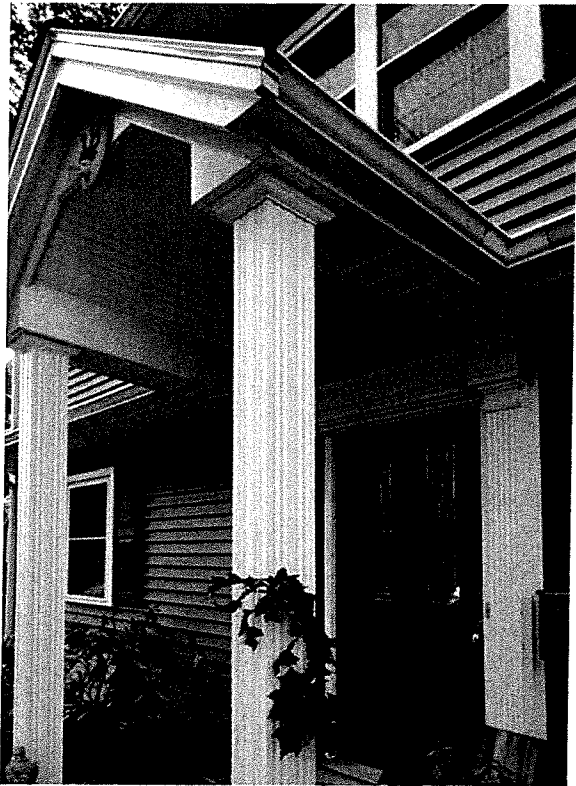




2 Existing Entry Canopy Ceiling  
Not To Scale



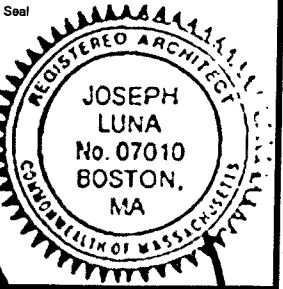
1 Existing Entry Canopy Front View  
Not To Scale



3 Existing Entry Canopy Sideview  
Not To Scale

No.	Date	Revision/Issue

Date	22 April 2022
Scale	n/a
Job No.	
File	



Seal  
Joseph Luna  
No. 07010  
BOSTON, MA  
Dwg. No.

EX2





**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: 10/6/2021  
RE: Docket 3667 – 18 Heard Road; Special Permit under Zoning Bylaw Section 5.3.9  
Projections into Minimum Yards (A)

---

The applicant, Gregory Jacobs, seeks a Special Permit in accordance with Section 5.3.9 (Projections into Minimum Yards (A)). The applicant seeks to remove the existing 25.23 square foot porch and replace it with an enclosed entry vestibule/mudroom and covered entry porch. The proposed enclosed vestibule is approximately 41 square feet, and the proposed covered landing is approximately 37 square feet, which together exceed the maximum 25 square foot projection into a minimum yard allowable by right in the zoning bylaw (Section 5.3.9 – Projections into Minimum Yards (A)). The purpose of the project is to improve the convenience, safety, and livability of the front primary entrance to the dwelling.

The lot is in the R-1 Zoning District. The existing front yard setback is 25.1 feet, which conforms with the dimensional requirements of the Zoning Bylaw except for the existing front porch, which projects approximately 4 feet 3 inches into the minimum front yard setback. The proposed entry and porch would project forward 8.5 feet into the front yard setback.

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 R-1 Zoning District through the granting of a special permit.

Criterion #2: Public Convenience/Welfare

This proposal would improve the convenience and safety of the owner's entrance to their home.

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

While the proposed porch and vestibule exceed the maximum square footage allowable by right, the overall proposal is not substantially more detrimental to the neighborhood than the existing structure. While there are few covered entries along Heard Rd, they are common on new construction and renovations on the adjacent Wright Street, Cypress Road, and Forest Street.

The expanded porch and vestibule will complement the style of the original structure. The proposed design provides a more proportionate entry in relationship to the front façade and adds visual interest to the structure while also improving the usability of the entry.<sup>1</sup> Overall, this 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-based photos of the current building:



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<sup>1</sup> Principle B-1 (pg. 26), B-3 (pg. 33), and C-1 (pg. 34) Residential Design Guidelines, available at <https://www.arlingtonma.gov/home/showpublisheddocument?id=54518>



Recommendation:

The Department of Planning and Community Development maintains that this proposal is consistent with the Zoning Bylaw and recommends that the Zoning Board of Appeals approve this application.

Related Dockets:

- #3654: 14 Nicod St—Applicant sought a special permit to add a front porch extending the width of a newly constructed house in the R1 Zoning District, citing convenience, safety, and improved design aesthetics.
- #3641: 69 Epping St—Applicant sought a special permit to add a mudroom and portico within the minimum front yard setback in an R1 district, citing safety and weather concerns. Approved on 1/12/21.
- #3608: 68 Margaret St—Applicant sought a special permit to increase the size of the existing entryway to 43 square feet, citing the need for weather protection and other structures on their street with entryways larger than 25 square feet. Approved on 10/29/19.



## Town of Arlington, Massachusetts

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**Docket # 3668: 125-127 Webster Street**

**ATTACHMENTS:**

Type	File Name	Description
▣ Reference Material	ZBA_Package__125_-_127_Webster_Street.pdf	ZBA Package, 125 - 127 Webster Street
▣ Memorandum	3668_125-127_Webster_St.pdf	DPCD Memo re: 3668 - 125-127 Webster St





Town of Arlington  
Zoning Board of Appeals  
51 Grove Street  
Arlington, Massachusetts 02476  
781-316-3396  
[www.arlingtonma.gov](http://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 **Bruce McKenna** of Arlington, Massachusetts on August 20, 2021, a petition seeking permission to alter his property located at **125-127 Webster Street - Block Plan 044.0-0005-0010.0** Said petition would require a Special Permit under **Section 8.1.3 (B)** and a Variance under **Section 6.00** respectively of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening October 12, 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/j/71sd-](https://town-arlington-ma-us.zoom.us/j/71sd-usrDgqHNAnU6BIRDmH6h9L-RPu5)**

**[usrDgqHNAnU6BIRDmH6h9L-RPu5](https://town-arlington-ma-us.zoom.us/j/71sd-usrDgqHNAnU6BIRDmH6h9L-RPu5)** for documentation relating to this petition, visit the ZBA website at **[www.arlington.gov/zba](http://www.arlington.gov/zba)**.

**DOCKET NO 3668**

**Zoning Board of Appeals**

**Christian Klein, RA, Chair**

Please direct any questions to: **[ZBA@town.arlington.ma.us](mailto:ZBA@town.arlington.ma.us)**

Administrator's comments regarding 125 – 127 Webster Street.

The Applicant would like to add additional living space to the property.

The Applicant resides in this house and would like to offer the second and third floor to his children to live in the house as well.

A Special Permit would be required as the non-conformity would be extended due to the lack of Usable Open Space.

In addition, the proposed attic area would exceed the Half Story restriction for the R-2 Zoning District. This would require a Variance as advertised under Section 6.00.

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

In the matter of the Application of Bruce McKenna of 125/127 Webster st.  
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of 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*:

Seeking relief from provision 5.4.2 of the Zoning Bylaw in regards to Maximum Stories  
for Zone R2 (2-family home.)  
\_\_\_\_\_  
\_\_\_\_\_

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 125/127 Webster st. 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:

To increase the living space of the upper level apartment within the existing foundation,  
which will involve expanding the house beyond 2.5 stories while maintaining  
the current peak height.  
\_\_\_\_\_

E-Mail: bmckenna50@yahoo.com Signed: *Bruce McKenna* Date: 6/15/21  
Telephone: 781-696-3939 Address: 125 Webster st., Arlington, MA 02474

①

**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 requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.

See Attached - Page 6  
\_\_\_\_\_  
\_\_\_\_\_

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

See Attached - Page 6  
\_\_\_\_\_  
\_\_\_\_\_

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

See Attached - Page 6/7  
\_\_\_\_\_  
\_\_\_\_\_

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.*

See Attached - Page 7  
\_\_\_\_\_  
\_\_\_\_\_



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

See Attached - Page 7

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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 or welfare.

See Attached - Page 7/8

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

See Attached - Page 8

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

1. Property Location: 125/127 Webster St. Zoning District: R2
2. Present Use/Occupancy: Two-family dwelling 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):  
5741 Sq. Ft.
4. Proposed Use/Occupancy: 2 family 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):  
5773 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	4934	4934	min. 6000
7. Frontage (Ft.)	68.72	68.72	min. 60
8. Floor area ratio	NA	NA	max. NA
9. Lot Coverage ( %)	35%	35%	max 0.00%
10. Lot Area per Dwelling Unit (Sq. Ft.)	1762	1762	min.
11. Front Yard Depth (Ft.)	9	9	min. 20'
12. Left Side Yard Depth (Ft.)	16	16	min. 10'
13. Right Side Yard Depth (Ft.)	10.5	10.5	min. 10'
14. Rear Yard Depth (Ft.)	19	19	min. 20'
15. Height (Stories)	2.5	2.5+	max. 2.5
16. Height (Ft.)	35	35	max. 35
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	1923	1923	
17A. Landscaped Open Space (% of GFA)	39%	39%	min. 0.00%
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	623	683	
18A. Usable Open Space (% of GFA)	0	0	min. 0.00%
19. Number of Parking Spaces	5	5	min. 2
20. Parking area setbacks (if applicable)	NA	NA	min.
21. Number of Loading Spaces (if applicable)	NA	NA	min. -
22. Type of construction	wood	wood	N/A
23. Slope of proposed roof(s) (in. per ft.) 9.5/8	9.5/12	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: 125/127 Webster St.                      Zoning District: R2

<u>OPEN SPACE*</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Total lot area	<u>4934</u>	<u>4934</u>
Open Space, Usable	<u>623</u>	<u>683</u>
Open Space, Landscaped	<u>1923</u>	<u>1923</u>

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

GROSS FLOOR AREA (GFA) †

Accessory Building		<u>3rd Floor 882</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>1096</u>	<u>1096</u>
1 <sup>st</sup> Floor	<u>1536</u>	<u>1536</u>
2 <sup>nd</sup> Floor	<u>1808</u>	<u>1808</u>
3 <sup>rd</sup> Floor		<u>  </u>
4 <sup>th</sup> Floor		
5 <sup>th</sup> Floor		
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>1084</u>	<u>234</u>
Parking garages (except as used for accessory parking or off-street loading purposes)		
All weather habitable porches and balconies	<u>217</u>	<u>217</u>
<b>Total Gross Floor Area (GFA)</b>	<b><u>5741</u></b>	<b><u>5773</u></b>

† 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>1923</u>	<u>1923</u>
Landscaped Open Space (% of GFA)	<u>39</u>	<u>39%</u>
Usable Open Space (Sq. Ft.)	<u>  0  </u>	<u>  0  </u>
Usable Open Space (% of GFA)	<u>  0  </u>	<u>  0  </u>

This worksheet applies to plans dated \_\_\_\_\_ designed by \_\_\_\_\_

Reviewed with Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

5

**Special Permit Criteria (3.3.3):**

**A. Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.**

The requested use is listed in Table R of Section 5.4.2 on page 5-17, limiting a two-family house to 2.5 stories and we are seeking exemption to expand beyond 2.5 stories without increasing the height of the roof. The criteria for a Special Permit are met for section 3.3.3 as is shown in the following pages.

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

The requested use is desirable to the public welfare for the following reasons:

- a. It will allow the next generation of long-term Arlington residents to live in the house/neighborhood they grew up in and raise another generation in the town, thus maintaining residents and families in the neighborhood over time.
- b. With expansion of the second floor unit, if the property were to exchange ownership, future owners are more likely to stay in the neighborhood instead of (as is common) young families moving out of the neighborhood for bigger homes as families grow, thus maintaining a more communal feeling in the area.
- c. Many neighboring houses are completing or have completed similar projects, and this project keeps in compliance with these projects, all of which increase the potential for more long term, owner-occupant residences in the neighborhood.

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

The requested use will not create any undue traffic congestion or unduly impair pedestrian safety as it is making no changes to street or walkways and is not increasing the number of household members, thus will not increase the number of vehicles in use at this address.

Furthermore, as this addition is intended for the allowance of a single family to continue to live in this home, (currently 3 generations) the likelihood is that there will be a need for fewer vehicles as compared to a house with multiple families or multiple renters.

**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.**

The requested use will have practically no effect on the drainage or sewer system as there will not be an increase in the number of members of the household, thus not increasing water usage. While the plans do include adding a second bathroom, this is standard for the neighborhood and community as there is currently only one bathroom in the unit, and adding a second one only adds convenience, but as all members of the unit currently share one bathroom, adding a second will not increase usage by any notable amount.

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

Special regulations are fulfilled as this construction project does not increase the non-conforming nature of an already non-conforming two-family house in zoning district R2. (See 8.1.3.A) The project is confined to the current foundation of the house and will not change the peak height of the structure.

Also, while there will be an increase in the gross floor area to the structure, it will not exceed 40% as is designated by zoning bylaw 8.1.2.C.

**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 or welfare.**

The requested use is similar in many ways to dozens of other projects that are occurring and have occurred in the neighborhood, and thus would be in compliance with the character of the district and adjoining districts. (See attached photos of neighboring houses within a 1 block radius of 125 Webster st.)

In regards to the adjoining lots, one lot will not be affected whatsoever, and the neighboring lot on Webster st. will be affected minimally by the heightened roofline and some small loss of morning sunlight, but not in any meaningful way.

This use, not only is in compliance with neighborhood, it is beneficial in many ways, as mentioned previously, it will allow for another generation to be raised in the same household, retaining the essence by allowing current and long-term Arlington residents to remain in their household by making room for the next generation's use. It will also increase the popularity of the neighborhood for more occupant-owner residents and thus increase the permanence and care for the neighborhood in the coming years.

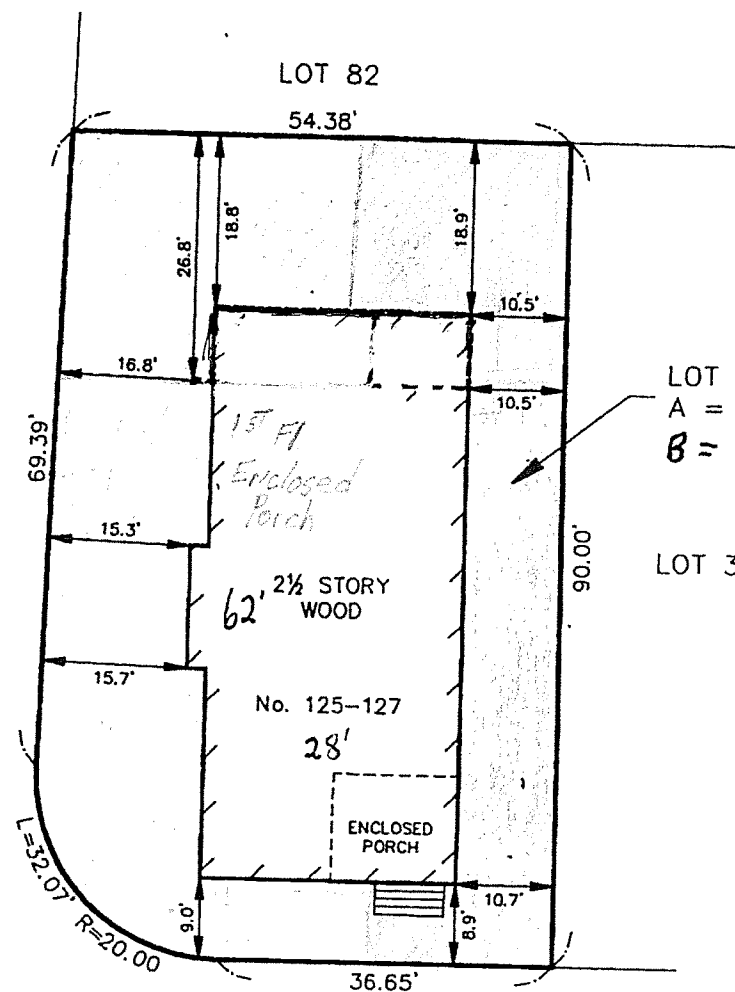
**G. Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.**

The requested use, as mentioned before, will not increase the number of residents in the current household, and thus will not change any habits regarding traffic or use in the neighborhood.

The current residents of the upper floor unit are the owners and their adult son with the first floor being rented to an elderly parent in need of care. The addition is to allow for more living space for the owners and their son on the second floor so that the son can continue to live in Arlington and begin to plan a future with a family to be raised in the same house, while still caring for the his parents (current owners) as they age and his aging grandmother, thus not changing any aspect of the current situation of the household.

This use could be considered a positive for the neighborhood, as it maintains the familial nature of this part of Arlington and, again, allows for long-term residents to begin to make plans for a future generation to be raised in the town and in the same house, maintaining the character of the neighborhood by maintaining its residents.

HAMLET STREET



driveway 626 sq ft

Landscaped  
1923 sq ft

Patio  
623 sq ft

common porch  
208 sf

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY AND THAT THE BUILDING IS LOCATED ON THE GROUND AS SHOWN.

*Angelo B. Veneziano* 5/3/99  
ANGELO B. VENEZIANO, P.E. - P.L.S. date



PLOT PLAN OF LAND  
LOCATED IN  
ARLINGTON, MASS.

B = Building Footprint

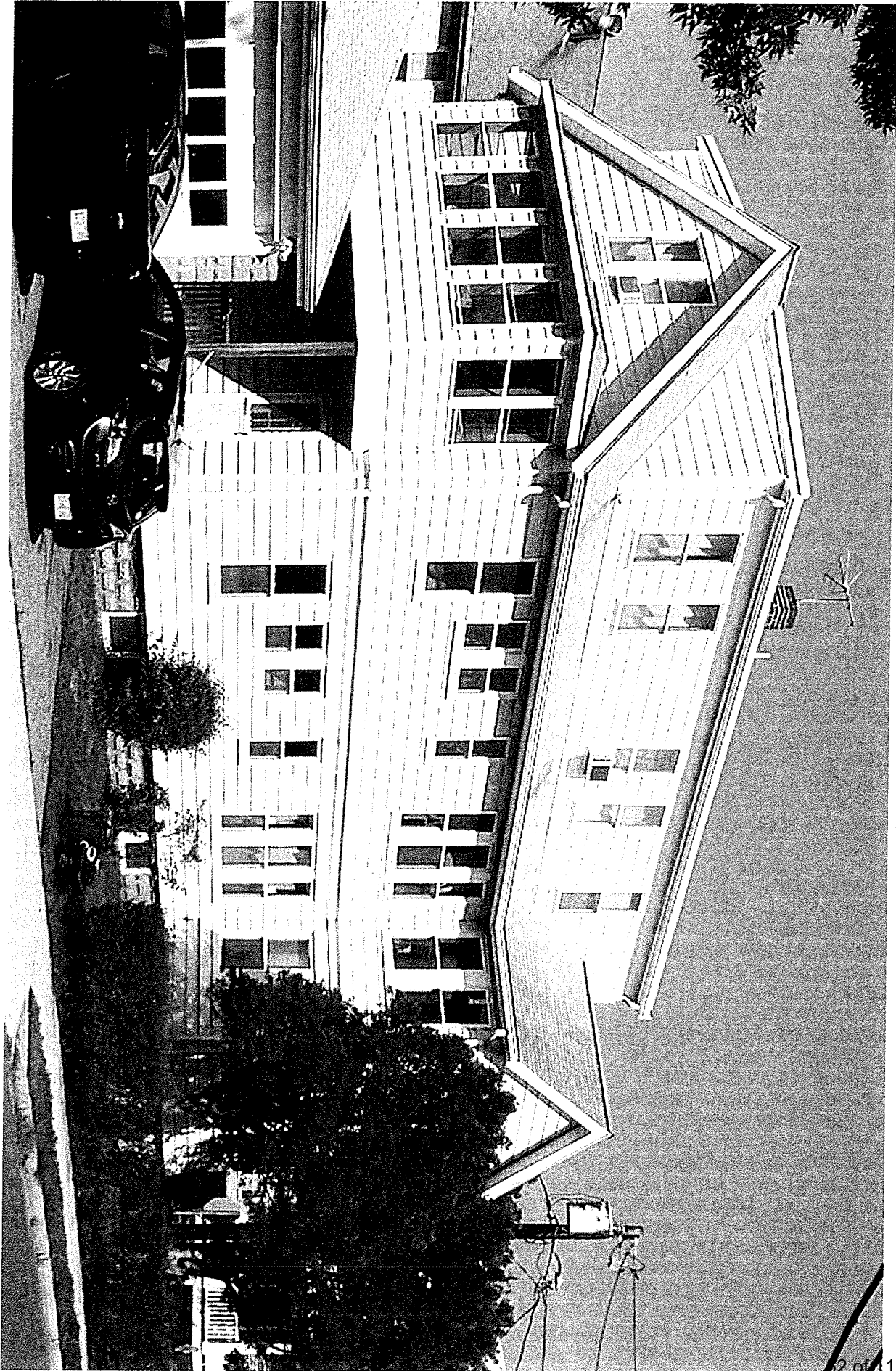
PREPARED BY:  
MEDFORD ENGINEERING & SURVEY  
15 HALL ST. MEDFORD, MA. 02155  
ANGELO B. VENEZIANO - PE & PLS  
781-396-4466 fax: 781-396-8052

SCALE: 1" = 20'

TITLE REF: BK. 19807 PG. 514

DATE: MAY 3, 1999

FILE No. 13213



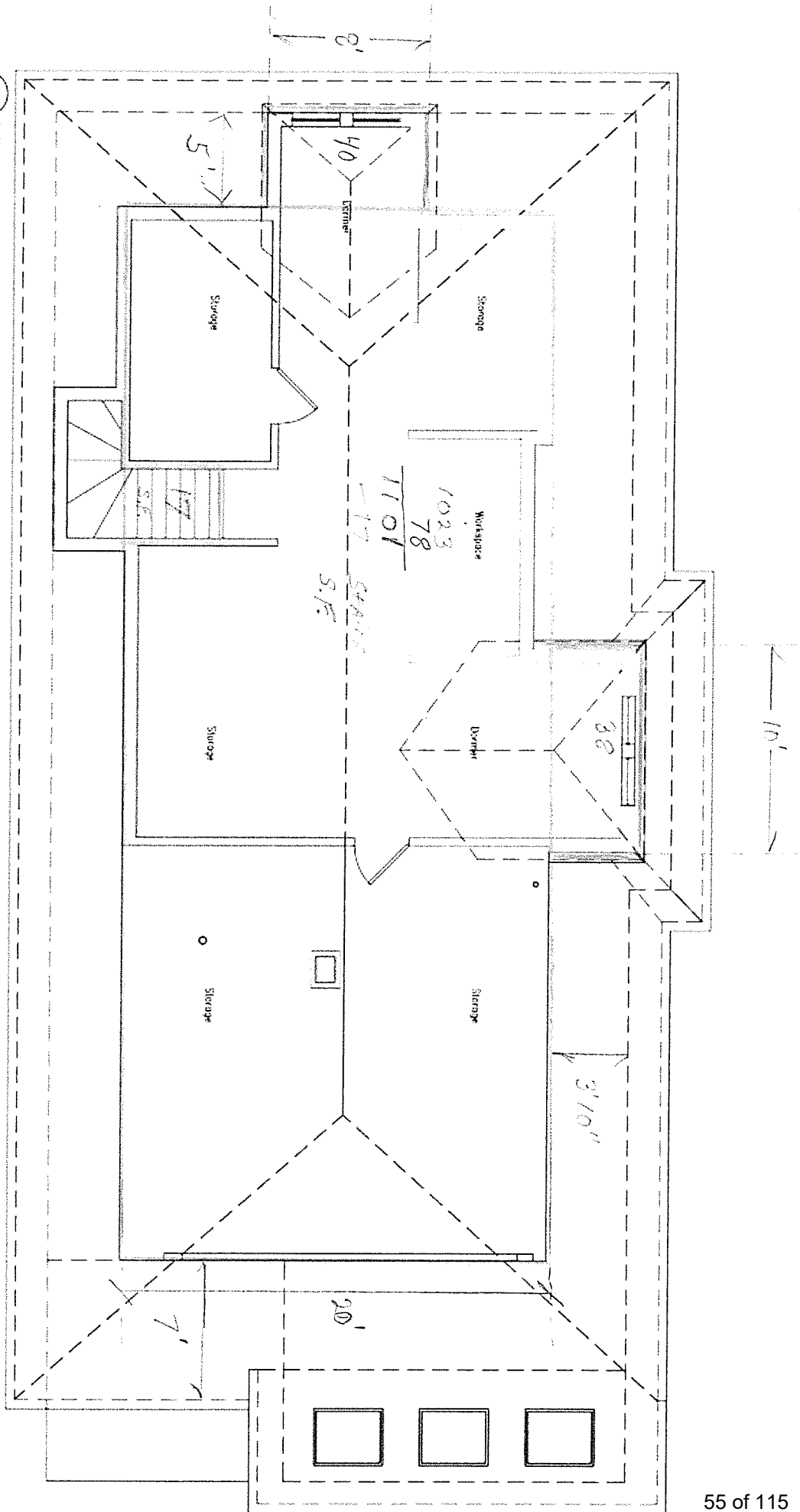








Existing Attic  
1084 sq



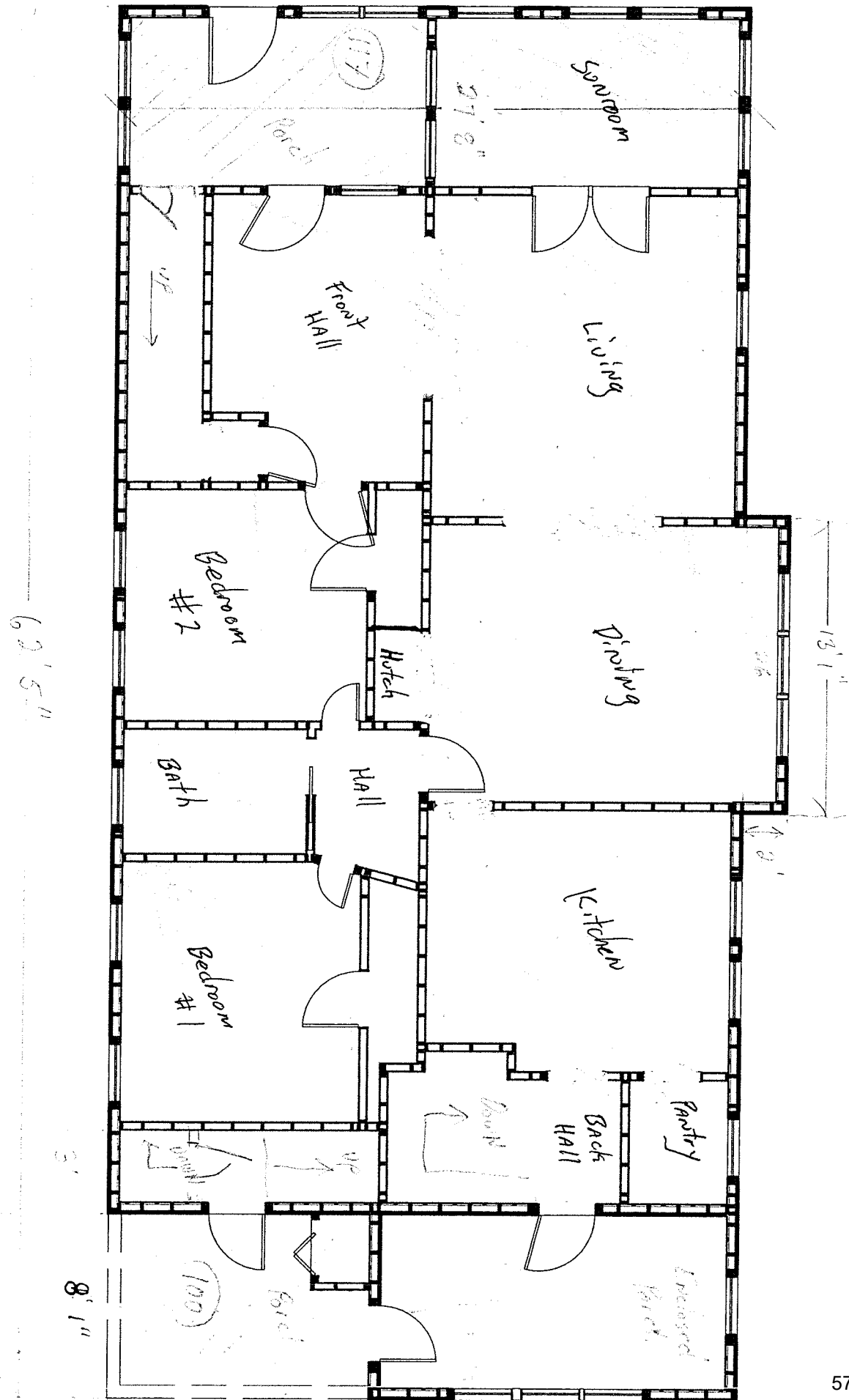
1 EXISTING ATTIC PLAN  
SCALE: 1/4" = 1'-0"

51' 2"



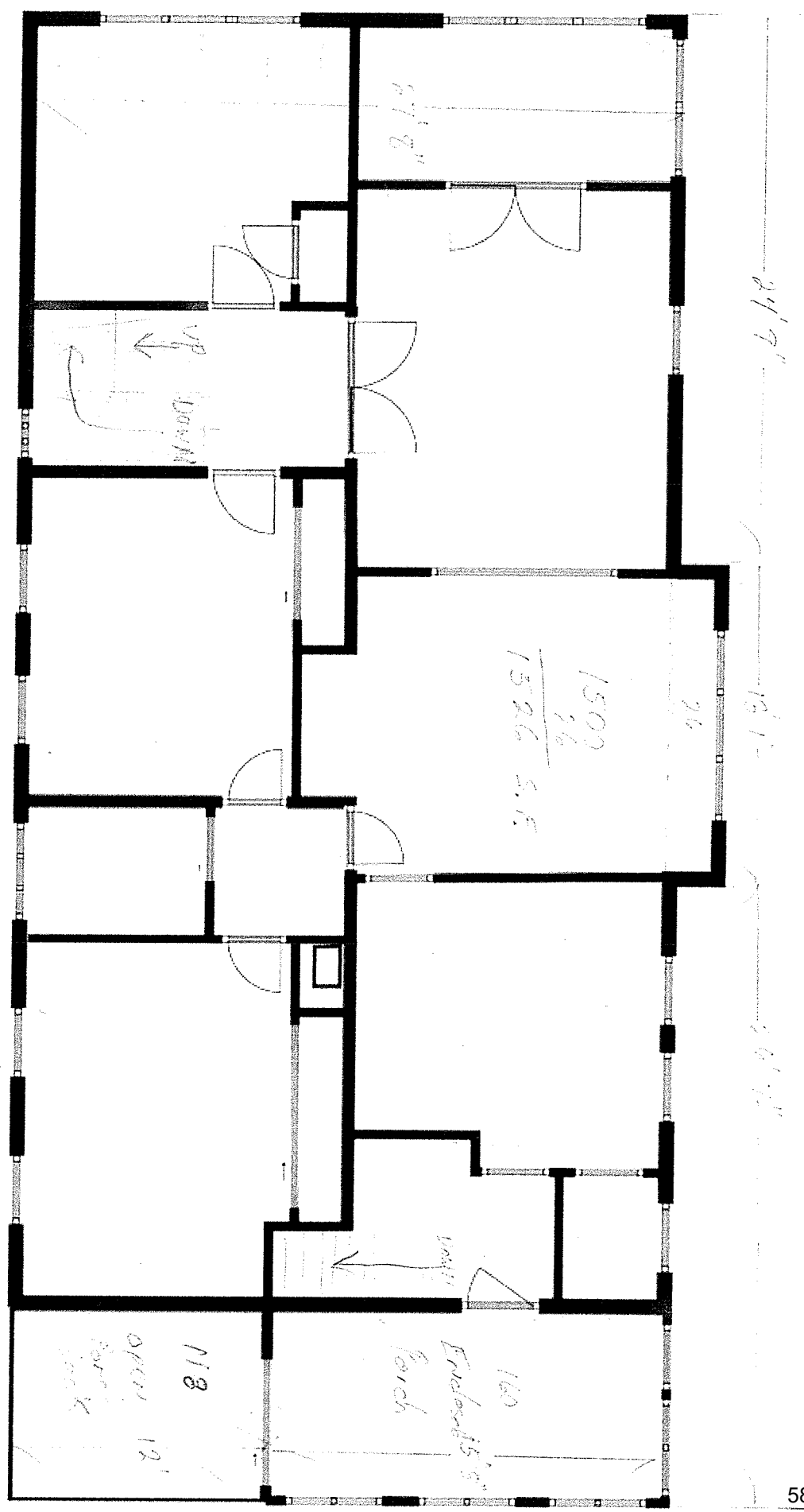
Total Footprint  
 1753 S.F. GFA  
 217 common porch  
 1536 S.F.

1st Floor



2<sup>nd</sup> Floor  
1808 S.F. GFA

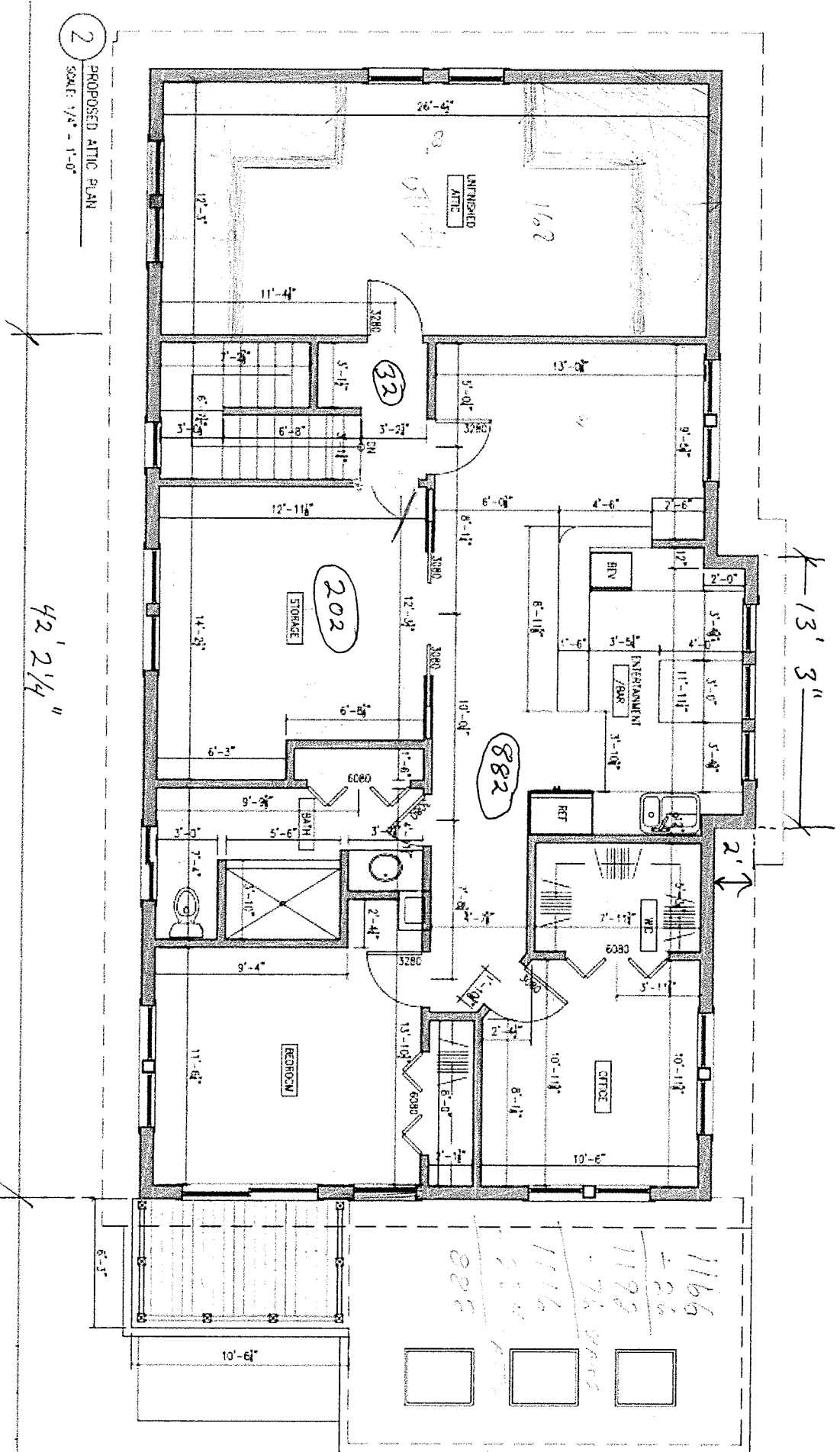
1808 GFA



3<sup>rd</sup> Floor  
Proposed

116 GTH

234 Attic Storage



# 125-127 Webster Street, Arlington, MA



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**Architect**

AGA DESIGNS  
215 North Street  
Georgetown, MA 01833  
Tel: 617-461-9583

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**DRAWING LIST:**

Cover  
G1.00 - General Notes  
A1.00 - Existing & Proposed Floor Plan  
A1.01 - Roof & Framing Plan, Section & Details  
A1.02 - Existing/Demo Elevations  
A1.03 - Proposed Elevations

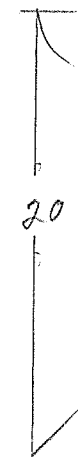
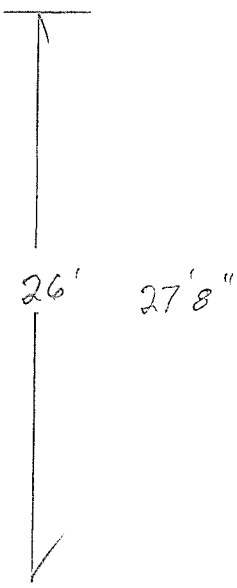
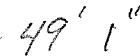
PERMIT SET - 06/15/2021

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S:\AGA-Designs\Active Projects\125-127 Webster Street - Working Drawings.dwg: 6/15/2021 - 4:01PM

<div><div>BUILDING CODE REFERENCED STANDARDS</div><div><div><div>1. 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)</div><div>2. MASSACHUSETTS BUILDING CODE 9TH EDITION CMR 780</div></div></div></div> <div><div>GENERAL REQUIREMENTS</div><div><div><div>1. ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS.</div><div>2. MECHANICAL, ELECTRICAL AND PLUMBING WORK REQUIRED OF THIS PERMIT APPLICATION TO BE PERFORMED BY A SUBCONTRACTOR LICENSED IN THE STATE IN WHICH WORK IS BEING PERFORMED.</div><div>3. SUBCONTRACTORS SHALL PROVIDE CERTIFICATION OF GENERAL LIABILITY INSURANCE AND WORKMAN'S COMPENSATION COVERAGE, AS REQUIRED BY THE GENERAL CONTRACTOR.</div><div>4. THE CONTRACTOR SHALL COORDINATE AND/OR OBTAIN ALL BUILDING PERMITS REQUIRED FOR CONSTRUCTION AND CERTIFICATIONS OF OCCUPANCY.</div><div>5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEAN, METHODS, TECHNIQUES, AND PROCEDURES.</div><div>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY CURING BUILDING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING TO ENSURE SUCH SAFETY.</div><div>7. ALL DIMENSIONS AND SITE CONDITIONS TO BE FIELD VERIFIED AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTIFY AGA DESIGNS OF ANY DISCREPANCY PRIOR TO COMMENCEMENT OF WORK.</div><div>8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER INDICATED ON THE PLANS OR NOT, AND TO PROTECT THEM FROM DAMAGE.</div><div>9. ALL DETAILS, SECTIONS, NOTES, OR REFERENCE TO OTHER DRAWINGS ARE INTENDED TO BE TYPICAL.</div><div>10. DURING CONSTRUCTION, AND PRIOR TO THE INCORPORATION OF ANY CHANGES, REVISIONS, MODIFICATIONS AND/OR DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL BRING TO THE ATTENTION OF AGA DESIGNS AND OBTAIN APPROVAL FROM THE GOVERNING BUILDING OFFICIAL BEFORE PROCEEDING WITH THE WORK.</div><div>11. THE MANUFACTURERS, PRODUCTS AND EQUIPMENT LISTED ESTABLISH PERFORMANCE REQUIREMENTS, SUBSTITUTIONS OF EQUAL PERFORMANCE MAY BE SUBMITTED FOR AGA DESIGNS APPROVAL.</div><div>12. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTON/SPECIFICAIONS UNLESS OTHERWISE SPECIFIED BY AGA DESIGNS.</div><div>13. SPECIFIC NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.</div></div></div><div><div>GENERAL CONSTRUCTION NOTES</div><div>CIVIL NOTES:</div><div><div>1. DEBRIS – REMOVE DEBRIS WITHIN 2'-0" OF BUILDING</div><div>2. EXTERIOR GRADE – SLOPE GRADE 5% TO DRAIN AWAY FROM BUILDING</div><div>3. SOIL GAS CONTROL – ALL WALLS, ROOF AND FLOORS IN CONTACT WITH THE GROUND SHALL BE CONSTRUCTED TO RESIST THE LEAKAGE OF SOIL GAS FROM THE GROUND TO THE BUILDING. A PASSIVE SUB-SLAB DEPRESSURIZATION SYSTEM IN ACCORDANCE WITH THE SUPPLEMENTARY GUIDELINES SHALL BE PROVIDED, 1 VENT PIPE, MIN. 3" DIAMETER, PER 1500 SF OF SLAB AREA. VENT STRAIGHT UP THRU ROOF.</div></div></div><div><div>STRUCTURAL NOTES:</div><div><div>1. CONCRETE – ALL CONCRETE TO HAVE A WATER/CEMENT RATIO OF LESS THAN 0.5 AND 10% FLY ASH PORTLAND CEMENT REPLACEMENT.</div><div>2. FOOTINGS – ALL FOOTINGS SHALL REST ON NATIVE, UNDISTURBED SOIL AND WILL BE A MIN. OF 48" BELOW FINISHED GRADE OR IN ACCORDANCE WITH LOCAL BUILDING CODE. APPLY LIQUID APPLIED CAPILLARY BREAK (MUST DRY TACK FREE) ON TOP OF FOOTING PRIOR TO PLACING/CASTING CONCRETE FOUNDATION WALL.</div><div>3. STEP FOOTINGS – HORIZONTAL STEP = 24" MAX. VERTICAL STEP = 24" MAX.</div><div>4. FOUNDATION WALLS – 10" WIDE CONCRETE WALL WITH 2½" DEEP VERTICAL SAW-CUT CONTROL JOINTS ON INTERIOR FACE OF WALL. LOCATE JOINTS 18" FROM EVERY CORNER AND 20' MAX. ALONG LENGTH OF WALL SEGMENT.</div><div>5. DRAIN TILE – 4" DIA. PIPE, ¾" CRUSHED STONE (NO FINES), 6" MIN. PIPE COVER. LOCATE 4" DIA. DRAIN TILE CONNECTION PIPE THROUGH BASE OF FOOTING WITHIN 5' OF EVERY CORNER AND EVERY 15' MAX ALONG LENGTH OF WALL SEGMENT WITH MIN. 1 PER WALL SEGMENT.</div></div></div></div> <td><div><div>6. SILL PLATE – 2X6 TREATED SILL PLATE WITH ½" DIA. ANCHOR BOLTS 12" LONG, SET MIN. 4" INTO CONCRETE AND SPACED AT 6' O.C. MAX. PROVIDE CAPILLARY BREAK BETWEEN SILL PLATE AND CONCRETE, 6MIL POLY OR EQUAL.</div><div>7. ANCHOR BOLTS – PROVIDE ½" DIA. ANCHOR BOLTS 12" LONG, SET MIN. 4" INTO CONCRETE AND SPACED AT 6' O.C. MAX. TWO BOLTS MIN. PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION.</div><div>8. BEARING STUD PARTITION – 2X6 STUDS AND 16" O.C.</div><div>9. STEEL COLUMN – 3" DIA. HSS ON 3'-0" X 3'-0" CONCRETE PAD W/ (4) #5 REBAR EACH WAY.</div><div>10. CONCRETE SLAB – 4" CONCRETE SLAB WITH SAW-CUT CONTROL JOINTS SPACED AT 20' MAX. AND SAW-CUT COLUMN ISOLATION JOINTS.</div><div>11. BEAMS AND LINTELS – SUPPORT FULL WIDTH TO FOUNDATION.</div></div><div><div>ARCHITECTURAL NOTES:</div><div><div>1. DRIP EDGE – PROVIDE 1" DRIP EDGE ON FLASHING OVER OPENINGS IN EXTERIOR WALLS.</div><div>2. WOOD PROTECTION – WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED WITH A WOOD PRESERVATIVE AND WHICH ARE SUPPORTED FROM THE CONCRETE BY AT LEAST 6 MIL. POLY FILM OR EQUAL.</div><div>3. STAIR DIMENSIONS – (ALL INTERIOR AND EXTERIOR STAIRS – REFER TO DRAWINGS FOR ACTUAL STAIR DIMENSIONS)<div><div>3.1. MAX. RISE – 7½"</div><div>3.2. MIN RUN – 10"</div><div>3.3. MAX NOSING – 1"</div><div>3.4. MIN. HEADROOM – 6'-8"</div><div>3.5. MIN WIDTH – 3'-0"</div></div></div><div>4. HANDRAILS AND GUARDS<div><div>4.1. MIN HEIGHT – 2'-10" (HANDRAILS), 3'-0" (GUARDS)</div><div>4.2. MAX HEIGHT – 3'-2" (HANDRAILS)</div><div>4.3. A CLEARANCE OF NOT LESS THAN ½" SHALL BE PROVIDED BETWEEN HANDRAIL AND ANY SURFACE BEHIND IT.</div></div></div><div>5. BEDROOM EGRESS – MIN OF ONE WINDOW PER BEDROOM SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SF, A MIN. NET CLEAR OPENING HEIGHT OF 24", A MIN. NET CLEAR OPENING WIDTH OF 20", AND A SILL HEIGHT OF NOT MORE THAN 44" FROM THE FLOOR UNLESS OTHERWISE SPECIFIED IN THE WINDOW SPECIFICATION (NOT APPLICABLE IF THERE IS A DOOR W/ DIRECT ACCESS TO THE EXTERIOR ON THAT LEVEL).</div><div>6. INTERIOR DOORS – UNDERCUT ALL DOORS ¾" MIN.</div><div>7. COAT CLOSETS – (1) ROD AND (1) SHELF MIN.</div><div>8. LINEN CLOSETS – (4) SHELVES MIN, AND 1'-2" DEEP MIN.</div><div>9. MINIMUM HEADROOM – 6'-8" BELOW ALL BEAMS AND DUCTS.</div></div><div><div>MECHANICAL, ELECTRICAL, AND PLUMBING NOTES:</div><div><div>1. EXHAUST FANS – VENT TO EXTERIOR</div><div>2. RANGE HOODS – VENT TO EXTERIOR W/ NON-COMBUSTIBLE DUCT</div><div>3. DRYER VENT – CAPPED AND SCREENED DRYER VENT, DUCTING INSTALLED TO SLOPE TO EXTERIOR.</div><div>4. SMOKE DETECTORS – LOCATE ON EACH FLOOR LEVEL AND INTERCONNECT.</div><div>5. CARBON MONOXIDE DETECTORS – LOCATE IN EACH BEDROOM.</div></div></div><div><div>CONSTRUCTION ASSEMBLIES</div><div><div>1. FOUNDATION WALLS – FOUNDATION WILL BE A CONDITIONED BASEMENT. BASEMENT WALLS WILL BE CAST-IN-PLACE CONCRETE W/ ONE (1) LAYER OF 2" RIGID FOIL-FACED POLYISOCYANURATE INSULATION (R-15/20) ON THE OUTSIDE FACE OF THE WALL.</div><div>2. BASEMENT FLOOR – 4" CONCRETE SLAB OVER 6 MIL POLYETHYLENE VAPOR BARRIER OVER 2" XPS RIGID INSULATION OVER 4: CLEAN CRUSHED STONE PAD ON UNDISTURBED/NATIVE SOIL.</div><div>3. FRAME WALL CONSTRUCTION – EXTERIOR WALLS SHALL BE FRAMED WITH 2X6 STUDS AT 16" O.C. CAVITY SHALL BE INSULATED WITH R-VALUE 20 OR 13+10 FIBERGLASS BATT. ½" OSB OR PLYWOOD SHEATHING, SHEATHING PAPER, AND SIDING.</div><div>4. ROOF CONSTRUCTION – ROOF SHALL BE FRAMED WITH 2X8 ROOF RAFTERS AT 16" O.C., ½" T&amp;G ZIP WALL ROOF SHEATHING, ROOF UNDERLAYMENT W/ SELF-ADHERED ROOF MEMBRANE AT ROOF EDGES, AND ASPHALT SHINGLES.</div><div>5. INTERIOR NON-LOAD BEARING PARTITION CONSTRUCTION – 2X4 STUDS AT 16" O.C. WITH</div></div></div><td><div><div>ONE (1) LAYER ½" CWB ON EACH SIDE.</div><div>6. TYP. FLOOR CONSTRUCTION – 2X10 FLOOR JOISTS AT 16" O.C., 1X3 CROSS BRACING, ¾" OSB SUBFLOORING, FINISHED FLOORING.</div></div><div><div>DOOR SPECIFICATION</div><div><div>A. EXTERIOR ENTRY DOOR:<div><div>A.1. INSULATED FIBERGLASS AND WEATHERSTRIPPED</div><div>A.2. OPEN FROM INSIDE WITHOUT KEY</div><div>A.3. PROVIDE VIEWER UNLESS TRANSPARENT GLASS IS PROVIDED IN THE DOOR OR SIDELITE.</div></div></div><div>B. INTERIOR DOORS:<div><div>B.1. HOLLOW CORE</div></div></div></div></div><div><div>WINDOW SPECIFICATION</div><div><div>1. ALL WINDOWS SHALL BE SPECTRALLY SELECTIVE LOW-E DOUBLE GLAZED VINYL FRAMED WITH THE FOLLOWING PERFORMANCE VALUES FROM THE NATION FENESTRATION RATING COUNCIL (NFRC):<div><div>1.1. CLIMATE ZONE 5</div><div>1.2. U-VALUE = 0.33 OR LESS</div><div>1.3. SOLAR HEAT GAIN COEFFICIENT (SHGC) = 0.30 OR LESS</div></div></div><div>2. CONFIRM R.O. SIZES WITH THE WINDOW MANUFACTURER AND ADJUST WALL FRAMING ACCORDINGLY.</div><div>3. BEDROOM DOUBLE HUNG WINDOW MUST MEET MA BUILDING CODE (780 CMR) SECTION 5310 REQUIREMENTS FOR EMERGENCY ESCAPE AND RESCUE OPENINGS.</div></div></div><div><div>INSULATION – CLIMATE ZONE 5 &amp; 4 MARINE</div><div><div>PREScriptive REQUIREMENTS</div><div>BASE CODE ~ SINGLE-FAMILY AND MULTI-FAMILY HOMES<div><div>1. CEILING R-VALUE R-49</div><div>2. ABOVE-GRADE WALL R-VALUE R-20 OR 13+5</div><div>3. FLOOR R-VALUE R-30</div><div>4. BASEMENT/CRAWL SPACE WALL R-VALUE R-15/19</div><div>5. SLAB R-VALUE/DEPTH R-10, 2FT.</div><div>6. HEATED SLAB R-VALUE R-5</div><div>7. WINDOW AND DOOR U-VALUE 0.32</div><div>8. SKYLIGHT U-VALUE 0.55</div><div>9. MAXIMUM AIR LEAKAGE COMPLETE AIR SEALING CHECKLIST OR &lt;3 ACH50</div><div>10. MAXIMUM DUCT LEAKAGE 4 CFM25/100 CFA</div></div></div></div></div><div><div>GENERAL FRAMING NOTES</div><div><div>THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. PLEASE REFER TO AND COMPLY WITH ALL LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.</div><div><div>1. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2X6 EXTERIOR STUDS AND 2X4 INTERIOR STUDS UNLESS NOTED OTHERWISE. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.</div><div>2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.</div><div>3. ALL HEADERS SHALL BE 2-2X10 #2 SPF WITH 1.2" PLYWOOD PLATE BETWEEN UNLESS NOTED OTHERWISE.</div><div>4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.</div><div>5. PROVIDE CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.</div><div>6. FLOOR DECKING TO BE APA 24 RATED 23/32" T&amp;G PLYWOOD EXPOSURE 1 GLUED AND NAILED PER MANUFACTURERS SPECIFICATIONS.</div><div>7. EXTERIOR SHEATHING TO BE CONTINUOUS APA RATED 32/16 7/16" T&amp;G PLYWOOD EXPOSURE 1. MAILING SCHEDULE TO BE 8d COMMONS AT 6" O.C. AT ALL EDGES AD 6d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS.</div><div>8. PROVIDE DOUBLE STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0"</div><div>9. PROVIDE COLLAR TIES AT UPPER ½ OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.</div><div>10. HIP, VALLEY RAFTERS AND RIDGE BOARDS SHALL BE ONE "2X" SIZE LARGER THAN RAFTERS.</div><div>11. ROOF SHEATHING TO BE APA 16 RATED 1/2" T&amp;G PLYWOOD CDX EXPOSURE 1 INSTALLED PER MANUFACTURERS SPECIFICATIONS. NAILING SCHEDULE TO BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. INSTALL PANEL SPACER TYPE EDGE CLIPS PER MANUFACTURERS SPECIFICATIONS.</div><div>12. WHERE PRE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN THE STATE IN WHICH THE WORK IS TO BE PERFORMED.</div><div>13. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNATED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND SE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.</div><div>14. ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.</div><div>15. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.</div></div></div></div><div><div>FRAMING NOTES</div><div><div>1. THESE FRAMING PLANS CONFORM TO THE 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE</div></div></div><td><div><div>AND TWO FAMILY DWELLINGS.</div><div>2. ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES AND REGULATIONS. THE BUILDER SHOULD VERIFY ALL CONDITIONS BEFORE BEGINNING CONSTRUCTION. CONSULT WITH LOCAL STRUCTURAL ENGINEERS AND CODE OFFICIALS PRIOR TO USING THE FRAMING MATERIALS PROVIDED TO INSURE COMPLIANCE WITH CODES AND STRUCTURAL INTEGRITY.</div><div>3. DESIGN LOADS:<div><div>FLOOR: 40LBS LIVE LOAD 20LBS DEAD LOAD</div><div>BEDROOM: 30LBS LIVE LOAD 20LBS DEAD LOAD</div><div>CEILING: 20LBS LIVE LOAD 10LBS DEAD LOAD</div><div>ROOF: 55LBS GROUND SNOW LOAD 10LBS DEAD LOAD</div></div></div><div>4. THE FOLLOWING GUIDELINES ARE PROVIDED TO EXPLAIN HOW THE QUANTITIES LISTED ON THE FRAMING PLANS AND MATERIAL LIST WERE DETERMINED. FAILURE TO COMPLY WITH THESE GUIDELINES WILL RESULT IN A FRAMING PLAN AND MATERIAL LIST THAT DO NOT MATCH.</div><div>5. ALL PIECES ARE LABELED AS TO THEIR ROUGH CUT LENGTH. MATERIAL IS TAKEN OFF AS INDICATED ON FRAMING PLANS.</div><div>6. ANY LABELED PIECE LESS THAN 10'-0" IN LENGTH IS COUNTED AS BEING CUT FROM A 16'-0" PIECE.</div><div>7. ALL BEAMS ARE 2X10 #2 SPRUCE-PINE-FUR (#2 SPF), 2X12 #2 SPRUCE-PINE-FUR (#2 SPF), LAMINATED VENEER LUMBER (LVL), OR GLU-LAMINATED BEAMS (GLB) AS INDICATED ON PLANS.</div><div>8. GLU-LAMINATED BEAMS SHOULD HAVE A MINIMUM BENDING STRESS OF 2700 PSI.</div><div>9. LAMINATED VENEER LUMBER BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2700 PSI.</div><div>10. ALL FLOOR JOISTS ARE 2X10 #2 SPRUCE-PINE-FUR (#2 SPF) AT 16" O.C. EXCEPT AS NOTED.</div><div>11. ALL BAND MATERIAL IS 2X10 #2 SPF.</div><div>12. 1X4 CROSS-BRIDGING SHOULD BE USED AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.</div><div>13. ALL CEILING JOISTS ARE 2X8 #2 SPF AT 16" O.C. EXCEPT AS NOTED ON PLANS.</div><div>14. ALL RAFTERS ARE 2X8 #2 SPF AT 16" O.C. EXCEPT AS NOTED ON PLANS.</div><div>15. ALL HIP, VALLEY AND RIDGE RAFTERS ARE 2X10 #2 SPF EXCEPT AS NOTED ON PLANS.</div><div>16. ALL RAFTERS SHOULD BE BRACED AS CLOSE TO THE MID-SPAN AS POSSIBLE WITH NO SPAN EXCEEDING 13'-0".</div><div>17. ALL RAFTERS OVER A VAULTED ROOM ARE 2X10 #2 SPF AT 16" O.C. EXCEPT AS NOTED.</div><div>18. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT THE FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING WILL BE DESIGNED TO CARRY LOAD.</div></div><div><div>WALL BRACING</div><div><div>R602.10.4.2 CONTINUOUS SHEATHING METHODS</div><div>CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS AND SHALL MEET THE REQUIREMENTS OF SECTION R602.10.7 (SEE SHEET A106).</div></div><div><div>R602.10.6.4 METHOD CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME</div><div>CONTINUOUSLY SHEATHED PORTAL FRAME BRACED WALL PANELS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FIGURE R602.10.6.4 (SEE SHEET A106) AND TABLE R602.10.6.4. THE NUMBER OF CONTINUOUSLY SHEATHED PORTAL FRAME PANELS IN A SINGLE BRACED WALL LINE SHALL NOT EXCEED FOUR.</div></div><div><div>R602.10.10 PANEL JOINTS</div><div>VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER, AND BE FASTENED TO, COMMON STUDS. HORIZONTAL JOINTS IN BRACED WALL PANELS SHALL OCCUR OVER, AND BE FASTENED TO, COMMON BLOCKING OF A MINIMUM 1 1/2 INCH (38 MM) THICKNESS.</div></div><div><div>EXCEPTIONS:</div><div><div>1. VERTICAL JOINTS OF PANEL SHEATHING SHALL BE PERMITTED TO OCCUR OVER DOUBLE STUDS, WHERE ADJOINING PANEL EDGES ARE ATTACHED TO SEPARATE STUDS WITH THE REQUIRED PANEL EDGE FASTENING SCHEDULE, AND THE ADJACENT STUDS ARE ATTACHED TOGETHER WITH TWO ROWS OF 10d BOX NAILS [3 INCHES BY 0.128 INCH (76.2 MM BY 3.25 MM)] AT 10 INCHES O.C. (254 MM).</div><div>2. BLOCKING AT HORIZONTAL JOINTS SHALL NOT BE REQUIRED IN WALL SEGMENTS THAT ARE NOT COUNTED AS BRACED WALL PANELS.</div><div>3. WHERE THE BRACING LENGTH PROVIDED IS NOT LESS THAN TWICE THE MINIMUM LENGTH REQUIRED BY TABLES R602.10.3(1) AND R602.10.3(3), BLOCKING AT HORIZONTAL JOINTS SHALL NOT BE REQUIRED IN BRACED WALL PANELS CONSTRUCTED USING METHODS WSP, SFB, GB, PBS OR HPS.</div><div>4. WHERE METHOD GB PANELS ARE INSTALLED HORIZONTALLY, BLOCKING OF HORIZONTAL JOINTS IS NOT REQUIRED.</div></div></div></div><td><div><div>125-127 WEBSTER STREET ARLINGTON, MA</div><div><div>Drawing Scale N/A</div><div>Project Number</div><div>Date Issued 06/15/2021</div></div><div><div>AGA DESIGNS, LLC 215 North Street Georgetown, MA 01833 Tel: 617-461-9583</div><div><div>NO. 30448 Georgetown MA</div></div></div><div><div>GENERAL NOTES</div><div>G1.00</div></div></div></td></td></td></div></td>	<div><div>6. SILL PLATE – 2X6 TREATED SILL PLATE WITH ½" DIA. ANCHOR BOLTS 12" LONG, SET MIN. 4" INTO CONCRETE AND SPACED AT 6' O.C. MAX. PROVIDE CAPILLARY BREAK BETWEEN SILL PLATE AND CONCRETE, 6MIL POLY OR EQUAL.</div><div>7. ANCHOR BOLTS – PROVIDE ½" DIA. ANCHOR BOLTS 12" LONG, SET MIN. 4" INTO CONCRETE AND SPACED AT 6' O.C. MAX. TWO BOLTS MIN. PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION.</div><div>8. BEARING STUD PARTITION – 2X6 STUDS AND 16" O.C.</div><div>9. STEEL COLUMN – 3" DIA. HSS ON 3'-0" X 3'-0" CONCRETE PAD W/ (4) #5 REBAR EACH WAY.</div><div>10. CONCRETE SLAB – 4" CONCRETE SLAB WITH SAW-CUT CONTROL JOINTS SPACED AT 20' MAX. AND SAW-CUT COLUMN ISOLATION JOINTS.</div><div>11. BEAMS AND LINTELS – SUPPORT FULL WIDTH TO FOUNDATION.</div></div> <div><div>ARCHITECTURAL NOTES:</div><div><div>1. DRIP EDGE – PROVIDE 1" DRIP EDGE ON FLASHING OVER OPENINGS IN EXTERIOR WALLS.</div><div>2. WOOD PROTECTION – WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED WITH A WOOD PRESERVATIVE AND WHICH ARE SUPPORTED FROM THE CONCRETE BY AT LEAST 6 MIL. POLY FILM OR EQUAL.</div><div>3. STAIR DIMENSIONS – (ALL INTERIOR AND EXTERIOR STAIRS – REFER TO DRAWINGS FOR ACTUAL STAIR DIMENSIONS)<div><div>3.1. MAX. RISE – 7½"</div><div>3.2. MIN RUN – 10"</div><div>3.3. MAX NOSING – 1"</div><div>3.4. MIN. HEADROOM – 6'-8"</div><div>3.5. MIN WIDTH – 3'-0"</div></div></div><div>4. HANDRAILS AND GUARDS<div><div>4.1. MIN HEIGHT – 2'-10" (HANDRAILS), 3'-0" (GUARDS)</div><div>4.2. MAX HEIGHT – 3'-2" (HANDRAILS)</div><div>4.3. A CLEARANCE OF NOT LESS THAN ½" SHALL BE PROVIDED BETWEEN HANDRAIL AND ANY SURFACE BEHIND IT.</div></div></div><div>5. BEDROOM EGRESS – MIN OF ONE WINDOW PER BEDROOM SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SF, A MIN. NET CLEAR OPENING HEIGHT OF 24", A MIN. NET CLEAR OPENING WIDTH OF 20", AND A SILL HEIGHT OF NOT MORE THAN 44" FROM THE FLOOR UNLESS OTHERWISE SPECIFIED IN THE WINDOW SPECIFICATION (NOT APPLICABLE IF THERE IS A DOOR W/ DIRECT ACCESS TO THE EXTERIOR ON THAT LEVEL).</div><div>6. INTERIOR DOORS – UNDERCUT ALL DOORS ¾" MIN.</div><div>7. COAT CLOSETS – (1) ROD AND (1) SHELF MIN.</div><div>8. LINEN CLOSETS – (4) SHELVES MIN, AND 1'-2" DEEP MIN.</div><div>9. MINIMUM HEADROOM – 6'-8" BELOW ALL BEAMS AND DUCTS.</div></div><div><div>MECHANICAL, ELECTRICAL, AND PLUMBING NOTES:</div><div><div>1. EXHAUST FANS – VENT TO EXTERIOR</div><div>2. RANGE HOODS – VENT TO EXTERIOR W/ NON-COMBUSTIBLE DUCT</div><div>3. DRYER VENT – CAPPED AND SCREENED DRYER VENT, DUCTING INSTALLED TO SLOPE TO EXTERIOR.</div><div>4. SMOKE DETECTORS – LOCATE ON EACH FLOOR LEVEL AND INTERCONNECT.</div><div>5. CARBON MONOXIDE DETECTORS – LOCATE IN EACH BEDROOM.</div></div></div><div><div>CONSTRUCTION ASSEMBLIES</div><div><div>1. FOUNDATION WALLS – FOUNDATION WILL BE A CONDITIONED BASEMENT. BASEMENT WALLS WILL BE CAST-IN-PLACE CONCRETE W/ ONE (1) LAYER OF 2" RIGID FOIL-FACED POLYISOCYANURATE INSULATION (R-15/20) ON THE OUTSIDE FACE OF THE WALL.</div><div>2. BASEMENT FLOOR – 4" CONCRETE SLAB OVER 6 MIL POLYETHYLENE VAPOR BARRIER OVER 2" XPS RIGID INSULATION OVER 4: CLEAN CRUSHED STONE PAD ON UNDISTURBED/NATIVE SOIL.</div><div>3. FRAME WALL CONSTRUCTION – EXTERIOR WALLS SHALL BE FRAMED WITH 2X6 STUDS AT 16" O.C. CAVITY SHALL BE INSULATED WITH R-VALUE 20 OR 13+10 FIBERGLASS BATT. ½" OSB OR PLYWOOD SHEATHING, SHEATHING PAPER, AND SIDING.</div><div>4. ROOF CONSTRUCTION – ROOF SHALL BE FRAMED WITH 2X8 ROOF RAFTERS AT 16" O.C., ½" T&amp;G ZIP WALL ROOF SHEATHING, ROOF UNDERLAYMENT W/ SELF-ADHERED ROOF MEMBRANE AT ROOF EDGES, AND ASPHALT SHINGLES.</div><div>5. INTERIOR NON-LOAD BEARING PARTITION CONSTRUCTION – 2X4 STUDS AT 16" O.C. WITH</div></div></div><td><div><div>ONE (1) LAYER ½" CWB ON EACH SIDE.</div><div>6. TYP. FLOOR CONSTRUCTION – 2X10 FLOOR JOISTS AT 16" O.C., 1X3 CROSS BRACING, ¾" OSB SUBFLOORING, FINISHED FLOORING.</div></div><div><div>DOOR SPECIFICATION</div><div><div>A. EXTERIOR ENTRY DOOR:<div><div>A.1. INSULATED FIBERGLASS AND WEATHERSTRIPPED</div><div>A.2. OPEN FROM INSIDE WITHOUT KEY</div><div>A.3. PROVIDE VIEWER UNLESS TRANSPARENT GLASS IS PROVIDED IN THE DOOR OR SIDELITE.</div></div></div><div>B. INTERIOR DOORS:<div><div>B.1. HOLLOW CORE</div></div></div></div></div><div><div>WINDOW SPECIFICATION</div><div><div>1. ALL WINDOWS SHALL BE SPECTRALLY SELECTIVE LOW-E DOUBLE GLAZED VINYL FRAMED WITH THE FOLLOWING PERFORMANCE VALUES FROM THE NATION FENESTRATION RATING COUNCIL (NFRC):<div><div>1.1. CLIMATE ZONE 5</div><div>1.2. U-VALUE = 0.33 OR LESS</div><div>1.3. SOLAR HEAT GAIN COEFFICIENT (SHGC) = 0.30 OR LESS</div></div></div><div>2. CONFIRM R.O. SIZES WITH THE WINDOW MANUFACTURER AND ADJUST WALL FRAMING ACCORDINGLY.</div><div>3. BEDROOM DOUBLE HUNG WINDOW MUST MEET MA BUILDING CODE (780 CMR) SECTION 5310 REQUIREMENTS FOR EMERGENCY ESCAPE AND RESCUE OPENINGS.</div></div></div><div><div>INSULATION – CLIMATE ZONE 5 &amp; 4 MARINE</div><div><div>PREScriptive REQUIREMENTS</div><div>BASE CODE ~ SINGLE-FAMILY AND MULTI-FAMILY HOMES<div><div>1. CEILING R-VALUE R-49</div><div>2. ABOVE-GRADE WALL R-VALUE R-20 OR 13+5</div><div>3. FLOOR R-VALUE R-30</div><div>4. BASEMENT/CRAWL SPACE WALL R-VALUE R-15/19</div><div>5. SLAB R-VALUE/DEPTH R-10, 2FT.</div><div>6. HEATED SLAB R-VALUE R-5</div><div>7. WINDOW AND DOOR U-VALUE 0.32</div><div>8. SKYLIGHT U-VALUE 0.55</div><div>9. MAXIMUM AIR LEAKAGE COMPLETE AIR SEALING CHECKLIST OR &lt;3 ACH50</div><div>10. MAXIMUM DUCT LEAKAGE 4 CFM25/100 CFA</div></div></div></div></div><div><div>GENERAL FRAMING NOTES</div><div><div>THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. PLEASE REFER TO AND COMPLY WITH ALL LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.</div><div><div>1. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2X6 EXTERIOR STUDS AND 2X4 INTERIOR STUDS UNLESS NOTED OTHERWISE. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.</div><div>2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.</div><div>3. ALL HEADERS SHALL BE 2-2X10 #2 SPF WITH 1.2" PLYWOOD PLATE BETWEEN UNLESS NOTED OTHERWISE.</div><div>4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.</div><div>5. PROVIDE CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.</div><div>6. FLOOR DECKING TO BE APA 24 RATED 23/32" T&amp;G PLYWOOD EXPOSURE 1 GLUED AND NAILED PER MANUFACTURERS SPECIFICATIONS.</div><div>7. EXTERIOR SHEATHING TO BE CONTINUOUS APA RATED 32/16 7/16" T&amp;G PLYWOOD EXPOSURE 1. MAILING SCHEDULE TO BE 8d COMMONS AT 6" O.C. AT ALL EDGES AD 6d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS.</div><div>8. PROVIDE DOUBLE STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0"</div><div>9. PROVIDE COLLAR TIES AT UPPER ½ OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.</div><div>10. HIP, VALLEY RAFTERS AND RIDGE BOARDS SHALL BE ONE "2X" SIZE LARGER THAN RAFTERS.</div><div>11. ROOF SHEATHING TO BE APA 16 RATED 1/2" T&amp;G PLYWOOD CDX EXPOSURE 1 INSTALLED PER MANUFACTURERS SPECIFICATIONS. NAILING SCHEDULE TO BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. INSTALL PANEL SPACER TYPE EDGE CLIPS PER MANUFACTURERS SPECIFICATIONS.</div><div>12. WHERE PRE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN THE STATE IN WHICH THE WORK IS TO BE PERFORMED.</div><div>13. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNATED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND SE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.</div><div>14. ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.</div><div>15. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.</div></div></div></div><div><div>FRAMING NOTES</div><div><div>1. THESE FRAMING PLANS CONFORM TO THE 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE</div></div></div><td><div><div>AND TWO FAMILY DWELLINGS.</div><div>2. ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES AND REGULATIONS. THE BUILDER SHOULD VERIFY ALL CONDITIONS BEFORE BEGINNING CONSTRUCTION. CONSULT WITH LOCAL STRUCTURAL ENGINEERS AND CODE OFFICIALS PRIOR TO USING THE FRAMING MATERIALS PROVIDED TO INSURE COMPLIANCE WITH CODES AND STRUCTURAL INTEGRITY.</div><div>3. DESIGN LOADS:<div><div>FLOOR: 40LBS LIVE LOAD 20LBS DEAD LOAD</div><div>BEDROOM: 30LBS LIVE LOAD 20LBS DEAD LOAD</div><div>CEILING: 20LBS LIVE LOAD 10LBS DEAD LOAD</div><div>ROOF: 55LBS GROUND SNOW LOAD 10LBS DEAD LOAD</div></div></div><div>4. THE FOLLOWING GUIDELINES ARE PROVIDED TO EXPLAIN HOW THE QUANTITIES LISTED ON THE FRAMING PLANS AND MATERIAL LIST WERE DETERMINED. FAILURE TO COMPLY WITH THESE GUIDELINES WILL RESULT IN A FRAMING PLAN AND MATERIAL LIST THAT DO NOT MATCH.</div><div>5. ALL PIECES ARE LABELED AS TO THEIR ROUGH CUT LENGTH. MATERIAL IS TAKEN OFF AS INDICATED ON FRAMING PLANS.</div><div>6. ANY LABELED PIECE LESS THAN 10'-0" IN LENGTH IS COUNTED AS BEING CUT FROM A 16'-0" PIECE.</div><div>7. ALL BEAMS ARE 2X10 #2 SPRUCE-PINE-FUR (#2 SPF), 2X12 #2 SPRUCE-PINE-FUR (#2 SPF), LAMINATED VENEER LUMBER (LVL), OR GLU-LAMINATED BEAMS (GLB) AS INDICATED ON PLANS.</div><div>8. GLU-LAMINATED BEAMS SHOULD HAVE A MINIMUM BENDING STRESS OF 2700 PSI.</div><div>9. LAMINATED VENEER LUMBER BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2700 PSI.</div><div>10. ALL FLOOR JOISTS ARE 2X10 #2 SPRUCE-PINE-FUR (#2 SPF) AT 16" O.C. EXCEPT AS NOTED.</div><div>11. ALL BAND MATERIAL IS 2X10 #2 SPF.</div><div>12. 1X4 CROSS-BRIDGING SHOULD BE USED AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.</div><div>13. ALL CEILING JOISTS ARE 2X8 #2 SPF AT 16" O.C. EXCEPT AS NOTED ON PLANS.</div><div>14. ALL RAFTERS ARE 2X8 #2 SPF AT 16" O.C. EXCEPT AS NOTED ON PLANS.</div><div>15. ALL HIP, VALLEY AND RIDGE RAFTERS ARE 2X10 #2 SPF EXCEPT AS NOTED ON PLANS.</div><div>16. ALL RAFTERS SHOULD BE BRACED AS CLOSE TO THE MID-SPAN AS POSSIBLE WITH NO SPAN EXCEEDING 13'-0".</div><div>17. ALL RAFTERS OVER A VAULTED ROOM ARE 2X10 #2 SPF AT 16" O.C. EXCEPT AS NOTED.</div><div>18. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT THE FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING WILL BE DESIGNED TO CARRY LOAD.</div></div><div><div>WALL BRACING</div><div><div>R602.10.4.2 CONTINUOUS SHEATHING METHODS</div><div>CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS AND SHALL MEET THE REQUIREMENTS OF SECTION R602.10.7 (SEE SHEET A106).</div></div><div><div>R602.10.6.4 METHOD CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME</div><div>CONTINUOUSLY SHEATHED PORTAL FRAME BRACED WALL PANELS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FIGURE R602.10.6.4 (SEE SHEET A106) AND TABLE R602.10.6.4. THE NUMBER OF CONTINUOUSLY SHEATHED PORTAL FRAME PANELS IN A SINGLE BRACED WALL LINE SHALL NOT EXCEED FOUR.</div></div><div><div>R602.10.10 PANEL JOINTS</div><div>VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER, AND BE FASTENED TO, COMMON STUDS. HORIZONTAL JOINTS IN BRACED WALL PANELS SHALL OCCUR OVER, AND BE FASTENED TO, COMMON BLOCKING OF A MINIMUM 1 1/2 INCH (38 MM) THICKNESS.</div></div><div><div>EXCEPTIONS:</div><div><div>1. VERTICAL JOINTS OF PANEL SHEATHING SHALL BE PERMITTED TO OCCUR OVER DOUBLE STUDS, WHERE ADJOINING PANEL EDGES ARE ATTACHED TO SEPARATE STUDS WITH THE REQUIRED PANEL EDGE FASTENING SCHEDULE, AND THE ADJACENT STUDS ARE ATTACHED TOGETHER WITH TWO ROWS OF 10d BOX NAILS [3 INCHES BY 0.128 INCH (76.2 MM BY 3.25 MM)] AT 10 INCHES O.C. (254 MM).</div><div>2. BLOCKING AT HORIZONTAL JOINTS SHALL NOT BE REQUIRED IN WALL SEGMENTS THAT ARE NOT COUNTED AS BRACED WALL PANELS.</div><div>3. WHERE THE BRACING LENGTH PROVIDED IS NOT LESS THAN TWICE THE MINIMUM LENGTH REQUIRED BY TABLES R602.10.3(1) AND R602.10.3(3), BLOCKING AT HORIZONTAL JOINTS SHALL NOT BE REQUIRED IN BRACED WALL PANELS CONSTRUCTED USING METHODS WSP, SFB, GB, PBS OR HPS.</div><div>4. WHERE METHOD GB PANELS ARE INSTALLED HORIZONTALLY, BLOCKING OF HORIZONTAL JOINTS IS NOT REQUIRED.</div></div></div></div><td><div><div>125-127 WEBSTER STREET ARLINGTON, MA</div><div><div>Drawing Scale N/A</div><div>Project Number</div><div>Date Issued 06/15/2021</div></div><div><div>AGA DESIGNS, LLC 215 North Street Georgetown, MA 01833 Tel: 617-461-9583</div><div><div>NO. 30448 Georgetown MA</div></div></div><div><div>GENERAL NOTES</div><div>G1.00</div></div></div></td></td></td></div>	<div><div>ONE (1) LAYER ½" CWB ON EACH SIDE.</div><div>6. TYP. FLOOR CONSTRUCTION – 2X10 FLOOR JOISTS AT 16" O.C., 1X3 CROSS BRACING, ¾" OSB SUBFLOORING, FINISHED FLOORING.</div></div> <div><div>DOOR SPECIFICATION</div><div><div>A. 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$$\begin{array}{r} 980 \\ 50 \\ 30 \\ 20 \\ \hline 1080 \end{array}$$

$$\begin{array}{r} 1053 \\ 23 \\ \hline 1076 \end{array}$$


- 42' 2 1/4"

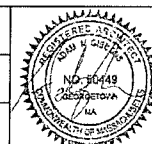
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## EXISTING & PROPOSED FLOOR PLANS

**Date Issued**  
06/15/2021

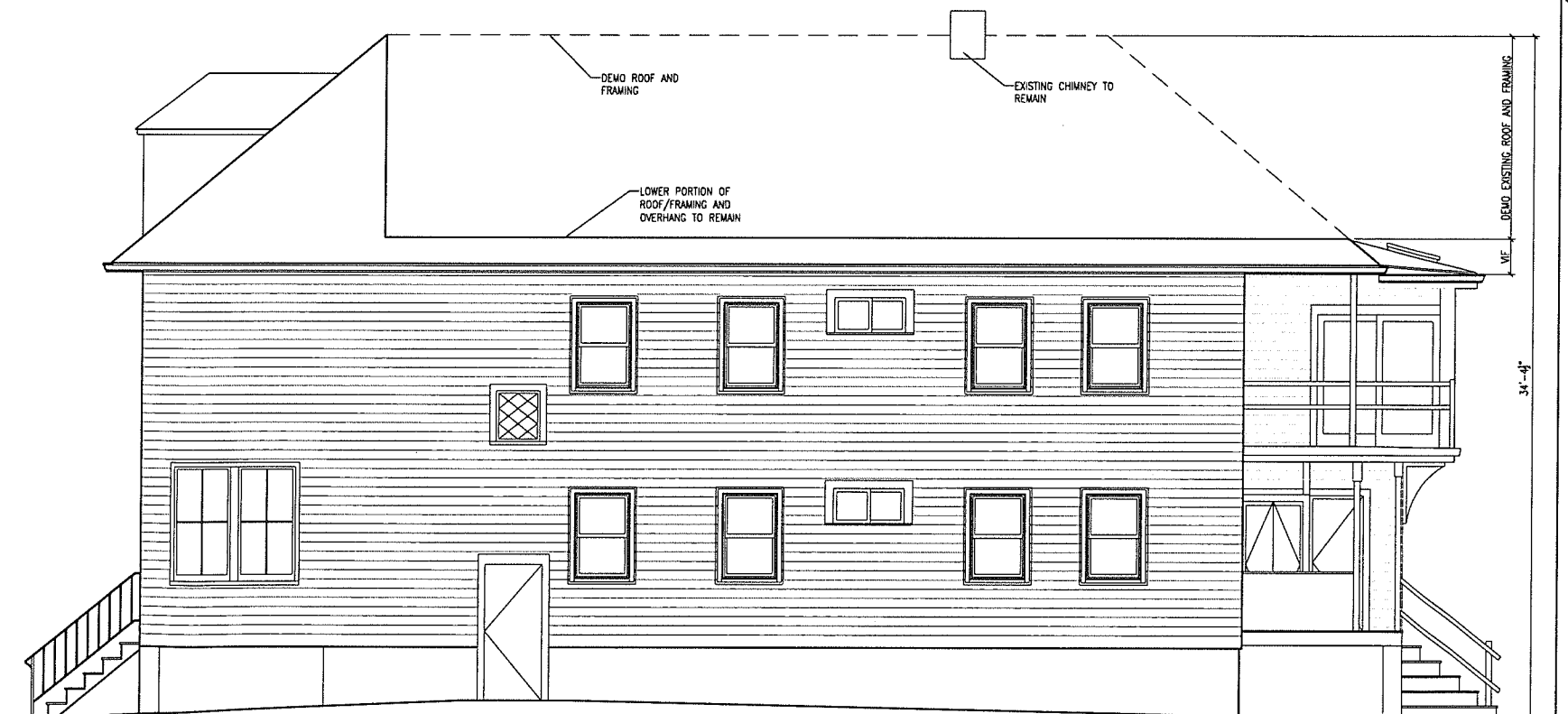
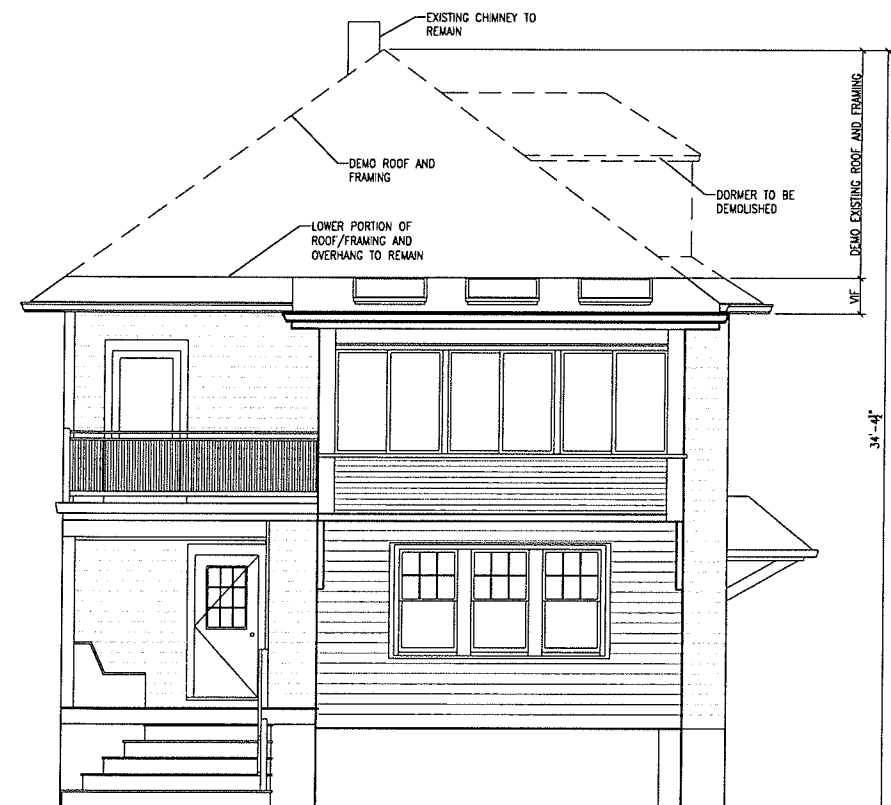
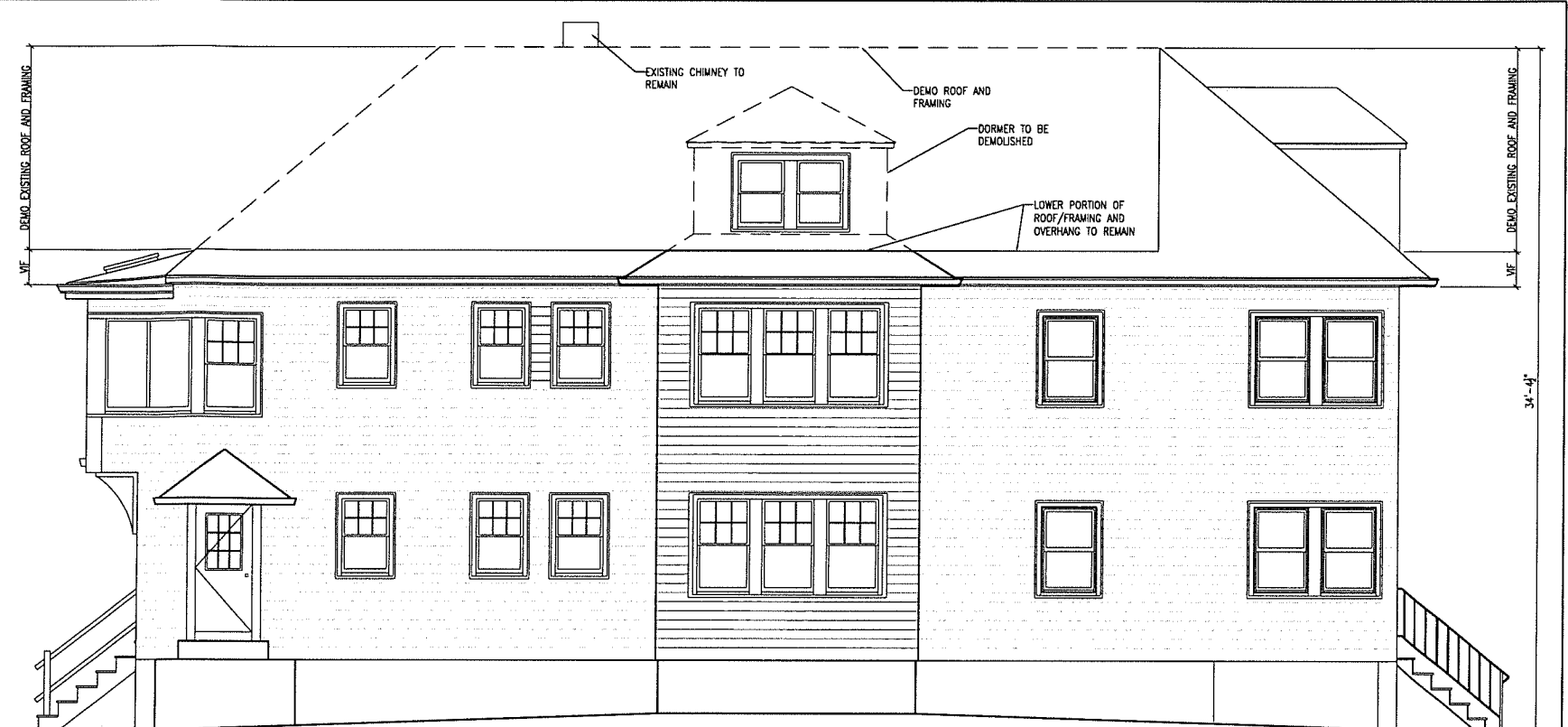
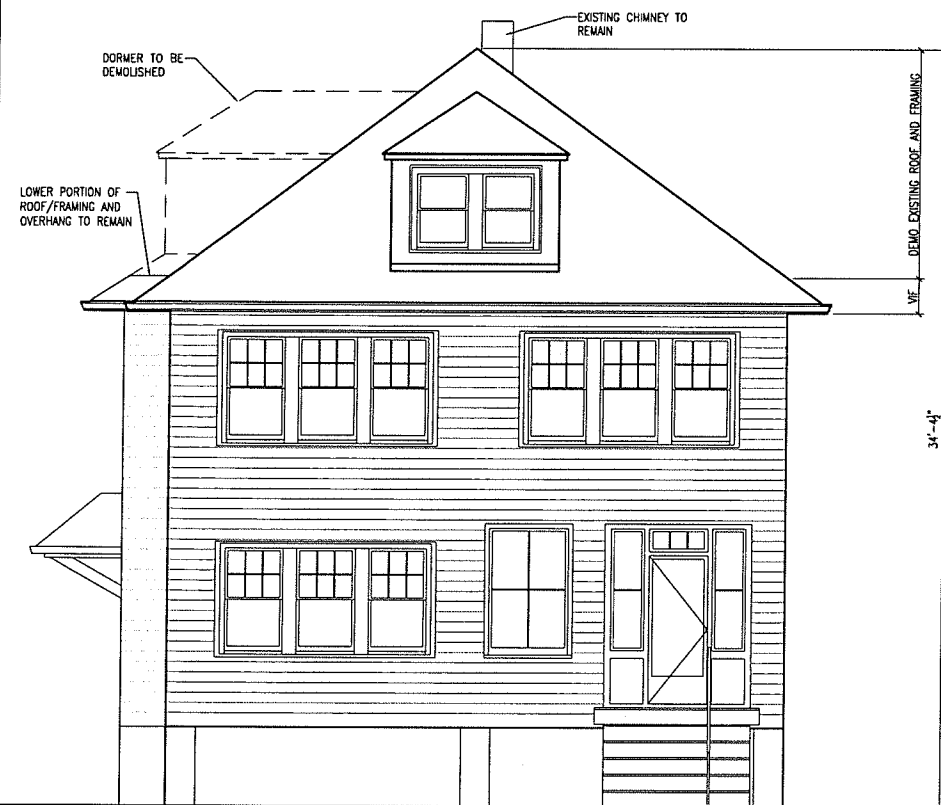


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SVAGA-Designs\Active Projects\125-127 Webster Street - Arlington, MA\125-127 Webster Street - Working Drawings.dwg; 6/15/2021 - 4:01PM

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# AGA DESIGNS

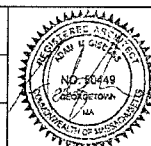
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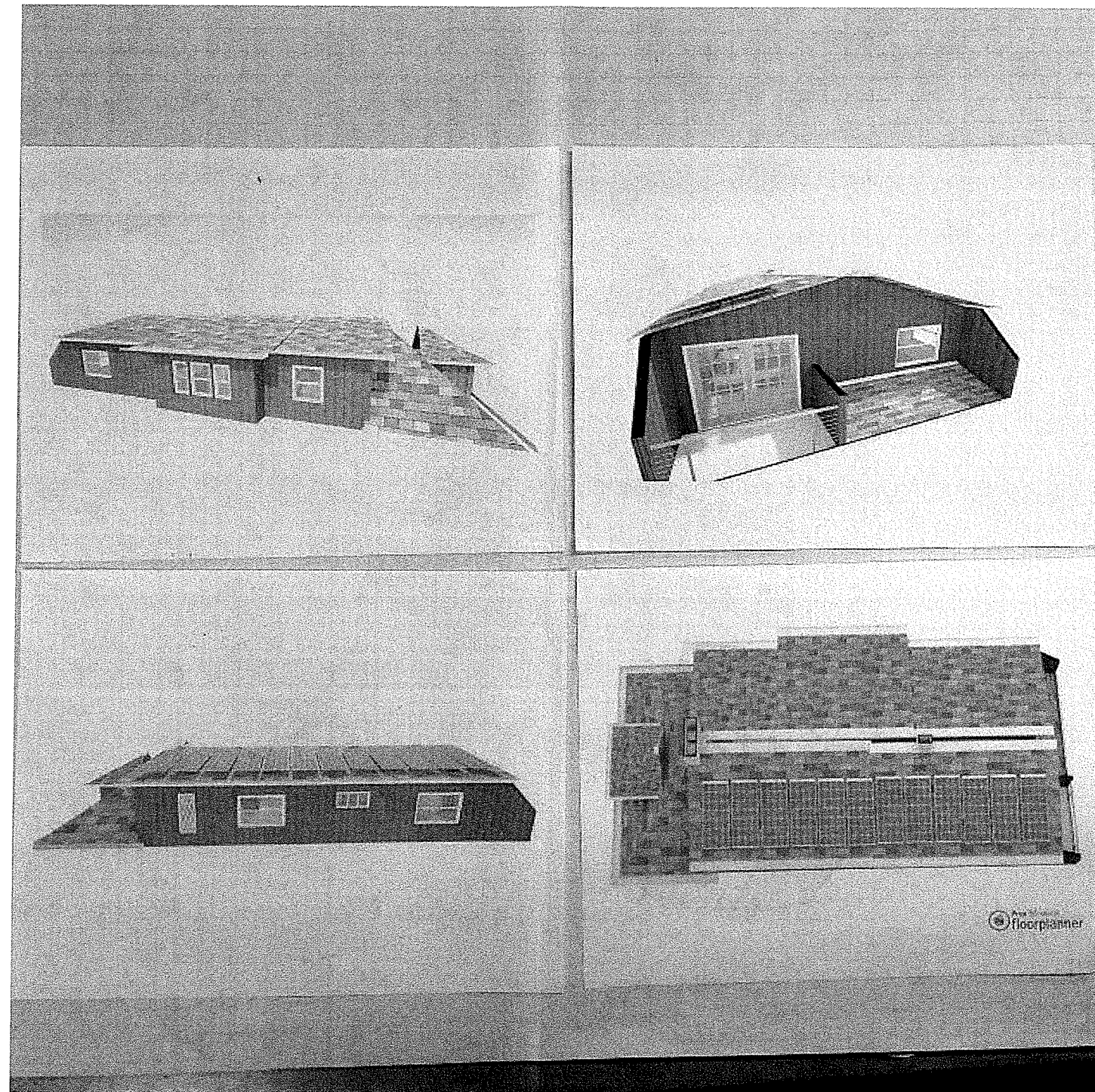
**Date Issued**  
06/15/2021



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**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: 10/7/2021  
RE: Docket 3668 – 125-127 Webster St; Special Permit under Zoning Bylaw Section 8.1.3  
(Nonconforming Single-Family or Two-Family Dwellings), Variance under Zoning Bylaw  
Section 5.4.2 (Dimensional and Density Requirements)

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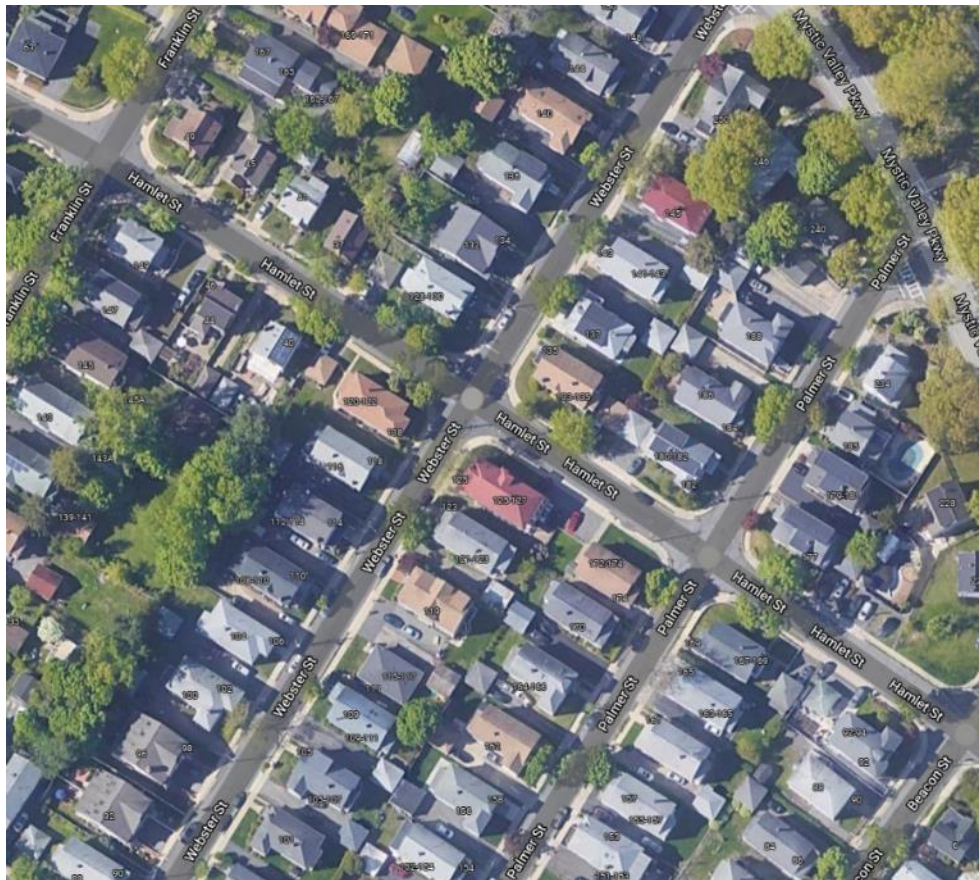
The applicant, Bruce McKenna, seeks a Special Permit in accordance with Section 8.1.3 (Nonconforming Single-Family or Two-Family Dwellings) of the Zoning Bylaw, and a Variance under Section 5.4.2 (Dimensional and Density Requirements). Note that the legal notice states the applicant seeks a Variance under Section 6.00, a reference to the Zoning Bylaw as of 2018. The applicant is seeking to construct an addition of a third floor on an existing two-story structure on a corner lot in the R2 Zoning District. In requesting a third story, the applicant has pointed to several properties in the immediate area that appear to have a similar height in stories.

The application is lacking necessary information in the following areas:

- The applicant states that the attic area currently has 1,084 square feet greater than 7 feet in height, and that converting the top level to a third floor with 882 square feet would increase the total square footage of the structure from 5,741 to 5,773 square feet (+32 square feet). The applicant has not provided dimensional details on the current height of the attic area, however given that the proposed height of the structure is not increasing under the proposal and based on standard geometrical assumptions it is unlikely that the applicant's Open Space/Gross Floor Area Information worksheet is correct.
- Information on the provided worksheets is not consistent with notes on dimensional details provided on the two sets of floor plans.
- The applicant has completed forms for a Special Permit, however the request to create the nonconforming third floor cannot be accommodated through the granting of a Special Permit.

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





### Recommendation:

The Department of Planning and Community Development (DPCD) is unable to provide a recommendation based on the materials provided by the applicant. The Zoning Board of Appeals should request the following materials from the applicant prior to rendering a decision:

- Updated Dimensional and Parking Information and Open Space/Gross Floor Area Information worksheets.
- Updated drawings and elevations that communication dimensional details consistent with those provided on the worksheets noted above.



- Updated calculations of landscape and usable open space as a proportion of the existing and proposed gross floor area.
- A narrative explanation of how the proposal meets the four Variance criteria described in MGL Chapter 40A, §10, should the applicant continue to request a Variance. In seeking a Variance, the applicant must complete the following forms:
  - Request for Variance / Town of Arlington
  - Variance Criteria



## Town of Arlington, Massachusetts

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**Docket # 3669: 43 Foxmeadow Lane**

**ATTACHMENTS:**

Type	File Name	Description
▣ Reference Material	ZBA_Package__43_Foxmeadow_Lane.pdf	ZBA Package, 43 Foxmeadow Lane
▣ Memorandum	3669_43_Foxmeadow_Ln.pdf	DPCD Memo re: 3669 - 43 Foxmeadow Ln



Town of Arlington  
Zoning Board of Appeals  
51 Grove Street  
Arlington, Massachusetts 02476  
781-316-3396  
[www.arlingtonma.gov](http://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 **Benjamin Hathaway** of Arlington, Massachusetts on August 20, 2021, a petition seeking permission to alter his property located at **43 Foxmeadow Lane - Block Plan 101.0-0003-0002.0** Said petition would require a Special Permit under **Section 5.3.9 (A) (Projections into Minimum Yards** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening October 12, 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/tZlsd-usrDggHNAnU6BIRDmH-H6h9L-RPu5>** for documentation relating to this petition, visit the ZBA website at **[www.arlington.gov/zba](http://www.arlington.gov/zba)**.

**DOCKET NO 3669**

Zoning Board of Appeals  
Christian Klein, RA, Chair

Please direct any questions to: **[ZBA@town.arlington.ma.us](mailto:ZBA@town.arlington.ma.us)**

**REQUEST FOR SPECIAL PERMIT**

**TOWN OF ARLINGTON**


In the matter of the Application of Benjamin & Karina Hathaway  
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of 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*:

Said petition would require a Special Permit under **Section 5.3.9 (A) (Projections into Minimum Yards)** of the Zoning Bylaw for the Town of Arlington.

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 43 Fox Meadow Lane 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:

We ask the board to consider granting relief for an enclosed projection extending 1.1 feet beyond the existing ZBA allowance of 3.5 feet, as shown in the attached plans. It is the petitioners position that these requests maintain the character of the street and district, and align with the neighboring projection at 39 Fox Meadow Lane per the ARDG.

E-Mail: bbh2104@gmail.com Signed:  Date: 08/20/2021  
Telephone: 413-320-3412 Address: 43 Fox Meadow Lane, Arlington MA, 02474

**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 requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.

While single family use does not require zoning board approval under the regulations for R0,  
a Special Permit is sought for relief allowed under 5.3.9(A) for enclosed projections

\_\_\_\_\_

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

The requested use provides for an enhanced aesthetic, conforming to the existing rhythm and flow of  
the neighborhood. The requested use is preferred as it conforms to the Arlington Residential Design  
Guidelines indicating consistent projections into setbacks with neighbors (e.g. 39 Fox Meadow Ln)

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

The requested use will have no impact on traffic or pedestrian safety. There would remain a 20.4 foot  
minimum setback between the requested projection and the beginning of town property.  
Additionally, visibility would remain clear in accordance with regulation 5.3.12 - Traffic Visibility.

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.*

No additional hard-scaping is planned as part of the requested use.  
No change to the public water, drainage or sewer system is planned within the scope of this request.  
Requested use maintains the single family nature of the property.

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

Requested use is allowed under 5.3.9(A) per the discretion of the ZBA as the use of  
the property remains single family residential.  
\_\_\_\_\_

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 or welfare.

The requested use aligns the front projection with the neighboring property (39 Fox Meadow Lane)  
and follows the recommendation of the Arlington Residential Design Guidelines to have a consistent  
character and aesthetic with the surrounding neighborhood and district in general.  
\_\_\_\_\_

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

The requested use will not change the use of the residence, it will remain single family. The request  
is made in order to conform with the neighboring projection, align with neighboring architecture  
and design, and provide additional space for a growing family..  
\_\_\_\_\_

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

1. Property Location: 43 Fox Meadow Lane, Arlington MA 02474 Zoning District: R0

2. Present Use/Occupancy: Single Family Residential No. of dwelling units 1

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):  
1851 Sq. Ft.

4. Proposed Use/Occupancy: Single Family Residential No. of dwelling units 1

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):  
3406 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	9040	9040	min. 9000
7. Frontage (Ft.)	178.4	178.4	min. 75
8. Floor area ratio	20.4%	37.6%	max. NA
9. Lot Coverage ( %)	12.8%	17.6%	max 35%
10. Lot Area per Dwelling Unit (Sq. Ft.)	9040	9040	min. 9000
11. Front Yard Depth (Ft.)	21.4	20.2	min. 25
12. Left Side Yard Depth (Ft.)	26.5	26.5	min. 25
13. Right Side Yard Depth (Ft.)	16.3	15.7	min. 10
14. Rear Yard Depth (Ft.)	50.4	47.4	min. 20
15. Height (Stories)	1.75	2.5	max. 2.5
16. Height (Ft.)	21.8	32.1	max. 35
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	>904	>904	
17A. Landscaped Open Space (% of GFA)	>10%	>10%	min. 10%
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	>2712	>2712	
18A. Usable Open Space (% of GFA)	>30%	>30%	min. 30%
19. Number of Parking Spaces	4	5	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	Cape	Contemporary Colonial	N/A
23. Slope of proposed roof(s) (in. per ft.)	NK	NK	min.

**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: 43 Fox Meadow Lane, Arlin      Zoning District: R0

<u>OPEN SPACE*</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Total lot area	<u>9040</u>	<u>9040</u>
Open Space, Usable	<u>&gt;2712</u>	<u>&gt;2712</u>
Open Space, Landscaped	<u>&gt;904</u>	<u>&gt;904</u>

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

<u>GROSS FLOOR AREA (GFA) †</u>		
Accessory Building	<u>80</u>	<u>80</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>Not a story</u>	<u>Not a story</u>
1 <sup>st</sup> Floor	<u>1059</u>	<u>1379</u>
2 <sup>nd</sup> Floor	<u>411</u>	<u>1192</u>
3 <sup>rd</sup> Floor	<u>0</u>	<u>302</u>
4 <sup>th</sup> Floor	<u>0</u>	<u>0</u>
5 <sup>th</sup> Floor	<u>0</u>	<u>0</u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>0</u>	<u>0</u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u>301</u>	<u>453</u>
All weather habitable porches and balconies	<u>0</u>	<u>0</u>
<b>Total Gross Floor Area (GFA)</b>	<b><u>1851</u></b>	<b><u>3406</u></b>

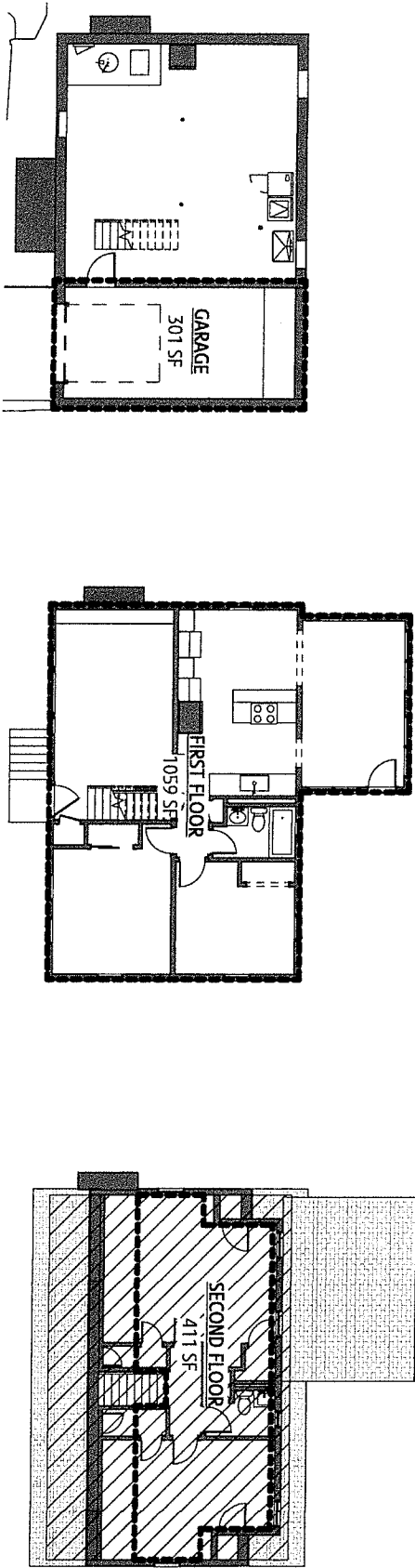
† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

<u>REQUIRED MINIMUM OPEN SPACE AREA</u>		
Landscaped Open Space (Sq. Ft.)	<u>&gt;904</u>	<u>&gt;904</u>
Landscaped Open Space (% of GFA)	<u>&gt;10%</u>	<u>&gt;10%</u>
Usable Open Space (Sq. Ft.)	<u>&gt;2712</u>	<u>&gt;2712</u>
Usable Open Space (% of GFA)	<u>&gt;30%</u>	<u>&gt;30%</u>

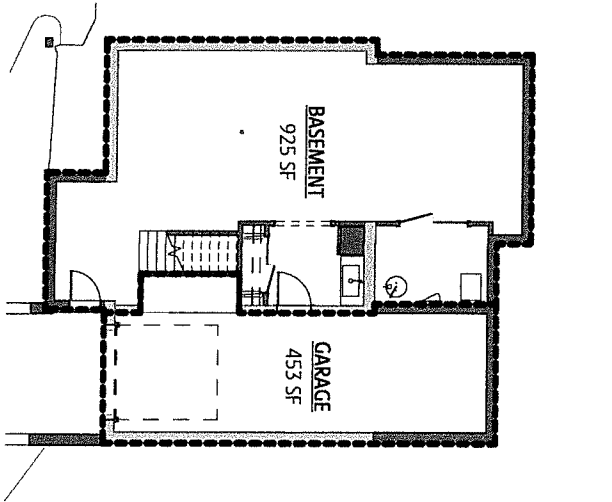
This worksheet applies to plans dated 08/11/2021 designed by Preston Design, Inc.

Reviewed with Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_



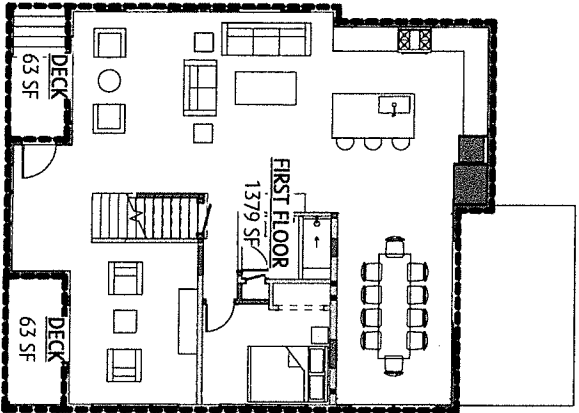


PRESTON DESIGN INC	PHONE: 401.573.2922	PROJECT NAME: THE HATHAWAY RESIDENCE		SHEET FIRST ISSUED: AUGUST 20, 2021	EXISTING GROSS SQUARE FOOTAGE
	EMAIL: nicholajprestondesign@gmail.com	PROJECT ADDRESS: 43 FOXMEADOW LANE, ARLINGTON, MA 02474		SHEET REVISED:	
	WEBSITE: www.preston.design	CLIENT: BEN AND KARINA HATHAWAY		SCALE: 3/32" = 1'-0" PROJECT #: 249	
	50 MAGNOLIA WAY, BRIDGEWATER, MA 02334	ISSUED FOR: ZONING REVIEW		PDF FILE NAME: 009-43-Foxmeadow-Zoning-Review-August-20-2021	
	Z1.6				

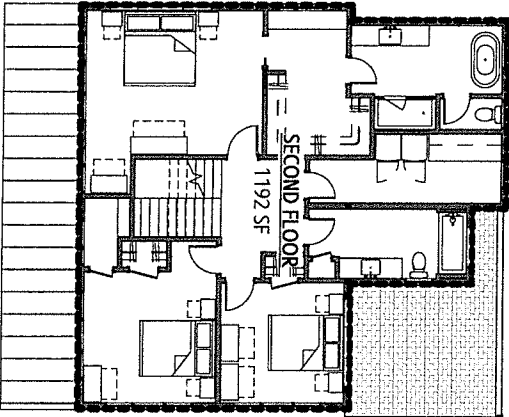


- STORY CALCULATION: BASEMENT
- LOT SURVEYOR HAS DETERMINED LOWEST LEVEL IS CONSIDERED A BASEMENT.
  - THIS HOME IS ALLOWED 2 1/2 STORIES.
  - BASEMENTS ARE NOT COUNTED AS A STORY.

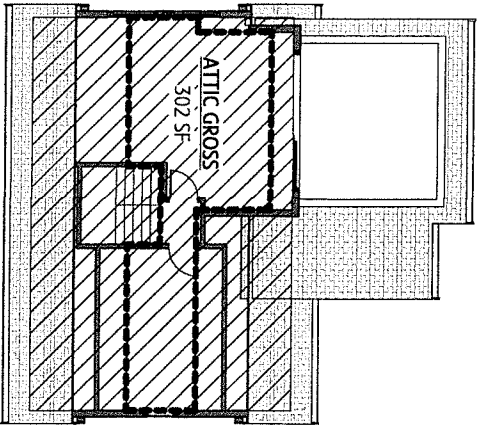
**BASEMENT GROSS SF**  
3/32" = 1'-0"



**FIRST FLOOR GROSS SF**  
3/32" = 1'-0"



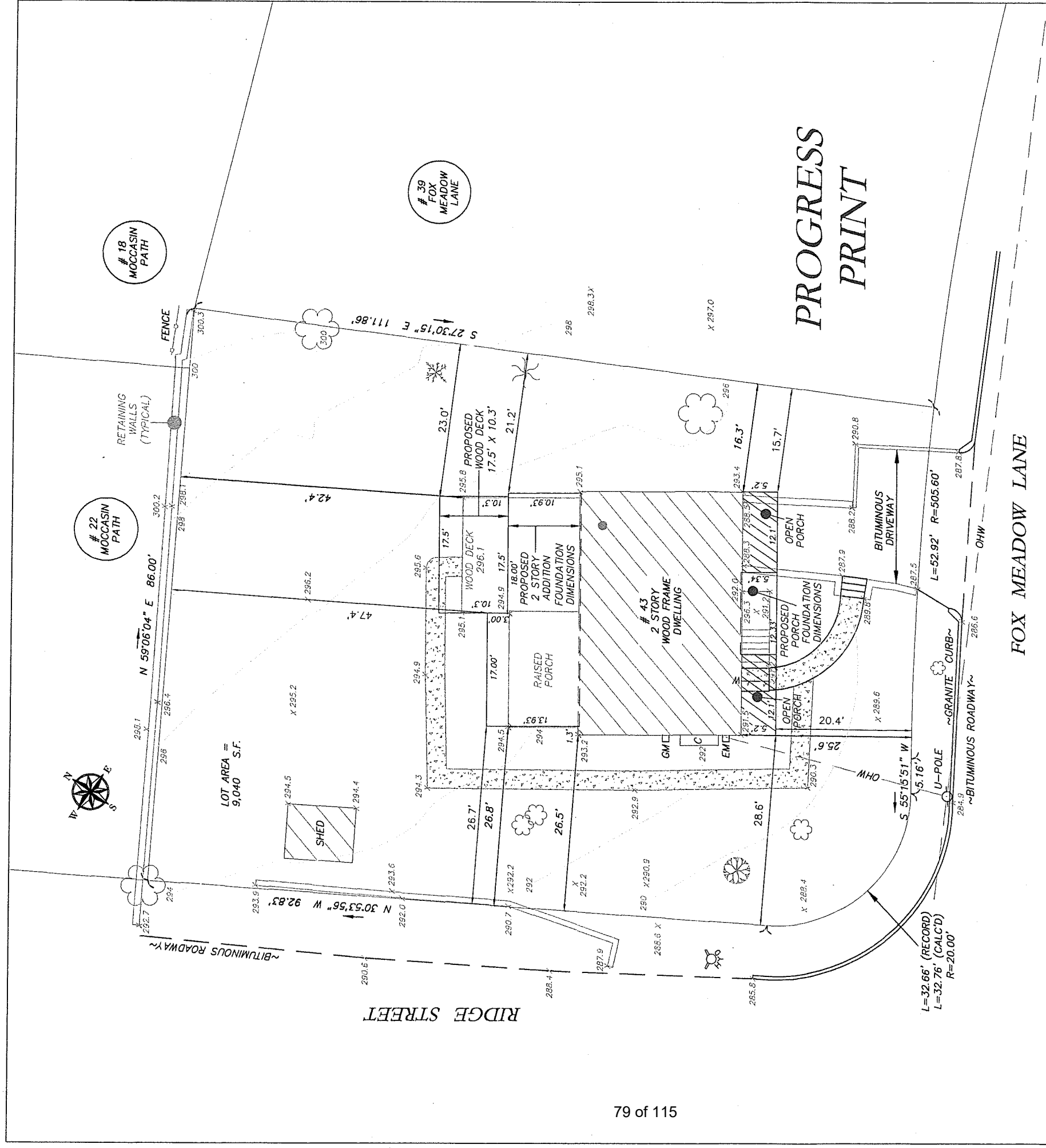
**SECOND FLOOR GROSS SF**  
3/32" = 1'-0"



- 1/2 STORY CALCULATION: PASS
- TOTAL FLOOR SF ABOVE 7'-0" IN HEAD ROOM = 302SF
  - TOTAL FLOOR SF = 822SF

**THIRD FLOOR GROSS SF**  
3/32" = 1'-0"

<b>PRESTON DESIGN INC</b>				<b>PROJECT NAME: THE HATHAWAY RESIDENCE</b>		<b>SHEET FIRST ISSUED: AUGUST 19, 2021</b>		<b>PROPOSED GROSS SQUARE FOOTAGE</b>		<b>Z1.5</b>
<b>PHONE: 401.573.2922</b>				<b>PROJECT ADDRESS: 43 FOXMEADOW LANE, ARLINGTON, MA 02474</b>		<b>SHEET REVISED:</b>				
<b>EMAIL: nicholasprestondesign@gmail.com</b>				<b>CLIENT: BEN AND KARINA HATHAWAY</b>		<b>SCALE: 3/32" = 1'-0" PROJECT #: 249</b>				
<b>WEBSITE: www.preston-design</b>				<b>ISSUED FOR: ZONING REVIEW</b>		<b>PDF FILE NAME: 009-43-Foxmeadow-Zoning-Review-August-20-2021</b>				
<b>50 MAGNOLIA WAY, BRIDGEWATER, MA 02324</b>										



PROGRESS  
PRINT

FOX MEADOW LANE

NOTES:

ALL OFFSETS & DIMENSIONS TO THE EXISTING STRUCTURE ARE TO THE SIDING.

ALL OFFSETS & DIMENSIONS TO THE PROPOSED STRUCTURE ARE TO THE FOUNDATION.

THE EXISTING RAISED PORCH AND THE WOOD DECK ARE TO BE RAZED.

THE ELEVATIONS ARE BASED ON AN ASSUMED DATUM.

C=CHIMNEY  
GM=GAS METER  
EM=ELECTRIC METER  
OHW=OVERHEAD WIRES

TOWN OF ARLINGTON ZONING DIMENSIONAL REGULATIONS  
ZONE: R0

LOT AREA: 9,000 S.F.  
LOT FRONTAGE: 75'  
FRONT YARD SETBACK: 25'  
SIDE YARD SETBACK: 10'  
REAR YARD SETBACK: 20'  
MAX. LOT COVERAGE: 55%

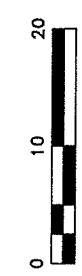
LEGEND:

- DECIDUOUS TREE
- RHODODENDRON
- LILAC
- PINE TREE
- SEWER OUTLET
- FOUNDATION SLAB
- SPOT SHOT ELEV.

ROOF PEAK ELEV. = 315.6

FIRST FLOOR ELEV. = 296.7  
TOP CONC ELEV. = 295.7

EXISTING LOT COVERAGE = (12.8%) 1,155.8 S.F.  
PROPOSED LOT COVERAGE = (17.6%) 1,596.8 S.F.



D. O'BRIEN  
LAND SURVEYING  
401 WEST OGDEN STREET  
ROXBURY, MA 02119-51-008

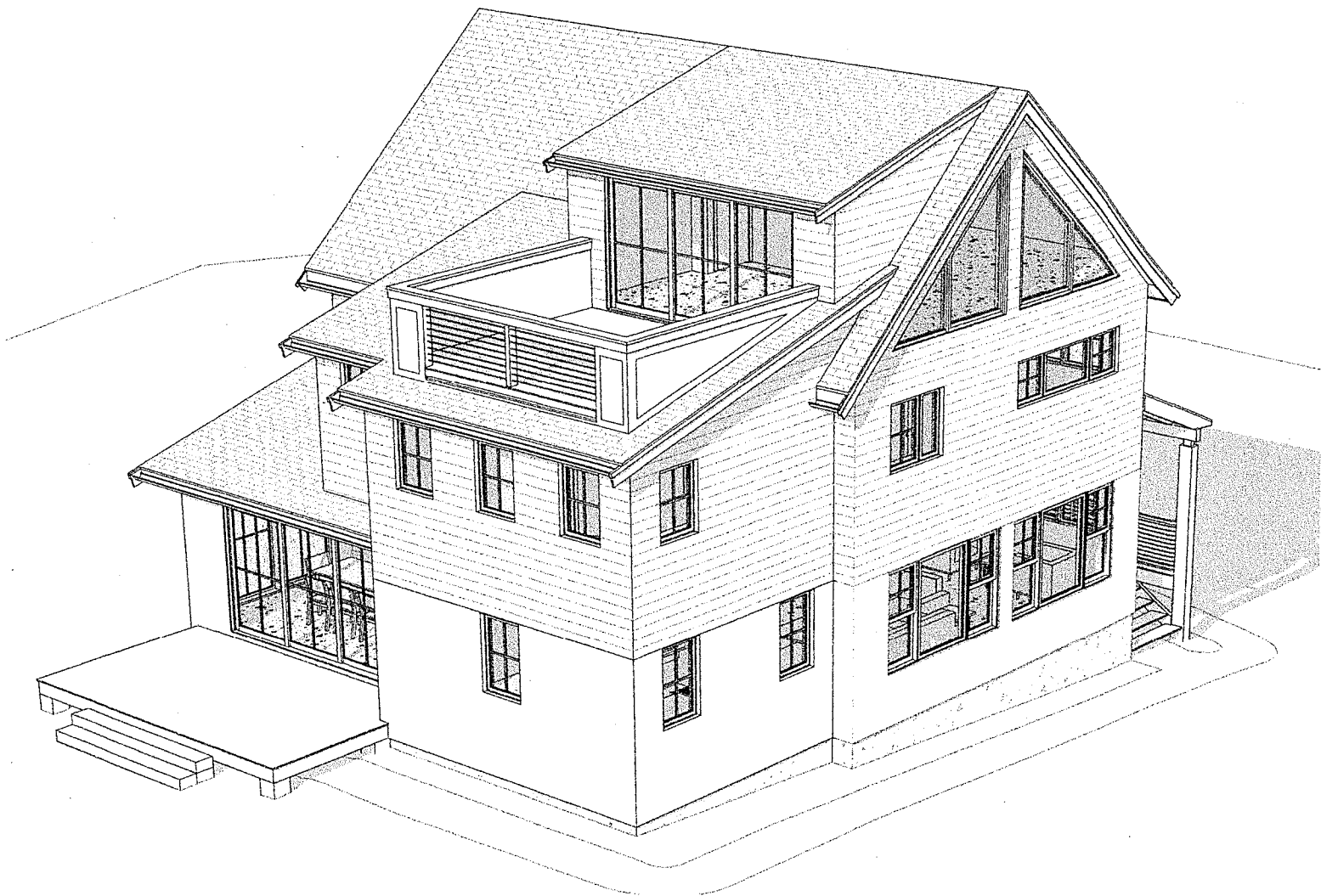
PLAN SHOWING PROPOSED ADDITION  
43 FOX MEADOW LANE  
ARLINGTON, MA MIDDLESEX COUNTY

SCALE: 1:10  
DATE: 7/1/2021  
REVISED: ---  
DRAWN BY: W.M.N.  
CHECKED BY: D.O.

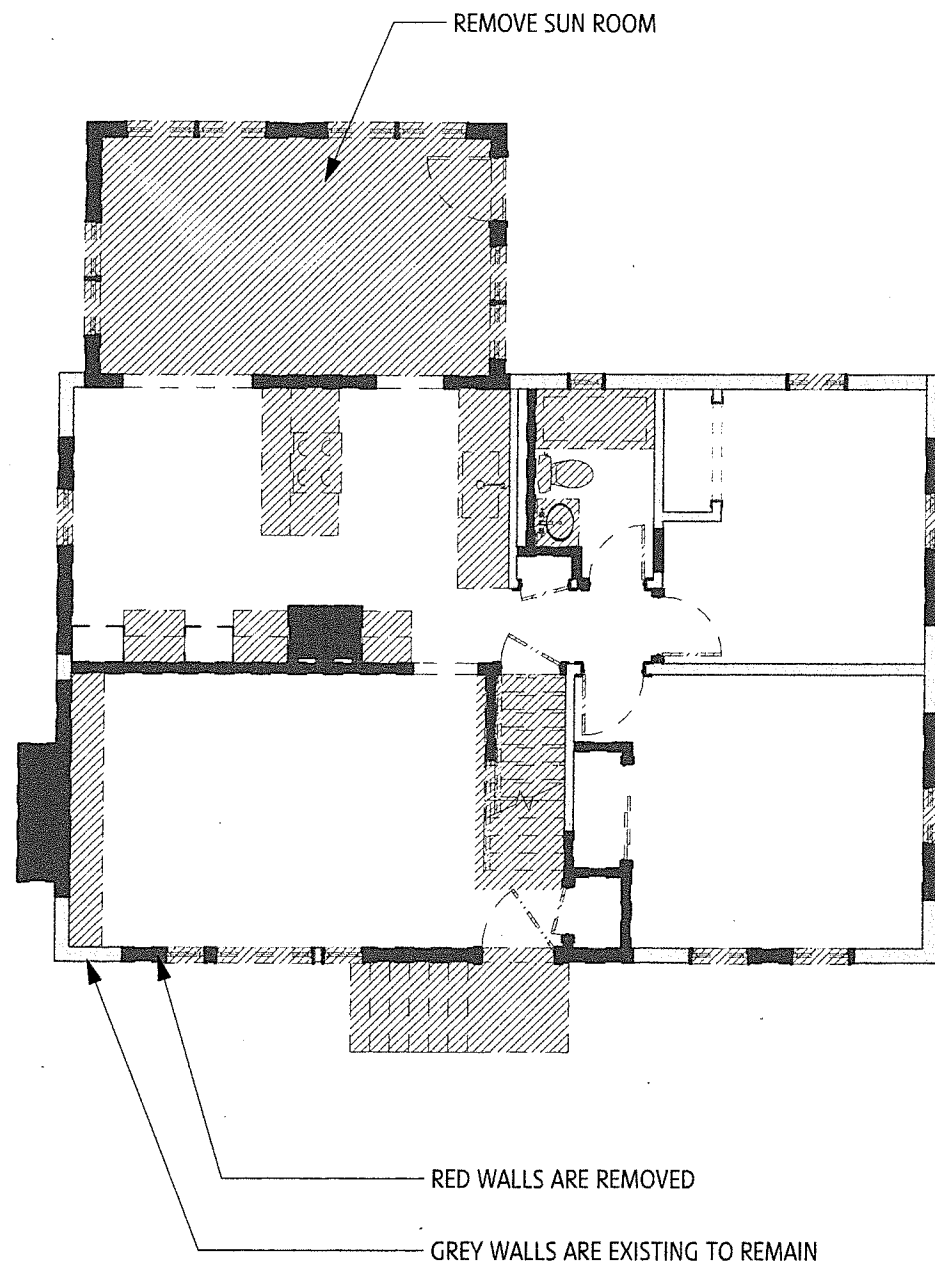
Dennis O'Brien P.L.S.



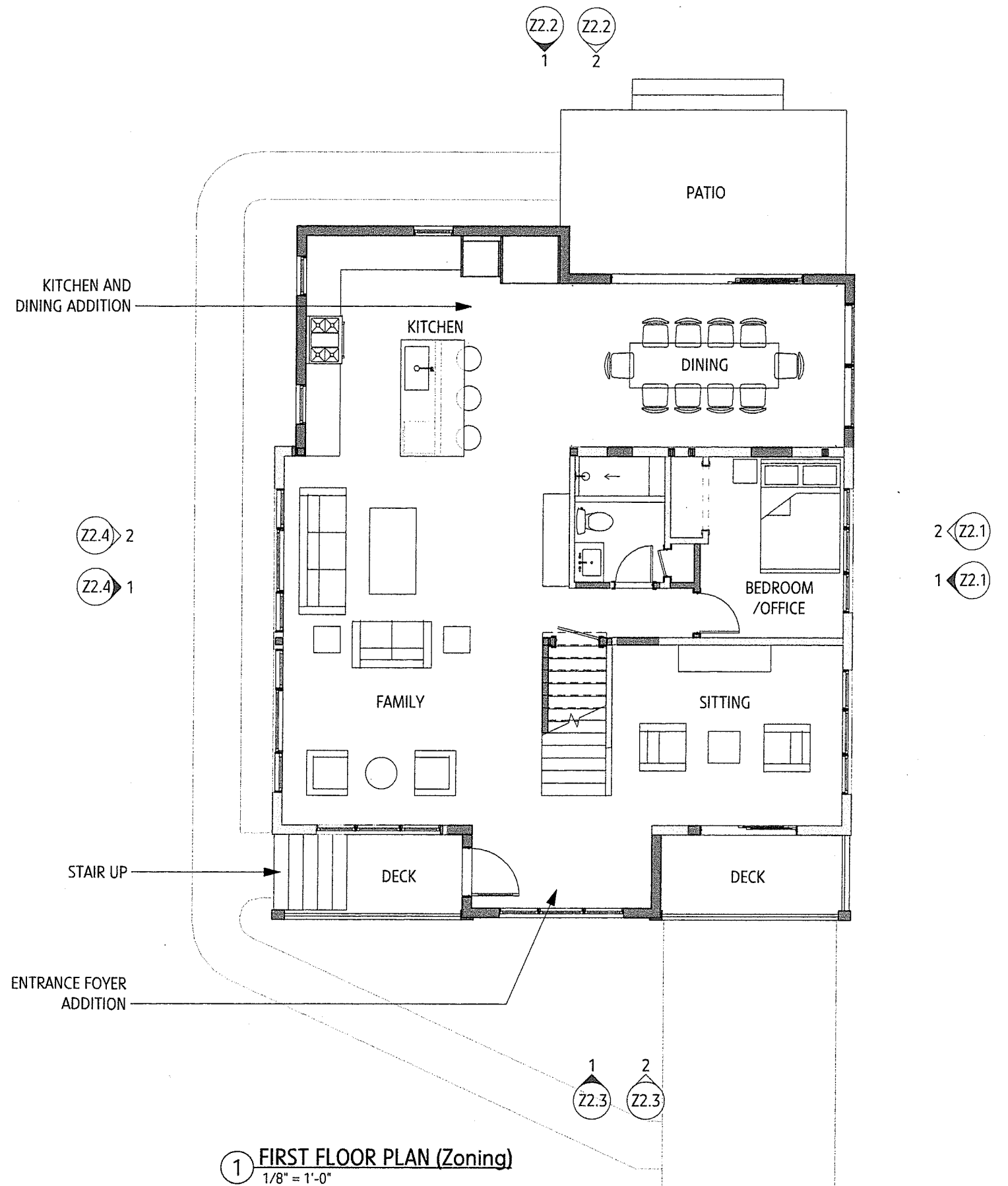
① 3D View 1 (Zoning)



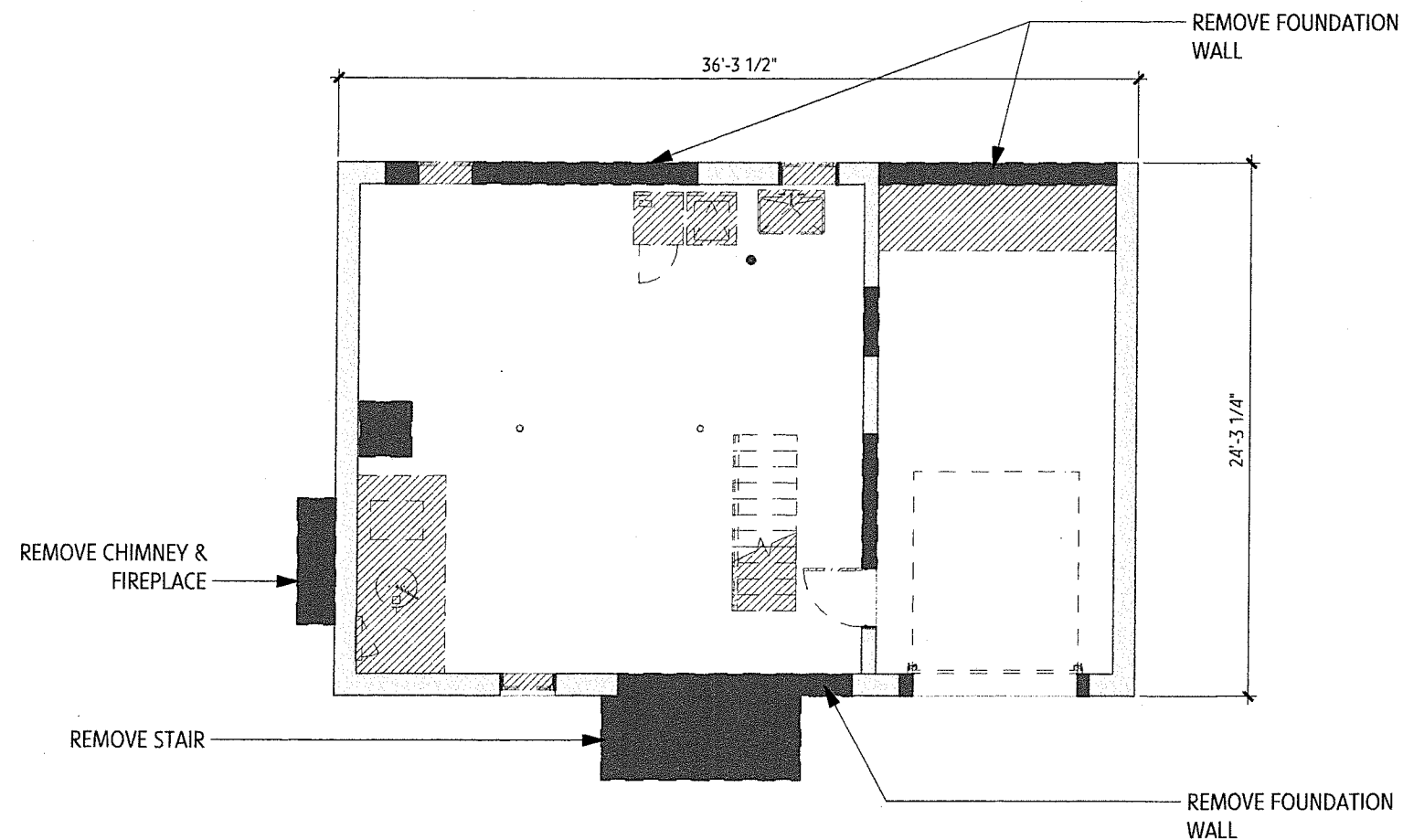
② 3D View 2 (Zoning)



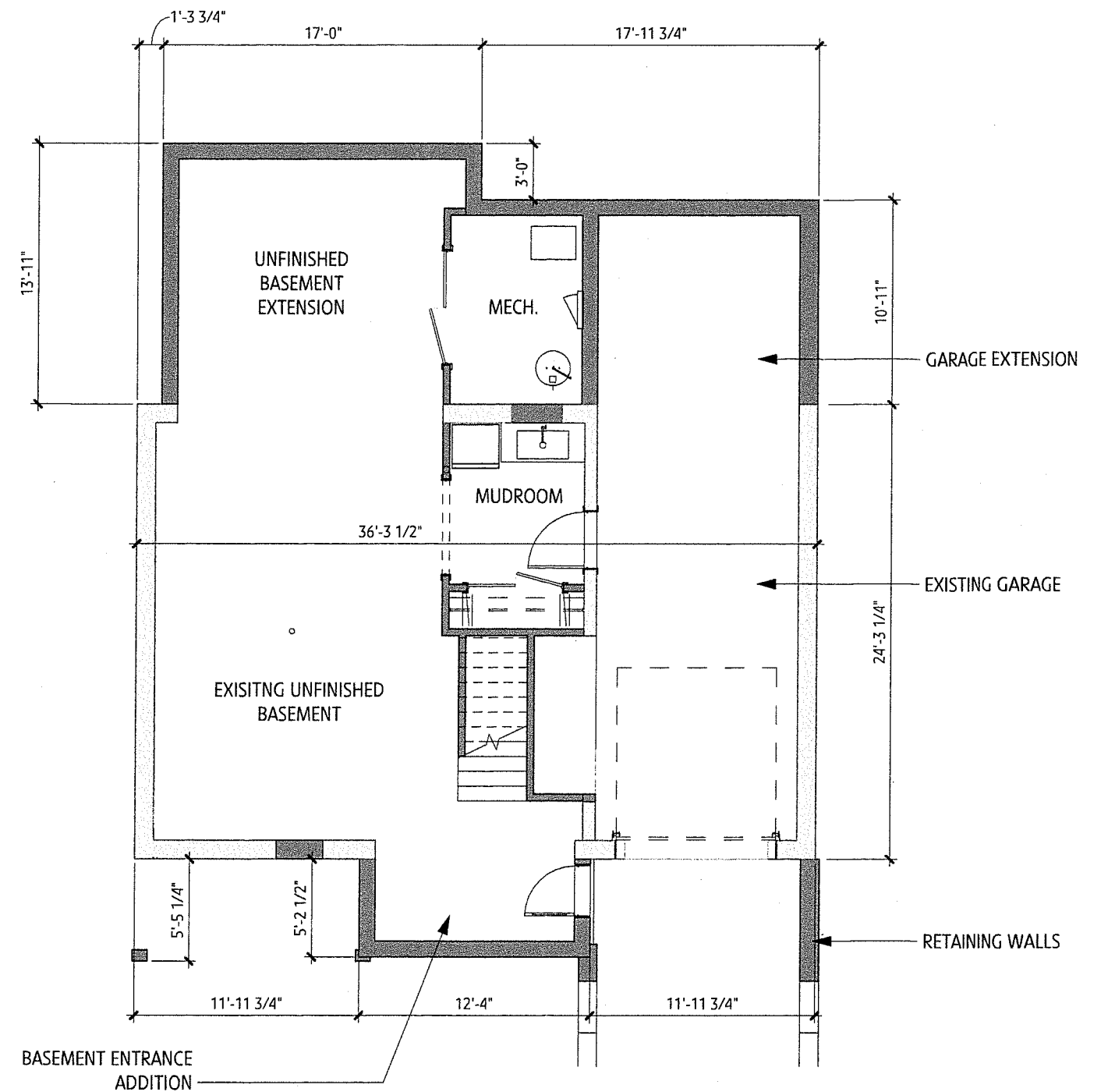
5 FIRST FLOOR DEMO PLAN (Zoning)  
1/8" = 1'-0"



1 FIRST FLOOR PLAN (Zoning)  
1/8" = 1'-0"

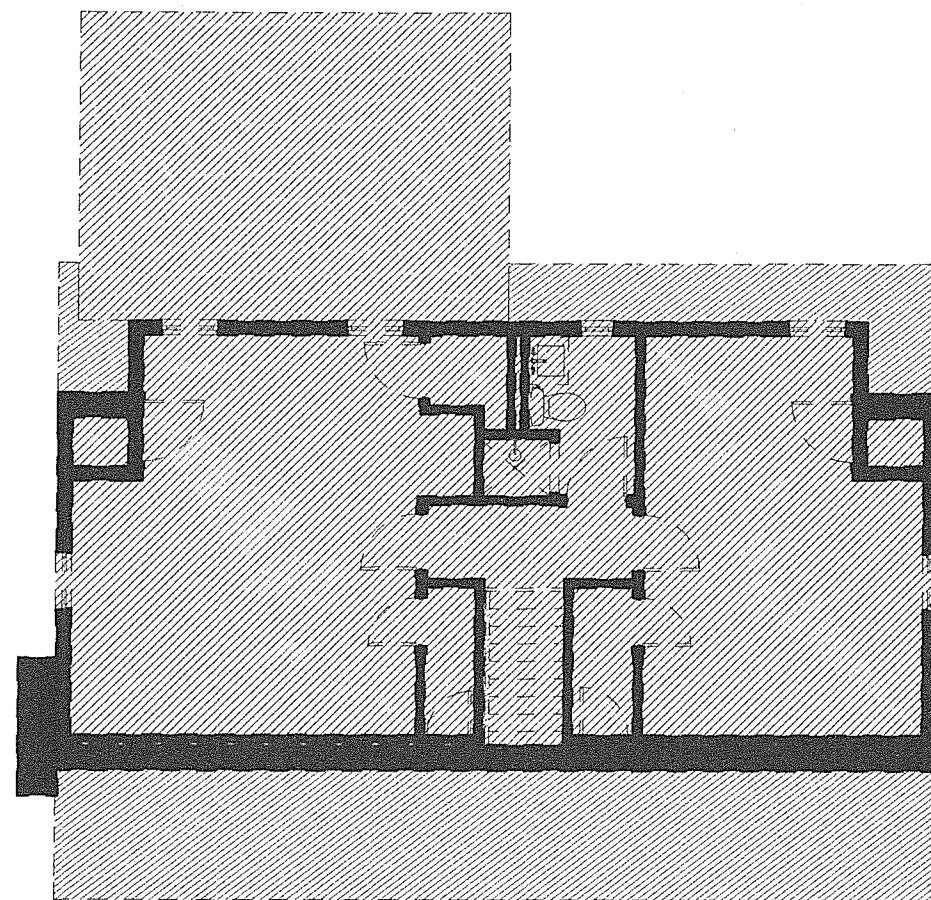


① BASEMENT DEMO PLAN (Zoning)  
1/8" = 1'-0"



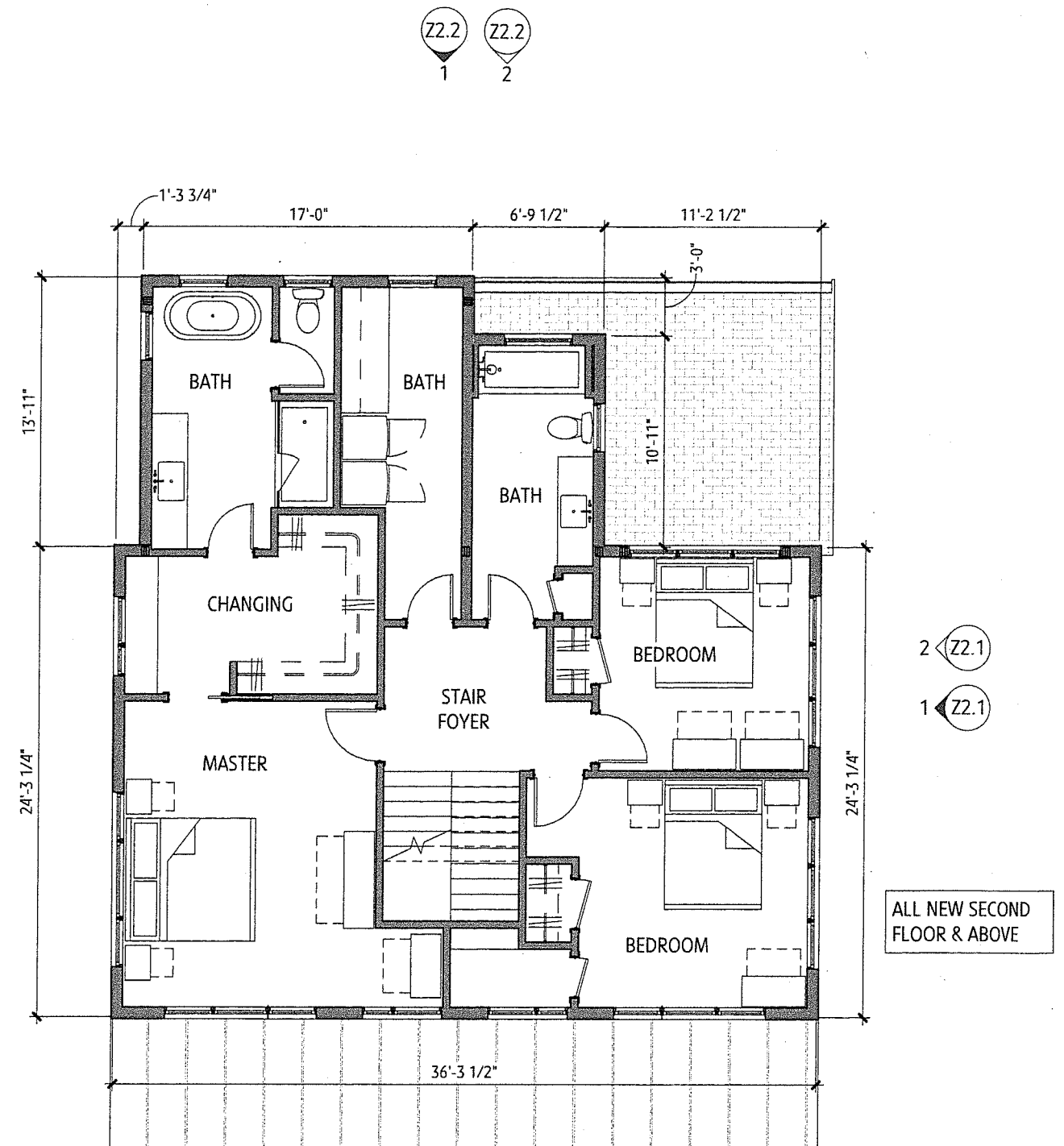
② BASEMENT FLOOR PLAN (Zoning)  
1/8" = 1'-0"

PRESTON DESIGN INC	PHONE: 401.573.2922	PROJECT NAME: THE HATHAWAY RESIDENCE	SHEET FIRST ISSUED: AUGUST 11, 2021	BASEMENT FLOOR PROPOSED & DEMO	Z1.1
	EMAIL: nicholaspreston@gmail.com	PROJECT ADDRESS: 43 FOXMEADOW LANE, ARLINGTON, MA 02474	SHEET REVISED:		
	WEBSITE: www.preston.design	CLIENT: BEN AND KARINA HATHAWAY	SCALE: 1/8" = 1'-0" PROJECT #: 249		
	50 MAGNOLIA WAY, BRIDGEWATER, MA 02324	ISSUED FOR: ZONING REVIEW	PDF FILE NAME: 007-43-Foxmeadow-Zoning-Review-August-11-2021		



SECOND FLOOR, ROOF,  
AND ALL SECOND FLOOR  
WALLS REMOVED.

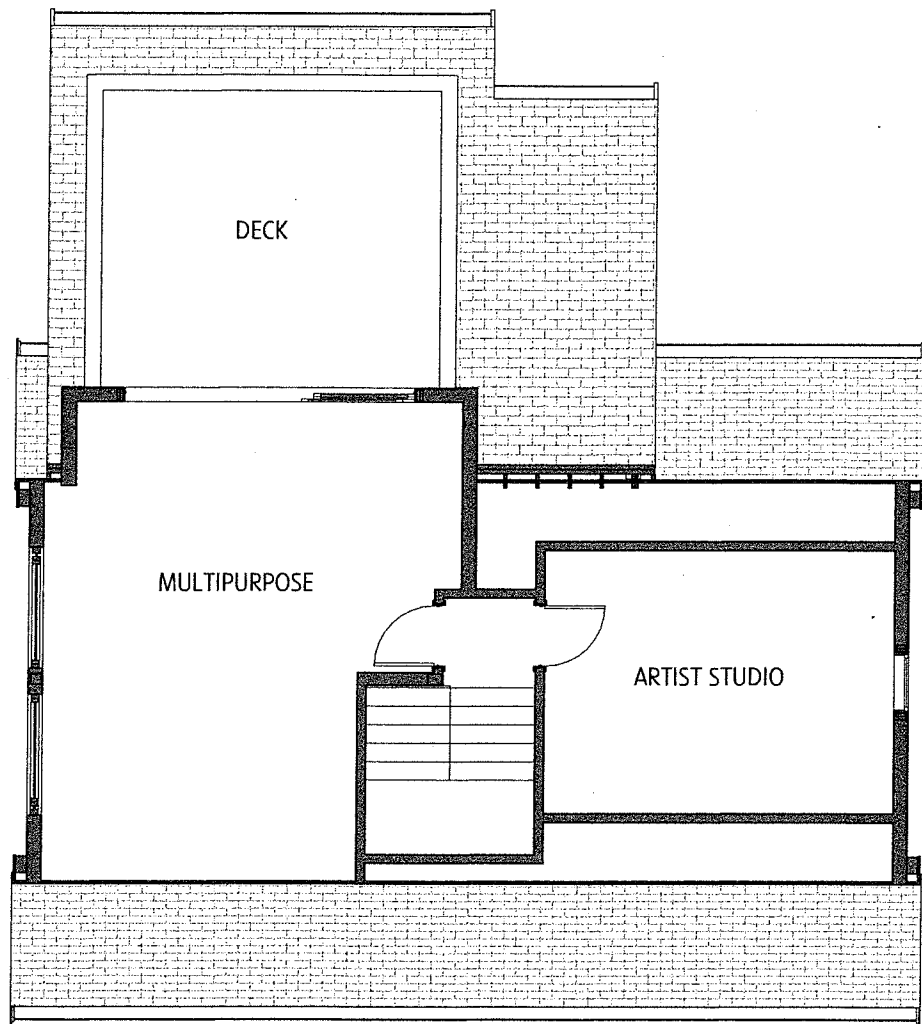
1 SECOND FLOOR DEMO PLAN (Zoning)  
1/8" = 1'-0"



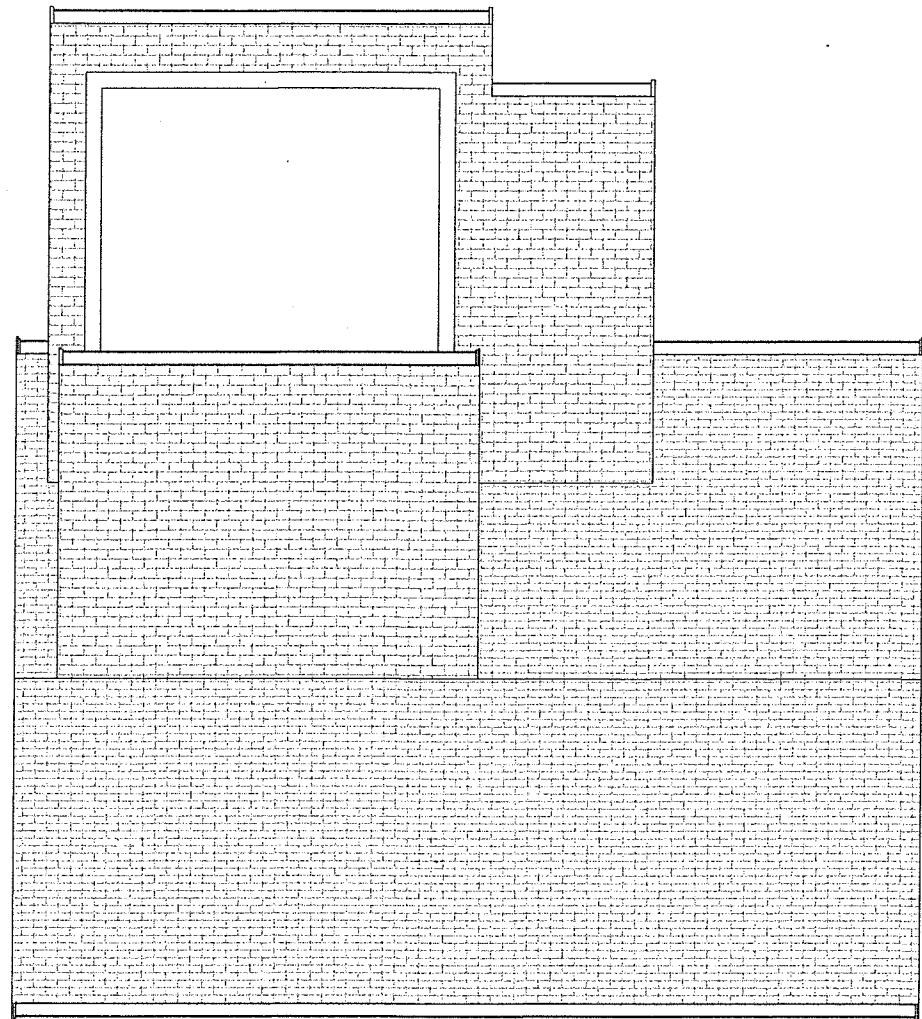
ALL NEW SECOND  
FLOOR & ABOVE

2 SECOND FLOOR PLAN (Zoning)  
1/8" = 1'-0"

PRESTON DESIGN INC	PHONE: 401.573.2922	PROJECT NAME: THE HATHAWAY RESIDENCE	SHEET FIRST ISSUED: AUGUST 11, 2021		SECOND FLOOR PROPOSED & DEMO	Z1.2
	EMAIL: nicholasprestondesign@gmail.com	PROJECT ADDRESS: 47 FOXMEADOW LANE, ARLINGTON, MA 02474	SHEET REVISED:			
	WEBSITE: www.preston.design	CLIENT: BEN AND KARINA HATHAWAY	SCALE: 1/8" = 1'-0"	PROJECT #: 249		
	50 MAGNOLIA WAY, BRIDGEWATER, MA 02324	ISSUED FOR: ZONING REVIEW	PDF FILE NAME: 007-43-Foxmeadow-Zoning-Review-August-11-2021			



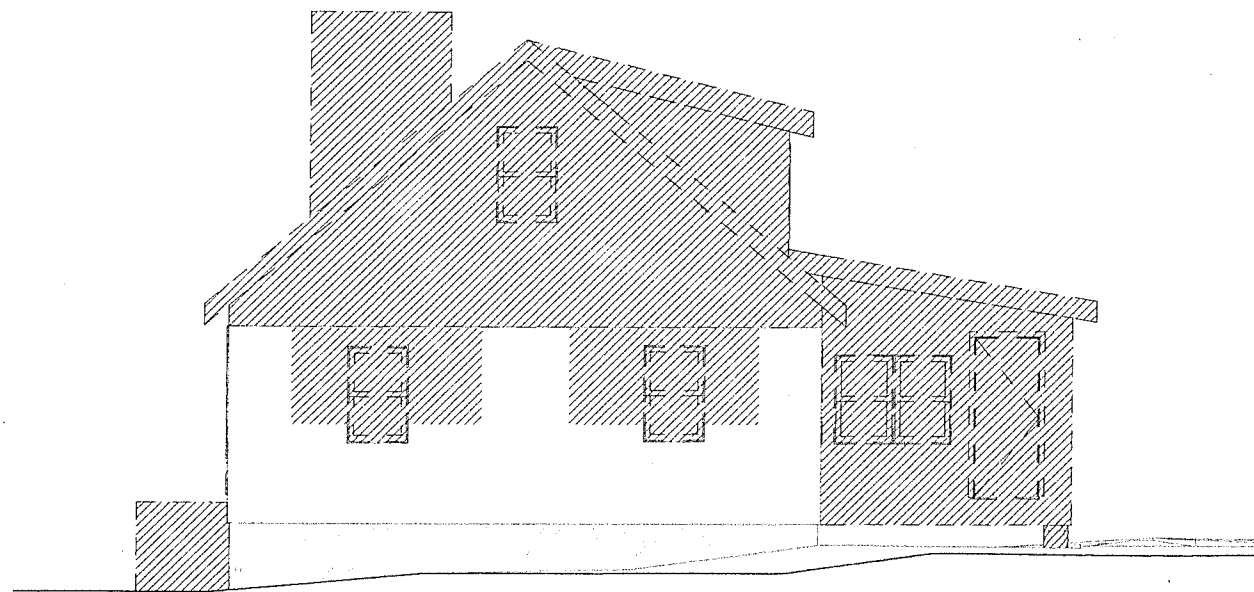
② ATTIC PLAN (Zoning)  
1/8" = 1'-0"



① ROOF PLAN (Zoning)  
1/8" = 1'-0"

PRESTON DESIGN INC	PHONE: 401.573.2922	PROJECT NAME: THE HATHAWAY RESIDENCE	SHEET FIRST ISSUED: 08/11/21		ATTIC FLOOR PROPOSED	Z1.4
	EMAIL: nicholasprestondesign@gmail.com	PROJECT ADDRESS: 47 FOXMEADOW LANE, ARLINGTON, MA 02474	SHEET REVISED:			
	WEBSITE: www.preston.design	CLIENT: BEN AND KARINA HATHAWAY	SCALE: 1/8" = 1'-0"	PROJECT #: 249		
	50 MAGNOLIA WAY, BRIDGEWATER, MA 02324	ISSUED FOR: ZONING REVIEW	PDF FILE NAME: 007-43-Foxmeadow-Zoning-Review-August-11-2021			





① **NORTHEAST DEMO ELEVATION (Zoning)**  
1/8" = 1'-0"



② **NORTHEAST ELEVATION (Zoning)**  
1/8" = 1'-0"

<b>PRESTON DESIGN INC</b>	PHONE: 401.573.2922	PROJECT NAME: THE HATHAWAY RESIDENCE	SHEET FIRST ISSUED: AUGUST 11, 2021		<b>NORTHEAST PROPOSED &amp; DEMO ELEVATION</b>	<b>Z2.1</b>
	EMAIL: nicholasprestondesign@gmail.com	PROJECT ADDRESS: 43 FOXMEADOW LANE, ARLINGTON, MA 02474	SHEET REVISED:			
	WEBSITE: www.preston.design	CLIENT: BEN AND KARINA HATHAWAY	SCALE: 1/8" = 1'-0"	PROJECT #: 249		
	50 MAGNOLIA WAY, BRIDGEWATER, MA 02324	ISSUED FOR: ZONING REVIEW	PDF FILE NAME: 007-43-Foxmeadow-Zoning-Review-August-11-2021			

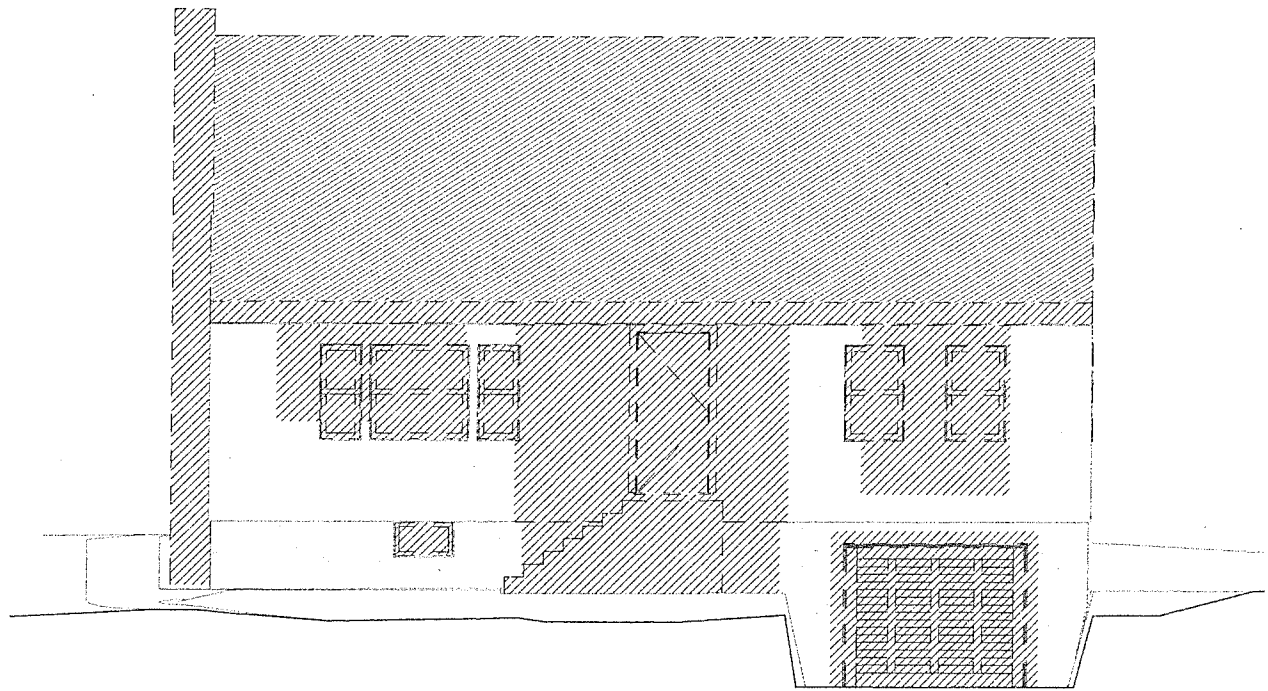


① **NORTHWEST DEMO ELEVATION (Zoning)**  
1/8" = 1'-0"



② **NORTHWEST ELEVATION (Zoning)**  
1/8" = 1'-0"

<b>PRESTON DESIGN INC</b>	PHONE: 401.573.2922	PROJECT NAME: THE HATHAWAY RESIDENCE	SHEET FIRST ISSUED: AUGUST 11, 2021	<b>NORTHWEST PROPOSED &amp; EXISTING ELEVATION</b>	<b>Z2.2</b>
	EMAIL: nicholasprestondesign@gmail.com	PROJECT ADDRESS: 43 FOXMEADOW LANE, ARLINGTON, MA 02474	SHEET REVISED:		
	WEBSITE: www.preston.design	CLIENT: BEN AND KARINA HATHAWAY	SCALE: 1/8" = 1'-0" PROJECT #: 249		
	50 MAGNOLIA WAY, BRIDGEWATER, MA 02324	ISSUED FOR: ZONING REVIEW	PDF FILE NAME: 007-43-Foxmeadow-Zoning-Review-August-11-2021		

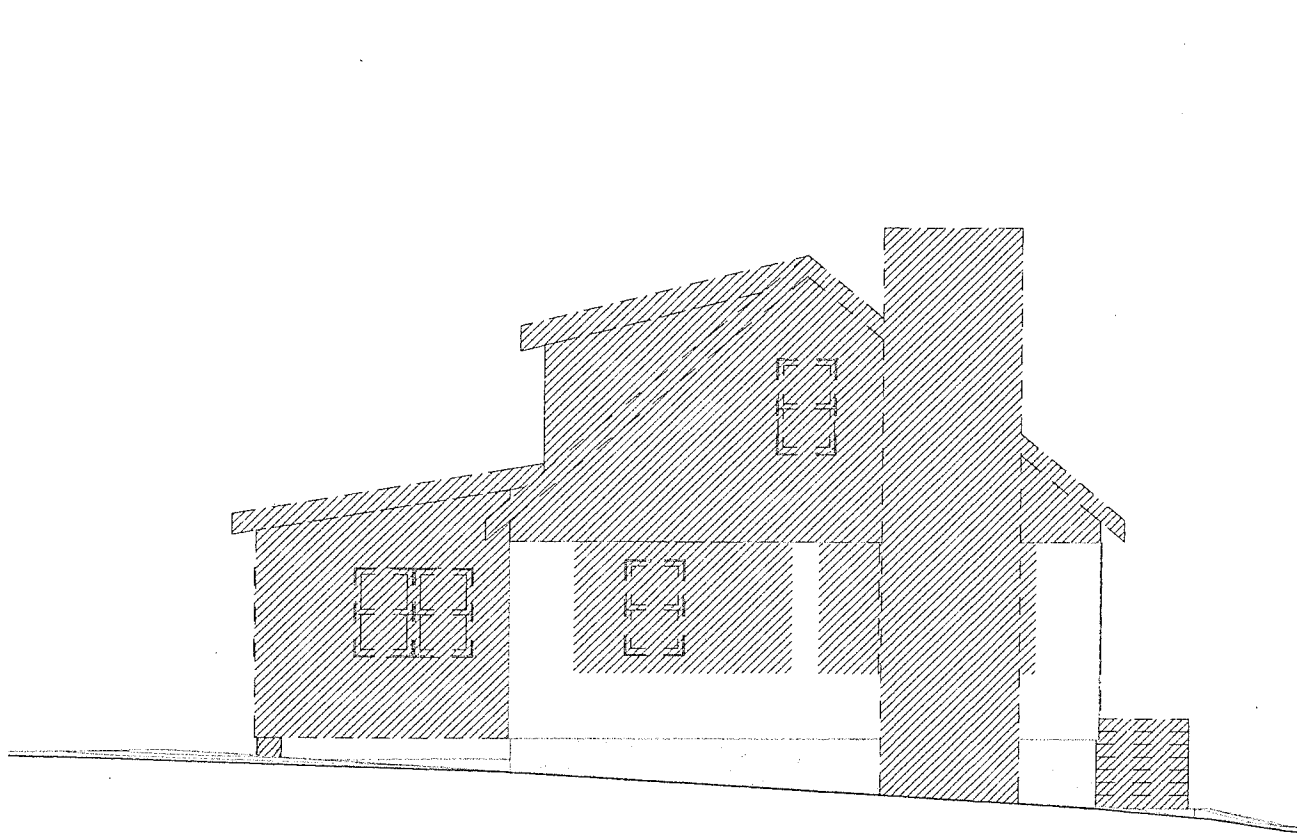


① **SOUTHEAST DEMO ELEVATION (Zoning)**  
1/8" = 1'-0"



② **SOUTHEAST ELEVATION (Zoning)**  
1/8" = 1'-0"

<b>PRESTON DESIGN INC</b>	PHONE: 401.573.2922	PROJECT NAME: THE HATHAWAY RESIDENCE	SHEET FIRST ISSUED: AUGUST 11, 2021		<b>SOUTHEAST PROPOSED &amp; DEMO ELEVATION</b>	<b>Z2.3</b>
	EMAIL: nicholasprestondesign@gmail.com	PROJECT ADDRESS: 43 FOXMEADOW LANE, ARLINGTON, MA 02474	SHEET REVISED:			
	WEBSITE: www.preston.design	CLIENT: BEN AND KARINA HATHAWAY	SCALE: 1/8" = 1'-0"	PROJECT #: 249		
	50 MAGNOLIA WAY, BRIDGEWATER, MA 02324	ISSUED FOR: ZONING REVIEW	PDF FILE NAME: 007-43-Foxmeadow-Zoning-Review-August-11-2021			



① **SOUTHWEST DEMO ELEVATION (Zoning)**  
1/8" = 1'-0"



② **SOUTHWEST ELEVATION (Zoning)**  
1/8" = 1'-0"

<b>PRESTON DESIGN INC</b>	PHONE: 401.573.2922	PROJECT NAME: THE HATHAWAY RESIDENCE	SHEET FIRST ISSUED: AUGUST 11, 2021	<b>SOUTHWEST PROPOSED &amp; DEMO ELEVATION</b>	<b>Z2.4</b>
	EMAIL: nicholasprestondesign@gmail.com	PROJECT ADDRESS: 43 FOXMEADOW LANE, ARLINGTON, MA 02474	SHEET REVISED:		
	WEBSITE: www.preston.design	CLIENT: BEN AND KARINA HATHAWAY	SCALE: 1/8" = 1'-0" PROJECT #: 249		
	50 MAGNOLIA WAY, BRIDGEWATER, MA 02324	ISSUED FOR: ZONING REVIEW	PDF FILE NAME: 007-43-Foxmeadow-Zoning-Review-August-11-2021		



**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: 10/6/2021  
RE: Docket 3669 – 43 Foxmeadow Lane; Special Permit under Zoning Bylaw Section 5.3.9  
Projections into Minimum Yards (A)

---

The applicant, Benjamin Hathaway, seeks a Special Permit in accordance with Section 5.3.9 (Projections into Minimum Yards (A)). The applicant seeks to construct an addition of a front porch extending the width of a to-be renovated house on a corner lot in the R0 Zoning District. The proposed covered decks and foyer are approximately 189 square feet, which exceeds the maximum 25 square foot projection into a minimum yard allowable by right in the zoning bylaw (Section 5.3.9 – Projections into Minimum Yards (A)). The purpose of the project is to improve the convenience and safety of the front primary entrance to the dwelling, while also providing additional design detail to improve the aesthetics of the structure.

The structure is nonconforming with the Zoning Bylaw's front yard setback. The proposed decks and porch would project forward 5.2 feet into the front yard setback, reducing it from 25.6 feet to 20.3 feet.

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 R-0 Zoning District through the granting of a special permit.

Criterion #2: Public Convenience/Welfare

This proposal would improve the convenience and safety of the owner's entrance to their home.

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

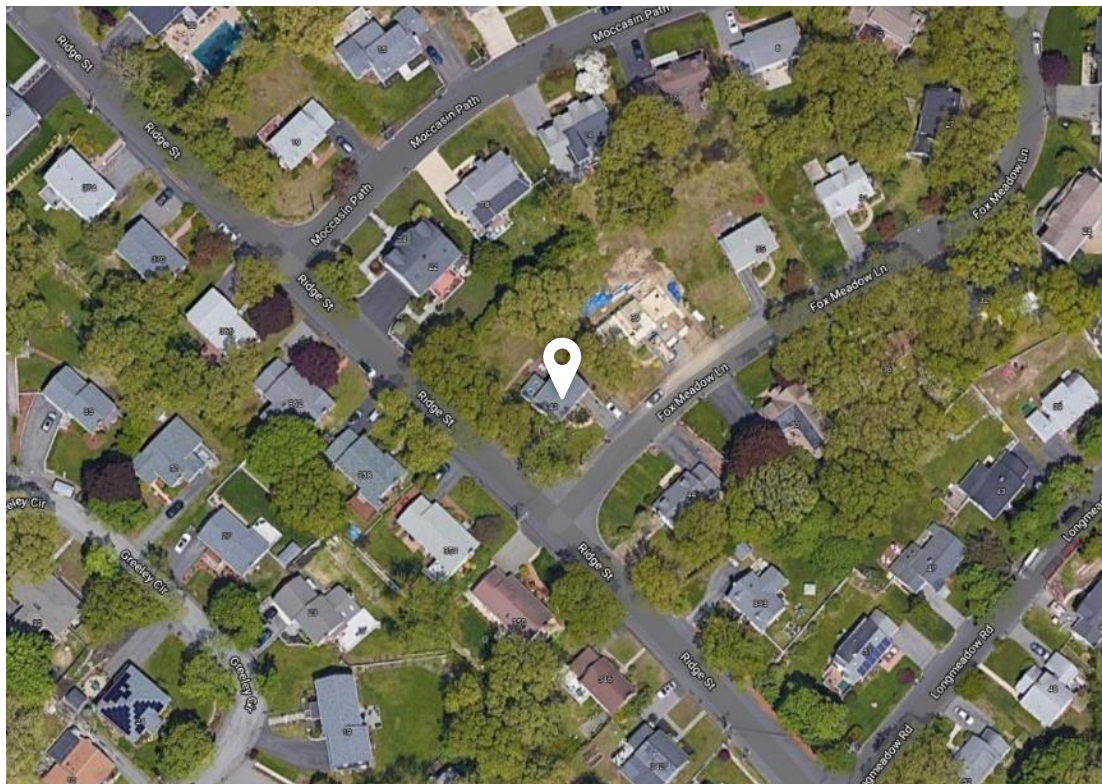
While the proposed deck and foyer exceeds the maximum square footage allowable by right, the overall proposal is not substantially more detrimental to the neighborhood than the existing structure. Covered entries are a common feature of structures in the surrounding neighborhood, although none of the homes in the immediate area have a porch that spans the full width of the structure.

The proposed open decks and foyer complement the architecture of the principal structure, which has yet to be constructed. The features will introduce human-scaled architectural variation to the overall streetscape and add visual interest to the front façade of the structure<sup>1</sup>. Overall, this 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-based photos of the current building:



---

<sup>1</sup> Principle B-1 (pg. 26) and C-1 (pg. 34), Residential Design Guidelines (pg. 34), available at <https://www.arlingtonma.gov/home/showpublisheddocument/54518/637472609831970000>







Recommendation:

The Department of Planning and Community Development maintains that this proposal is consistent with the Zoning Bylaw and recommends that the Zoning Board of Appeals approve this application.

Related Dockets:

- #3654: 14 Nicod St—Applicant sought a special permit to add a front porch extending the width of a newly constructed house in the R1 Zoning District, citing convenience, safety, and improved design aesthetics.
- #3641: 69 Epping St—Applicant sought a special permit to add a mudroom and portico within the minimum front yard setback in an R1 district, citing safety and weather concerns. Approved on 1/12/21.
- #3608: 68 Margaret St—Applicant sought a special permit to increase the size of the existing entryway to 43 square feet, citing the need for weather protection and other structures on their street with entryways larger than 25 square feet. Approved on 10/29/19.



## Town of Arlington, Massachusetts

---

### Docket # 3671: 24 Ottawa Road

#### ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	ZBA_Package__24_Ottawa_Road.pdf	ZBA Package, 24 Ottawa Road
▢ Reference Material	Alex_Adina_letter_signed.pdf	Alex Adina letter signed
▢ Reference Material	Brian_Katie_letter_signed.pdf	Brian Katie letter signed
▢ Reference Material	Dave_Kate_Letter_signed.pdf	Dave Kate Letter signed
▢ Reference Material	Gormley_letter_signed.pdf	Gormley letter signed
▢ Memorandum	3671_24_Ottawa_Rd.pdf	DPCD Memo re: 3671 - 24 Ottawa Rd
▢ Photograph / Image	Pic1.pdf	Pic1
▢ Photograph / Image	Pic2.pdf	Pic2
▢ Reference Material	Docket_3671_24_Ottawa_Road_-_Letter.pdf	Docket 3671 24 Ottawa Road - Letter



Town of Arlington  
Zoning Board of Appeals  
51 Grove Street  
Arlington, Massachusetts 02476  
781-316-3396  
[www.arlingtonma.gov](http://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 **Brian Grady** of Arlington, Massachusetts on August 23, 2021, a petition seeking permission to alter his property located at **24 Ottawa Road - Block Plan 144.0-0004-0009.0** Said petition would require two (2) Special Permits under **Section 8.1.3 (B) and Section 5.3.9 (A)** respectively of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening, October 12, 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/tZlsd-](https://town-arlington-ma-us.zoom.us/meeting/register/tZlsd-usrDggHNAnU6BIRDmH-H6h9L-RPu5)

[usrDggHNAnU6BIRDmH H6h9L- RPu5](https://town-arlington-ma-us.zoom.us/meeting/register/tZlsd-usrDggHNAnU6BIRDmH-H6h9L-RPu5) for documentation relating to this petition, visit the ZBA website at [www.arlington.gov/zba](http://www.arlington.gov/zba).

DOCKET NO 3671

Zoning Board of Appeals

Christian Klein, RA, Chair

Please direct any questions to: [ZBA@town.arlington.ma.us](mailto:ZBA@town.arlington.ma.us)



BOARD OF APPEALS

**Town of Arlington**

Arlington, Massachusetts 02476

51 Grove Street  
Telephone (781) 316-3396

**Administrator's Notes Regarding 24 Ottawa Road.**

The Grady family resides in this house located at 24 Ottawa Road.

Due to a growing family, they simply need more living space.

The lot is small so their options are limited.

There exists a single story open porch on the front of the house that they would like to expand on each side and create a two story addition.

A mudroom is proposed that will exceed 25 square feet requiring a Special Permit.

The extension of the non-conformities are related to Usable Open Space and Lot Coverage.

**REQUEST FOR SPECIAL PERMIT**

**TOWN OF ARLINGTON**

In the matter of the Application of 24 OTTAWA RD  
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of 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*:

Two (2) Special Permit Request  
Section 8.1.3 (B) LACK of Usable Open Space  
Section 5.3.9 (A) PROJECTIONS INTO MINIMUM YARDS

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 24 OTTAWA ROAD 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:

OUR FAMILY IS IN NEED of more space. We love  
THE house AND THE TOWN AND WISH TO  
stay where we are.

E-Mail: GRADY.BRI@9mail Signed: Brian Grady Date: 8-26-21  
Telephone: (017 970 5274) Address: 24 OTTAWA ROAD

GRADY.BRI@9mail.com

**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 requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.

USE IS ALLOWED BY RIGHT, 24 OTTAWA RD IS  
LOCATED IN AN R-1 DISTRICT

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

THE PROPOSED USE IS UNCHANGED AND ALLOWED  
BY RIGHT

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

NO INCREASE IN VEHICLES, STILL A SINGLE FAMILY  
DWELLING

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.

SAME ANSWER AS "C" NO INCREASE IN UNITS  
OR OCCUPANTS

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

N/A

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 or welfare.

N/A

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

N/A

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

1. Property Location: 24 OTTAWA ROAD Zoning District: R-1
2. Present Use/Occupancy: Single Family No. of dwelling units ONE
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):  
1600 Sq. Ft.
4. Proposed Use/Occupancy: Single Family No. of dwelling units ONE
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):  
1974 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	3895	3895	min. 6000 -
7. Frontage (Ft.)	50	50	min. 60' -
8. Floor area ratio	NA	NA	max. —
9. Lot Coverage ( % )	34.66	40.69	max 35 %
10. Lot Area per Dwelling Unit (Sq. Ft.)	NA	NA	min. —
11. Front Yard Depth (Ft.)	23.9	23.9	min. 25'
12. Left Side Yard Depth (Ft.)	7.1	7.1	min. 10'
13. Right Side Yard Depth (Ft.)	15.6'	15.6	min. 10'
14. Rear Yard Depth (Ft.)	9.2'	9.2'	min. 20'
15. Height (Stories)	2.5	2.5	max. 2.5
16. Height (Ft.)	31'	31'	max. 35'
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	440'	440'	
17A. Landscaped Open Space (% of GFA)	32.59	27.76	min. 10 %
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	0	0	
18A. Usable Open Space (% of GFA)	0	0	min. 30 %
19. Number of Parking Spaces	2	2	min. 1
20. Parking area setbacks (if applicable)	NA	NA	min. —
21. Number of Loading Spaces (if applicable)	NA	NA	min. —
22. Type of construction	5	5	N/A
23. Slope of proposed roof(s) (in. per ft.)	7/12	7/12	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: 24 OTTAWA RD      Zoning District: R-1

<u>OPEN SPACE*</u>	EXISTING	PROPOSED
Total lot area	<u>3895</u>	<u>3895</u>
Open Space, Usable	<u>0</u>	<u>0</u>
Open Space, Landscaped	<u>440</u> <sup>#</sup>	<u>440</u> <sup>#</sup> (27.72%)

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

<u>GROSS FLOOR AREA (GFA) †</u>		
Accessory Building	<u>0</u>	<u>0</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>0</u>	<u>0</u>
1 <sup>st</sup> Floor	<u>675</u>	<u>862</u>
2 <sup>nd</sup> Floor	<u>675</u>	<u>862</u>
3 <sup>rd</sup> Floor		
4 <sup>th</sup> Floor		
5 <sup>th</sup> Floor		
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>250</u>	<u>250</u>
Parking garages (except as used for accessory parking or off-street loading purposes)		
All weather habitable porches and balconies		
<b>Total Gross Floor Area (GFA)</b>	<u>1600 -</u>	<u>1974 -</u>

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

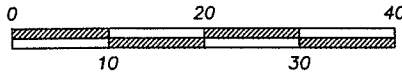
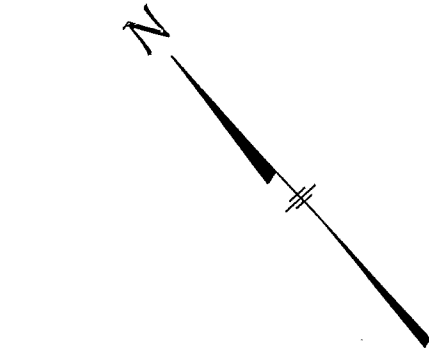
<u>REQUIRED MINIMUM OPEN SPACE AREA</u>		
Landscaped Open Space (Sq. Ft.)	<u>160</u> <sup>#</sup>	<u>197.4</u> <sup>#</sup>
Landscaped Open Space (% of GFA)	<u>10</u> %	<u>10</u> %
Usable Open Space (Sq. Ft.)	<u>480</u> <sup>#</sup>	<u>592.20</u> <sup>#</sup>
Usable Open Space (% of GFA)	<u>30</u> %	<u>30</u> %

This worksheet applies to plans dated 8/26/21 designed by Metric Engineering

Reviewed with Building Inspector: RJV      Date: 10-2-21

**ZONED (R1 SINGLE-FAMILY)**

ZONING REQUIREMENT	EXISTING	PROPOSED
FRONT: 25'	23.9'	17.3'
SIDE: 10'	7.1'	10.1'
REAR: 20'	9.2'	NO CHANGE
MAX. LOT COV.: 35%	21.7%	24.1%
USABLE OPEN SPACE: 30%	0.0%	0.0%



SCALE: 1" = 20'

CURRENT OWNER: BRIAN GRADY & DENISA HUSAROVA

TITLE REFERENCE: BK 58092 PG 359

PLAN REFERENCE: BK 5045 PG END

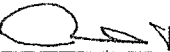
THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

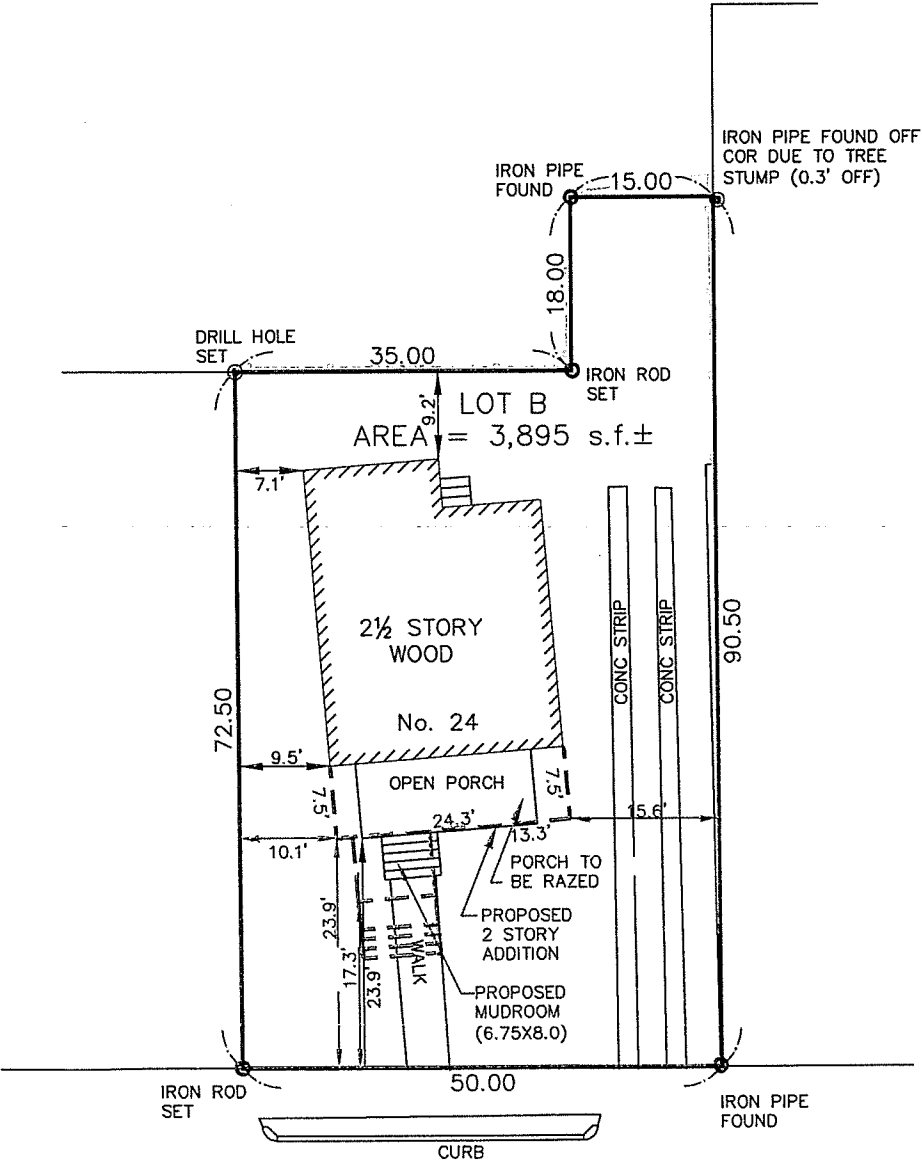
TO: BRIAN GRADY

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: MARCH 28, 2018  
DATE OF PLAN: MARCH 28, 2018  
REVISION PLAN: JUNE 17, 2019 (CHANGE TO ADDITION)  
REVISION PLAN: JULY 9, 2019 (CHANGE TO MUD ROOM)  
REVISION PLAN: AUGUST 26, 2021 (CHANGE TO MUD ROOM)

  
RICHARD J. MEDE, JR. P.L.S.

08/26/2021  
DATE:



OTTAWA ROAD

**CERTIFIED PLOT PLAN**  
**24 OTTAWA ROAD**  
**ARLINGTON, MA.**  
**(MIDDLESEX COUNTY)**

PREPARED BY:

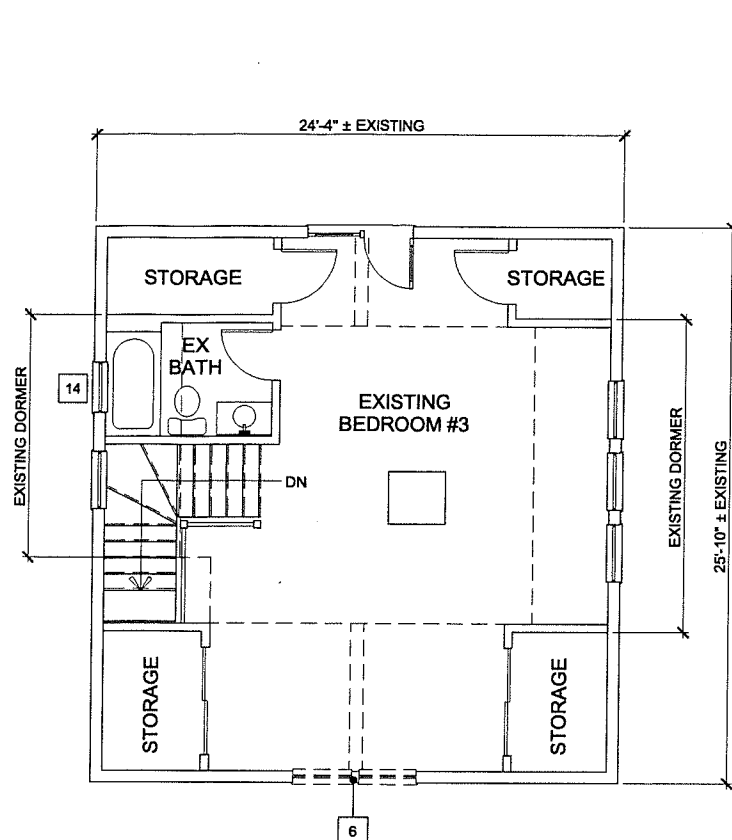


**ANGELO B. VENEZIANO ASSOCIATES**  
15 HALL STREET, MEDFORD, MA 02155  
781-396-4466 fax: 781-396-8052

PREPARED FOR:

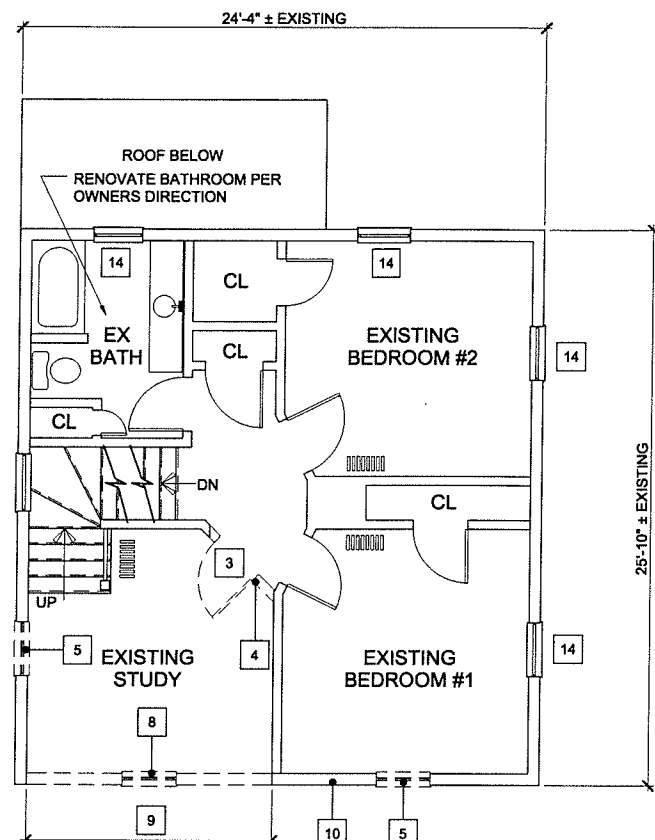
BRIAN GRADY

DRAWN	CHECKED	FILE No.
CAV	RJM	20091



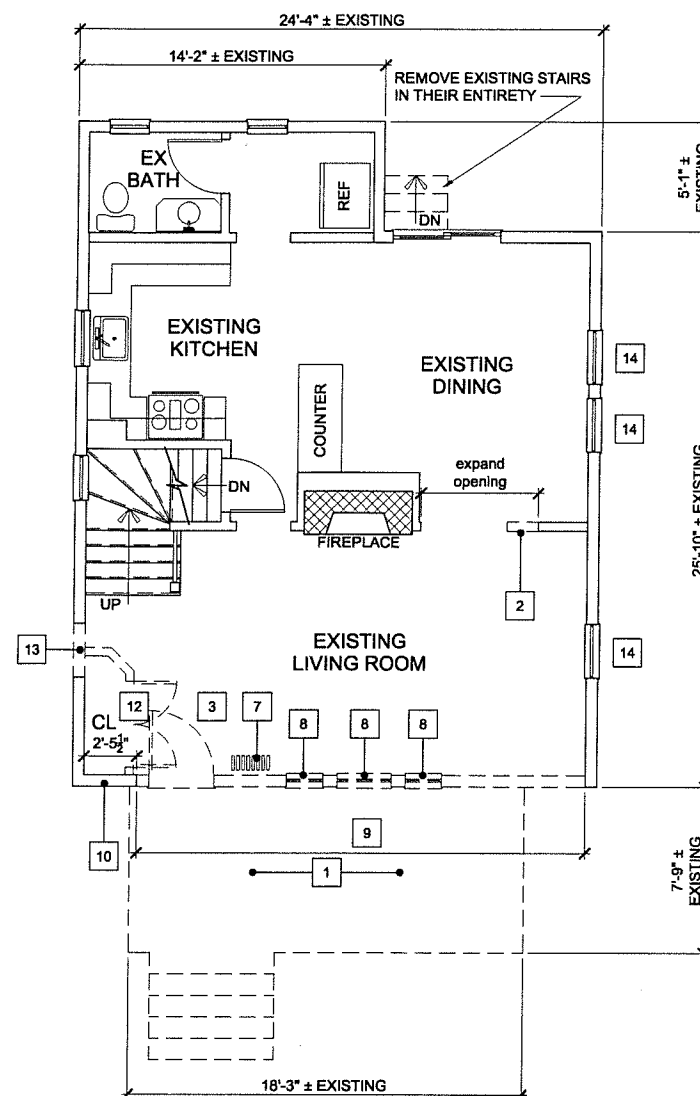
**THIRD FLOOR EXISTING CONDITIONS /  
DEMOLITION PLAN**

SCALE: 1/4" = 1'-0"



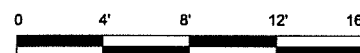
**SECOND FLOOR EXISTING CONDITIONS /  
DEMOLITION PLAN**

SCALE: 1/4" = 1'-0"

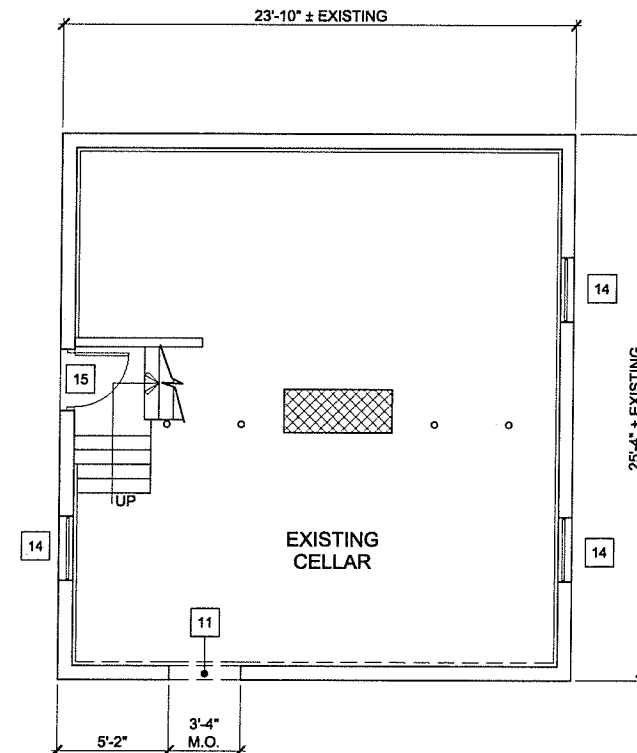


**FIRST FLOOR EXISTING CONDITIONS /  
DEMOLITION PLAN**

SCALE: 1/4" = 1'-0"

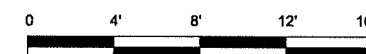


===== INDICATES EXISTING TO REMAIN  
----- INDICATES EXISTING TO BE REMOVED



**CELLAR EXISTING CONDITIONS /  
DEMOLITION PLAN**

SCALE: 1/4" = 1'-0"



**KEYED DEMOLITION NOTES**

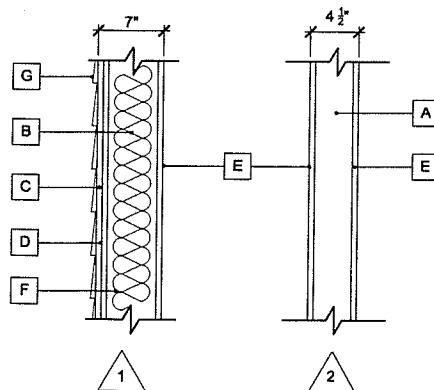
- 1 REMOVE EXISTING PORCH AND ROOF STRUCTURES IN THEIR ENTIRETY.
- 2 REMOVE EXISTING SECTION INTERIOR WALL IN ITS ENTIRETY (COORDINATE SIZE WITH OWNER). INSTALL NEW WOOD HEADER AS REQUIRED.
- 3 REMOVE EXISTING DOOR AND FRAME IN THEIR ENTIRETY.
- 4 REMOVE EXISTING SECTION OF INTERIOR WALL IN ITS ENTIRETY.
- 5 REMOVE EXISTING WINDOW IN ITS ENTIRETY. INFILL OPENING WITH SIMILAR MATERIALS SO AS TO BE SMOOTH WITH ADJACENT SURFACES ON BOTH SIDES.
- 6 REMOVE EXISTING WINDOW AND SECTION OF ADJACENT EXISTING WALL SO AS TO INSTALL A NEW WINDOW AS SHOWN ON THESE DRAWINGS.
- 7 REMOVE EXISTING RADIATOR IN ITS ENTIRETY. CAP PIPING AS REQUIRED. SAVE RADIATOR FOR RELOCATION. COORDINATE NEW LOCATION WITH OWNER.
- 8 REMOVE EXISTING WINDOW IN ITS ENTIRETY.
- 9 REMOVE EXISTING SECTION OF EXTERIOR BEARING WALL. SEE STRUCTURAL PLANS THIS SET FOR ADDITIONAL INFORMATION.
- 10 REMOVE EXISTING EXTERIOR SIDING AT ALL LOCATIONS WHERE EXTERIOR SURFACES ARE SCHEDULED TO BECOME INTERIOR SURFACES.
- 11 REMOVE EXISTING SECTION OF FOUNDATION WALL AS REQUIRED TO INSTALL NEW ACCESS DOOR TO BUILDING ADDITION. SEE THESE DRAWINGS FOR ADDITIONAL INFORMATION. FIELD COORDINATE EXACT LOCATION WITH STRUCTURAL PLANS AND OWNER.
- 12 REMOVE EXISTING CLOSET IN ITS ENTIRETY, INCLUDING DOOR, FRAME, AND NON-LOAD BEARING INTERIOR WALLS.
- 13 REMOVE EXISTING SECTION OF EXTERIOR WALL AS REQUIRED TO INSTALL NEW WINDOW AS SHOWN ON THESE DRAWINGS.
- 14 REMOVE EXISTING WINDOW AS REQUIRED TO INSTALL NEW REPLACEMENT WINDOW AS SHOWN ON THESE DRAWINGS.
- 15 REMOVE EXISTING DOOR AND FRAME AS REQUIRED TO INSTALL NEW REPLACEMENT DOOR AS SHOWN ON THESE DRAWINGS.

			PROJECT:		DATE:	SHEET:
			PROPOSED MODIFICATIONS		8-23-21	A-1
			24 OTTAWA ROAD		SCALE:	
			ARLINGTON, MA		AS NOTED	
					DRAWN BY:	
REV.	DATE	DESCRIPTION				

## DOOR AND WINDOW SCHEDULE

- (A)** NEW 2'-9" x 4'-9" HARVEY CLASSIC INSULATED DOUBLE HUNG VINYL WINDOW #2846, SILL HEIGHT @ 27" A.F.F. LOW-E GLASS, ARGON FILLED, WHITE, 6/1, WITH HALF SCREEN. THIS WINDOW CONFORMS WITH 2015 IRC SECTION R310.2 (SEE MASSACHUSETTS AMENDMENT SECTION R310.2.1 - EXCEPTION 2) EMERGENCY ESCAPE WINDOW REQUIREMENTS.
- (B)** NEW 3 - 2'-9" x 4'-9" HARVEY CLASSIC INSULATED DOUBLE HUNG VINYL WINDOW #2846, SILL HEIGHT @ 27" A.F.F. LOW-E GLASS, ARGON FILLED, WHITE, 6/1, WITH HALF SCREEN.
- (C)** NEW 1'-9" x 3'-5" HARVEY CLASSIC INSULATED DOUBLE HUNG VINYL WINDOW #1832, SILL HEIGHT @ 43" A.F.F. LOW-E GLASS, ARGON FILLED, WHITE, 4/1, WITH HALF SCREEN. THIS WINDOW TO BE SAFETY GLAZED.
- (D)** NEW 4'-9" x 2'-5" HARVEY CLASSIC INSULATED HALF ROUND VINYL WINDOW #HRD 24-2J WITH A10 GRID, LOW-E GLASS, ARGON FILLED, WHITE. IF POSSIBLE, RAISE THIS WINDOW HEAD, COORDINATE WITH OWNER. OTHERWISE, ALIGN WITH HEAD OF EXISTING REMOVED WINDOW IN THIS LOCATION.
- (E)** NEW 3'-0" x 6'-8" x 1 3/4" THERMA-TRU INSULATED FIBERGLASS DOOR, SMOOTH-STAR CRAFTSMAN LITE 2 PANEL SHAKER FLUSH GLAZED STYLE # S4814-SDLF1 WITH LEVER STYLE LOCKSET.
- (F)** NEW 2'-6" x 6'-6" x 1 3/8" SOLID CORE WOOD, INTERIOR DOOR WITH LEVER STYLE LOCKSET. DOOR STYLE TO BE DETERMINED BY THE OWNER.
- (G)** NEW 3'-0" x 6'-6" x 1 3/8" SOLID CORE WOOD, INTERIOR DOOR WITH LEVER STYLE LOCKSET. DOOR STYLE TO BE DETERMINED BY THE OWNER.
- (H)** NEW 2 - 3'-0" x 6'-6" x 1 3/8" SOLID CORE WOOD, INTERIOR DOOR WITH LEVER STYLE CLOSET LOCKSET. DOOR STYLE TO BE DETERMINED BY THE OWNER.
- (J)** NEW 6'-0" x 6'-6" x 1 3/8" SOLID CORE WOOD INTERIOR BI-FOLD DOOR, WITH ALL REQUIRED OPERATING HARDWARE. DOOR STYLE TO BE DETERMINED BY THE OWNER.
- (R)** REPLACE EXISTING DOOR PER OWNERS DIRECTION. FIELD VERIFY EXACT SIZE.
- (R1)** REPLACE EXISTING DOUBLE HUNG WINDOW WITH NEW HARVEY CLASSIC INSULATED DOUBLE HUNG WINDOW, LOW-E GLASS, ARGON FILLED, WHITE, 6/1, WITH HALF SCREEN. FIELD VERIFY EXACT SIZE AT EACH LOCATION.
- (R2)** REPLACE EXISTING GLASS BLOCK BASEMENT WINDOW WITH NEW INSULATED VINYL BASEMENT AWNING WINDOW, LOW-E GLASS, ARGON FILLED, WHITE, WITH FULL SCREEN. FIELD VERIFY EXACT SIZE AT EACH LOCATION.
- (R3)** REPLACE EXISTING BATHROOM AWNING WINDOW WITH NEW INSULATED ALL VINYL REPLACEMENT WINDOW, LOW-E GLASS, ARGON FILLED, WHITE, WITH FULL SCREEN AND GRILLES AS SHOWN. FIELD VERIFY EXACT SIZE.
- (R4)** REPLACE EXISTING BATHROOM DOUBLE HUNG WINDOW WITH NEW INSULATED ALL VINYL REPLACEMENT WINDOW, LOW-E GLASS, ARGON FILLED, WHITE, WITH FULL SCREEN AND GRILLES AS SHOWN. FIELD VERIFY EXACT SIZE.
- (X)** EXISTING DOOR / WINDOW TO REMAIN AS IS.

COORDINATE ALL NEW AND EXISTING DOOR / WINDOW TRIM WITH OWNER



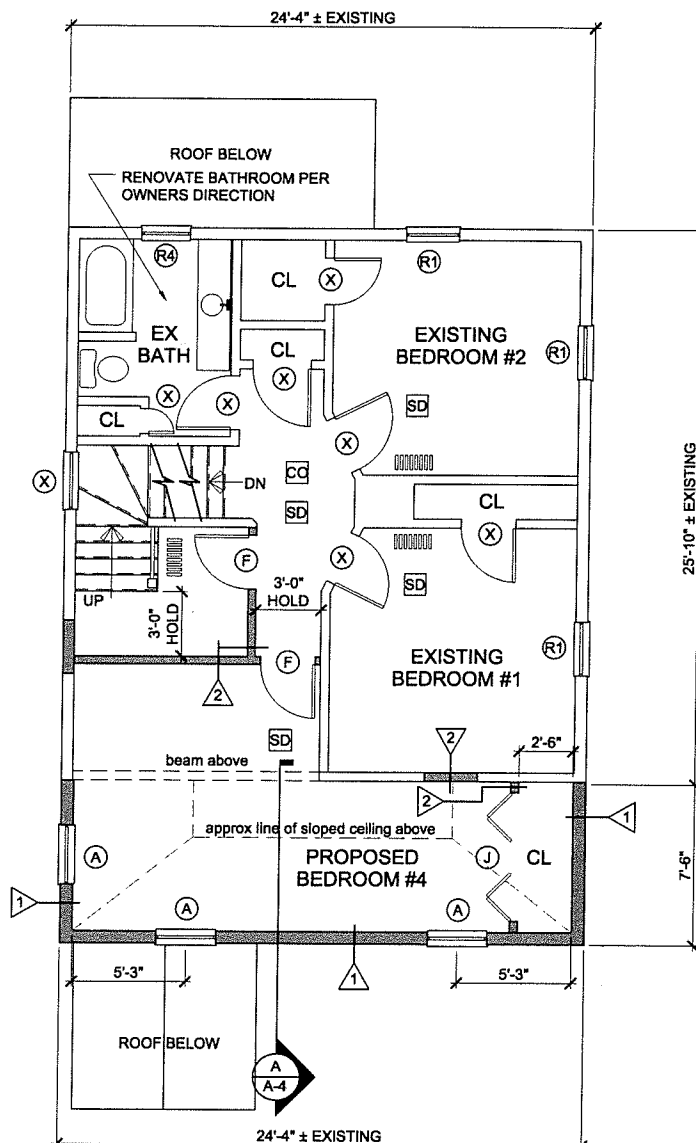
- (A)** 2" x 4" WOOD STUDS @ 16" O.C.
- (B)** 2" x 6" WOOD STUDS @ 16" O.C.
- (C)** AIR AND WATER BARRIER MEMBRANE
- (D)** 1/2" EXTERIOR GRADE PLYWOOD
- (E)** 1/2" BLUEBOARD AND SKIMCOAT
- (F)** R-21 IN 2" x 6" CAVITY - FIBERGLASS OR SPRAY APPLIED CELLULOSE INSULATION
- (G)** NEW VINYL SIDING - COLOR AND STYLE TO BE DETERMINED BY THE OWNER

## WALL TYPES LEGEND

NOT TO SCALE

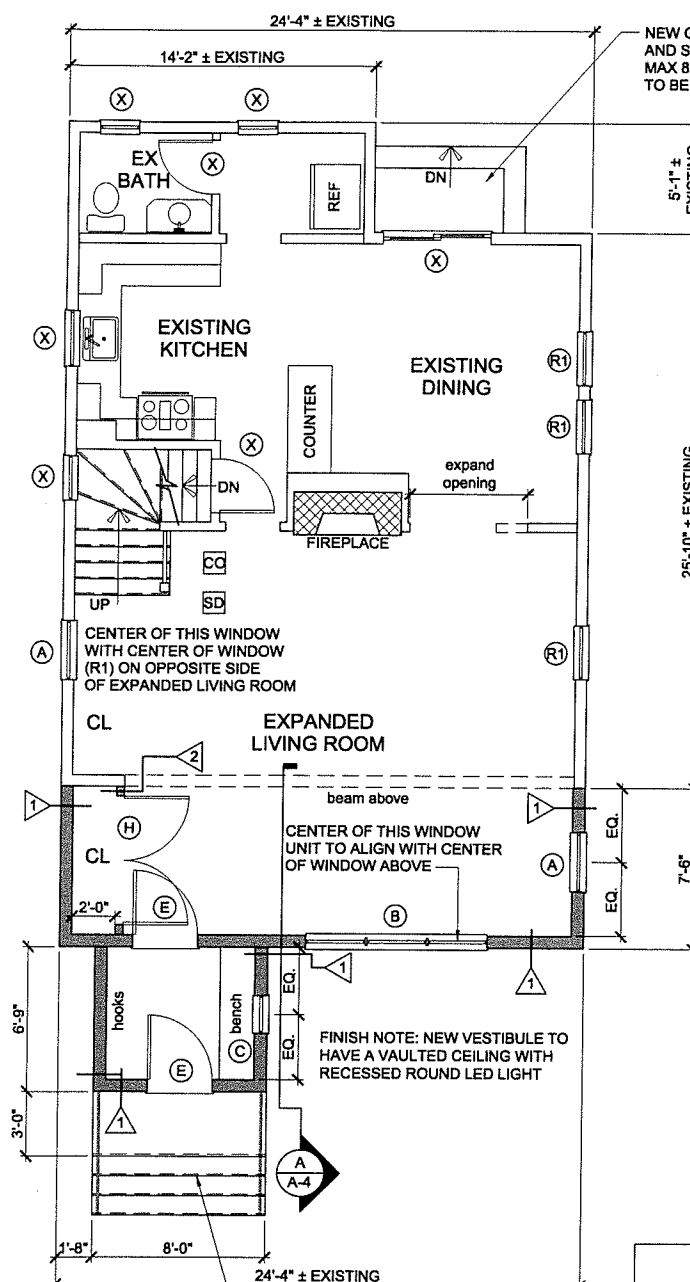
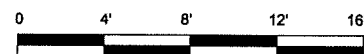
## LIFE SAFETY LEGEND

- CC** CARBON MONOXIDE ALARM
- SD** PHOTOELECTRIC SMOKE DETECTOR



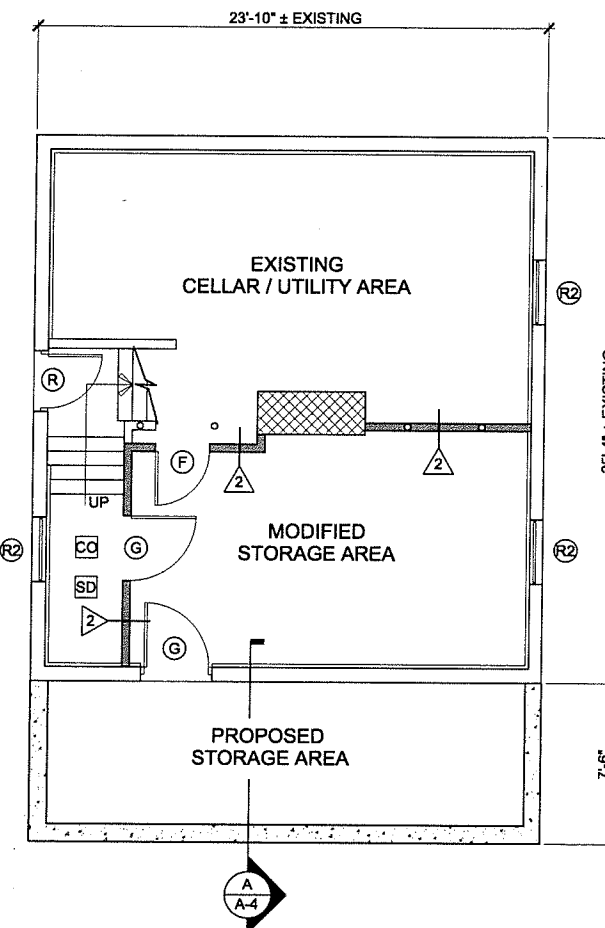
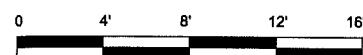
## SECOND FLOOR CONSTRUCTION PLAN

SCALE: 1/4" = 1'-0"



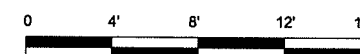
## FIRST FLOOR CONSTRUCTION PLAN

SCALE: 1/4" = 1'-0"



## CELLAR CONSTRUCTION PLAN

SCALE: 1/4" = 1'-0"



## GENERAL NOTES

ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE OWNERS ATTENTION PRIOR TO THE START OF ANY WORK.

ALL DIMENSIONS SHOWN ARE TO THE FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.

CONTRACTOR IS TO REMOVE ALL DEMOLITION AND CONSTRUCTION DEBRIS FROM THE SITE DEBRIS FROM THE SITE.

CONTRACTOR IS TO PATCH / REPAIR / REPLACE ALL SURFACES THAT MAY BECOME DAMAGED DURING ANY PHASE OF THIS PROJECT.

ALL FINISHES, (PAINTS, TRIMS, FLOORING, MILLWORK, ETC...) ARE TO BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR PER THE OWNERS DIRECTION.

CONTRACTOR IS RESPONSIBLE FOR ALL HVAC, ELECTRICAL AND PLUMBING WORK TO CODE, AND PER OWNERS DIRECTION.

CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK.

ALL WORK TO CONFORM TO ALL STATE CODES AND LOCAL ZONING ORDINANCES.

PROJECT:

PROPOSED MODIFICATIONS  
24 OTTAWA ROAD  
ARLINGTON, MA

DATE:

8-23-21

SCALE:

AS NOTED

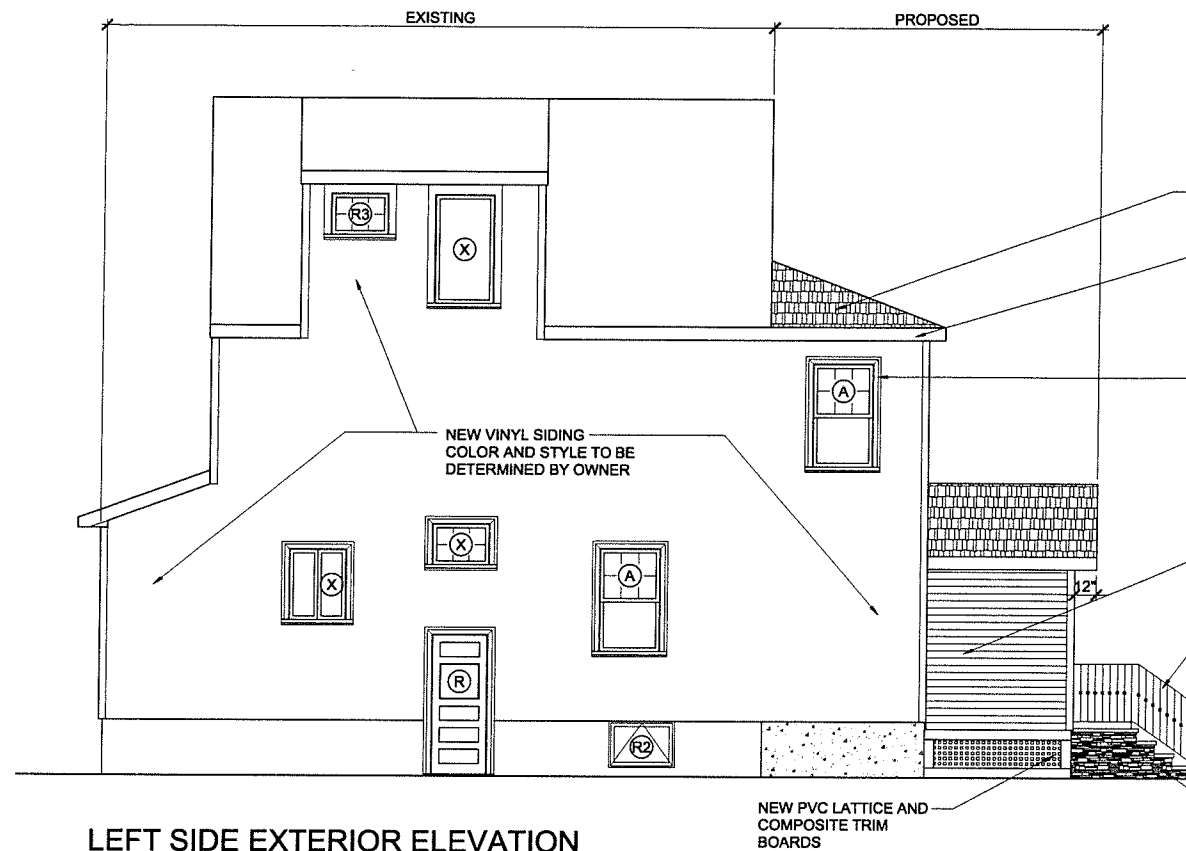
DRAWN BY:

SHEET:

A-2

REV. DATE DESCRIPTION

103 of 115



**LEFT SIDE EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"

NEW VINYL SIDING  
COLOR AND STYLE TO BE  
DETERMINED BY OWNER

SEE DOOR / WINDOW SCHEDULE  
FOR MORE INFORMATION REGARDING  
THIS WINDOW

NEW ASPHALT ROOF SHINGLES  
COLOR AND STYLE TO BE  
DETERMINED BY OWNER

NEW WOOD FASCIA TO ALIGN  
WITH EXISTING ADJACENT

3rd FLOOR  
EXISTING

NEW WINDOW / DOOR TRIM STYLE  
TO MATCH EXISTING ADJACENT

NEW SHUTTERS - STYLE TO BE  
DETERMINED BY THE OWNER

2nd FLOOR  
EXISTING

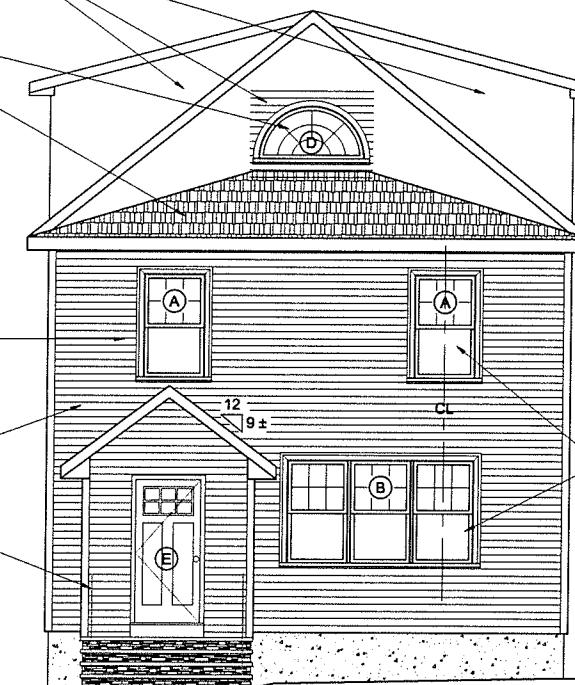
NEW VINYL SIDING  
COLOR AND STYLE TO BE  
DETERMINED BY OWNER

NEW WROUGHT IRON  
HANDRAIL, DESIGN TO BE  
DETERMINED BY THE OWNER

1st FLOOR  
EXISTING

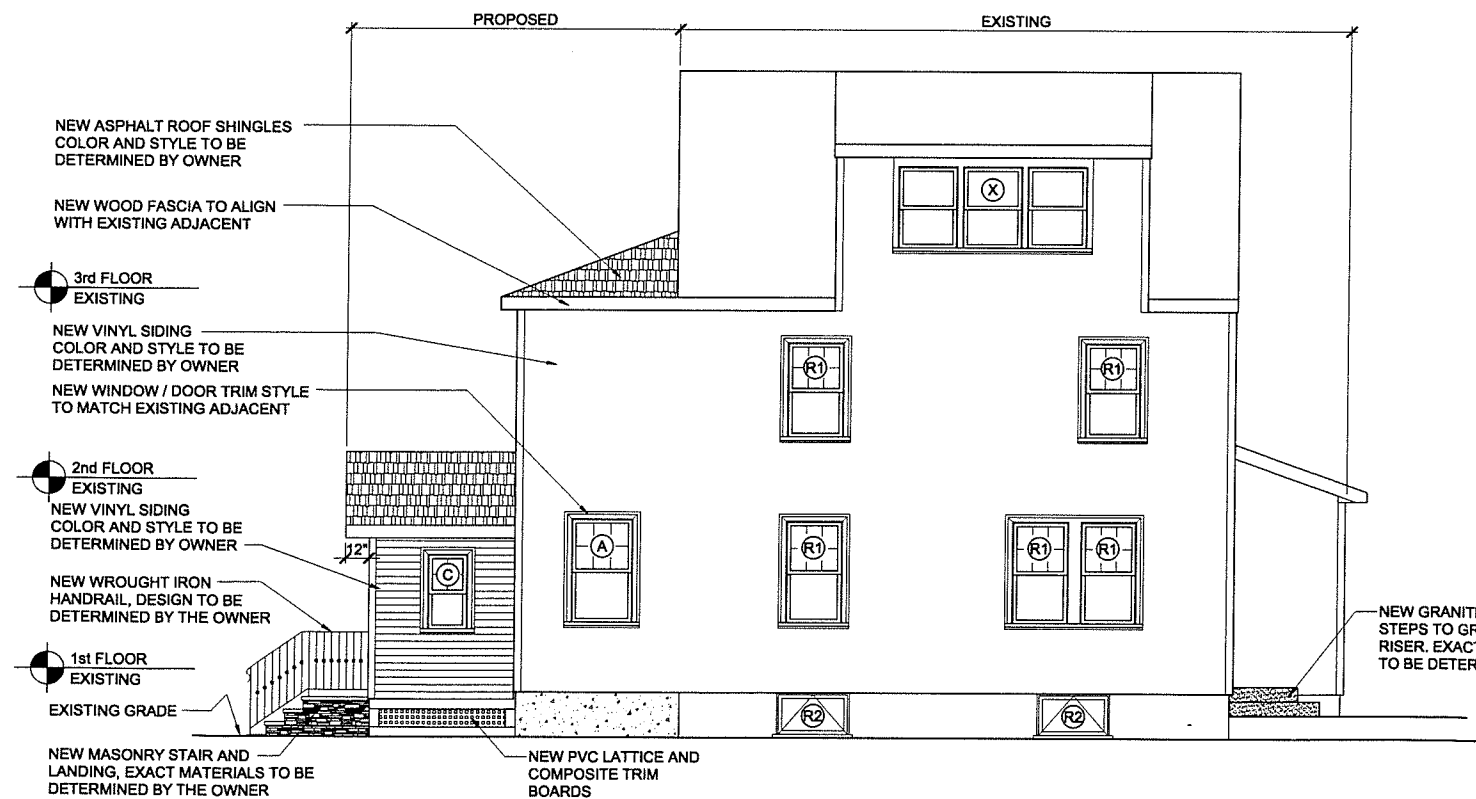
EXISTING GRADE

NEW MASONRY STAIR AND  
LANDING, EXACT MATERIALS TO BE  
DETERMINED BY THE OWNER



**FRONT EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"

ALIGN CENTER OF THESE  
TWO WINDOWS AS SHOWN



**RIGHT SIDE EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"

0 4' 10' 11' 16'

REV.	DATE	DESCRIPTION

PROJECT:  
**PROPOSED MODIFICATIONS  
24 OTTAWA ROAD  
ARLINGTON, MA**

DATE:  
8-23-21  
SCALE:  
AS NOTED  
DRAWN BY:

SHEET:  
**A-3**



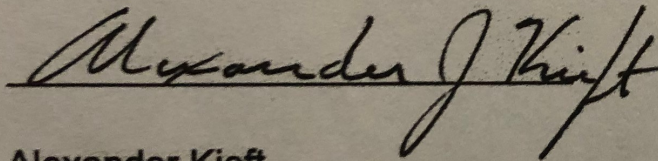
Arlington, MA

Re:  
24 Ottawa Road

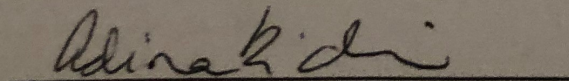
Dear Arlington Zoning Board of Appeals,

We live at 66 Iroquois Road, which is next door to Brian Grady and Denisa Husarova of 24 Ottawa Road. We would like to express our complete support of the renovation plans for 24 Ottawa Road. We have taken a close look at the proposed changes to the house and believe that they will fit in very well with the rest of the neighborhood in terms of scale and style. The added bedroom will also provide much needed space for our neighbors' growing family. Providing zoning relief for this renovation project will not lead to any negative outcomes for our neighborhood. Rather, it will improve the living situation of our wonderful neighbors, and it will improve the appearance of our neighborhood. We ask you, the Zoning Board of Appeals, to please support 24 Ottawa Road's request for zoning relief.

Sincerely,



Alexander Kieft  
66 Iroquois Road  
Arlington, MA 02476  
September 19, 2021  
610-202-4917



Adina Bricklin  
66 Iroquois Road



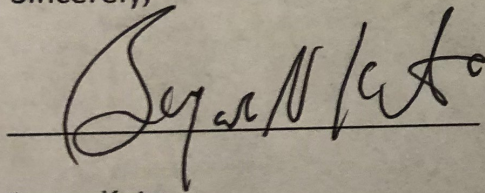
Arlington, MA  
Re:  
24 Ottawa Rd

Dear Arlington ZBA,

We are the owners of 28 Ottawa Rd, adjacent to 24 Ottawa Rd. We are writing to enthusiastically support our neighbors Brian Grady and Denisa Husarova's plans to complete their home extension project. We reviewed the plans and it will fit well with the characteristics, elevations, dimensions and overall design of the neighborhood. The design is tasteful and it would complement the scale and character of the surrounding neighborhood. The proposed plan is an aesthetic improvement to the existing structure, and the end result would be a front setback that is consistent with the existing houses on the street, including our own.

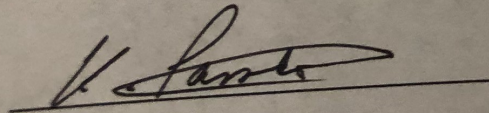
In addition, the alterations to the home would allow their growing family to fit in the home. We are in full support of changes to the house that would allow their family (or any medium sized family) to thrive in this close neighborhood. The proposed work requiring zoning relief would not have any negative impacts on our neighborhood. It will create a more attractive street in addition to a required bedroom for the home owners' third child. We ask the ZBA to support this request for zoning relief, and we would be happy to provide further support if needed.

Sincerely,



September 19, 2021

Bryan Kate  
28 Ottawa Rd  
Arlington, MA 02476  
603-860-2723



September 19, 2021

Katharine Parodi  
28 Ottawa Rd  
Arlington, MA 02476  
603-391-5315



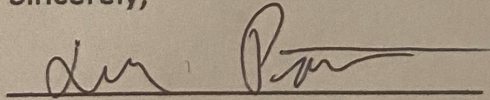
Arlington Zoning Board of Appeals  
Arlington, MA

Re:  
24 Ottawa Rd

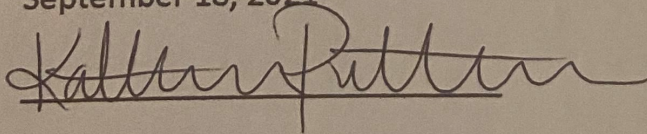
Dear Arlington ZBA,

We are the owners of 25 Ottawa Rd, across the street from 24 Ottawa Rd. We are writing to respectfully express our full support for our neighbors Brian Grady and Denisa Husarova's plans to complete their home extension project. We reviewed the plans and feel it will fit well with the setbacks and design of the neighborhood. Although I am not a professional in zoning, I served on a historic resource review board in another town, which helped me gain an appreciation for the balance of renovation and aesthetics of the neighborhood. We also went through similar design considerations when we built our home across the street. The design is tasteful and would complement the scale and character of the surrounding neighborhood. In addition, the alterations to the home would allow their growing family to remain in their home by adding a bedroom for the owners' third child. In my opinion, the proposed work requiring zoning relief would not have any sort of negative impacts on our neighborhood, but would rather increase the appeal of the home and neighborhood. In addition, the granted relief would be undetectable to anyone who walked by. We ask the ZBA to support this request for zoning relief.

Sincerely,



David Putterman  
25 Ottawa Rd  
Arlington, MA 02476  
September 18, 2021



Kate Putterman  
25 Ottawa Rd  
Arlington, MA 02476  
September 18, 2021



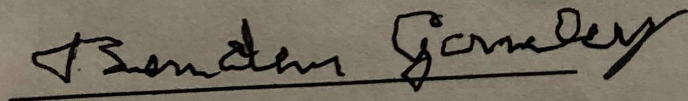
Arlington Zoning Board of Appeals  
Arlington, MA

Re:  
24 Ottawa Rd

Dear Arlington ZBA,

I am the owner of 29 Ottawa Rd, directly across the street from 24 Ottawa Rd. I am writing to express my full support for my neighbors Brian Grady and Denisa Husarova's plans to complete their home extension project. We reviewed the plans and it will fit well with the setbacks and design of the neighborhood. The design is tasteful and it would compliment the scale and character of the surrounding neighborhood. In addition, the alterations to the home would allow their growing family to fit in the home. The proposed work requiring zoning relief would not have any negative impacts on our neighborhood. It will create a more attractive street in addition to a required bedroom for the home owner's third child. We ask the ZBA to support this request for zoning relief.

Sincerely,

A handwritten signature in dark ink, reading "Brendan Gormley", is written over a horizontal line.

Brendan Gormley  
29 Ottawa Rd  
Arlington, MA 02476  
September 18, 2021  
781-643-1384



**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: 10/7/2021  
RE: Docket 3671 – 24 Ottawa Road; Special Permit under Sections 8.1.3 (B) (Nonconforming Single-Family or Two-Family Dwellings) and 5.3.9(A) (Projections into Minimum Yards)

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The applicant, Brian Grady, seeks a Special Permit in accordance with Sections 8.1.3 (B) (Nonconforming Single-Family or Two-Family Dwellings) and 5.3.9(A) (Projections into Minimum Yards) of the Zoning Bylaw. The applicant seeks to construct a two-story addition on the front of a two and three-quarter story structure in the R1 Zoning District. The applicant proposes to add an enclosed mudroom to the front of the addition. The addition would increase the total square footage of the structure from 1,600 to 1,974 square feet (+374 square feet).

The property is in the R1 Zoning District, and is nonconforming with the Zoning Bylaw's lot area, frontage, front, left, and rear yard depths, height in stories, and usable open space requirements.<sup>1</sup> The proposal would create a new nonconformity regarding lot coverage, which would increase from 34.66% to 40.69% (+6.03%).

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 R1 Zoning District through the granting of a Special Permit.

Criterion #2: Public Convenience/Welfare

The proposal would provide additional living space.

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.

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<sup>1</sup> There are discrepancies between the height in stories noted in the original application materials and the updated materials, however from the architectural plan set it appears that the existing structure is a nonconforming 2.75 stories. This nonconformity would not be increased by the proposal.



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

The proposed addition provides a modest increase in square footage through projecting the front façade of an existing structure 7.5 feet forward into the front setback, which maintains consistency with the rhythm of other structures on Ottawa Road.<sup>2</sup> The overall massing and appearance from the street would remain similar to the existing structure. A note on the elevations (sheet A-3) indicates that new shutters will be added to the second story windows, which will add an additional level of detailing to the façade.

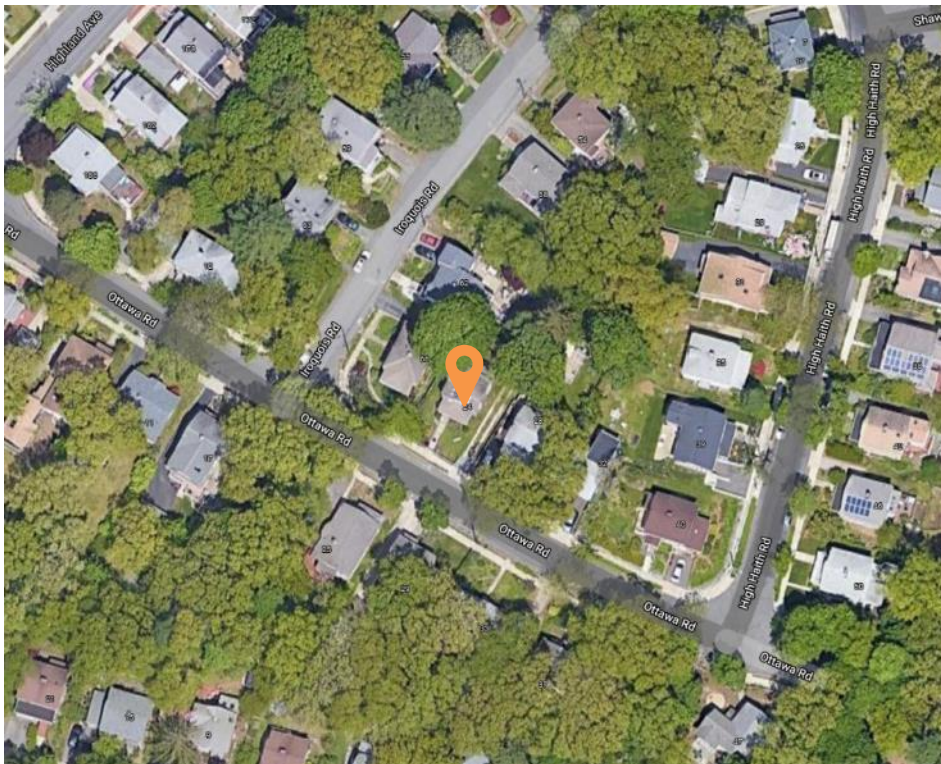
The mudroom addition is not yet prevalent on other structures on Ottawa Road, however most abutting structures have porticos or porches. While those features are not enclosed, they appear to be of similar size and scale to the mudroom proposed by the applicant.

Although not required by zoning, the applicant is encouraged to explore the potential for simplifying the converging roof lines where the sloped ceiling of the second-floor addition meets the third floor, which is already complicated by the two existing rooflines created through the principal sloped roof and the existing dormers. A more organized roof design would improve the renovated structure's contribution to the existing streetscape.<sup>3</sup>

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:



<sup>2</sup> Residential Design Guidelines, Principle B-3 (pg. 33)

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

<sup>3</sup> Residential Design Guidelines, Principle C-1 (pg. 35)





Recommendation:

The Department of Planning and Community Development (DPCD) recommends that the applicant consider the described aesthetic improvements to the plans. Overall, DPCD maintains that this proposal is consistent with the Zoning Bylaw and recommends that the Zoning Board of Appeals approve this application.









Sanjay and Lauren Newton  
32 Ottawa Road  
Arlington, MA 02476

October 10, 2021

Arlington Zoning Board of Appeals  
51 Grove Street  
Arlington, MA 02476

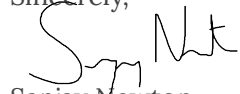
Re: Docket No 3671 - 24 Ottawa Road

Dear Arlington Zoning Board of Appeals,

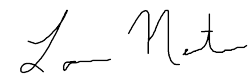
We live 2 doors down from 24 Ottawa Road and we are writing to express our support for the special permit application filed by our neighbors Brian Grady and Denisa Husarova for their house at 24 Ottawa Road.

We have reviewed the plans and agree that they would enhance the visual appeal of their house and the neighborhood. The proposed work would have no negative impacts on our neighborhood. I expect that this project will bring this house in better alignment with the rest of the street. We ask the ZBA to support this application.

Sincerely,



Sanjay Newton  
32 Ottawa Road



Lauren Newton  
32 Ottawa Road