



Arlington Zoning Board of Appeals

Date: Tuesday, November 9, 2021
Time: 7:30 PM
Location: Conducted by remote participation
Additional Details:

Agenda Items

Administrative Items

1. **Remote Participation Details**

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

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

You are invited to a Zoom meeting.

When: Nov 9, 2021 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting:

https://town-arlington-ma-us.zoom.us/meeting/register/tZUkcOyhqzgoH9CT-OzNm_30tmjNKgb8NTY

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

Meeting ID: 819 7595 3254

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 5 Cheviot Road**
3. **Members Vote: Approval of Decision for 14-16 Egerton Road**
4. **Members Vote: Approval of Decision for 43 Cutter Hill Road**

Hearings

5. **Docket # 3668: 125-127 Webster Street Continuance**

6. **Docket # 3679: 31 Melvin Road**

Meeting Adjourn



Town of Arlington, Massachusetts

Remote Participation Details

Summary:

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

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: Nov 9, 2021 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting:

https://town-arlington-ma-us.zoom.us/join/tZUkcOyhqzgoH9CT-OzNm_30tmvjNKgb8NTY

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

Meeting ID: 819 7595 3254

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

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



Town of Arlington, Massachusetts

Members Vote: Approval of Decision for 43 Cutter Hill Road



Town of Arlington, Massachusetts

Docket # 3668: 125-127 Webster Street Continuance

ATTACHMENTS:

Type	File Name	Description
▣ Reference Material	DPCD_Memo__125-127_Webster_Street.pdf	DPCD Memo, 125-127 Webster Street
▣ Reference Material	ZBA_Package__125-127_Webster_Street__Special_Permit.pdf	ZBA Package, 125-127 Webster Street, Special Permit
▣ Reference Material	ZBA_Package__125-127_Webster_Street__Variance.pdf	ZBA Package, 125-127 Webster Street, Variance



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)

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

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

In the matter of the Application of Bruce McKenna
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 a Special Permit to increase the square footage of living space in the house,
as well as create a modification of the exterior appearance of the structures. The
design set forth is in accordance with all rules and regulations for buildings in Zone
R2.

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 second floor apartment within the confines of the
existing foundation, which will involve the redesigning of the top 1/2 story of the
house not above 1/2 the square footage of the current residence but will involve
adjusting the exterior facade.

E-Mail: bmckenna50@yahoo.com Signed: _____ Date: _____
Telephone: 781-696-3939 Address: 125/127 Webster st., Arlington, MA 02474

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.

Under Section 5.4.2.A on Page 61 Table R District Building Height and Floor Area Ratio Regulations states that houses in Zone R2 can have a building height of 35ft. and 2 ½ stories. Both these requirements are met in these designs.

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.

SP

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

1. Property Location: 125 webster street Zoning District: R-2
2. Present Use/Occupancy: 2 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):
5520 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):
5804 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	68	min. 60
8. Floor area ratio	0	0	max. 0
9. Lot Coverage (%)	.35	.35	max .35
10. Lot Area per Dwelling Unit (Sq. Ft.)	NA	NA	min. NA
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	min. 10
14. Rear Yard Depth (Ft.)	19	19	min. 20
15. Height (Stories)	2.5	2.5	max. 2.5
16. Height (Ft.)	34	34	max. 35
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	1923	1923	
17A. Landscaped Open Space (% of GFA)	35%	32%	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)			min.
19. Number of Parking Spaces	5	5	min. 2
20. Parking area setbacks (if applicable)	NA	NA	min. NA
21. Number of Loading Spaces (if applicable)	0	0	min. na
22. Type of construction	wood	wood	N/A
23. Slope of proposed roof(s) (in. per ft.)	9.5	2.25	min. 2

SP

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 webster street Zoning District: R-2

<u>OPEN SPACE*</u>	EXISTING	PROPOSED
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> </u>	<u> </u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>1242</u>	<u>1242</u>
1 st Floor	<u>1580</u>	<u>1580</u>
2 nd Floor	<u>1756</u>	<u>1756</u>
3 rd Floor	<u> </u>	<u>874</u>
4 th Floor	<u> </u>	<u> </u>
5 th Floor	<u> </u>	<u> </u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>725</u>	<u>135</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>217</u>	<u>217</u>
Total Gross Floor Area (GFA)	<u>5520</u>	<u>5804</u>

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

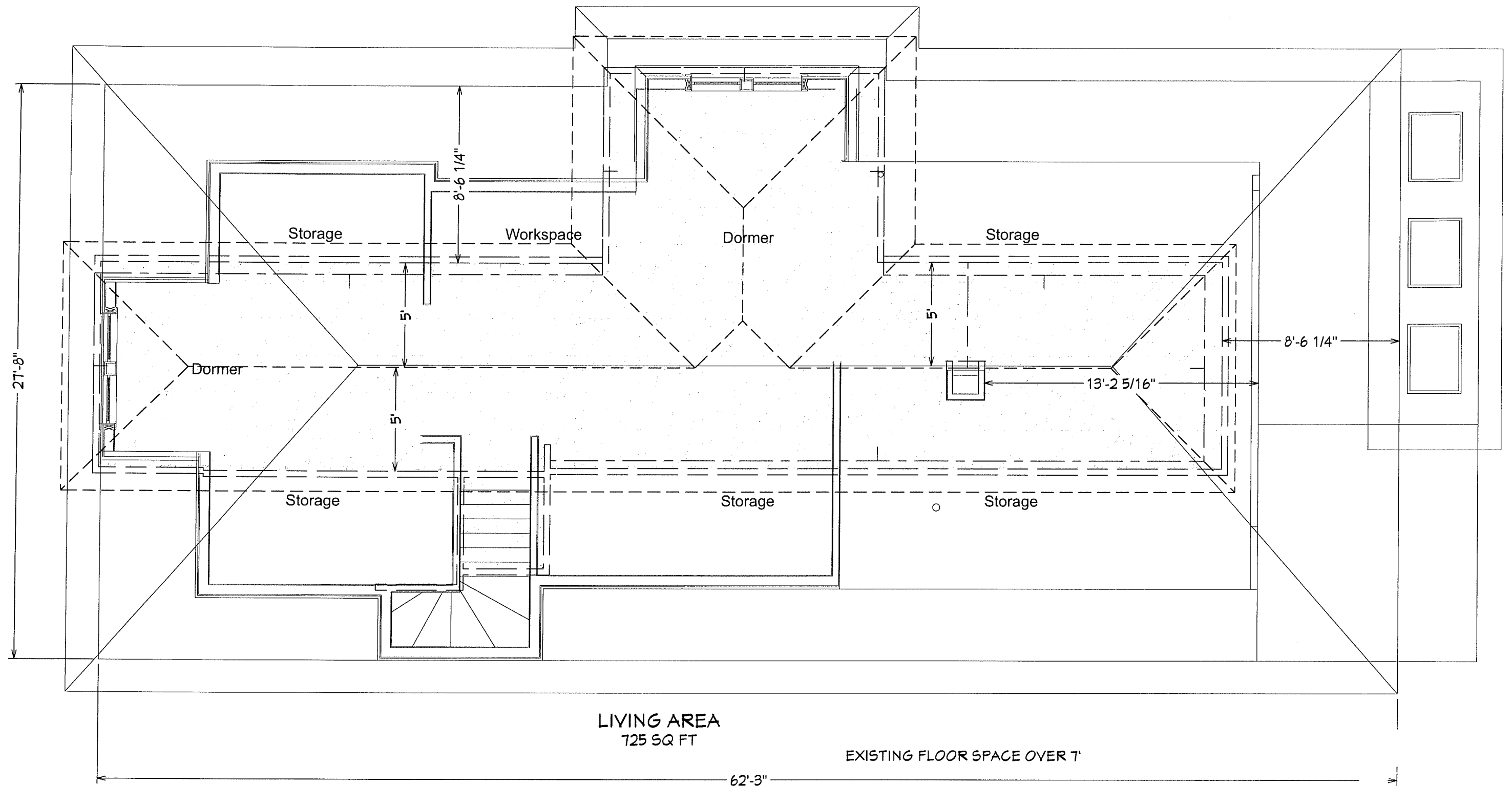
REQUIRED MINIMUM OPEN SPACE AREA

Landscaped Open Space (Sq. Ft.)	<u>1923</u>	<u>1923</u>
Landscaped Open Space (% of GFA)	<u>.35</u>	<u>.32</u>
Usable Open Space (Sq. Ft.)	<u>623</u>	<u>683</u>
Usable Open Space (% of GFA)	<u>0.00%</u>	<u>0.00%</u>

This worksheet applies to plans dated 11/1/21 designed by AGA Designs

Reviewed with Building Inspector: _____ Date: _____

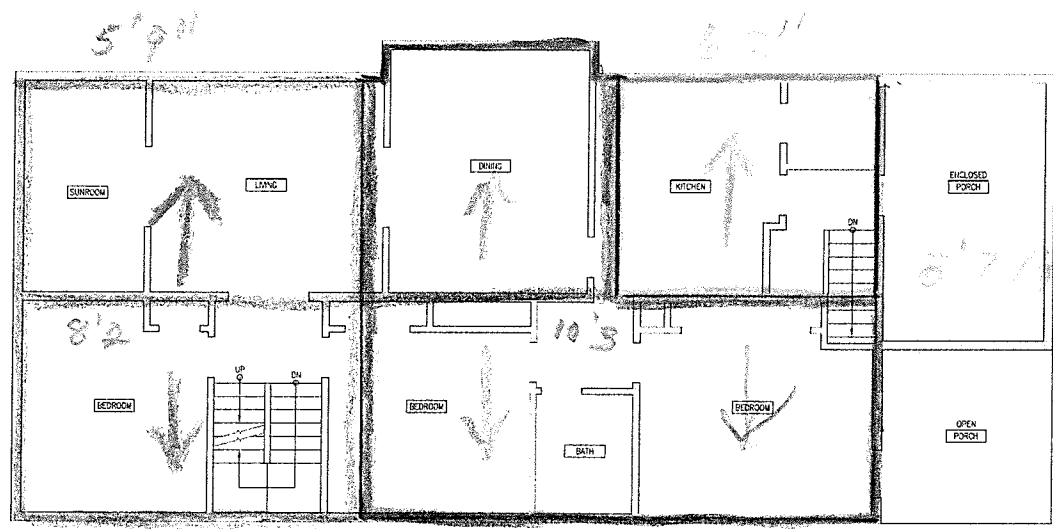
Bruce McKenna



125-127 webster st

SP

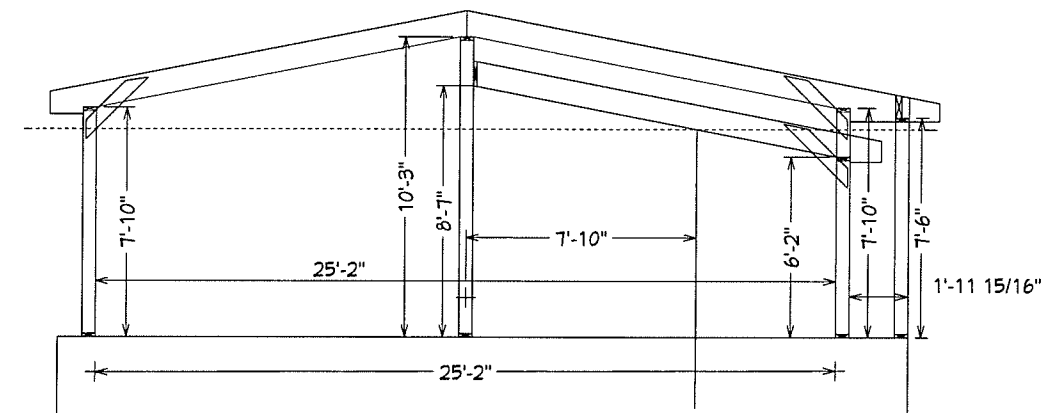
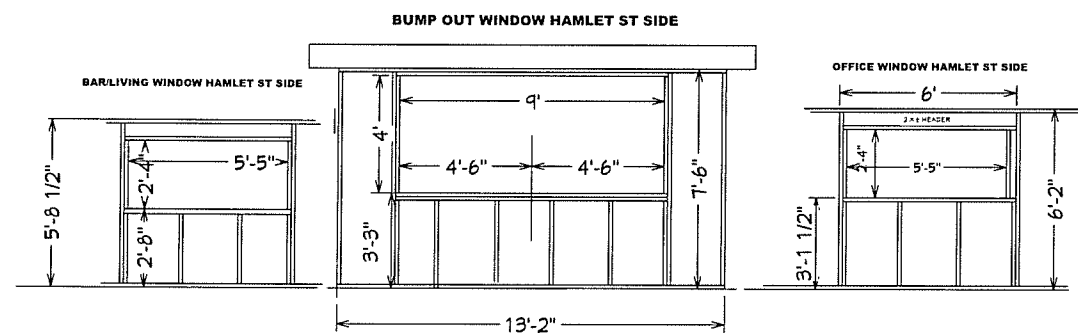
$\frac{3}{8}$
 $\frac{2}{12}$ $2\frac{3}{8}/12$



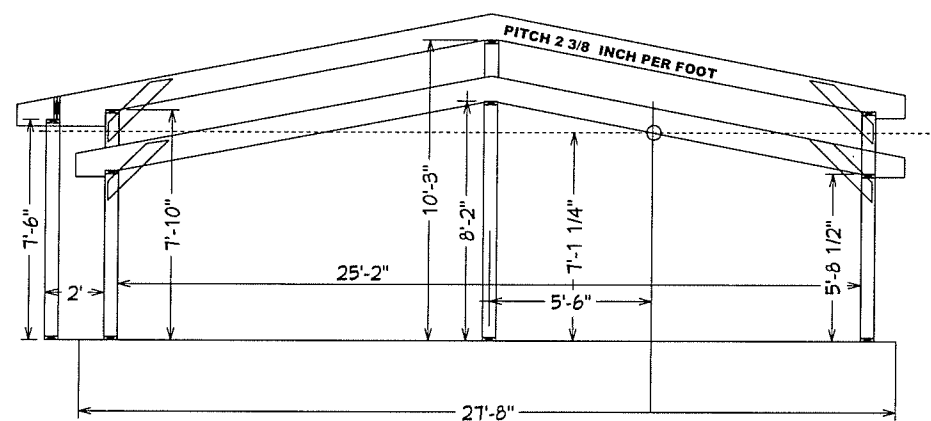
1 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

S:\AGA-Designs\Active Projects\125-127 Webster Street - Arlington, MA\125-127 Webster Street - Working Drawings only - 6/25/2021 - 1:07PM

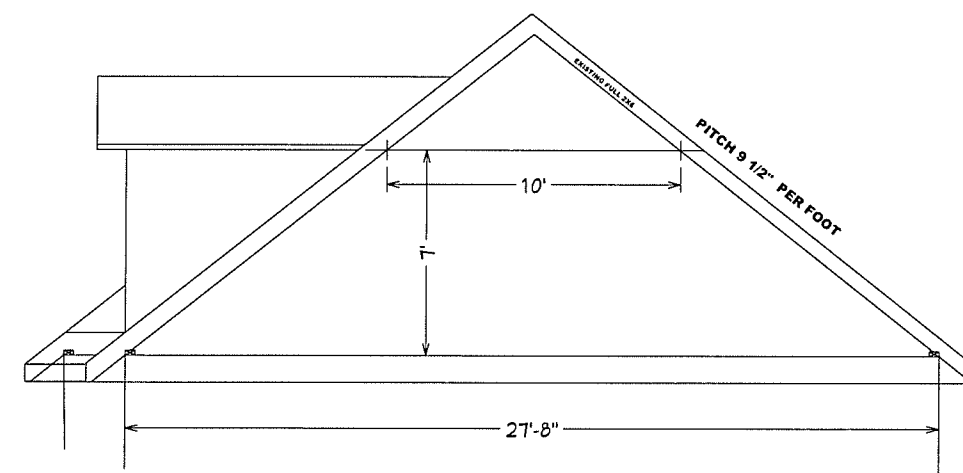
AGA DESIGNS <small>Architect AGA DESIGNS, LLC 215 North Street Georgetown, MA 01833 Tel: 617-461-9583</small>						125-127 WEBSTER STREET ARLINGTON, MA		EXISTING SECOND FLOOR PLAN
						Drawing Scale AS NOTED		A1.04
						Project Number		
						Date Issued 06/15/2021		



DRIVEWAY SIDE



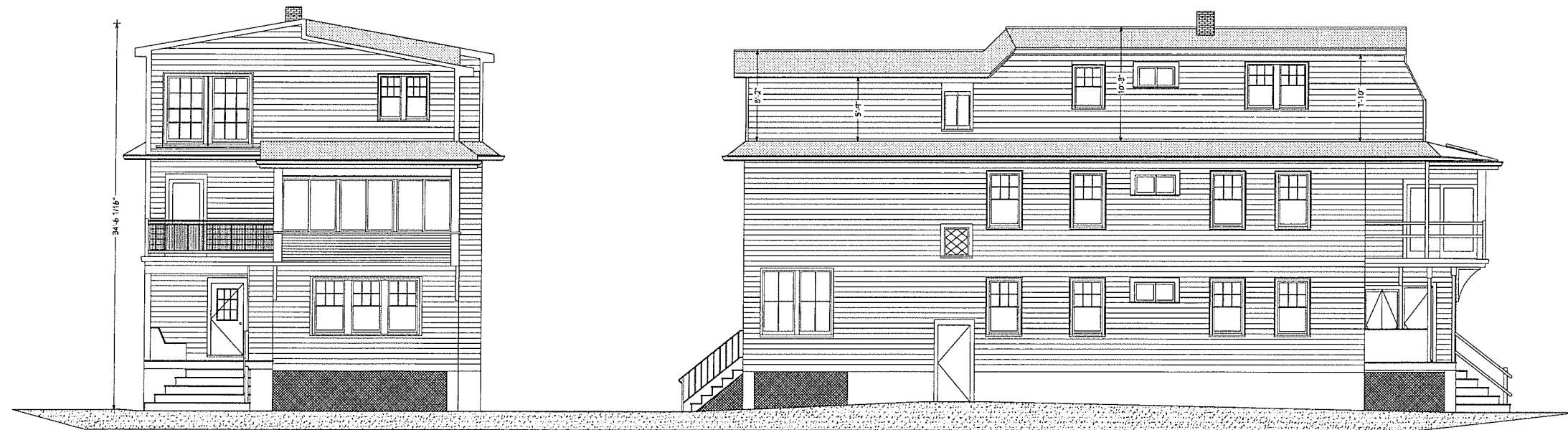
**FRONT VIEW
WEBSTER STREET**



**WEBSTER STREET VIEW
EXISTING FRAMING
(DORMER IN FRONT NOT SHOWN)**



3RD FLOOR G.F.A. 840 S.F.
LESS THAN 50% G.F.A. 2ND FLOOR



REQUEST FOR VARIANCE
TOWN OF ARLINGTON

In the matter of the Application of **Bruce McKenna**
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*:

Seeking relief from Zoning Bylaw limiting homes in Zone R2 from completing a 3rd
story over 1/2 the square footage of the current footprint as cited in chart
R District Building Height and Floor Area Ratio Regulations PAGE 61.

The Petitioner/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 second floor apartment with a construction that
would increase the square footage of the 3rd floor above a 1/2 story while maintaining
the current peak height. All construction will be done within the confines of the current
footprint of the house.

E- Mail: bmckenna50@yahoo Signed: _____ Date: _____
Telephone: 781-696-3939 Address: 125/127 Webster St. Arlington, MA C

- 1. Describe the circumstances relating to the soil conditions, shape, or topography especially affecting such land or structures but not affecting generally the Zoning District in which it is located that would substantiate the granting of a Variance.**

Due to the layout of the existing structure and the desire to create the most environmentally friendly, energy efficient and cost effective expansion, a variance is needed in order to expand beyond the limit of 2.5 stories.

- 2. Describe how a literal enforcement of the provisions of the Zoning Bylaw, specifically relating to the circumstances affecting the land or structure noted above, would involve substantial hardship, financial or otherwise, to the Petitioner or Appellant.**

The Petitioner seeks permission for a variance on this project for several reasons; A.) The main purpose of the extension is to allow for a multi-generational family to continue to live together in a more comfortable space. B.) The design also considers the environmental factor of energy efficiency in regards to insulation, heating and cooling. The simple framing proposed allows for a well insulated and sealed addition and also allows for a substantial solar array to be placed on the roof with room for future array for electric vehicle charging. These factors combined allow for a more sustainable and energy efficient space to be created.

In conclusion, the enforcement of the provisions could firstly limit the possibility of the homeowner's son to continue to live in the house, and thus the town he grew up in along with his fiancée. This puts a financial and emotional strain on the family unit as a whole as due to increased housing costs, it is harder for working class families to stay in the town of Arlington.

Secondly, any limit or contingency placed upon the proposed design could impede the efficiency and efficacy of the space, thus causing issues in the future in regards to roof damage, water issues, lack of heating/cooling efficiency or an inefficient solar array - all of which could negatively impact the homeowner(s) financially in the future.

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

The desired relief has no detriment to the public good as the plan does not impede on any other properties, it does not change the makeup of the neighborhood and it will not change the number of inhabitants in the home.

If anything, the proposal has potential to be a boon to the community as it allows for a long-term Arlington family to remain in the home that they own, keeping the property from being bought by developers or potential rental agencies. It also allows for the growth of the family within their home, keeping the neighborhood family oriented and thus maintaining the character of the area.

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.

While we cannot be sure of the original intent of this Zoning Bylaw, we presume it was either to ensure that builders created ample pitch to the roof to protect homeowners from the weight of snow in winter or to prevent turning a neighborhood of primarily two-family homes into triple decker rental units. In either scenario our current plan does not derogate from the intent of this bylaw.

In response to the former, modern building techniques can allow for more shallowly pitched rooflines that can still withstand snow weight in the winter, and current roof membranes are now suited to deal with the snow melt and rain runoff as well. (See answer to Question 2 for explanation as to why our plan addresses structural issues and the integrity of the house through the future.)

In response to the latter, as has been mentioned before, we are a family unit with three generations and a potential fourth not far away. In order for the current youngest generation to stay in Arlington, we are trying to create more living space for them to remain and also develop a future family in the neighborhood, and there is no intent of subdividing this house into condominiums or to turn it into multiple rentals.

Lastly, there is a new provision for accessory dwelling unit 8.1.3 E which states that the creation of such a unit, "will not result in any additional nonconformity as long as it does not increase the footprint or height of said building." If we were to adjust our plan very slightly, it would appear to fall within this exemption.

V

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

1. Property Location: 125 webster street Zoning District: R-2
2. Present Use/Occupancy: 2 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):
5520 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):
5874 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	68	min. 60
8. Floor area ratio	0	0	max. 0
9. Lot Coverage (%)	.35	.35	max .35
10. Lot Area per Dwelling Unit (Sq. Ft.)	NA	NA	min. NA
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	min. 10
14. Rear Yard Depth (Ft.)	19	19	min. 20
15. Height (Stories)	2.5	2.6	max. 2.5
16. Height (Ft.)	34	34	max. 35
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	1923	1923	
17A. Landscaped Open Space (% of GFA)	35%	32%	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)			min.
19. Number of Parking Spaces	5	5	min. 2
20. Parking area setbacks (if applicable)			min.
21. Number of Loading Spaces (if applicable)	0	0	min. na
22. Type of construction	wood	wood	N/A
23. Slope of proposed roof(s) (in. per ft.)	9.5	2.25	min. 2

✓

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 webster street Zoning District: R-2

<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> </u>	<u> </u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>1242</u>	<u>1242</u>
1 st Floor	<u>1580</u>	<u>1580</u>
2 nd Floor	<u>1756</u>	<u>1756</u>
3 rd Floor	<u> </u>	<u>881</u>
4 th Floor	<u> </u>	<u> </u>
5 th Floor	<u> </u>	<u> </u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>725</u>	<u>198</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>217</u>	<u>217</u>
Total Gross Floor Area (GFA)	<u>5520</u>	<u>5874</u>

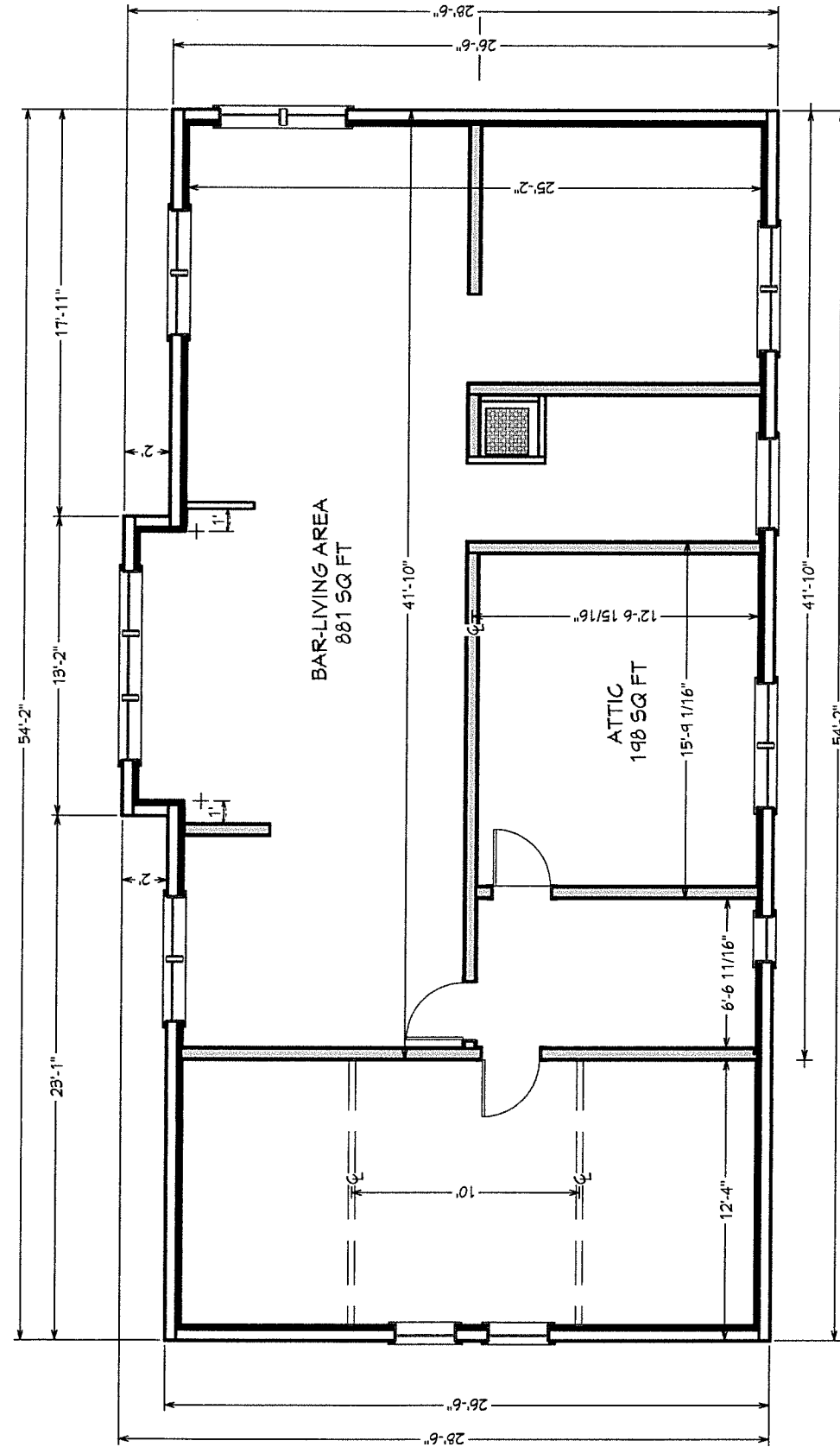
† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

REQUIRED MINIMUM OPEN SPACE AREA

Landscaped Open Space (Sq. Ft.)	<u>1923</u>	<u>1923</u>
Landscaped Open Space (% of GFA)	<u>.35</u>	<u>.32</u>
Usable Open Space (Sq. Ft.)	<u>623</u>	<u>683</u>
Usable Open Space (% of GFA)	<u>0.00%</u>	<u>0.00%</u>

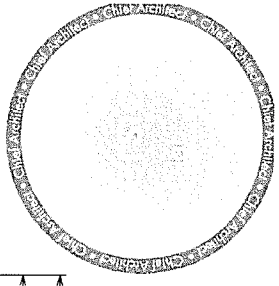
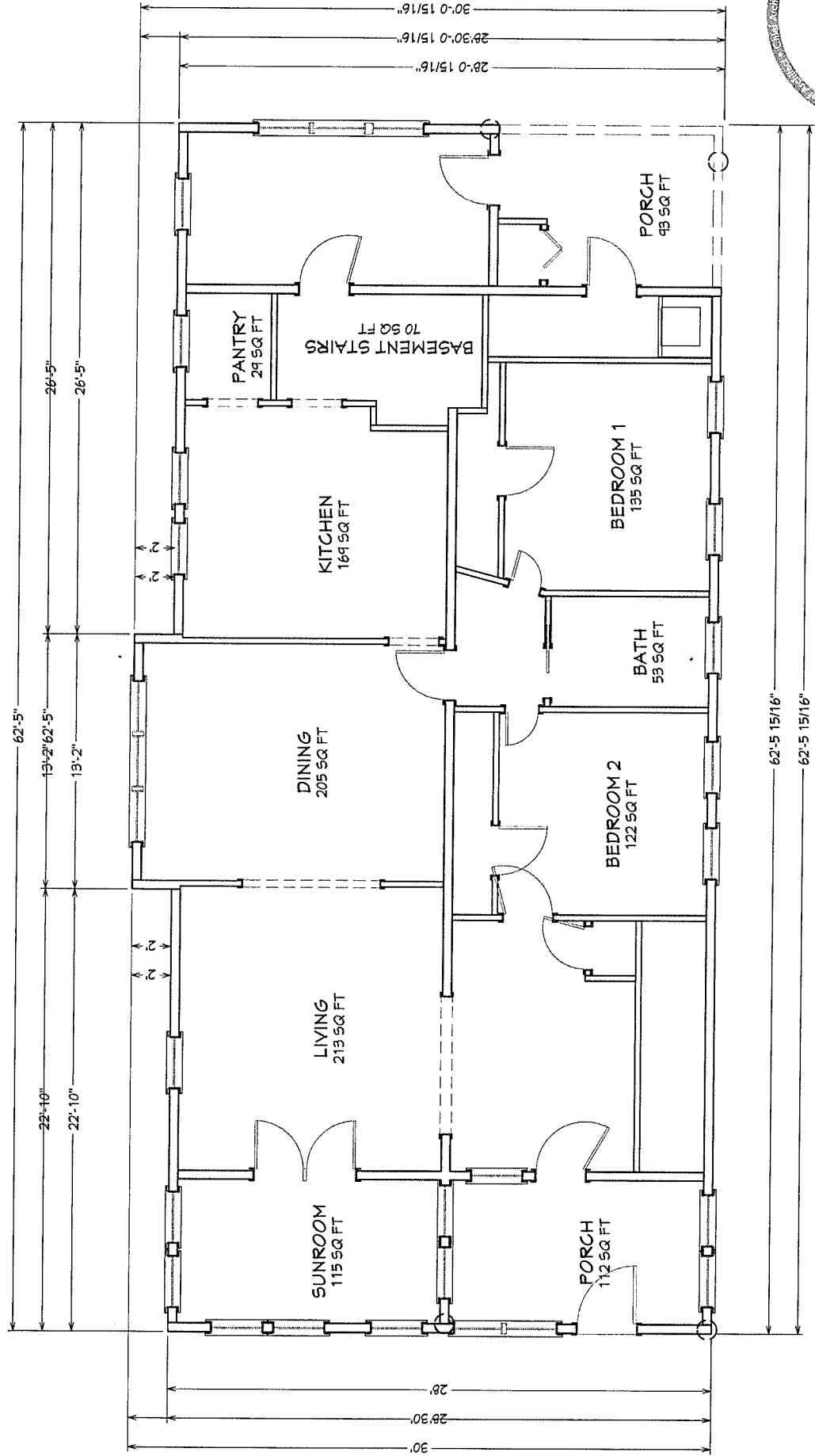
This worksheet applies to plans dated 11/1/21 designed by AGA Designs

Reviewed with Building Inspector: Date:

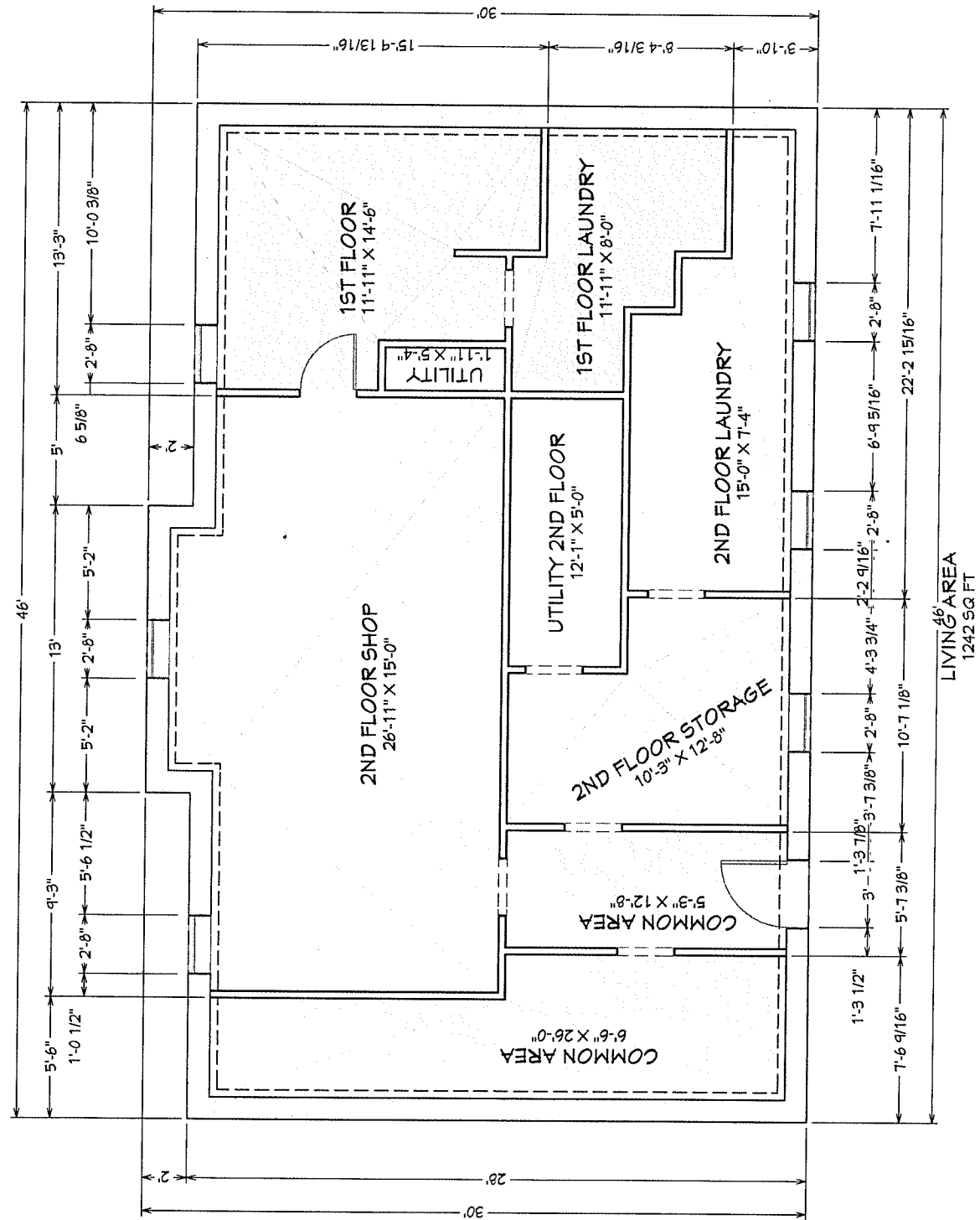
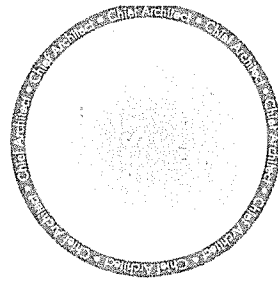


Variance Required 1079 sq ft
total addition over 7'
61% of 2nd floor G.F.A

3rd Floor

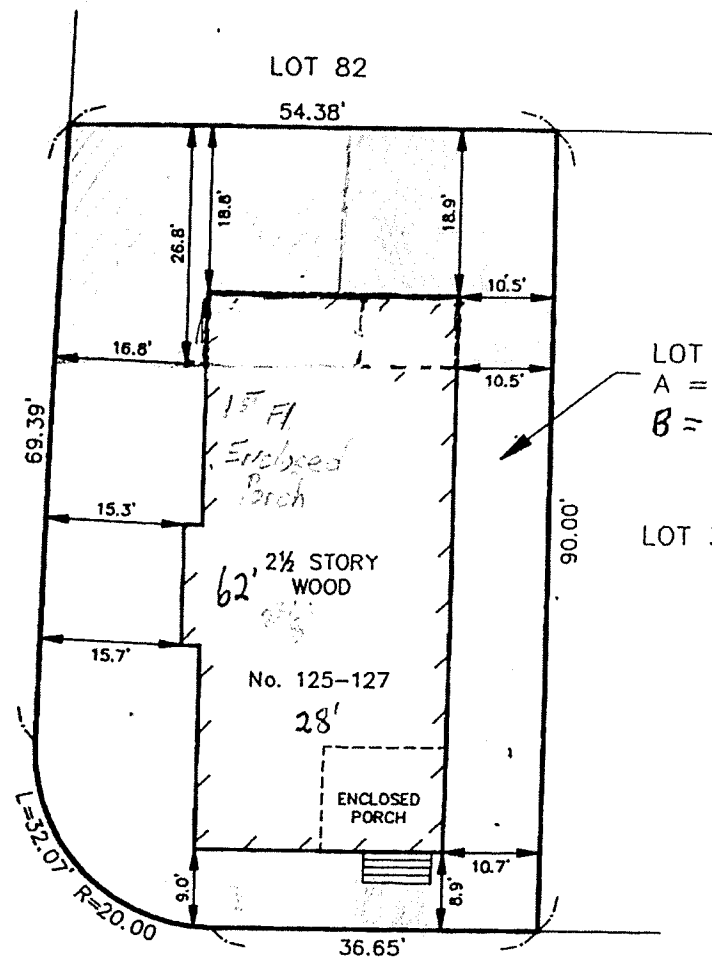


1st Fl



Basement

HAMLET STREET



LOT 36
A = 4,934 s.f.
B = 1,762 s.f.

LOT 37



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
ANGELO B. VENEZIANO, P.E. - P.L.S. date



WEBSTER STREET

35%

B = Building Footprint

PLOT PLAN OF LAND
LOCATED IN
ARLINGTON, MASS.

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'

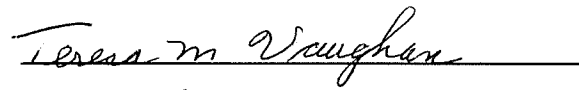
TITLE REF: BK. 19807 PG. 514

DATE: MAY 3, 1999

FILE No. 13213

To Whom It May Concern:

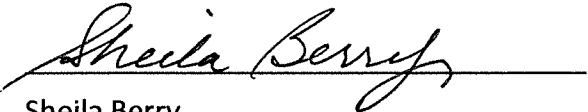
As a lifelong Arlington resident and the grandmother of Katherine Berry, one of the petitioners for this variance, I support the raising of the roof at 125-127 Webster St. I have lived in Arlington my entire life, first on Mill St, and for the last 65 years at 47 Palmer St with my husband Frank. Three of our daughters, Kate's mother included, also stayed in Arlington to raise their families here. It is very important to us that my granddaughter and her fiancé Lucas Weaver, who have otherwise been priced out of buying a house or condo in Arlington, be able to stay in their hometown and live close to their loved ones. Kate currently stays with us, and regularly assists with medical care for her grandfather who is at home on hospice; we hope she will be able to live close by and continue visiting us once she is married and moves away. As a family-oriented town, it is in Arlington's interests not to prevent a young couple from remaining local, so that they can continue to support the schools, communities, shops, and natural areas that are dear to them.

A handwritten signature in cursive script, reading "Teresa M. Vaughan", written over a horizontal line.

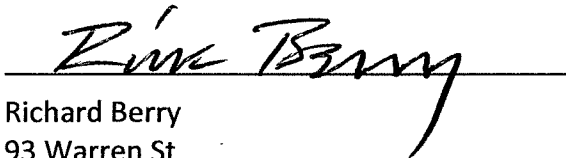
Teresa Vaughan
47 Palmer St

To Whom It May Concern:

My husband Richard Berry and I would like to voice our support for the permit and variance requested by Bruce McKenna at 125-127 Webster Street. We have lived at 93 Warren Street for over 30 years, down the street from my own parents, and would like for our daughter, Katherine Berry, to be able to remain in Arlington as well. As prices have risen in the town over the years, it has become infeasible for many families who have long lived here to purchase or rent property in their home area. Kate and her siblings have always been very involved in the neighborhood where they grew up, visiting their aunts and uncles, grandparents, and other elderly residents, babysitting and shoveling for neighbors, and spending time with local friends. One of the wonderful aspects of Arlington is the development of these sorts of supportive communities, and we hope the town sees the value of enabling the continuation of such networks as times change. It is important to us to have our daughter and her fiancé, Luke Weaver, also a lifelong resident, remain in Arlington and continue to cultivate positive community ties, and stay in close contact with their families and loved ones. We find no issue with the raising of the roof at 125-127 Webster St, and encourage the facilitation of multi-generational homes in the town.



Sheila Berry
93 Warren St
Senior Library Assistant, Circulation Dept., Robbins Library



Richard Berry
93 Warren St
Artist & small business owner, 24 Beck Rd., formerly at Mirak Innovation Park

The undersigned homeowners and citizens of the town of Arlington have no objections to the petition filed by Bruce McKenna of Arlington, Massachusetts on August 20, 2021 seeking permission to alter his property located at 125-127 Webster St. (Block Plan 044.0-0005-0010.0). The signatories believe the granting of the Special Permit under Section 8.1.3 (B) and Variance under Section 6.00 respectively of the Zoning Bylaw for the Town for Arlington would have no adverse effects on the aesthetics or functioning of the neighborhood, and believe supporting the ability of multi-generational families to remain in Arlington benefits the community as a whole.

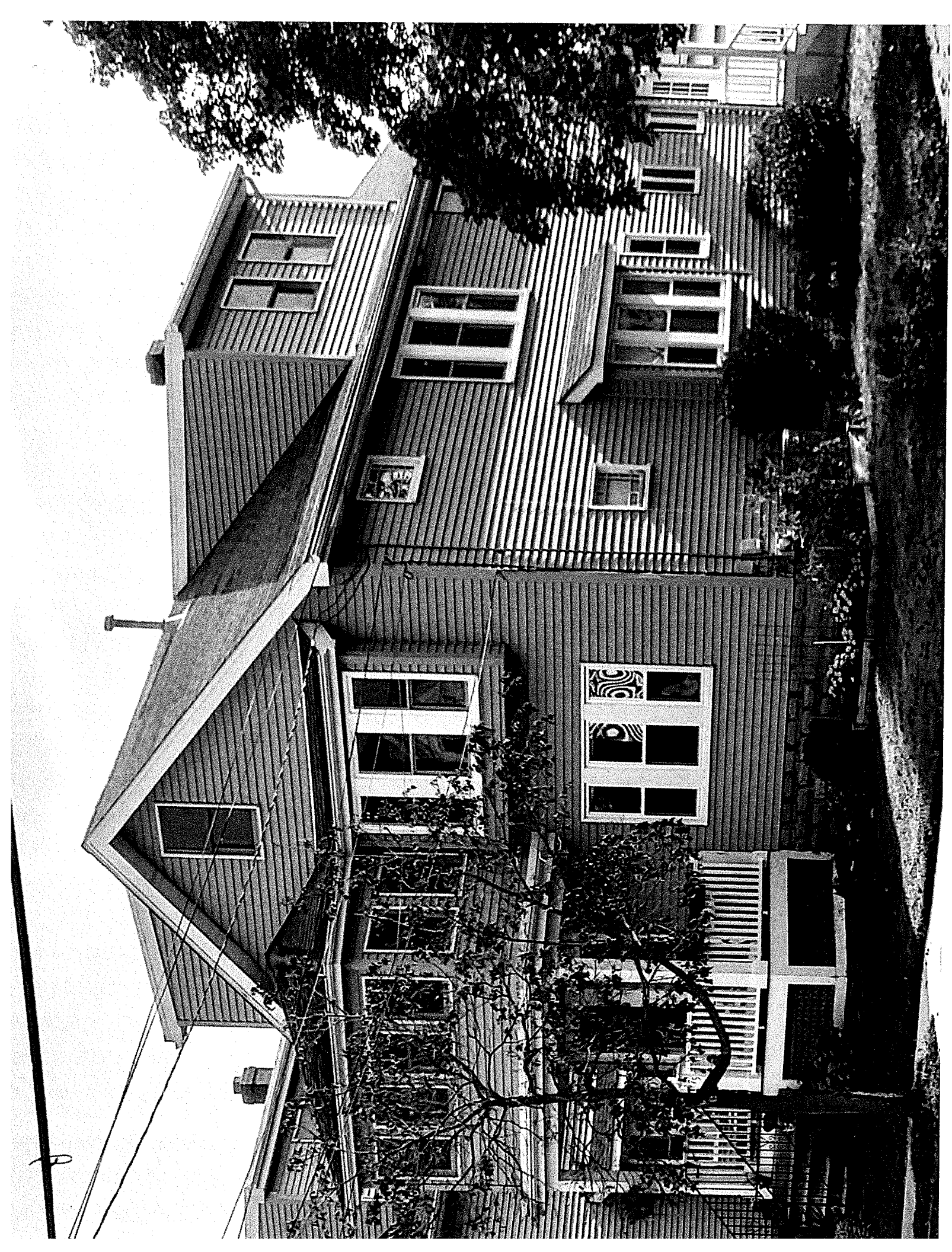
Name (Printed)	Address	Signature
ROB EAGAN	234 GRAY ST ARLINGTON, MA	[Signature]
Elizabeth Eagan	234 Gray St Arl. MA	[Signature]
MATTHEW CARMODY	143 SCITUATE ST ARL. MA	[Signature]
Jennifer Carmody	143 Scituate Arl	[Signature]
Kambiz & Geri Va Tan	240 Broadway Arl.	[Signature]
Will MARTIN	6 MICHAEL ST	[Signature]
Robert Garza	172-174 Palmer St	[Signature]
maurice martin	6 michael st.	[Signature]
Michael Martin	6 michael St	[Signature]
Antonio Joaristi	24 Beck Rd 2RR Arlington MA 02476	[Signature]
Ann M. Bowler	48 Palmer St, Arl. 02474	[Signature]
Linda Orsipe	51 Palmer St Arlington	[Signature]
Susan Braun	99 Wankin St. Arlington MA	[Signature]
William Hearsh	121 Palmer St Arlington MA	[Signature]
Mary Hearsh	121 Palmer St Arlington MA	[Signature]
Phyllis John Maloney	35 Newton Rd. Arl. MA	[Signature]
Donna EIDSON	121 Scituate St Arl. MA	[Signature]

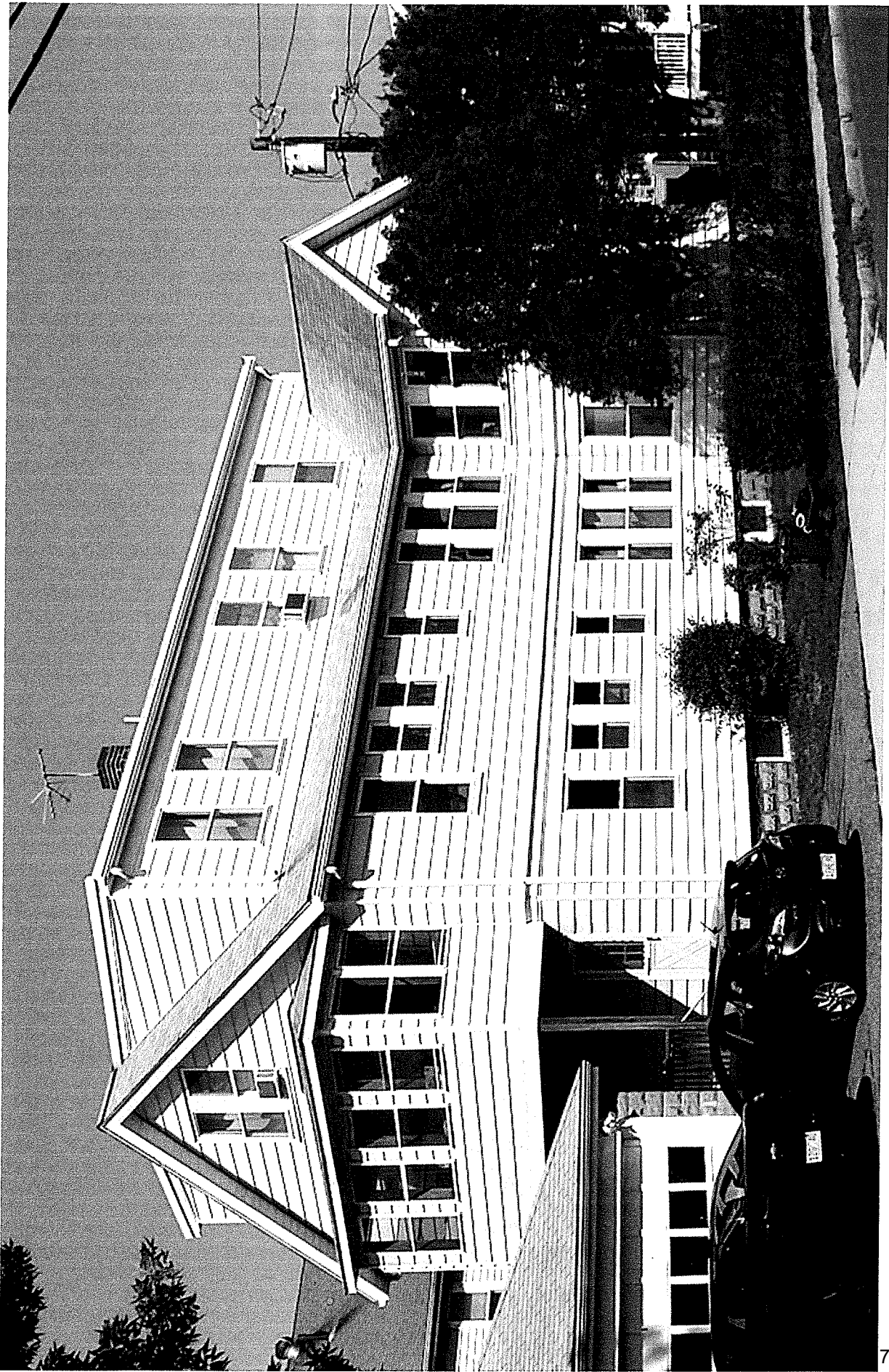
W-

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.









125-127 Webster Street, Arlington, MA



Architect

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

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

Modified 11/1/21

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

BUILDING CODE REFERENCED STANDARDS

- 1. 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2. MASSACHUSETTS BUILDING CODE 9TH EDITION CMR 780

GENERAL REQUIREMENTS

- 1. ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS.
- 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.
- 3. SUBCONTRACTORS SHALL PROVIDE CERTIFICATION OF GENERAL LIABILITY INSURANCE AND WORKMAN'S COMPENSATION COVERAGE, AS REQUIRED BY THE GENERAL CONTRACTOR.
- 4. THE CONTRACTOR SHALL COORDINATE AND/OR OBTAIN ALL BUILDING PERMITS REQUIRED FOR CONSTRUCTION AND CERTIFICATIONS OF OCCUPANCY.
- 5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEAN, METHODS, TECHNIQUES, AND PROCEDURES.
- 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.
- 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.
- 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.
- 9. ALL DETAILS, SECTIONS, NOTES, OR REFERENCE TO OTHER DRAWINGS ARE INTENDED TO BE TYPICAL.
- 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.
- 11. THE MANUFACTURERS, PRODUCTS AND EQUIPMENT LISTED ESTABLISH PERFORMANCE REQUIREMENTS, SUBSTITUTIONS OF EQUAL PERFORMANCE MAY BE SUBMITTED FOR AGA DESIGNS APPROVAL.
- 12. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTON/SPECIFICAITONS UNLESS OTHERWISE SPECIFIED BY AGA DESIGNS.
- 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.

GENERAL CONSTRUCTION NOTES

CIVIL NOTES:

- 1. DEBRIS - REMOVE DEBRIS WITHIN 2'-0" OF BUILDING
- 2. EXTERIOR GRADE - SLOPE GRADE 5% TO DRAIN AWAY FROM BUILDING
- 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.

STRUCTURAL NOTES:

- 1. CONCRETE - ALL CONCRETE TO HAVE A WATER/CEMENT RATIO OF LESS THAN 0.5 AND 10% FLY ASH PORTLAND CEMENT REPLACEMENT.
- 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.
- 3. STEP FOOTINGS - HORIZONTAL STEP = 24" MAX. VERTICAL STEP = 24" MAX.
- 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.
- 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.

- 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.
- 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.
- 8. BEARING STUD PARTITION - 2X6 STUDS AND 16" O.C.
- 9. STEEL COLUMN - 3" DIA. HSS ON 3'-0" X 3'-0" CONCRETE PAD W/ (4) #5 REBAR EACH WAY.
- 10. CONCRETE SLAB - 4" CONCRETE SLAB WITH SAW-CUT CONTROL JOINTS SPACED AT 20' MAX. AND SAW-CUT COLUMN ISOLATION JOINTS.
- 11. BEAMS AND LINTELS - SUPPORT FULL WIDTH TO FOUNDATION.

ARCHITECTURAL NOTES:

- 1. DRIP EDGE - PROVIDE 1" DRIP EDGE ON FLASHING OVER OPENINGS IN EXTERIOR WALLS.
- 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.
- 3. STAIR DIMENSIONS - (ALL INTERIOR AND EXTERIOR STAIRS - REFER TO DRAWINGS FOR ACTUAL STAIR DIMENSIONS)
 - 3.1. MAX. RISE - 7½"
 - 3.2. MIN RUN - 10"
 - 3.3. MAX NOSING - 1"
 - 3.4. MIN. HEADROOM - 6'-8"
 - 3.5. MIN WIDTH - 3'-0"
- 4. HANDRAILS AND GUARDS
 - 4.1. MIN HEIGHT - 2'-10" (HANDRAILS), 3'-0" (GUARDS)
 - 4.2. MAX HEIGHT - 3'-2" (HANDRAILS)
 - 4.3. A CLEARANCE OF NOT LESS THAN 1½" SHALL BE PROVIDED BETWEEN HANDRAIL AND ANY SURFACE BEHIND IT.
- 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).

- 6. INTERIOR DOORS - UNDERCUT ALL DOORS ¾" MIN.
- 7. COAT CLOSETS - (1) ROD AND (1) SHELF MIN.
- 8. LINEN CLOSETS - (4) SHELVES MIN, AND 1'-2" DEEP MIN.
- 9. MINIMUM HEADROOM - 6'-8" BELOW ALL BEAMS AND DUCTS.

MECHANICAL, ELECTRICAL, AND PLUMBING NOTES:

- 1. EXHAUST FANS - VENT TO EXTERIOR
- 2. RANGE HOODS - VENT TO EXTERIOR W/ NON-COMBUSTIBLE DUCT
- 3. DRYER VENT - CAPPED AND SCREENED DRYER VENT, DUCTING INSTALLED TO SLOPE TO EXTERIOR.
- 4. SMOKE DETECTORS - LOCATE ON EACH FLOOR LEVEL AND INTERCONNECT.
- 5. CARBON MONOXIDE DETECTORS - LOCATE IN EACH BEDROOM.

CONSTRUCTION ASSEMBLIES

- 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.
- 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.
- 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.
- 4. ROOF CONSTRUCTION - ROOF SHALL BE FRAMED WITH 2X8 ROOF RAFTERS AT 16" O.C., ½" T&G ZIP WALL ROOF SHEATHING, ROOF UNDERLAYMENT W/ SELF-ADHERED ROOF MEMBRANE AT ROOF EDGES, AND ASPHALT SHINGLES.
- 5. INTERIOR NON-LOAD BEARING PARTITION CONSTRUCTION - 2X4 STUDS AT 16" O.C. WITH

ONE (1) LAYER ½" GWB ON EACH SIDE.

- 6. TYP. FLOOR CONSTRUCTION - 2X10 FLOOR JOISTS AT 16" O.C., 1X3 CROSS BRACING, ¾" OSB SUBFLOORING, FINISHED FLOORING.

DOOR SPECIFICATION

- A. EXTERIOR ENTRY DOOR:
 - A.1. INSULATED FIBERGLASS AND WEATHERSTRIPPED
 - A.2. OPEN FROM INSIDE WITHOUT KEY
 - A.3. PROVIDE VIEWER UNLESS TRANSPARENT GLASS IS PROVIDED IN THE DOOR OR SIDELITE.
- B. INTERIOR DOORS:
 - B.1. HOLLOW CORE

WINDOW SPECIFICATION

- 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):
 - 1.1. CLIMATE ZONE 5
 - 1.2. U-VALUE = 0.33 OR LESS
 - 1.3. SOLAR HEAT GAIN COEFFICIENT (SHGC) = 0.30 OR LESS
- 2. CONFIRM R.O. SIZES WITH THE WINDOW MANUFACTURER AND ADJUST WALL FRAMING ACCORDINGLY.
- 3. BEDROOM DOUBLE HUNG WINDOW MUST MEET MA BUILDING CODE (780 CMR) SECTION 5310 REQUIREMENTS FOR EMERGENCY ESCAPE AND RESCUE OPENINGS.

INSULATION - CLIMATE ZONE 5 & 4 MARINE

PRESCRIPTIVE REQUIREMENTS

BASE CODE - SINGLE-FAMILY AND MULTI-FAMILY HOMES

- 1. CEILING R-VALUE R-49
- 2. ABOVE-GRADE WALL R-VALUE R-20 OR 13+5
- 3. FLOOR R-VALUE R-30
- 4. BASEMENT/CRAWL SPACE WALL R-VALUE R-15/19
- 5. SLAB R-VALUE/DEPTH R-10, 2FT.
- 6. HEATED SLAB R-VALUE R-5
- 7. WINDOW AND DOOR U-VALUE 0.32
- 8. SKYLIGHT U-VALUE 0.55
- 9. MAXIMUM AIR LEAKAGE COMPLETE AIR SEALING CHECKLIST OR <3 ACH50
- 10. MAXIMUM DUCT LEAKAGE 4 CFM25/100 CFA

GENERAL FRAMING NOTES

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.

- 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.
- 2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
- 3. ALL HEADERS SHALL BE 2-2X10 #2 SPF WITH 1.2" PLYWOOD PLATE BETWEEN UNLESS NOTED OTHERWISE.
- 4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
- 5. PROVIDE CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
- 6. FLOOR DECKING TO BE APA 24 RATED 23/32" T&G PLYWOOD EXPOSURE 1 GLUED AND NAILED PER MANUFACTURERS SPECIFICATIONS.
- 7. EXTERIOR SHEATHING TO BE CONTINUOUS APA RATED 32/16 7/16" T&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.
- 8. PROVIDE DOUBLE STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0"
- 9. PROVIDE COLLAR TIES AT UPPER ½ OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
- 10. HIP, VALLEY RAFTERS AND RIDGE BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.
- 11. ROOF SHEATHING TO BE APA 16 RATED 1/2" T&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.
- 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.
- 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.
- 14. ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
- 15. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.

FRAMING NOTES

- 1. THESE FRAMING PLANS CONFORM TO THE 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE

- AND TWO FAMILY DWELLINGS.
- 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.
- 3. DESIGN LOADS:
 - FLOOR: 40LBS LIVE LOAD 20LBS DEAD LOAD
 - BEDROOM: 30LBS LIVE LOAD 20LBS DEAD LOAD
 - CEILING: 20LBS LIVE LOAD 10LBS DEAD LOAD
 - ROOF: 55LBS GROUND SNOW LOAD 10LBS DEAD LOAD
- 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.
- 5. ALL PIECES ARE LABELED AS TO THEIR ROUGH CUT LENGTH. MATERIAL IS TAKEN OFF AS INDICATED ON FRAMING PLANS.
- 6. ANY LABELED PIECE LESS THAN 10'-0" IN LENGTH IS COUNTED AS BEING CUT FROM A 16'-0" PIECE.
- 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.
- 8. GLU-LAMINATED BEAMS SHOULD HAVE A MINIMUM BENDING STRESS OF 2700 PSI.
- 9. LAMINATED VENEER LUMBER BEAMS SHOULD HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2700 PSI.
- 10. ALL FLOOR JOISTS ARE 2X10 #2 SPRUCE-PINE-FUR (#2 SPF) AT 16" O.C. EXCEPT AS NOTED.
- 11. ALL BAND MATERIAL IS 2X10 #2 SPF.
- 12. 1X4 CROSS-BRIDGING SHOULD BE USED AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
- 13. ALL CEILING JOISTS ARE 2X8 #2 SPF AT 16" O.C. EXCEPT AS NOTED ON PLANS.
- 14. ALL RAFTERS ARE 2X8 #2 SPF AT 16" O.C. EXCEPT AS NOTED ON PLANS.
- 15. ALL HIP, VALLEY AND RIDGE RAFTERS ARE 2X10 #2 SPF EXCEPT AS NOTED ON PLANS.
- 16. ALL RAFTERS SHOULD BE BRACED AS CLOSE TO THE MID-SPAN AS POSSIBLE WITH NO SPAN EXCEEDING 13'-0".
- 17. ALL RAFTERS OVER A VAULTED ROOM ARE 2X10 #2 SPF AT 16" O.C. EXCEPT AS NOTED.
- 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.

WALL BRACING

R602.10.4.2 CONTINUOUS SHEATHING METHODS

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).

R602.10.6.4 METHOD CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME

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.

R602.10.10 PANEL JOINTS

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 1½ INCH (38 MM) THICKNESS.

EXCEPTIONS:

- 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).
- 2. BLOCKING AT HORIZONTAL JOINTS SHALL NOT BE REQUIRED IN WALL SEGMENTS THAT ARE NOT COUNTED AS BRACED WALL PANELS.
- 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.
- 4. WHERE METHOD GB PANELS ARE INSTALLED HORIZONTALLY, BLOCKING OF HORIZONTAL JOINTS IS NOT REQUIRED.

Architect
AGA DESIGNS, LLC
215 North Street
Georgetown, MA 01833
Tel: 617-461-9563

AGA DESIGNS

125-127 WEBSTER
STREET
ARLINGTON, MA

Drawing Scale
N/A

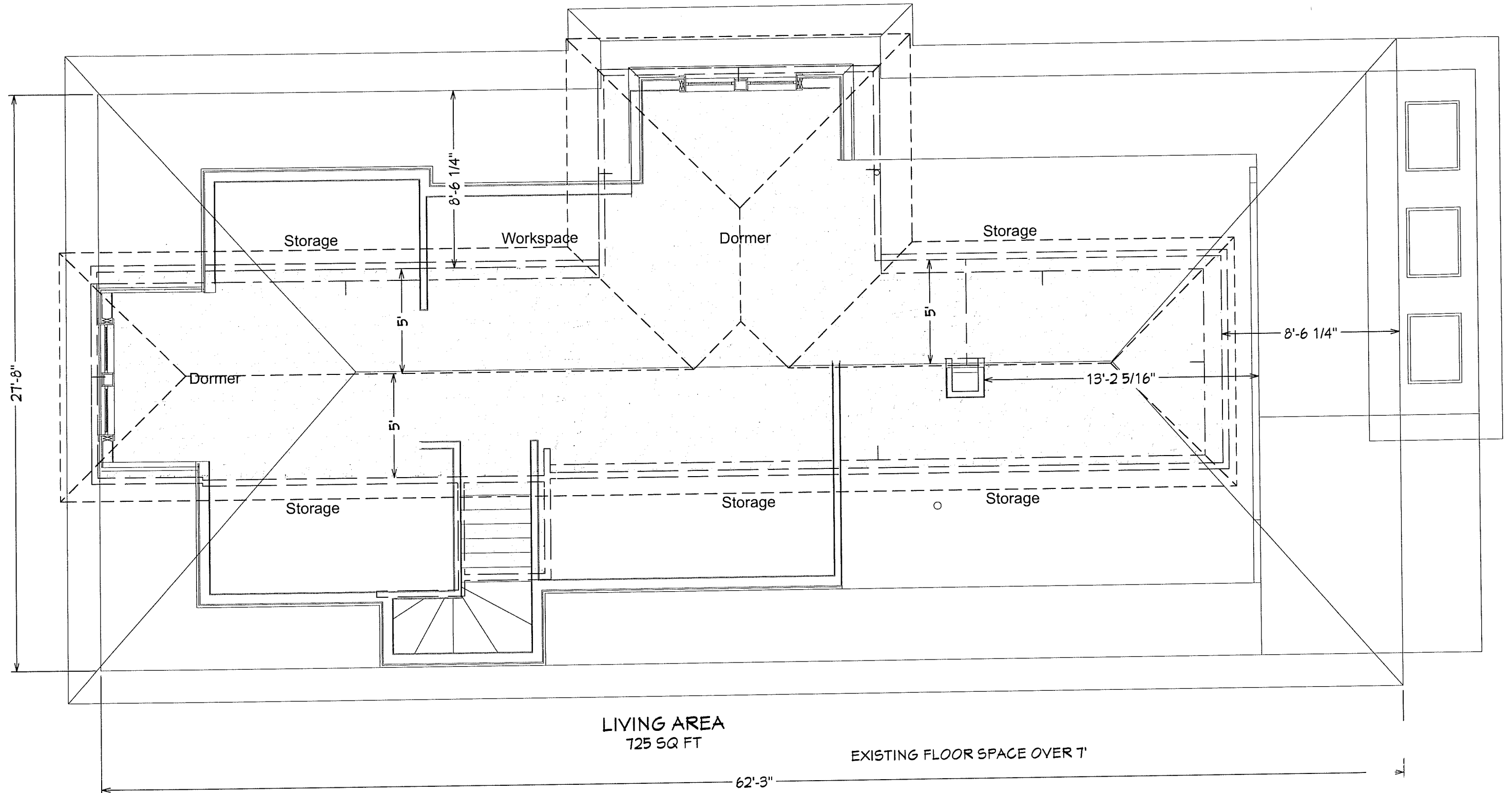
Project Number

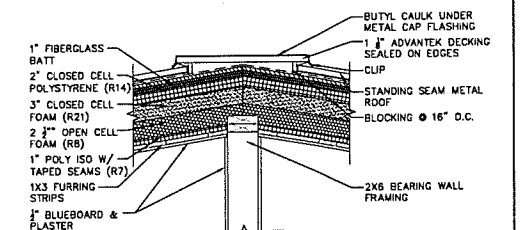
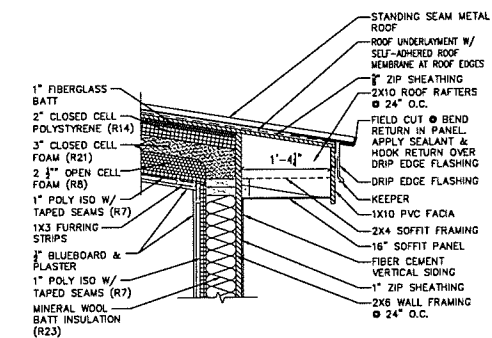
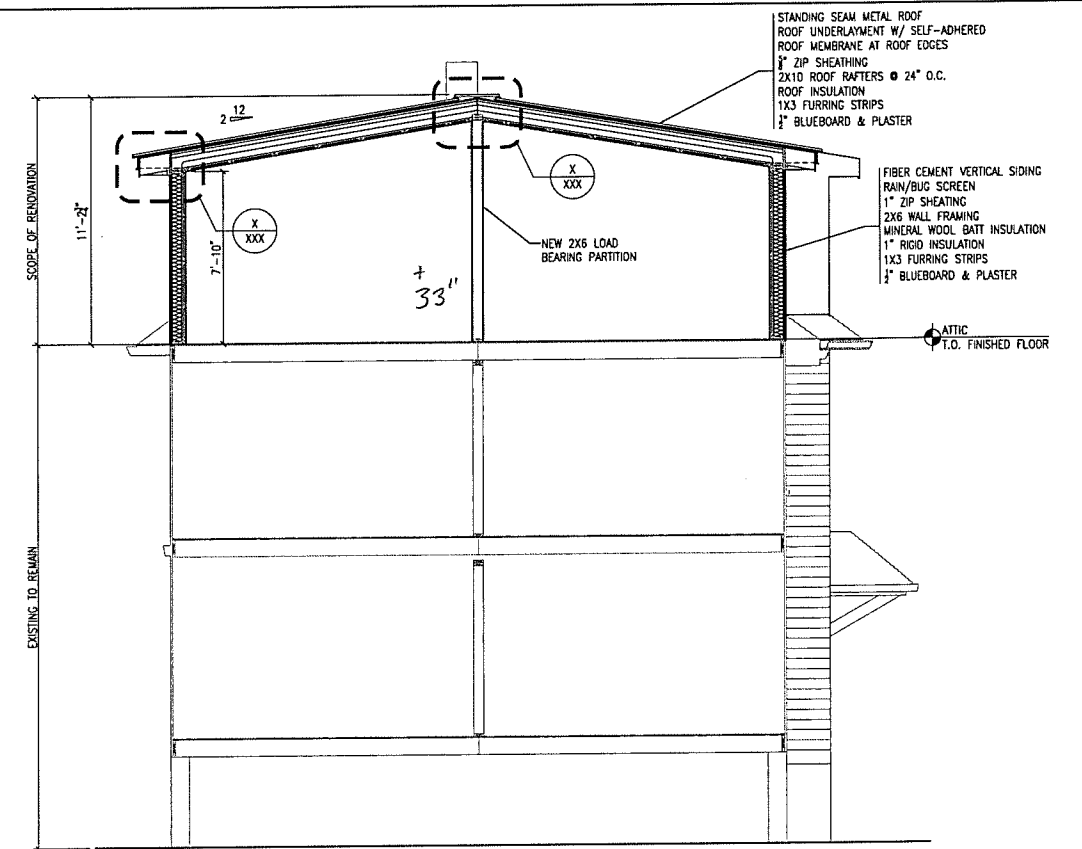
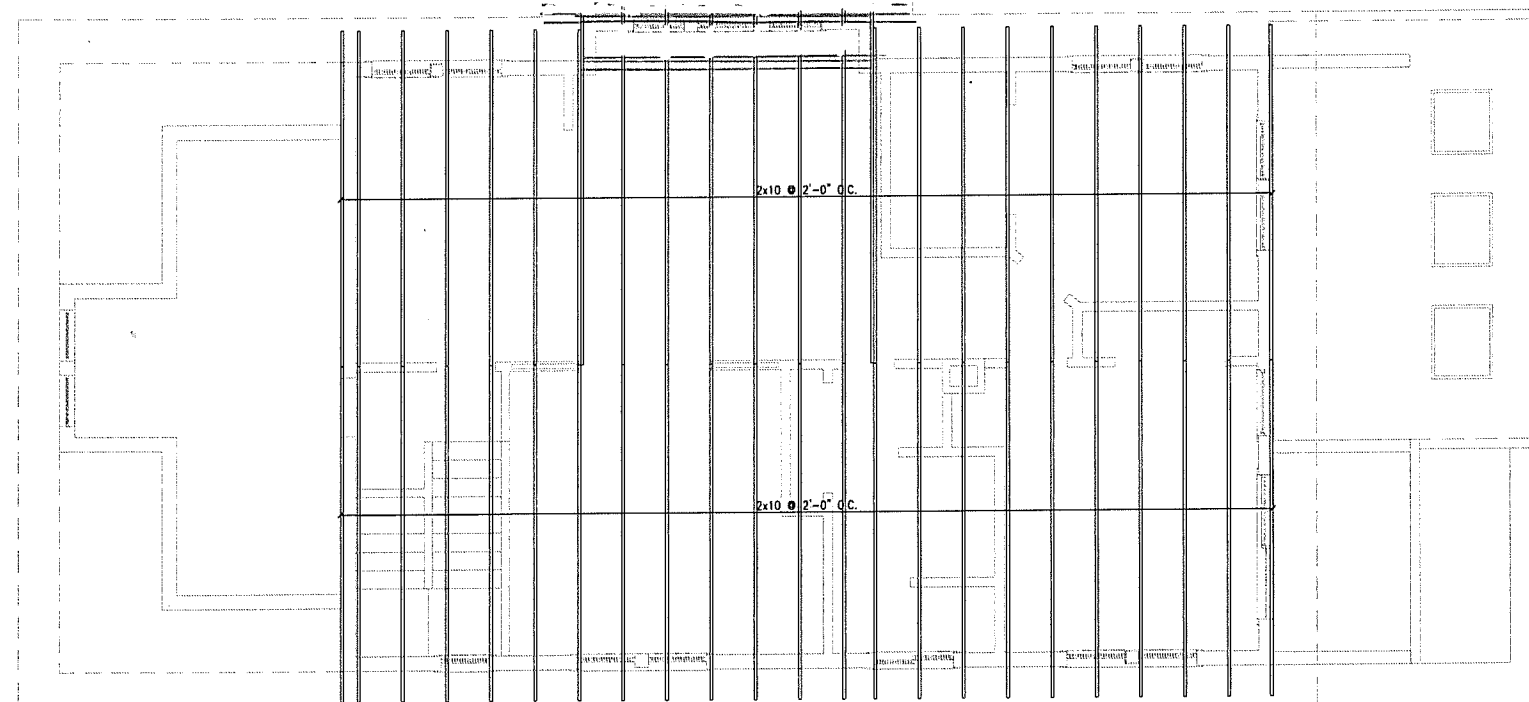
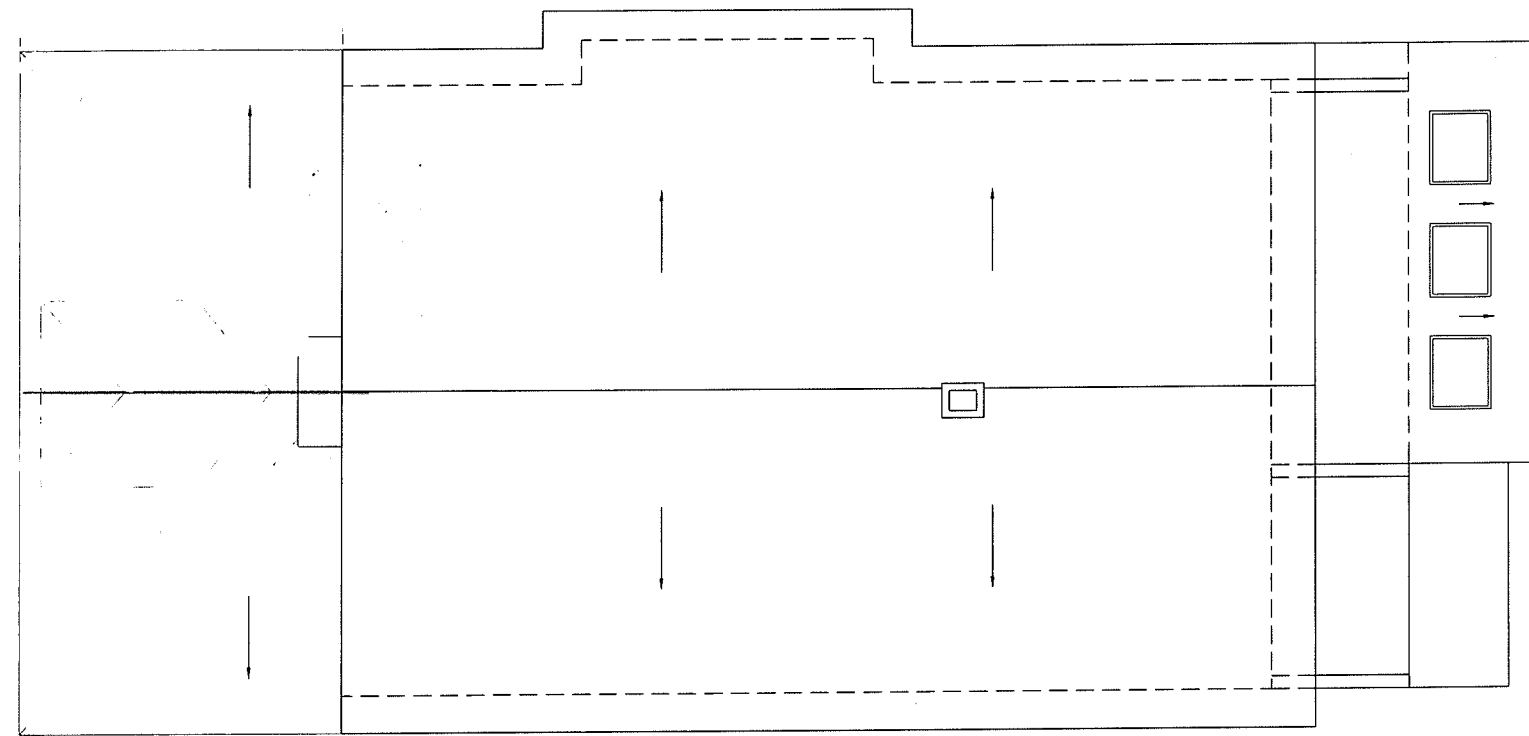
Date Issued
06/15/2021



GENERAL NOTES

G1.00





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

AGA DESIGNS

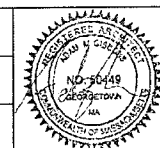
43 of 72

**125-127 WEBSTER
STREET
ARLINGTON, MA**

Drawing Scale
AS NOTED

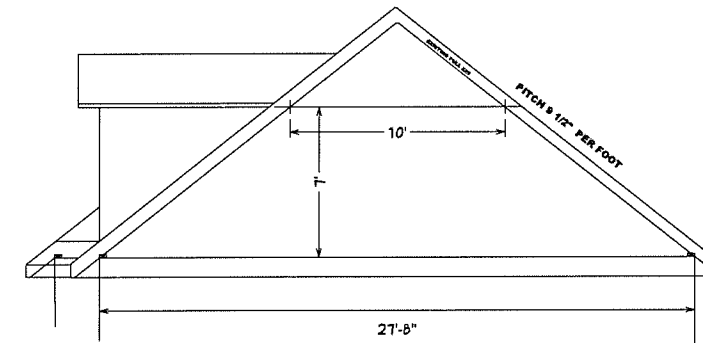
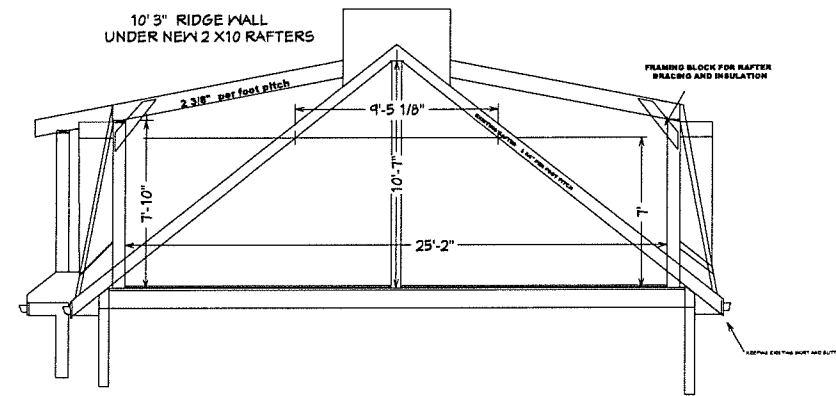
Project Number

Date Issued
06/15/2021

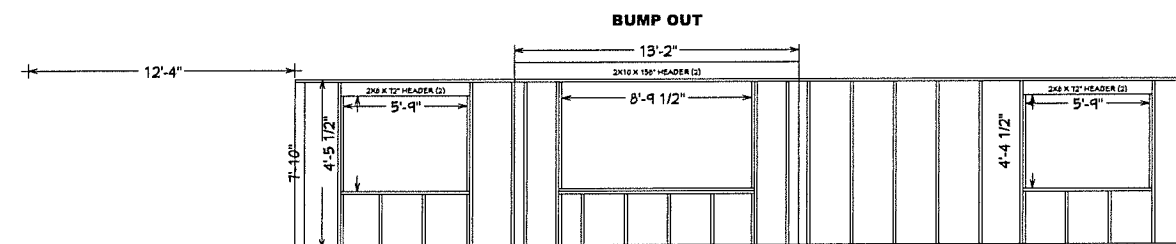
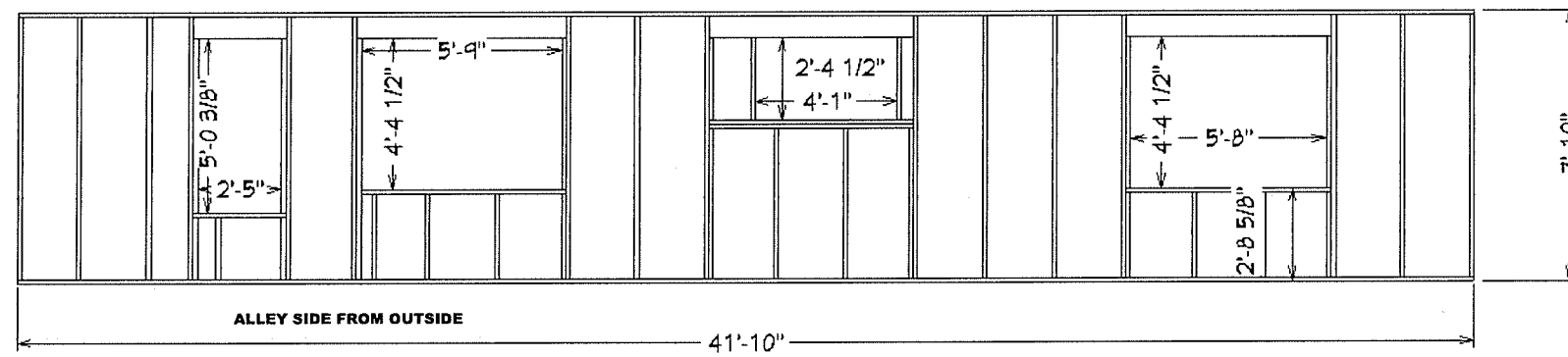


PROPOSED ROOF PLAN & FRAMING PLAN SECTION & DETAILS

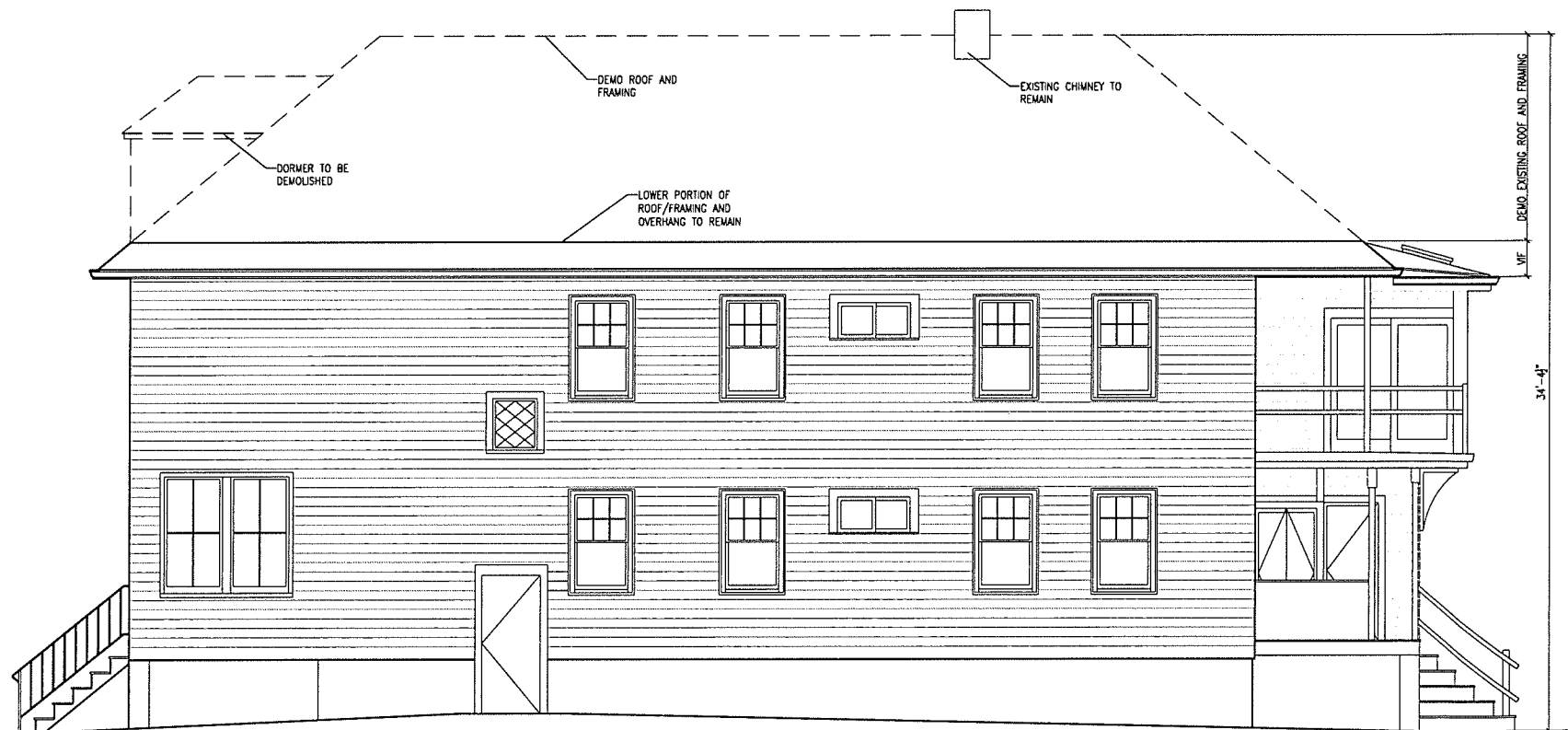
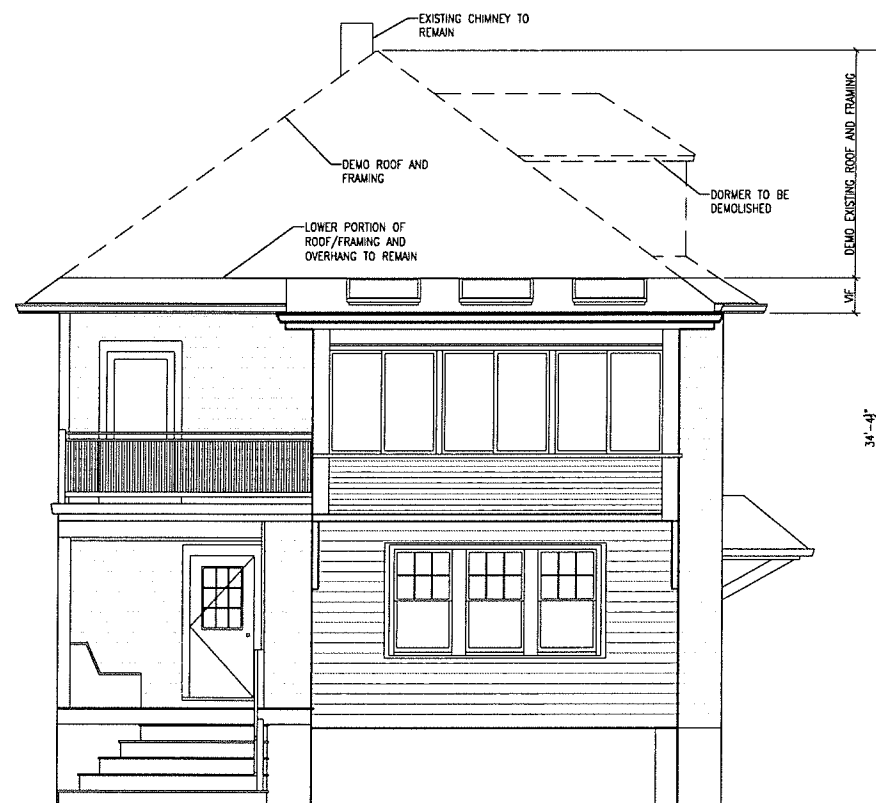
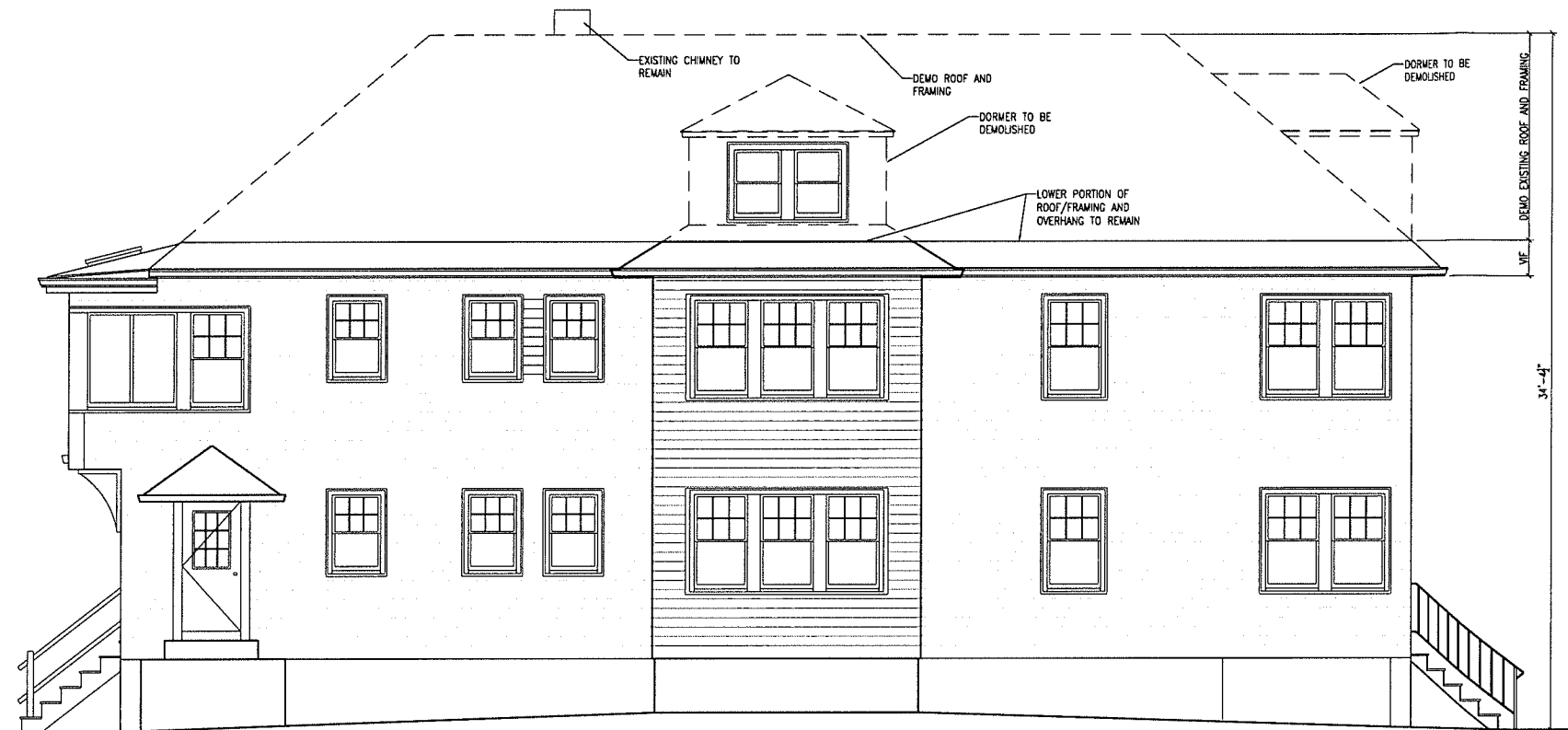
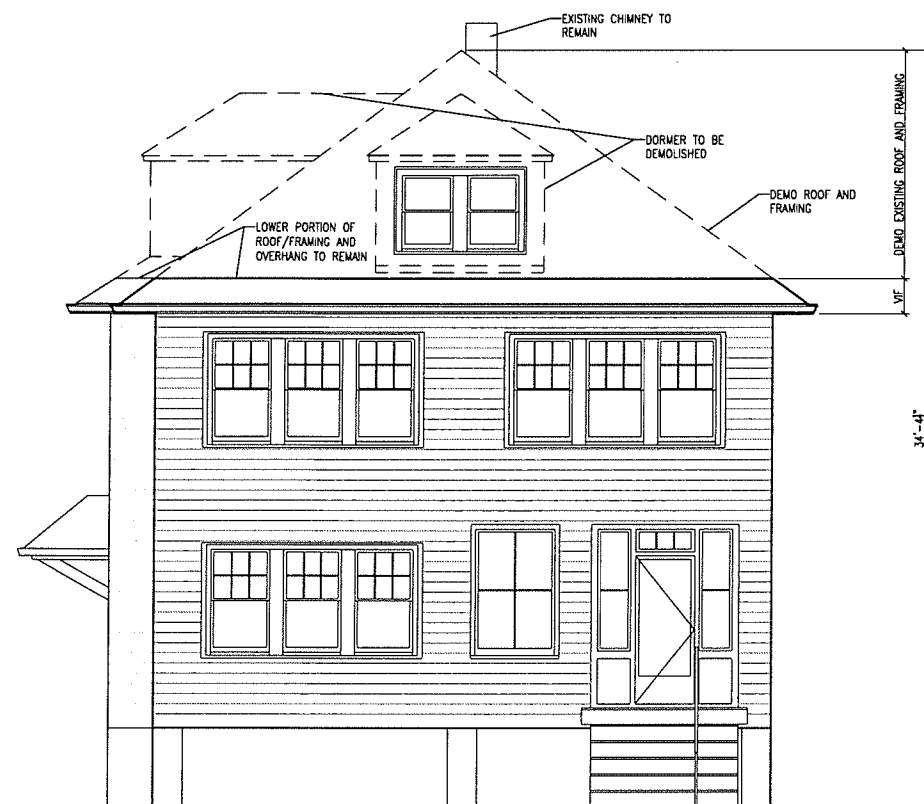
A1.01



**WEBSTER STREET VIEW
EXISTING FRAMING
(DORMER IN FRONT NOT SHOWN)**



HAMLET STREET - VIEWED FROM INSIDE



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

**125-127 WEBSTER
STREET
ARLINGTON, MA**

EXISTING/DEMO
ELEVATIONS

Drawing Scale

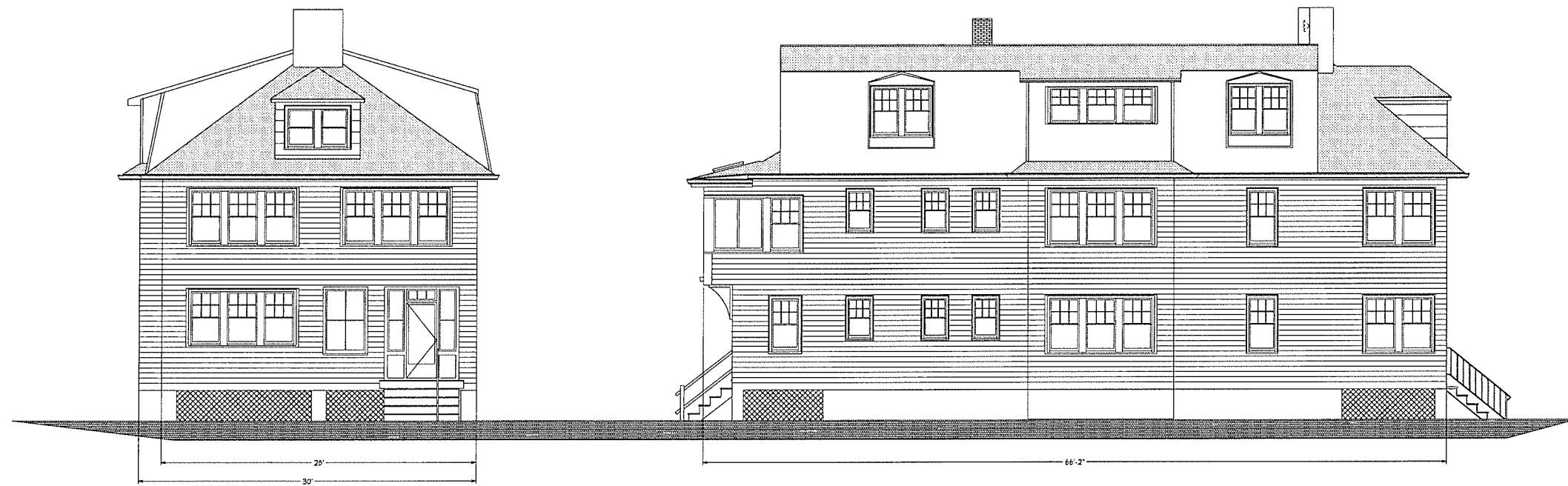
Project Number

Date issued
06/03/2021

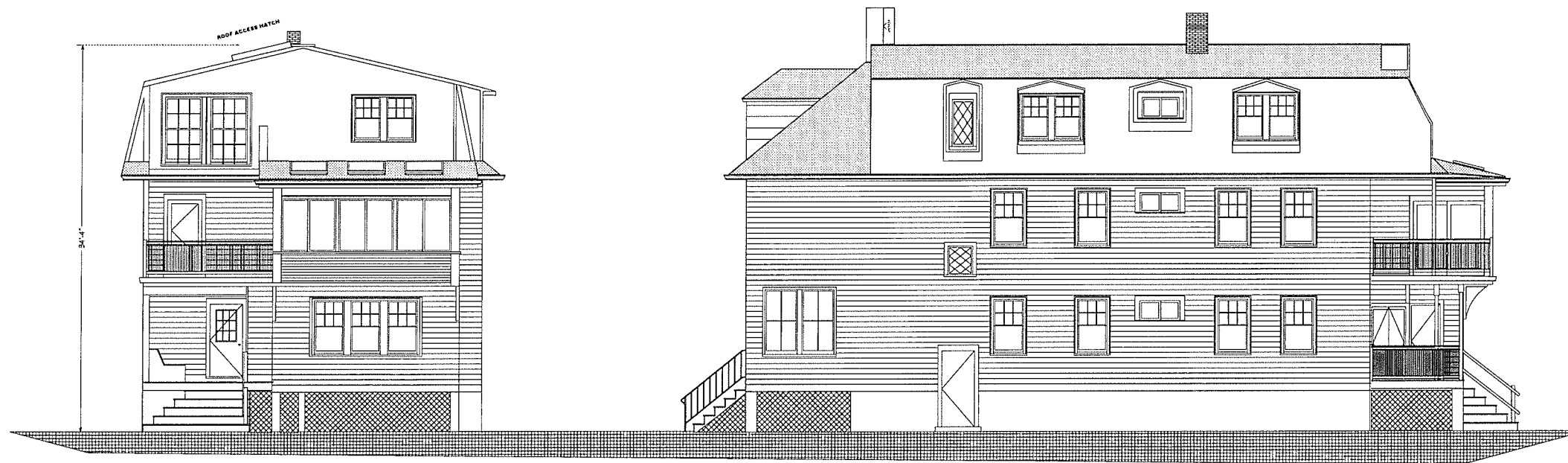


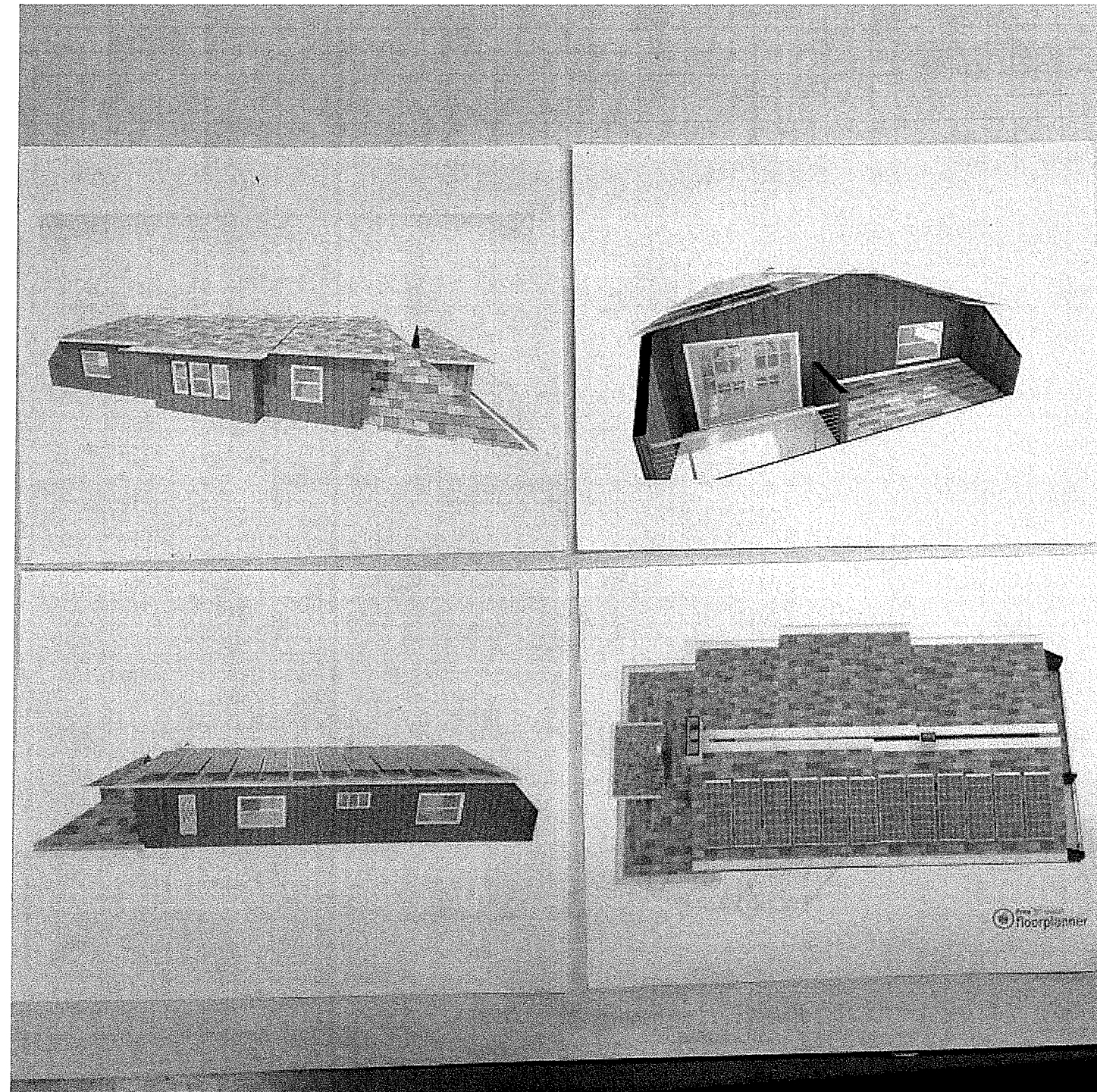
A1.02

[illegible]



Optimal design Gambrel style side walls







Town of Arlington, Massachusetts

Docket # 3679: 31 Melvin Road

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	_3679__31_Melvin_Road.pdf	_3679, 31 Melvin Road
▢ Reference Material	ZBA_Package__31_Melvin_Road.pdf	ZBA Package, 31 Melvin Road
▢ Memorandum	3679_31_Melvin_Rd.pdf	DPCD Memo re: 3679 - 31 Melvin Rd
▢ Reference Material	211103_Updated_Elevations_and_Street_Images.pdf	211103_Updated Elevations and Street Images



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

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **Brian and Elizabeth Kelder** of Arlington, Massachusetts on September 27, 2021, a petition seeking permission to alter their property located at **31 Melvin Road- Block Plan 099.0-0006-0002.0** Said petition would require a Special Permit under **Section 5-18 / (5.4.2B,6) Districts & Uses** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening November 9, 2021 at 7:30 P.M or as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**

https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-upqDirH9BzpU_mQMF2y5Ys20gtIBP9 for documentation relating to this petition, visit the ZBA website at www.arlington.gov/zba.

DOCKET NO 3679

Zoning Board of Appeals
Christian Klein, RA, Chair

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



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

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **Brian and Elizabeth Kelder** of Arlington, Massachusetts on September 27, 2021, a petition seeking permission to alter their property located at **31 Melvin Road- Block Plan 099.0-0006-0002.0** Said petition would require a Special Permit under **Section 5-18 / (5.4.2B,6) Districts & Uses** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening November 9, 2021 at 7:30 P.M or as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**

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

DOCKET NO 3667

Zoning Board of Appeals
Christian Klein, RA, Chair

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

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

In the matter of the Application of RESIDENTIAL ADDITION AT 31 MELVIN 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*:

Seeking approval for a Large Addition exceeding 750 sq ft per Arlington Zoning Bylaw 5.4.2 B (6)

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 31 Melvin 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:

Proposed addition is in harmony with other structures in the vicinity having been designed with
careful consideration of the Arlington Residential Design Guidelines. This addition does not alter
the existing spacing between houses and is proposed to be located in the Rear Yard in such a way
there r no impact on the street facade. No other zoning relief is needed as we are fully compliant.

E-Mail: briankelder@gmail.com Signed: Brian Kelder Date: 9/27/2021
Telephone: (206)920-1020 Address: 31 Melvin Road, 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.

Use is allowed by right. 31 Melvin Road is R1 District - Continued use is Single Family Residential

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

Allowed by right.

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

No increase in dwelling units, still Single Family Residential, thus no impact.

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 increase in dwelling units, still Single Family Residential, thus no impact.

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: 31 MELVIN ROAD Zoning District: R1

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):
1077 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):
2107 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	6825	6828	min. 6000
7. Frontage (Ft.)	70'	70'	min. 60'
8. Floor area ratio	-	-	max. -
9. Lot Coverage (%)	17%	23.5%	max 35%
10. Lot Area per Dwelling Unit (Sq. Ft.)	-	-	min. -
11. Front Yard Depth (Ft.)	25'	25'	min. 25'
12. Left Side Yard Depth (Ft.)	10'	10'	min. 10'
13. Right Side Yard Depth (Ft.)	10'	10'	min. 10'
14. Rear Yard Depth (Ft.)	20'	20'	min. 20'
15. Height (Stories)	1.0	2.0	max. 2.5
16. Height (Ft.)	20'-0"	30'-7"	max. 35'-0"
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	2297	2212	
17A. Landscaped Open Space (% of GFA)	33.7%	32%	min. 10%
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	3174	2166	
18A. Usable Open Space (% of GFA)	46.5%	37%	min. 30%
19. Number of Parking Spaces			min.
20. Parking area setbacks (if applicable)	-	-	min. -
21. Number of Loading Spaces (if applicable)	-	-	min. -
22. Type of construction	5	5	N/A
23. Slope of proposed roof(s) (in. per ft.)	6"	6"	min. n/a

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: 31 MELVIN ROAD Zoning District: R1

<u>OPEN SPACE*</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Total lot area	<u>6825</u>	<u>6825</u>
Open Space, Usable	<u>3174</u>	<u>2166</u>
Open Space, Landscaped	<u>2297</u>	<u>2212</u>

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

<u>GROSS FLOOR AREA (GFA) †</u>		
Accessory Building	<u>84</u>	<u>0</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>0</u>	<u>0</u>
1 st Floor	<u>1077</u>	<u>1604</u>
2 nd Floor	<u>0</u>	<u>503</u>
3 rd Floor	<u>-</u>	<u>-</u>
4 th Floor	<u>-</u>	<u>-</u>
5 th Floor	<u>-</u>	<u>-</u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>0</u>	<u>0</u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u>0</u>	<u>0</u>
All weather habitable porches and balconies	<u>0</u>	<u>0</u>
Total Gross Floor Area (GFA)	<u>1161</u>	<u>2107</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>2297</u>	<u>2212</u>
Landscaped Open Space (% of GFA)	<u>33.7%</u>	<u>32%</u>
Usable Open Space (Sq. Ft.)	<u>3174</u>	<u>2166</u>
Usable Open Space (% of GFA)	<u>46.5%</u>	<u>37%</u>

This worksheet applies to plans dated 09/16/2021 designed by BOS|UA, LLC

Reviewed with Building Inspector: _____ Date: _____

PROJECT DESCRIPTION

PARTIAL RENOVATION OF EXISTING
STRUCTURE AND NEW ADDITION AT REAR
OF EXISTING STRUCTURE.

CLIENT

BRIAN AND BETSY KELDER
31 MELVIN ROAD, ARLINGTON MA 02474

ARCHITECT

BOS|UA
PAXTON SHELD AHL AIA
67 KEMBLE STREET
BOSTON MA 02119
617-775-4363
SHELD AHL@BOS-UA.COM

KELDER RESIDENCE

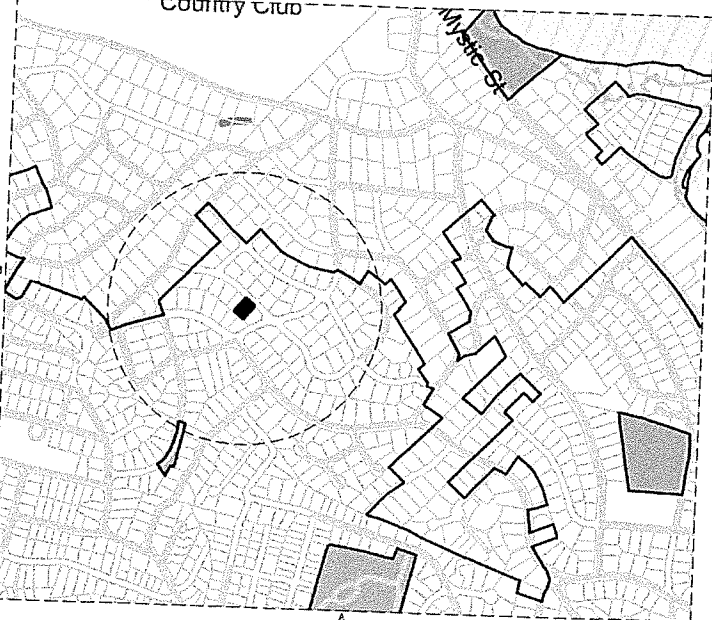
31 MELVIN ROAD, ARLINGTON MA 02474

100% SD
09/16/2021

INDEX OF DRAWINGS

COVER	G-0.0
SITE PLAN AND ZONING ANALYSIS	A-0.1
BASEMENT PLAN	A-1.0
FIRST FLOOR PLAN	A-1.1
FIRST FLOOR PLAN	A-1.1
BUILDING SECTION I	A-2.5
EXTERIOR ELEVATIONS I	A-3.5
EXTERIOR ELEVATIONS II	A-3.6

LOCUS MAP



KELDER

RESIDENCE

31 Melvin Road
Arlington, MA 02474

PROJECT ADDRESS

BRIAN AND BETSY KELDER

OWNER

BOS|UA Urban Architecture

67 Kemble St
Boston MA 02119

ARCHITECT

STAMP

REVISIONS

100% SCHEMATIC DESIGN 16 SEPTEMBER 2021

SCALE

DRAWING NUMBER

G-0.0

ZONING DESCRIPTION

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

- Property Location: 31 MELVIN ROAD Zoning District: R-1
- Present Use: Single-Family Residence No. of dwelling units: 1
- Existing Gross Floor Area (refer to Section 5.3.21 of the Zoning Bylaw and provide supporting documentation (floorplans and drawings) showing dimensions of GFA by floor): 6825 Sq. Ft.
- Proposed Use: Single-Family Residence No. of dwelling units: 1
- Proposed Gross Floor Area (refer to Section 5.3.21 of the Zoning Bylaw and provide supporting documentation (floorplans and drawings) showing dimensions of GFA by floor): 6825 Sq. Ft.

Present Conditions	Proposed Conditions	Min. or max. Required by Zoning
6. Lot size (Sq. Ft.)	6825	min. 10,000
7. Frontage (Ft.)	70	min. 60
8. Floor area ratio	-	max. 10%
9. Lot Coverage (%)	17%	max. 35%
10. Lot Area per Dwelling Unit (Sq. Ft.)	-	min. 10
11. Front Yard Depth (Ft.)	25	min. 25
12. Left Side Yard Depth (Ft.)	10	min. 10
13. Right Side Yard Depth (Ft.)	10	min. 10
14. Rear Yard Depth (Ft.)	25	min. 25
15. Height (Stories)	1.0	max. 2.5
16. Height (Ft.)	20'-0"	max. 15'-0"
17. Landscaped Open Space (Sq. Ft.)	2297	min. 10%
18. Usable Open Space (Sq. Ft.)	3174	min. 10%
19. Usable Open Space (% of GFA)	46.5%	min. 30%
20. Number of parking spaces	-	min. 1
21. Number of loading spaces (if applicable)	-	-
22. Type of construction	-	-
23. Slope of proposed use (if applicable)	-	-

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

Address: 31 MELVIN ROAD Zoning District: R-1	EXISTING	PROPOSED
Open Space, Usable	6825	6825
Open Space, Landscaped	2174	2166
	2297	2212

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

GROSS FLOOR AREA (GFA)

Accessories Building	EXISTING	PROPOSED
Basement or Cellar (involving the definition of Story, excluding mechanical use areas)	0	0
1st Floor	1077	1664
2nd Floor	0	503
3rd Floor	-	-
4th Floor	-	-
5th Floor	-	-
Attic (greater than 7'-0" in height, excluding elevator machinery or mechanical equipment)	0	0
Parking garages (except as used for accessory parking or off-street loading purposes)	0	0
All weather tubular porches and balconies	0	0
Total Gross Floor Area (GFA)	1161	2167

* 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.)	2297	2212
Landscaped Open Space (% of GFA)	33.7%	32%
Usable Open Space (Sq. Ft.)	3174	2166
Usable Open Space (% of GFA)	46.5%	37%

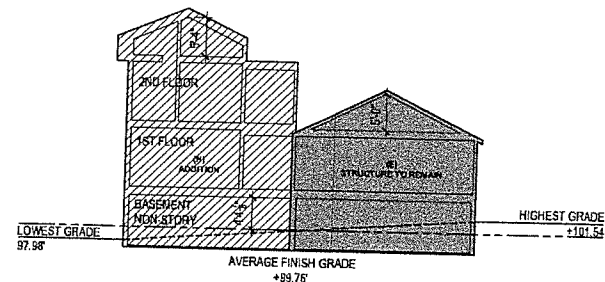
This worksheet applies to plans dated 09/16/2021 designed by BOS/JUA, LLC

Reviewed with Building Inspector: _____ Date: _____

AVERAGE GRADE TO FINISH CEILING IN BASEMENT IS 4'-4"
4'-4" < 4'-5" THUS BASEMENT NOT CONSIDERED A STORY

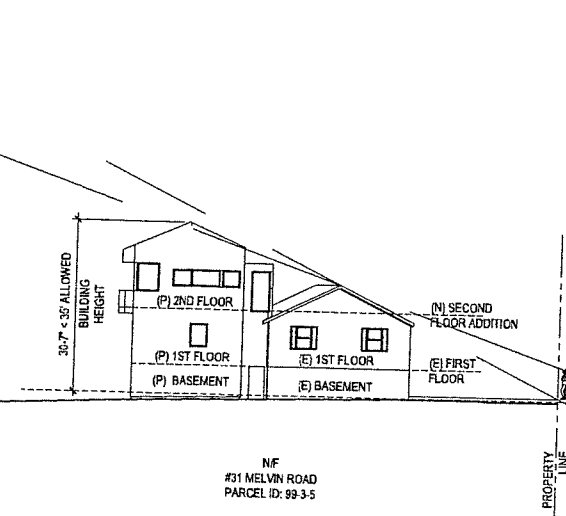
ATTIC SPACES ARE ALL UNDER 7'-0", NOT CONSIDERED A STORY

2 STORY STRUCTURE PER ZONING CODE



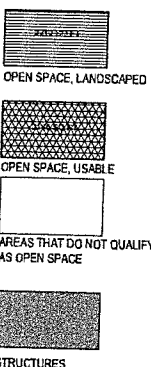
5 BUILDING STORY CALCULATION
SCALE: NTS

3 LOT COVERAGE AND SETBACK DIAGRAM
SCALE: NTS

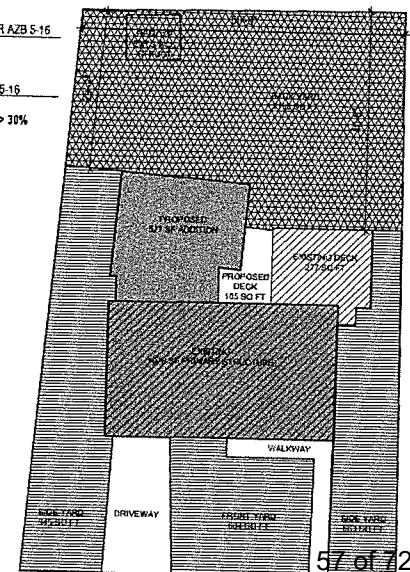
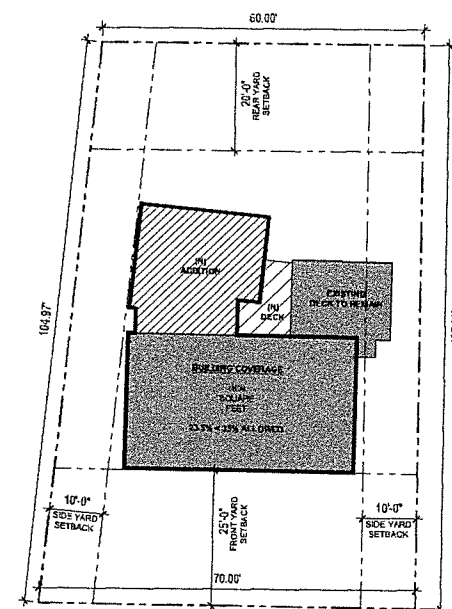


LANDSCAPED OPEN SPACE MIN - 10% PER AZB 5-16
10% OF 6,825 = 683 SF REQUIRED
PROVIDED 32% @ 2212 SF > 10%

USABLE OPEN SPACE MIN - 30% PER AZB 5-16
30% OF 6,825 = 2048 SF REQUIRED
PROVIDED 37% @ 2166 SF + 382 SF DECK > 30%



2 OPEN SPACE DIAGRAM
SCALE: NTS



4 BUILDING HEIGHT DIAGRAM
SCALE: NTS

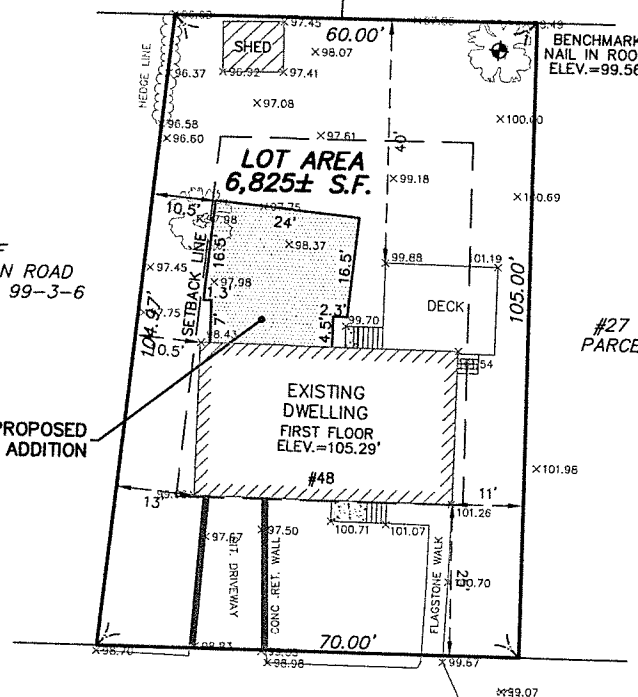
N/F
#35 MELVIN ROAD
PARCEL ID: 99-3-6

PROPOSED ADDITION

N/F
#107 WINCHESTER ROAD
PARCEL ID: 99-3-7A

N/F
#205 RIDGE STREET
PARCEL ID: 99-3-8A

N/F
#27 MELVIN ROAD
PARCEL ID: 99-3-4



MELVIN ROAD
(PUBLIC - 40' WIDE)

ZONING SETBACKS: R-1

FRONT YARD 25'
SIDE YARD 10'
REAR YARD 20'

RECORD OWNER:

BRIAN F. AND ELIZABETH S. KELDER
BOOK 61595 PAGE 227

PLAN REFERENCE:

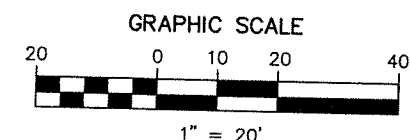
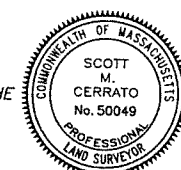
PLAN NUMBER 790 OF 1928

1 SITE SURVEY
SCALE: NTS

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL INSTRUMENT SURVEY MADE ON THE GROUND IN APRIL 2021 AND THE STRUCTURES DEPICTED HEREON ARE LOCATED AS SHOWN.

8-18-21
DATE

Scott M. Cerrato
SIGNATURE



CERRATO SURVEY
Professional Land Surveyor

51 Wareham Street - Medford, MA 02155 - 781-775-3724

PLOT PLAN
31 MELVIN RD
ARLINGTON, MASSACHUSETTS
PARCEL ID: 99-3-5

AUGUST 18, 2021

KELDER

RESIDENCE

31 Melvin Road
Arlington, MA 02474

PROJECT ADDRESS

BRIAN AND BETSY KELDER

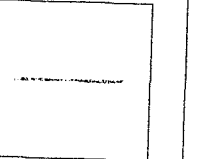
OWNER



BOS/JUA Urban Architecture
37 Kinsale St.
Boston MA 02118

ARCHITECT

STAMP



REVISIONS

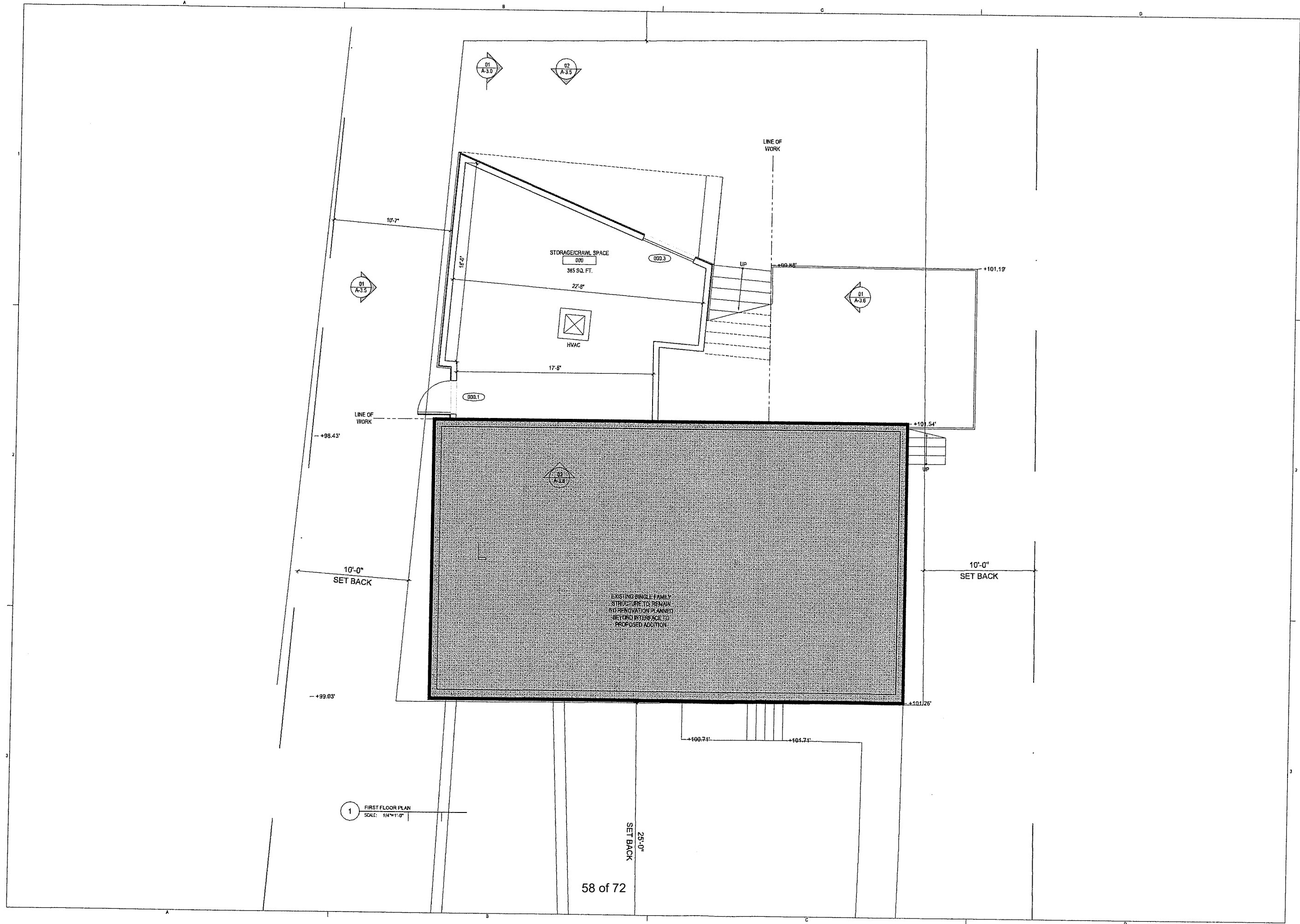
100% SCHEMATIC DESIGN 15 SEPT. 2021

SITE SURVEY

SCALE

DRAWING NUMBER

A-0.1



KELDER

RESIDENCE

31 Melvin Road
Arlington, MA 02474

PROJECT ADDRESS

BRIAN AND BETSY KELDER

OWNER


BOSJUA Urban Architecture
87 Mendon St
Boston, MA 02118
ARCHITECT

STAMP

REVISIONS

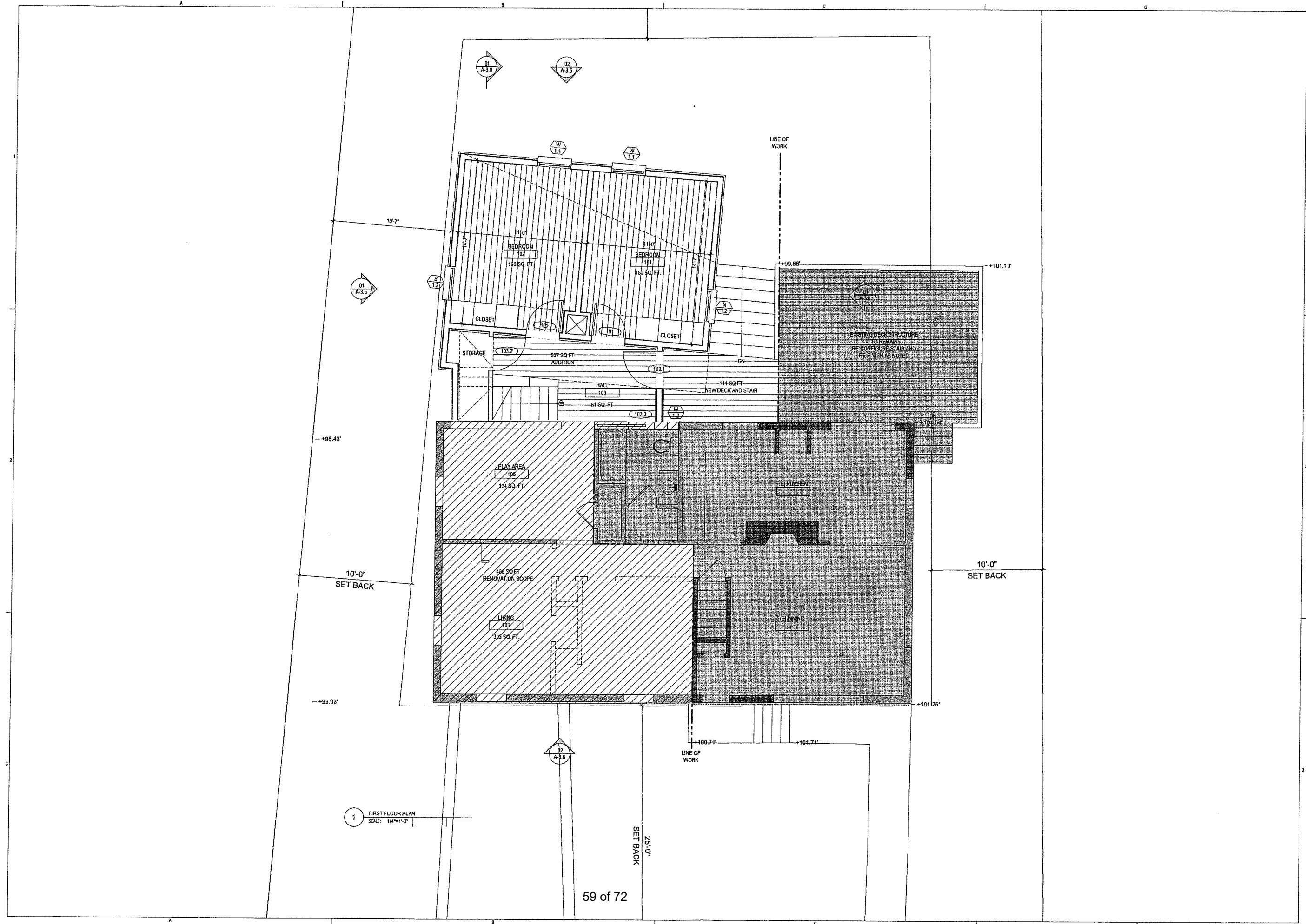
100% SCHEMATIC DESIGN 16 SEP 17 231

BASEMENT
PLAN

SCALE

DRAWING NUMBER

A-1.0



KELDER

RESIDENCE

31 Melvin Road
Arlington, MA 02474

PROJECT ADDRESS

BRIAN AND BETSY KELDER

OWNER

BOSJUA Urban Architecture
97 Melrose St
Boston, MA 02119

ARCHITECT

STAMP

REVISIONS

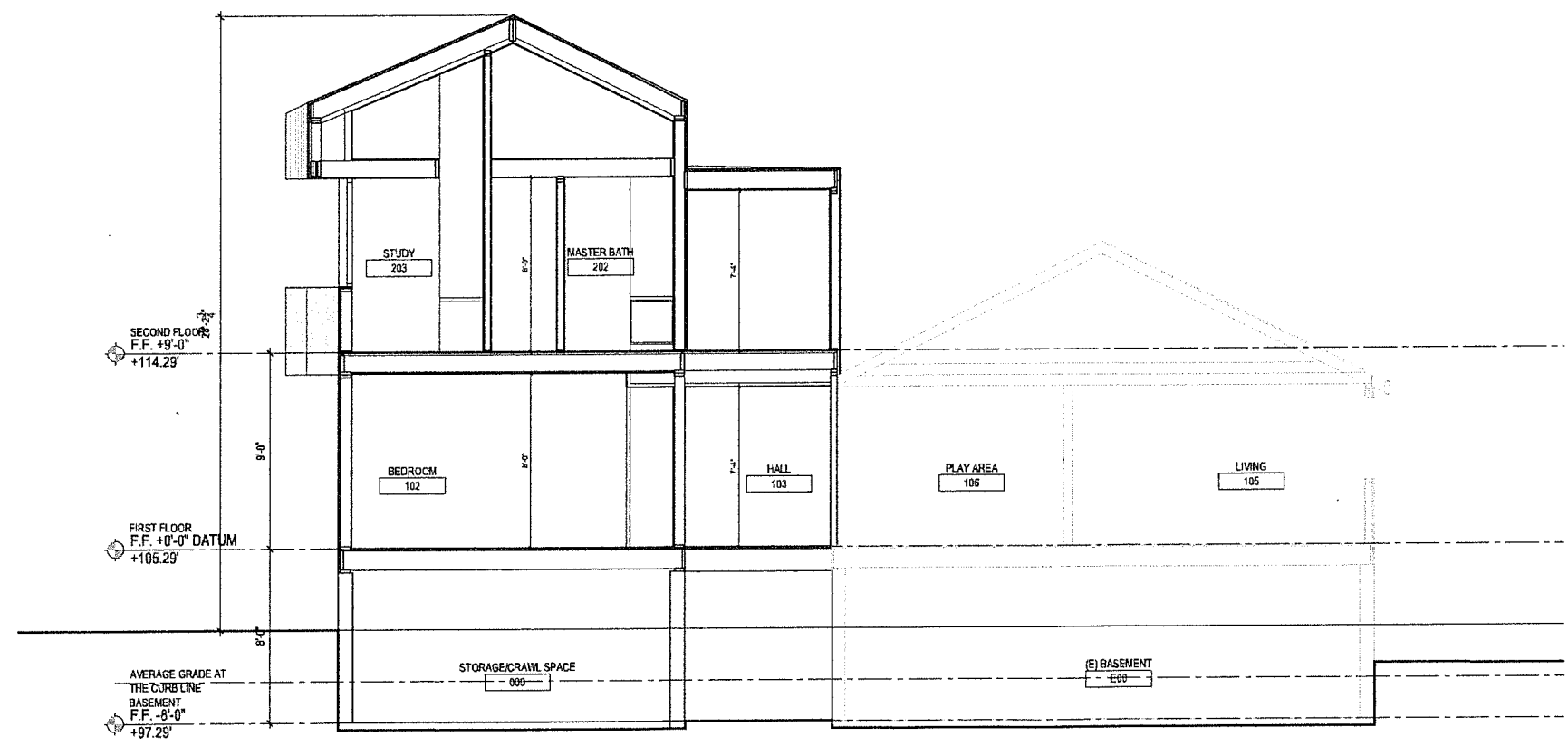
100% SCHEMATIC DESIGN 16 SEPT 2021

FIRST FLOOR
PLAN

SCALE

DRAWING NUMBER

A-1.1



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

KELDER

RESIDENCE

31 Melvin Road
Arlington, MA 02474

PROJECT ADDRESS

BRIAN AND BETSY KELDER

OWNER



BOS|UA Urban Architecture
67 Mendon St.
Boston, MA 02118

ARCHITECT

STAMP

REVISIONS

100% Schematic Design

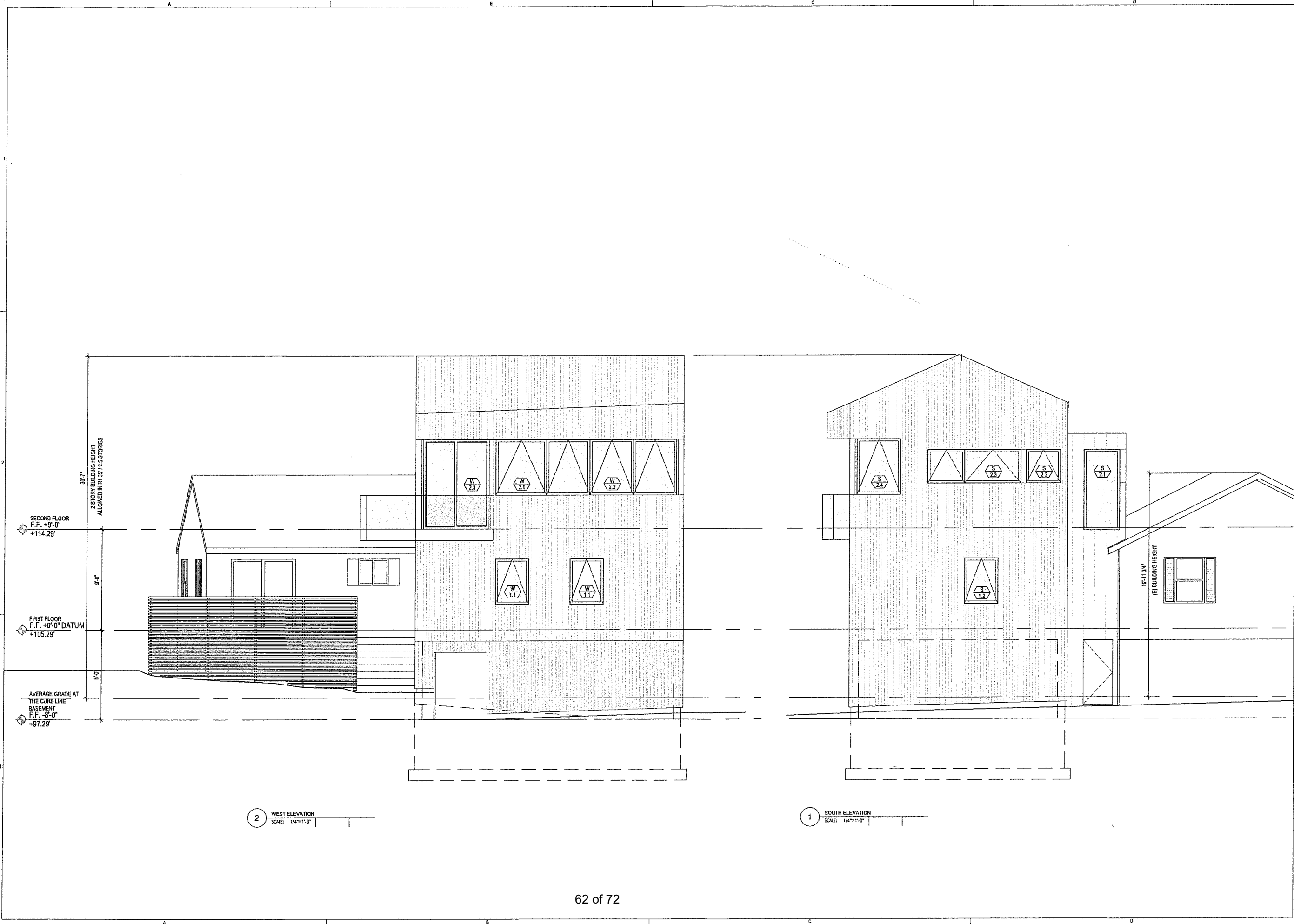
16 SEPT 2021

SECTION I

SCALE

DRAWING NUMBER

A-3.0



2 WEST ELEVATION
SCALE: 1/4"=1'-0"

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

KELDER

RESIDENCE

31 Melvin Road
Arlington, MA 02474

PROJECT ADDRESS

BRIAN AND BETSY KELDER

OWNER



BOSJUA Urban Architecture
127 Kemble St.
Boston MA 02119

ARCHITECT

STAMP

REVISIONS

100% COMPLETE DESIGN

16 SEPT 2021

ELEVATIONS

SCALE

DRAWING NUMBER

A-3.5

KELDER

RESIDENCE

31 Melvin Road
Arlington, MA 02474

PROJECT ADDRESS

BRIAN AND BETSY KELDER

OWNER


BOSJUA Urban Architecture
67 Numbia St
Boston MA 02119
ARCHITECT

STAMP

REVISIONS

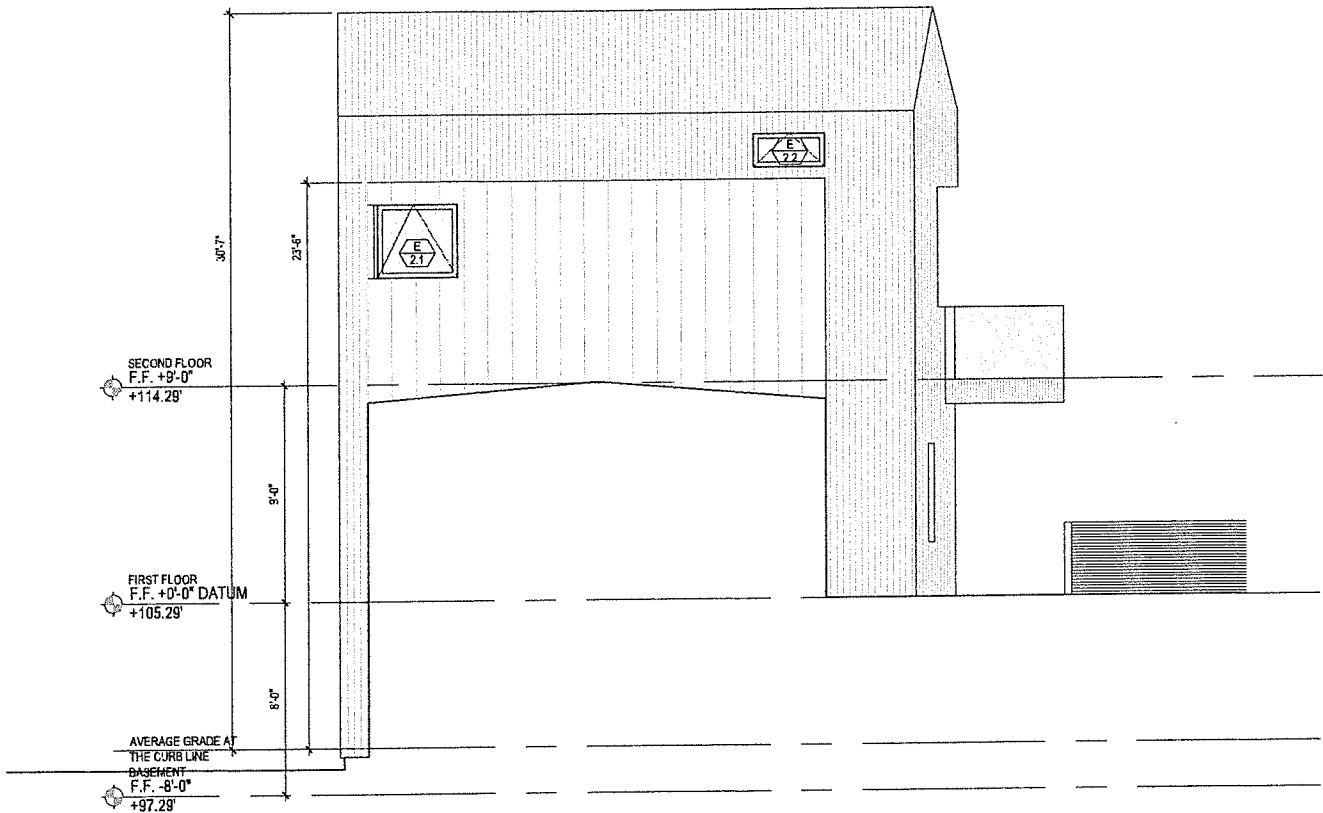
100% SCHEDULE DESIGN 16 SEPT 2021

ELEVATIONS

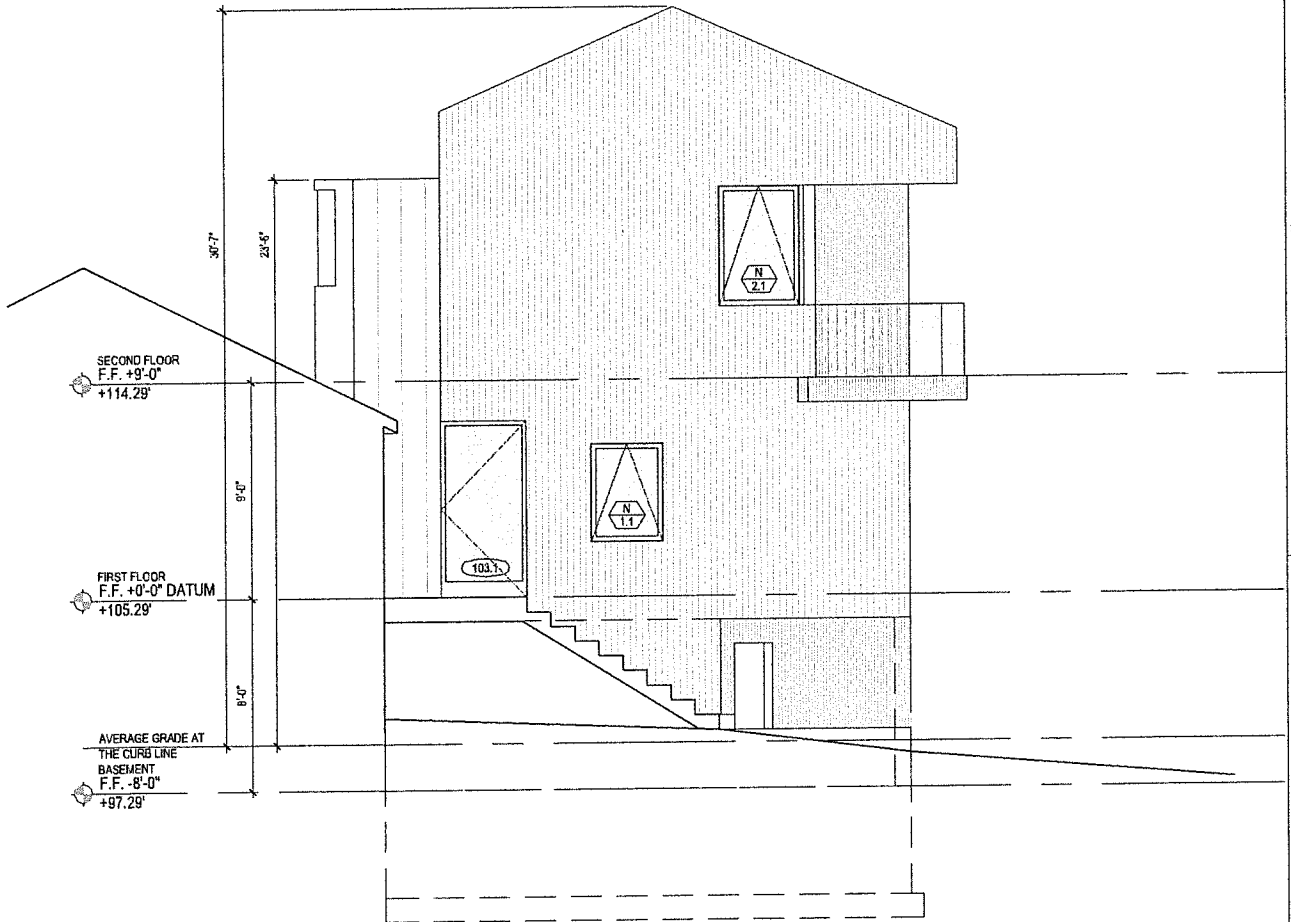
SCALE

DRAWING NUMBER

A-3.6



2 EAST ELEVATION
SCALE: 1/4"=1'-0"



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



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: 11/5/2021
RE: Docket 3679 – 31 Melvin Road; Special Permit under Zoning Bylaw Section 5-18
(Districts & Uses)

The applicants, Brian and Elizabeth Kelder, seek a Special Permit in accordance with Section 5-18 (Districts & Uses) of the Zoning Bylaw. The applicants seek to construct a two-story large addition to the rear of an existing structure. The proposal would result in an increase in square footage from 1,161 to 2,107 square feet (+946 square feet). Lot coverage would increase from 17% to 23.5% (+6.5%).

The existing structure is in the R1 zoning district and conforms with the dimensional requirements of the Zoning Bylaw. The proposed addition would not create any new nonconformities. The following is an application of the Special Permit criteria (Zoning Bylaw Section 3.3.3):

Criterion #1: Requested Use

The requested use is permitted through a Special Permit in the R1 zoning district.

Criterion #2: Public Convenience/Welfare

This 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

The Engineering Division should review the application's stormwater analysis report to determine whether the addition will increase the surface water runoff rate relative to the predevelopment runoff rate, as per Article 15 of the Town Bylaw.

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

The addition will expand the footprint of the structure approximately 23.5 feet into the rear yard of the property; the visual impact of the addition when viewed from the street will be minimal. The location of existing trees in the rear yard is unclear from the application and aerial imagery, however the applicant may need to receive approval of a

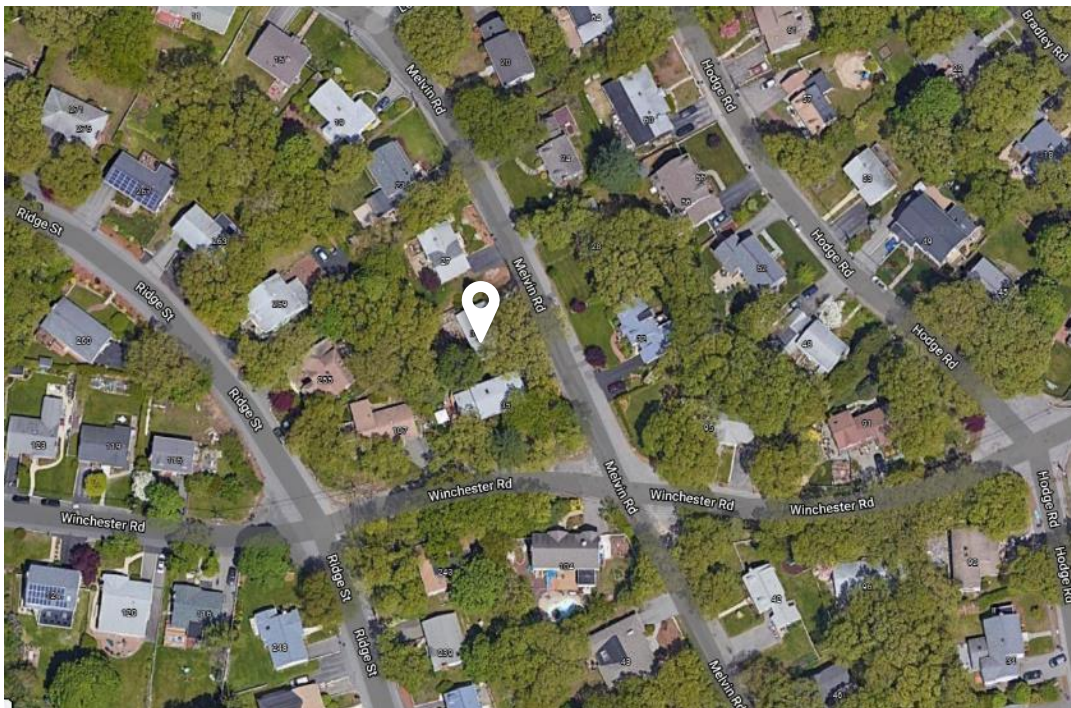
Tree Plan from the Tree Warden prior to commencing work on the property per Article 16 of the Town Bylaw.

The property is located between two two-story homes on Melvin Street, and the location of the proposed addition is both consistent with additions that have been made to other homes in the neighborhood, including the immediately adjacent homes, and designed to have a minimal impact on the overall massing of the structure visible from the street.¹ The addition is designed to be distinct from the style of the existing structure, and while the Residential Design Guidelines encourage consistent additions and renovations that match the style of the existing house, they also state that “a well-designed contemporary-style side or rear addition can complement the proportions of the main house”.² This proposal does not threaten neighborhood character, nor is it detrimental to health, morals, or welfare.

Criterion #7: Detrimental Excess in Particular Use

There would not be any detrimental excesses.

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



¹ Residential Design Guidelines, Principles A-1, A-2, and B-3
<https://www.arlingtonma.gov/home/showpublisheddocument?id=54518>

² Residential Design Guidelines, Principle B-1, pg. 26:
<https://www.arlingtonma.gov/home/showpublisheddocument?id=54518>



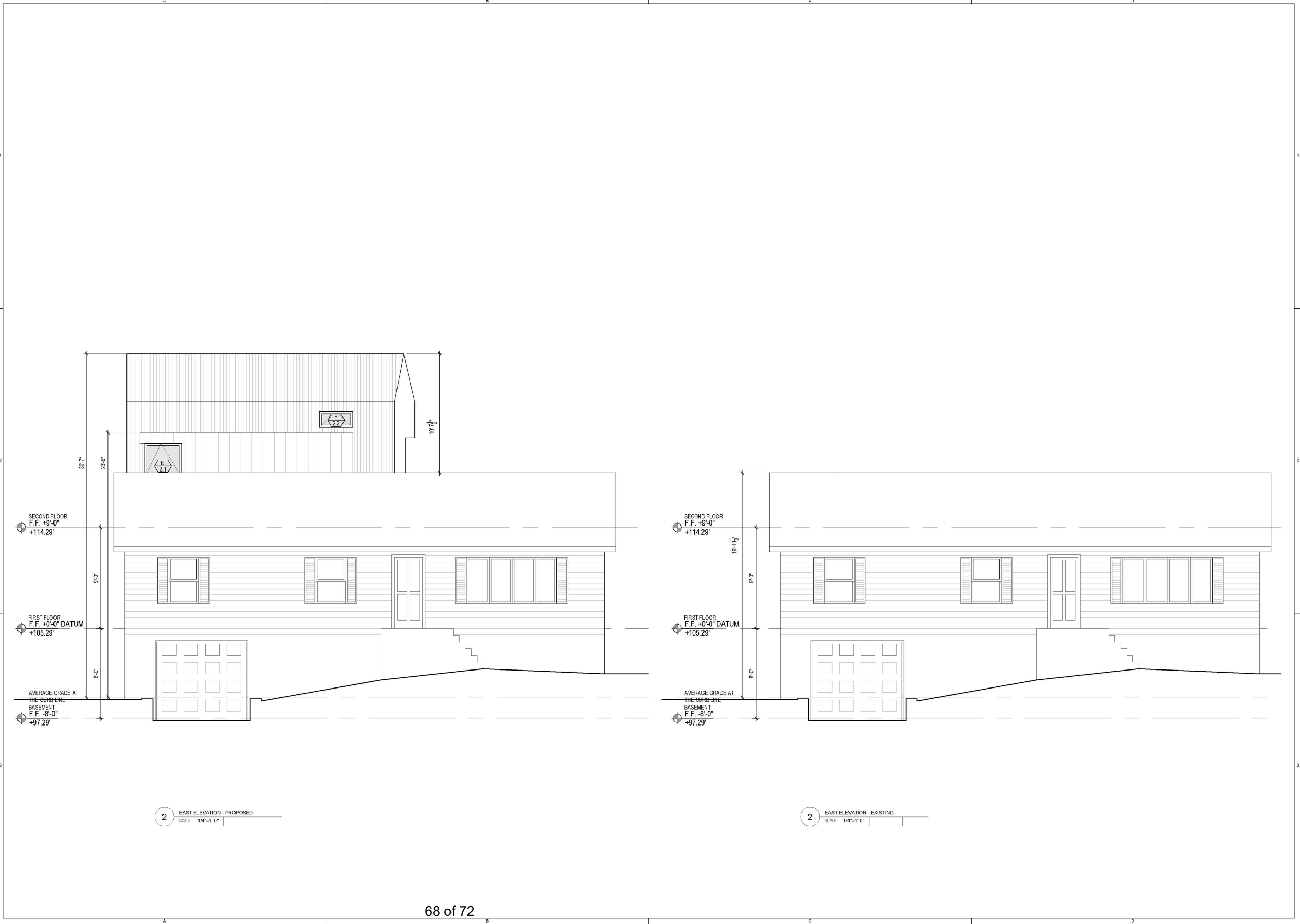
Recommendation:

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

Related Dockets:

- #3611: 27 Melvin Rd – Applicant sought a special permit to create a large addition of 1,190 square feet in the rear and side yard of a property in the R1 district. Approved on 1/28/20.
- #3614: 20 Beacon St – Applicant sought a special permit to create a large addition of 1,896 square feet to their single-family home in an R2 district, citing a desire to remain in their property instead of moving away from Arlington. Approved on 1/28/20.
- #3603: 34 Governor Rd – Applicants sought a special permit to create a large addition of 1,575 square feet to their single-family home, citing a desire to accommodate a growing family and love for the neighborhood. Approved on 9/27/19.

Kelder Residence
Zoning Board of Appeals Review
Updated East Elevation + Street Views
31 MELVIN ROAD, ARLINGTON MA 02474



Existing Condition
Melvin Road Street View
Northeast Corner

Eye level approx. +104 elevation



Proposed Addition
Melvin Road Street View
Northeast Corner

Eye level approx. +104 elevation



Existing Condition

Melvin Road Street View
Midpoint of Site

Eye level approx. +104.3 elevation



Proposed Addition
Melvin Road Street View
Midpoint of Site

Eye level approx. +104.3 elevation

