



Arlington Zoning Board of Appeals

Date: Tuesday, November 26, 2024
Time: 7:30 PM
Location: Conducted by Remote Participation
Additional Details:

Agenda Items

Administrative Items

1. **Conducted by Remote Participation**

Reference materials will be linked to the agenda at least 48 hours prior to the meeting. Per Board Rules and Regulations, public comments will be accepted during the public comment period during each public hearing. Written comments may be provided by email to ZBA@town.arlington.ma.us sent at least 48 hours prior to the start of the meeting.

Register in advance for this meeting: <https://town-arlington-ma-us.zoom.us/meeting/register/tZlqcuyuqDsqEtJLZgACsyqm-AD8ghTMwcGY>

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

Notice to the Public on meeting privacy In the interests of preventing abuse of videoconferencing technology, all participants, including members of the public, wishing to engage via the Zoom App must register for each meeting and will need to follow multi-step authentication protocols. Please allow additional time to join the meeting. Further, members of the public who wish to participate without providing their name may still do so by telephone using the dial-in information provided above. Learn more about the ZBA at the [ZBA website](#).

Hearings

2. **#3826 4 Intervale Road**
<https://arlingtonma.portal.opengov.com/records/206559>
3. **#3827 247 Wachusett Avenue**
<https://arlingtonma.portal.opengov.com/records/206497>
4. **#3825 15 West Street**
<https://arlingtonma.portal.opengov.com/records/206439>

Meeting Adjourn



Town of Arlington, Massachusetts

Conducted by Remote Participation

Summary:

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Learn more about the ZBA at [the ZBA website](#).



Town of Arlington, Massachusetts

#3826 4 Intervale Road

Summary:

<https://arlingtonma.portal.opengov.com/records/206559>

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	3836__4_Intervale_Rd_Legal_Ad.pdf	3836 4 Intervale Rd Legal Ad
▢ Reference Material	3826_4_Intervale_Rd_Application_SP-24-29.pdf	3826 4 Intervale Rd Application SP-24-29
▢ Reference Material	3826_4_Intervale_Rd_drawings.pdf	3826 4 Intervale Rd drawings
▢ Reference Material	3826_4_Intervale_Rd_Abutter_List.pdf	3826 4 Intervale Rd Abutter List
▢ Reference Material	3826_4_Intervale_Rd_Abutter_Map.pdf	3826 4 Intervale Rd Abutter Map



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 3.2.2 of the Zoning Bylaws that there has been filed, by **Victor C Martins**, on October 16, 2024, a petition seeking to alter their property located at **4 Intervale Road - Block Plan 075.0-0004-0001.0**. Said petition would require a **Special Permit** under **5.4.2(B)(6)** and **5.10.2** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on November 26, 2024, as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:** <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar> and choose the date of the meeting you wish to attend. **For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at** <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

DOCKET NO 3826

Christian Klein, RA, Chair
Zoning Board of Appeals

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



SP-24-29

Special Use Permit
Application (ZBA)

Status: Active
Submitted On: 10/16/2024

Primary Location

4 INTERVALE RD
Arlington, MA 02474

Owner

MARTINS VICTOR C
INTERVALE RD 4 ARLINGTON, MA
02474

Applicant

Victor MARTINS
 781-789-7038
 platinumdoor@gmail.com
 4 Intervale Road
Arlington, MA 02474

Special Permit Criteria

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

I am doing an addition with an adu as well as more living space in the dining room and a master bathroom. The square footage will exceed 750sqft.

Bylaws 5.10.2 and 5.4.2B(6)

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

I'm taking in my elderly parents and eventually my inlaws which is why we need the extra space.

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

Both my parents and in-laws are retired and don't drive much. The neighborhood is quiet and perfect from them to walk around safely.

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.*

They use the same amount of water if they moved else where in Arlington. As they are elderly, having them close is important.

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.*

We are building the adu not for financial gain but to take care of our elders.

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.*

We will be the second adu in the neighborhood. This project adds value to all homes surrounding us. The neighbors are happy to have both my parents and my inlaws join the neighborhood. My father-in-law is a staple of youth sports in Arlington as he helps with both flag football and baseball. Everybody loves Fred!

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

This will provide a place for both my parents and in laws to age surrounded by people that love them. We have no plans to air bnb or rent as this as it is our family home.

Dimensional and Parking Information

Present Use/Occupancy *

Single family

Proposed Use/Occupancy *


Single family

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*	Proposed Gross Floor Area (Sq. Ft.)*
2385	3600
Existing Lot Size (Sq. Ft.)*	Proposed Lot Size (Sq. Ft.)* 
7785	7785
Minimum Lot Size required by Zoning*	Existing Frontage (ft.)*
6000	119.59
Proposed Frontage (ft.)*	Minimum Frontage required by Zoning*
119.59	60
Existing Floor Area Ratio*	Proposed Floor Area Ratio*
30	0
Max. Floor Area Ratio required by Zoning*	Existing Lot Coverage (%)*
35	22.2
Proposed Lot Coverage (%)*	Max. Lot Coverage required by Zoning*
24.9	35
Existing Lot Area per Dwelling Unit (Sq. Ft.)*	Proposed Lot Area per Dwelling Unit (Sq. Ft.)*
7785	7785
Minimum Lot Area per Dwelling Unit required by Zoning*	Existing Front Yard Depth (ft.)*
6000	20

Proposed Front Yard Depth (ft.)*		Minimum Front Yard Depth required by Zoning*
20		25
Existing SECOND Front Yard Depth (ft.)* ?		Proposed SECOND Front Yard Depth (ft.)* ?
23		23
Minimum SECOND Front Yard Depth required by Zoning*	? ?	Existing Left Side Yard Depth (ft.)* ?
22		0
Proposed Left Side Yard Depth (ft.)* ?		Minimum Left Side Yard Depth required by Zoning* ?
0		0
Existing Right Side Yard Depth (ft.)* ?		Proposed Right Side Yard Depth (ft.)* ?
20		24
Minimum Right Side Yard Depth required by Zoning*	? ?	Existing Rear Yard Depth (ft.)*
10		6
Proposed Rear Yard Depth (ft.)*		Minimum Rear Yard Depth required by Zoning*
10.9		10
Existing Height (stories)		Proposed Height (stories)*
2		2
Maximum Height (stories) required by Zoning*		Existing Height (ft.)*
2.5		35

Proposed Height (ft.)*	Maximum Height (ft.) required by Zoning*
35	35

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

Existing Landscaped Open Space (Sq. Ft.)*	Proposed Landscaped Open Space (Sq. Ft.)*
6633	6633

Existing Landscaped Open Space (% of GFA)*	Proposed Landscaped Open Space (% of GFA)*
63	56.4

Minimum Landscaped Open Space (% of GFA) required by Zoning*	Existing Usable Open Space (Sq. Ft.)*
10	1150

Proposed Usable Open Space (Sq. Ft.)*	Existing Usable Open Space (% of GFA)* 
1354	22.2

Proposed Usable Open Space (% of GFA)* 	Minimum Usable Open Space required by Zoning*
24.9	30

Existing Number of Parking Spaces*	Proposed Number of Parking Spaces*
6	6

Minimum Number of Parking Spaces required by Zoning*	Existing Parking area setbacks
1	—

Proposed Parking area setbacks *

0

Minimum Parking Area Setbacks required by Zoning*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

0

Proposed Slope of proposed roof(s) (in. per ft.)*

0

Minimum Slope of Proposed Roof(s) required by Zoning*

0

Existing type of construction*

colonial frame

Proposed type of construction*

colonial frame

Open Space Information

Existing Total Lot Area*

7785

Proposed Total Lot Area*

7785

Existing Open Space, Usable*

63

Proposed Open Space, Usable*

60.4

Existing Open Space, Landscaped*

63

Proposed Open Space, Landscaped*

60.4

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area	Accessory Building, Proposed Gross Floor Area
0	784
Basement or Cellar, Existing Gross Floor Area ?	Basement or Cellar, Proposed Gross Floor Area
585	—
1st Floor, Existing Gross Floor Area	1st Floor, Proposed Gross Floor Area
1000	1200
2nd Floor, Existing Gross Floor Area	2nd Floor, Proposed Gross Floor Area
800	1000
3rd Floor, Existing Gross Floor Area	3rd Floor, Proposed Gross Floor Area
0	0
4th Floor, Existing Gross Floor Area	4th Floor, Proposed Gross Floor Area
0	0
5th Floor, Existing Gross Floor Area	5th Floor, Proposed Gross Floor Area
0	0
Attic, Existing Gross Floor Area ?	Attic, Proposed Gross Floor Area
0	0
Parking Garages, Existing Gross Floor Area ?	Parking Garages, Proposed Gross Floor Area
—	784


All weather habitable porches and balconies, Existing
Gross Floor Area

0

All weather habitable porches and balconies,
Proposed Gross Floor Area

0

Total Existing Gross Floor Area

2385 

Total Proposed Gross Floor Area

3768 

APPLICANT DECLARATION (Arlington Residential Design Guidelines)


By entering my name below, I hereby attest that I have reviewed the following:

- Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*

Applicant's Signature*

 Victor Martins
Oct 16, 2024

ZBA Admin Detail Entry

 Meeting Date*

11/26/2024

 Advertisement Dates* 

11/7 & 11/14 2024

 Docket Number*

3826

 OpenGov Permit #*

B -24-989

Attachments



4 INTERVALE RD ARLINGTON 28x28.pdf

4 INTERVALE RD ARLINGTON 28x28.pdf

Uploaded by Victor MARTINS on Oct 16, 2024 at 1:06 PM



4 Intervale Revised.pdf

4 Intervale Revised.pdf

Uploaded by Victor MARTINS on Nov 7, 2024 at 8:36 AM



Supporting Documentation [worksheet and drawings]

REQUIRED

4 INTERVALE ROAD ARLINGTON MA.pdf

Uploaded by Victor MARTINS on Oct 16, 2024 at 1:06 PM

History

Date	Activity
11/7/2024, 8:36:45 AM	Victor MARTINS added file 4 Intervale Revised.pdf to Record SP-24-29
10/31/2024, 10:22:34 AM	Colleen Ralston changed form field entry Maximum Height (ft.) required by Zoning from "33" to "35" on Record SP-24-29
10/31/2024, 10:21:50 AM	Colleen Ralston submitted a Change Request on Record SP-24-29
10/31/2024, 10:19:16 AM	Colleen Ralston changed form field entry Minimum SECOND Front Yard Depth required by Zoning from "17" to "22" on Record SP-24-29
10/31/2024, 10:19:16 AM	Colleen Ralston changed form field entry Minimum Number of Parking Spaces required by Zoning from "0" to "1" on Record SP-24-29
10/31/2024, 10:19:16 AM	Colleen Ralston changed form field entry Minimum Usable Open Space required by Zoning from "0" to "30" on Record SP-24-29
10/31/2024, 10:19:16 AM	Colleen Ralston changed form field entry Maximum Height (stories) required by Zoning from "0" to "2.5" on Record SP-24-29
10/31/2024, 10:19:16 AM	Colleen Ralston changed form field entry Minimum Front Yard Depth required by Zoning from "16" to "25" on Record SP-24-29
10/31/2024, 10:19:16 AM	Colleen Ralston changed form field entry Proposed Height (stories) from "1" to "2" on Record SP-24-29

Date	Activity
10/31/2024, 10:19:16 AM	Colleen Ralston changed form field entry Proposed Rear Yard Depth (ft.) from "8" to "10.9" on Record SP-24-29
10/31/2024, 10:02:26 AM	Colleen Ralston changed form field entry Minimum SECOND Front Yard Depth required by Zoning from "" to "17" on Record SP-24-29
10/31/2024, 10:02:26 AM	Colleen Ralston changed form field entry Existing SECOND Front Yard Depth (ft.) from "21" to "23" on Record SP-24-29
10/31/2024, 10:02:26 AM	Colleen Ralston changed form field entry Minimum Right Side Yard Depth required by Zoning from "0" to "10" on Record SP-24-29
10/31/2024, 10:02:26 AM	Colleen Ralston changed form field entry Minimum Lot Area per Dwelling Unit required by Zoning from "0" to "6000" on Record SP-24-29
10/31/2024, 10:02:26 AM	Colleen Ralston changed form field entry Max. Floor Area Ratio required by Zoning from "306" to "35" on Record SP-24-29
10/31/2024, 10:02:26 AM	Colleen Ralston changed form field entry Minimum Lot Size required by Zoning from "5000" to "6000" on Record SP-24-29
10/31/2024, 10:02:26 AM	Colleen Ralston changed form field entry Proposed Lot Size (Sq. Ft.) from "7781" to "7785" on Record SP-24-29
10/31/2024, 10:02:26 AM	Colleen Ralston changed form field entry Proposed Use/Occupancy from "Single family/adu attached" to "Single family" on Record SP-24-29
10/31/2024, 9:55:24 AM	Colleen Ralston changed form field entry Proposed Number of Dwelling Units from "2" to "1" on Record SP-24-29
10/31/2024, 9:50:53 AM	Colleen Ralston changed form field entry Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. ***Please LIST BYLAW(S)*** from "I am doing an addition with an adu as well as more living space in the dining room and a master b..." to "I am doing an addition with an adu as well as more living sp..." on Record SP-24-29
10/28/2024, 3:37:06 PM	Colleen Ralston changed form field entry Meeting Date from "" to "11/26/2024" on Record SP-24-29
10/28/2024, 3:37:06 PM	Colleen Ralston changed form field entry OpenGov Permit # from "" to "B-24-989" on Record SP-24-29
10/28/2024, 3:37:06 PM	Colleen Ralston changed form field entry Docket Number from "" to "3826" on Record SP-24-29
10/28/2024, 3:37:06 PM	Colleen Ralston changed form field entry Advertisement Dates from "" to "11/7 & 11/14 2024" on Record SP-24-29
10/24/2024, 3:48:42 PM	Colleen Ralston changed the deadline to Oct 30, 2024 on approval step Building Inspector Review on Record SP-24-29
10/18/2024, 9:45:55 AM	OpenGov system altered approval step Building Inspector Review, changed status from Inactive to Active on Record SP-24-29

Date	Activity
10/18/2024, 9:45:54 AM	Colleen Ralston approved approval step Zoning Administrator Review on Record SP-24-29
10/16/2024, 2:12:47 PM	Janmarie Ault assigned approval step Building Inspector Review from to Michael Ciampa on Record SP-24-29
10/16/2024, 1:07:17 PM	OpenGov system assigned approval step Zoning Administrator Review from to Colleen Ralston on Record SP-24-29
10/16/2024, 1:07:17 PM	OpenGov system altered approval step Zoning Administrator Review, changed status from Inactive to Active on Record SP-24-29
10/16/2024, 1:07:16 PM	Victor MARTINS submitted Record SP-24-29
10/16/2024, 1:06:48 PM	Victor MARTINS added file 4 INTERVALE RD ARLINGTON 28x28.pdf
10/16/2024, 1:06:33 PM	Victor MARTINS added file 4 INTERVALE ROAD ARLINGTON MA.pdf
10/16/2024, 10:56:28 AM	Victor MARTINS started a draft Record

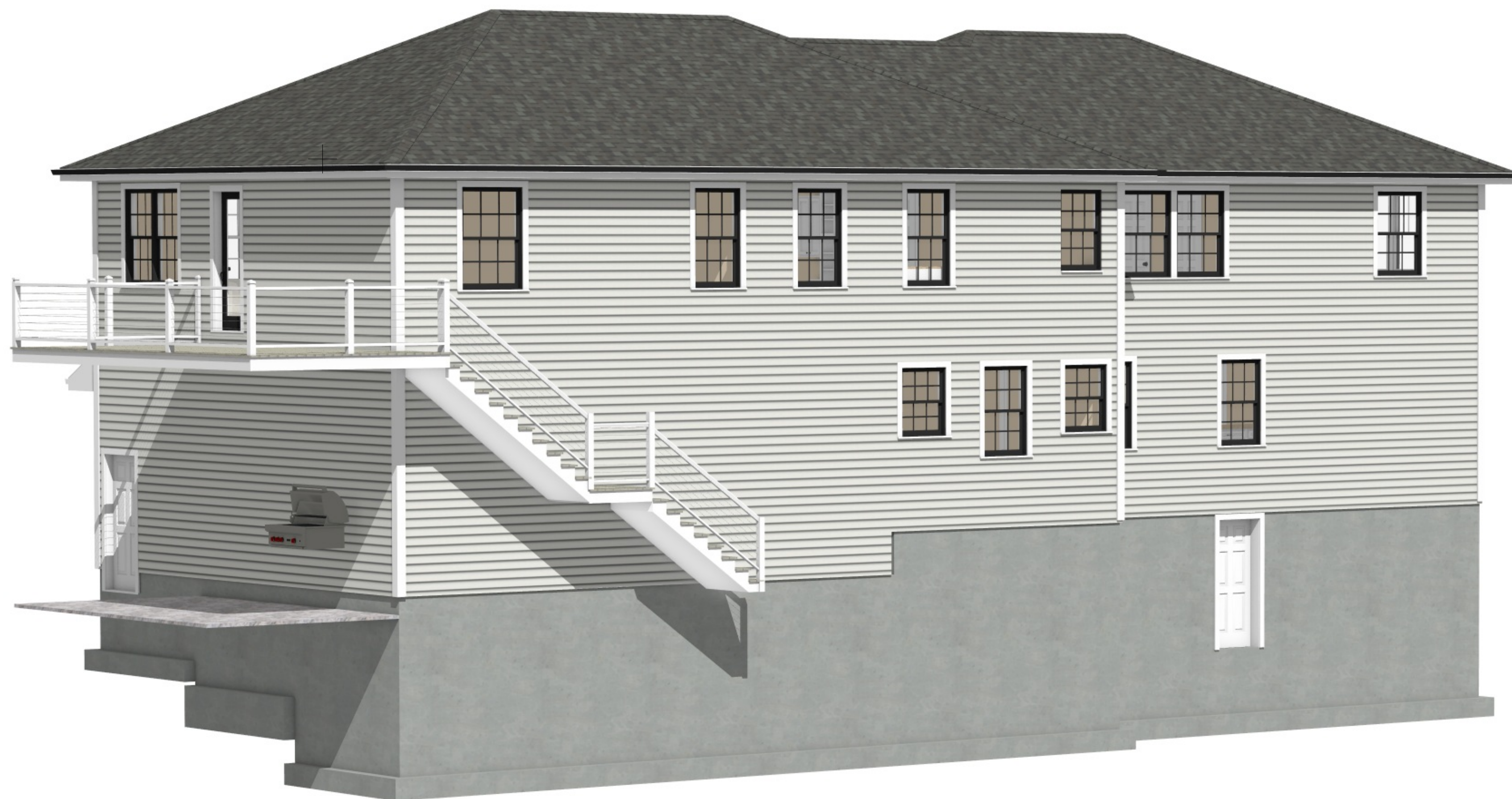
Timeline

Label	Activated	Completed	Assignee	Due Date	Status
✓ Zoning Administrator Review	10/16/2024, 1:07:17 PM	10/18/2024, 9:45:54 AM	Colleen Ralston	-	Completed
✓ Building Inspector Review	10/18/2024, 9:45:54 AM	-	Michael Ciampa	10/30/2024	Active
💰 Application Fee	-	-	Victor MARTINS	-	Inactive
✓ Create Docket Number	-	-	-	-	Inactive
✓ Create Legal Notice	-	-	-	-	Inactive
✓ Legal Notice Stamped by Town Clerk	-	-	-	-	Inactive

Label	Activated	Completed	Assignee	Due Date	Status
✓ Request abutters list from Assessors	-	-	-	-	Inactive
✓ Send Legal Notice to Newspaper	-	-	-	-	Inactive
✓ Send Legal Notice to Abutters	-	-	-	-	Inactive
✓ Create Docket Folder (Z Drive)	-	-	-	-	Inactive
✓ Share with Planning	-	-	-	-	Inactive
✓ Create Item in Novus Agenda (add documents)	-	-	-	-	Inactive
✓ Add Item to Meeting Agenda	-	-	-	-	Inactive
✓ Building Inspector letter to Novus Agenda	-	-	-	-	Inactive
✓ Create Meeting for Town Calendar	-	-	-	-	Inactive
✓ Add Draft decision to the Meeting Agenda	-	-	-	-	Inactive
✓ Approved Decisions send to Docusign	-	-	-	-	Inactive

Label	Activated	Completed	Assignee	Due Date	Status
✓ Completed Decisions to the Town Clerk for Date Stamp	-	-	-	-	Inactive
✓ Completed Decisions with Date Stamp add to the Docket Folder	-	-	-	-	Inactive
✓ Permit Issued 20 days after decision (signed and stamped)*	-	-	-	-	Inactive

MARTINS RESIDENCE
 4 INTERVALE ROAD
 ARLINGTON MA



LAYOUT PAGE TABLE	
LABEL	TITLE
COVER PAGE	
A 0	FOUNDATION PLAN
A 1	FIRST FLOOR PLAN
A 2	SECOND FLOOR PLAN
A 3	ROOF PLAN
A 4	FRONT & REAR ELEVATIONS
A 5	LEFT & RIGHT SIDE ELEVATIONS
A 6	CROSS SECTION A
A 7	CROSS SECTION B
A 8	CROSS SECTION C
S 0	FOUNDATION PLAN
S 1	FIRST FLOOR FRAMING
S 2	SECOND FLOOR FRAMING
S 3	ROOF FRAMING

COLONIAL HOME DESIGN
 1 DUTCHMAN LANE, WESTFORD, MA
 978-692-0006
 www.ColonialHomeDesign.com

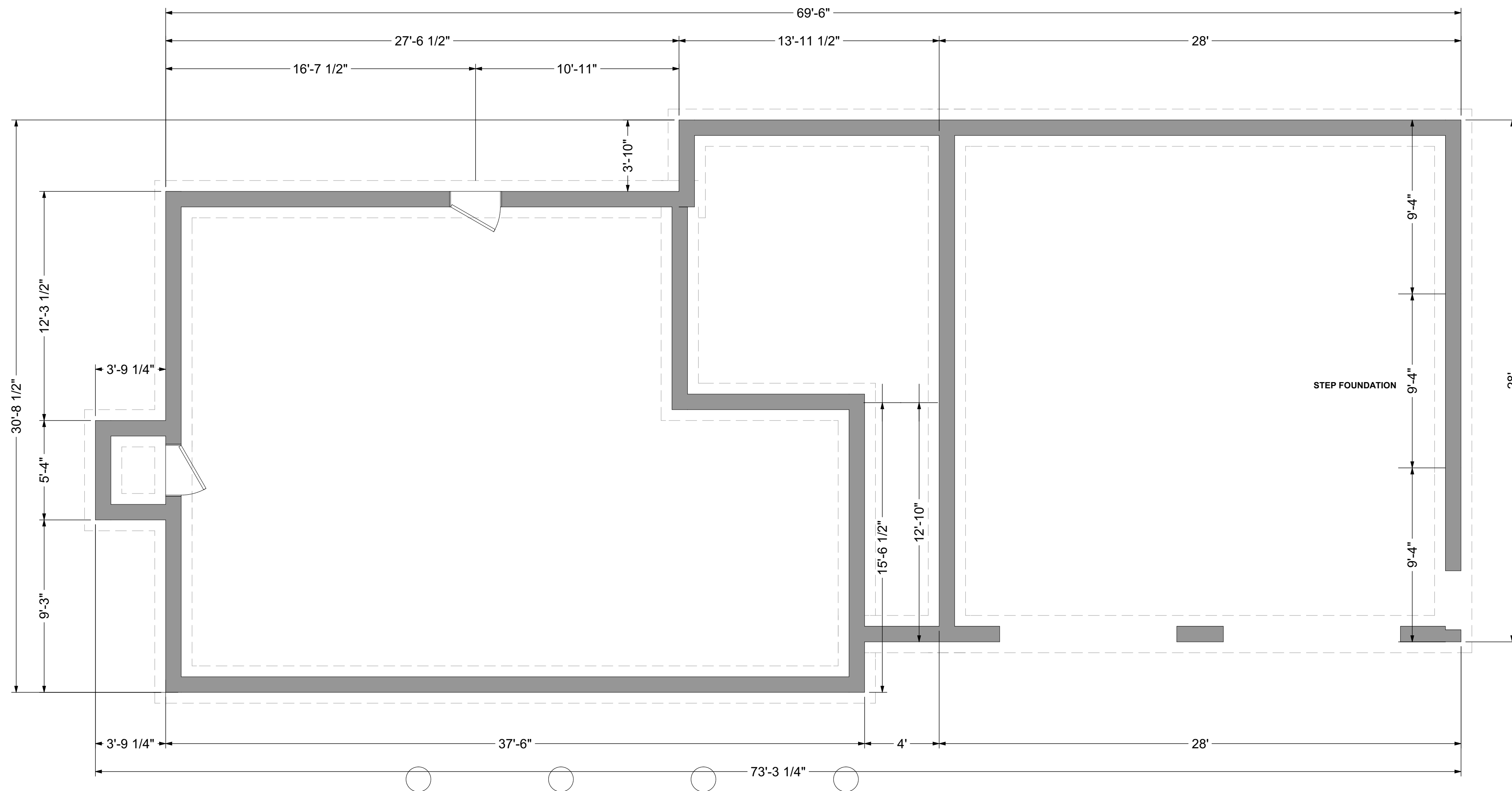
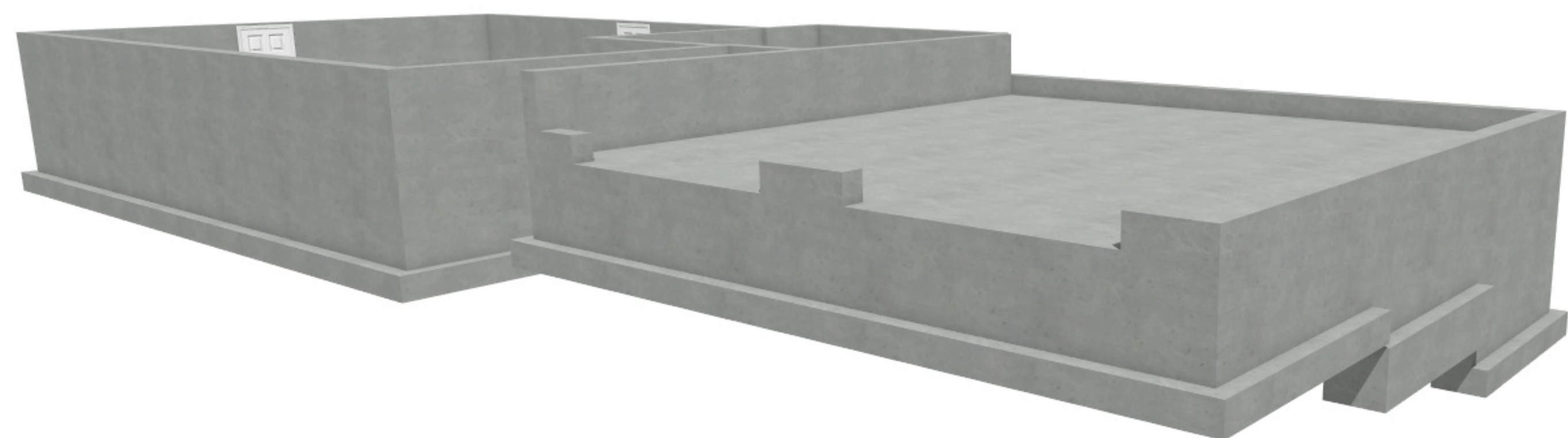
REV/SIONS	BY	DATE

MARTINS RESIDENCE
 4 INTERVALE ROAD
 ARLINGTON MA

FRONT & REAR RENDERINGS

DATE:
 10/15/2024

SHEET:
 COVER



FOUNDATION PLAN

FOUNDATION PLAN

DATE:
10/15/2024

SCALE:
1/4" = 1'

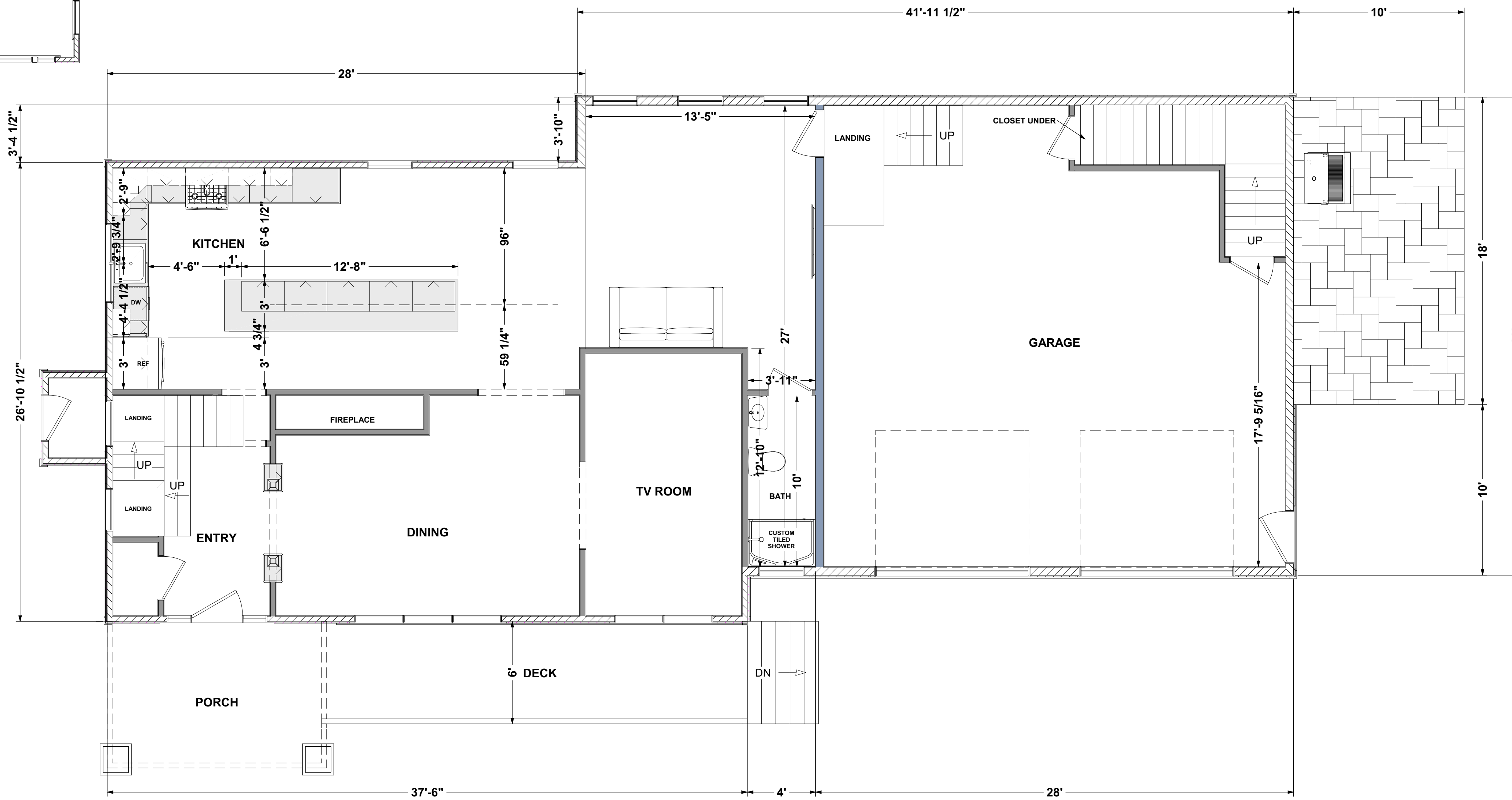
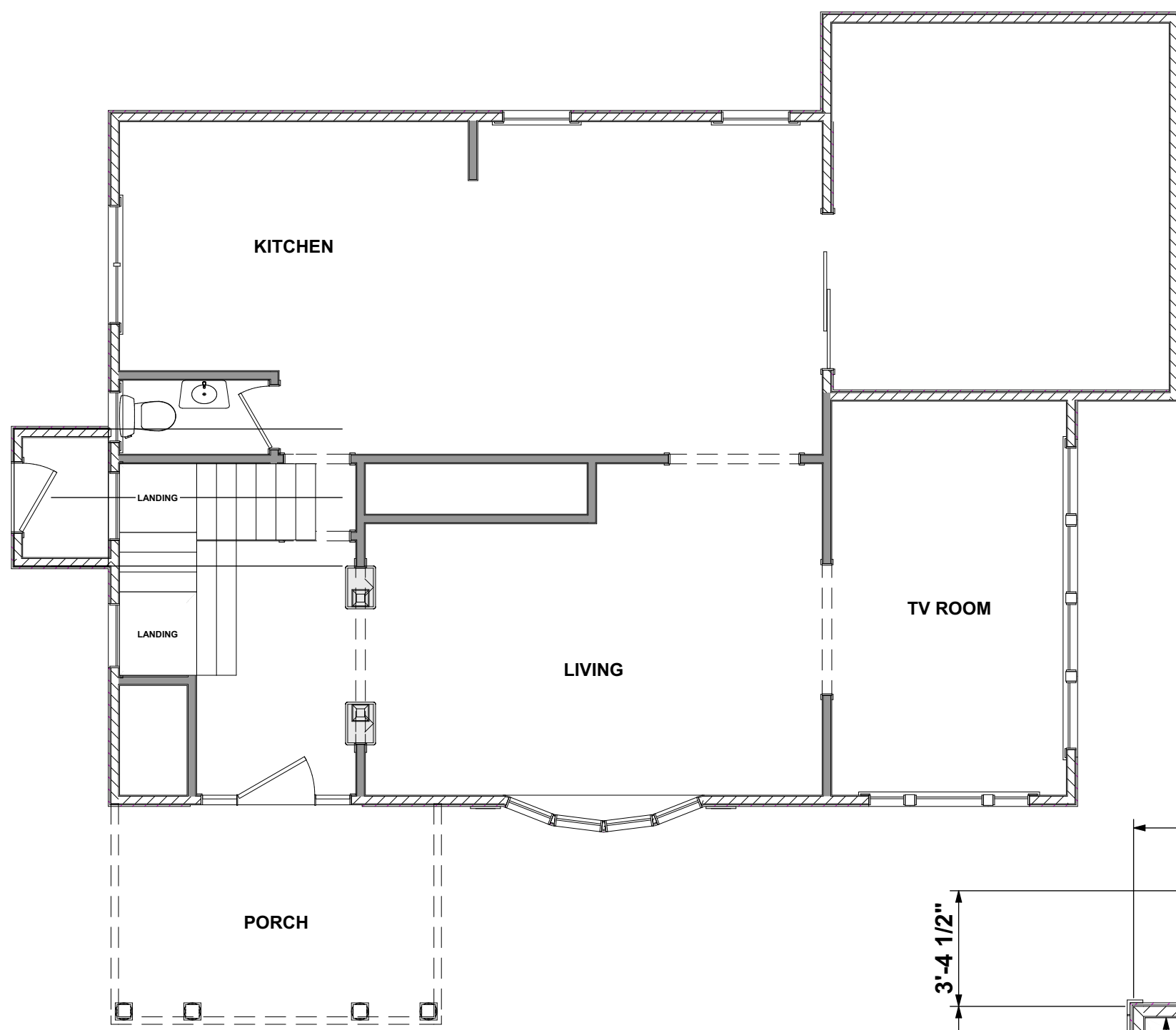
SHEET:

A 0

MARTINS RESIDENCE
4 INTERVALE ROAD
ARLINGTON MA

DRAWINGS: ED BUCKINGHAM
REVISIONS

NO.	DESCRIPTION	BY	DATE



FIRST FLOOR PLAN

REV/SIONS	BY	DATE

MARTINS RESIDENCE
 4 INTERVALE ROAD
 ARLINGTON MA

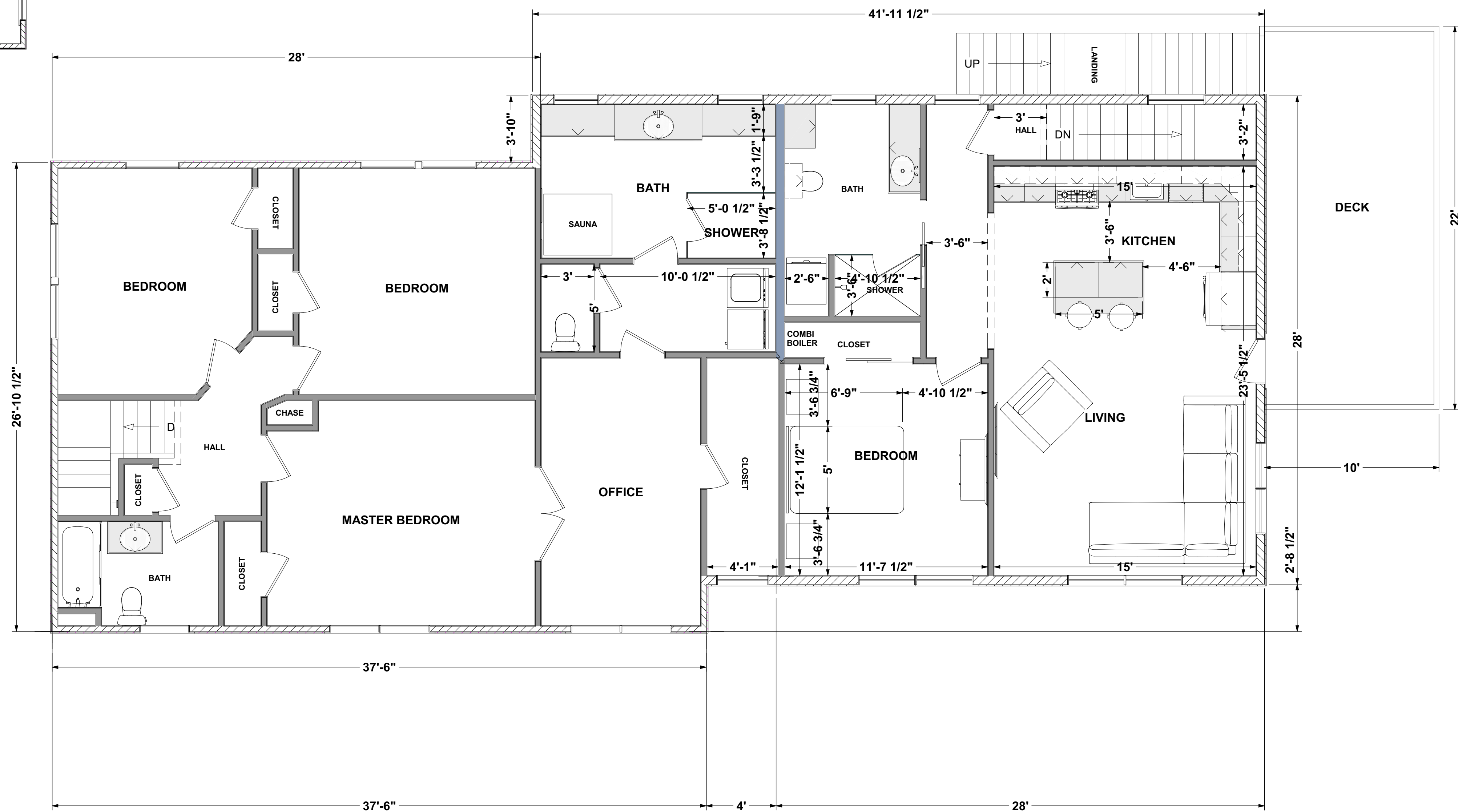
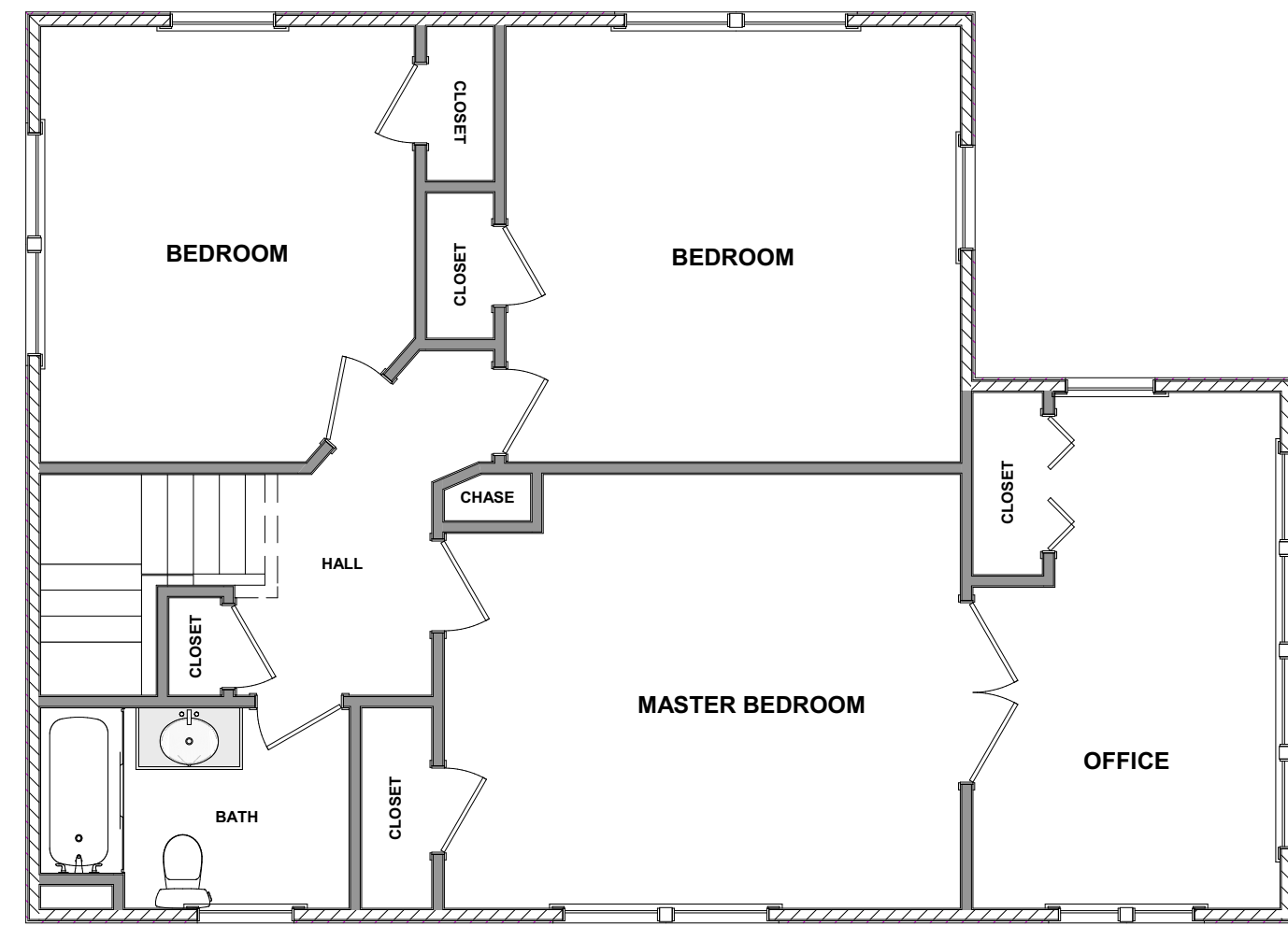
FIRST FLOOR PLAN

DATE:
10/15/2024

SCALE:
1/4" = 1'

SHEET:

A 1



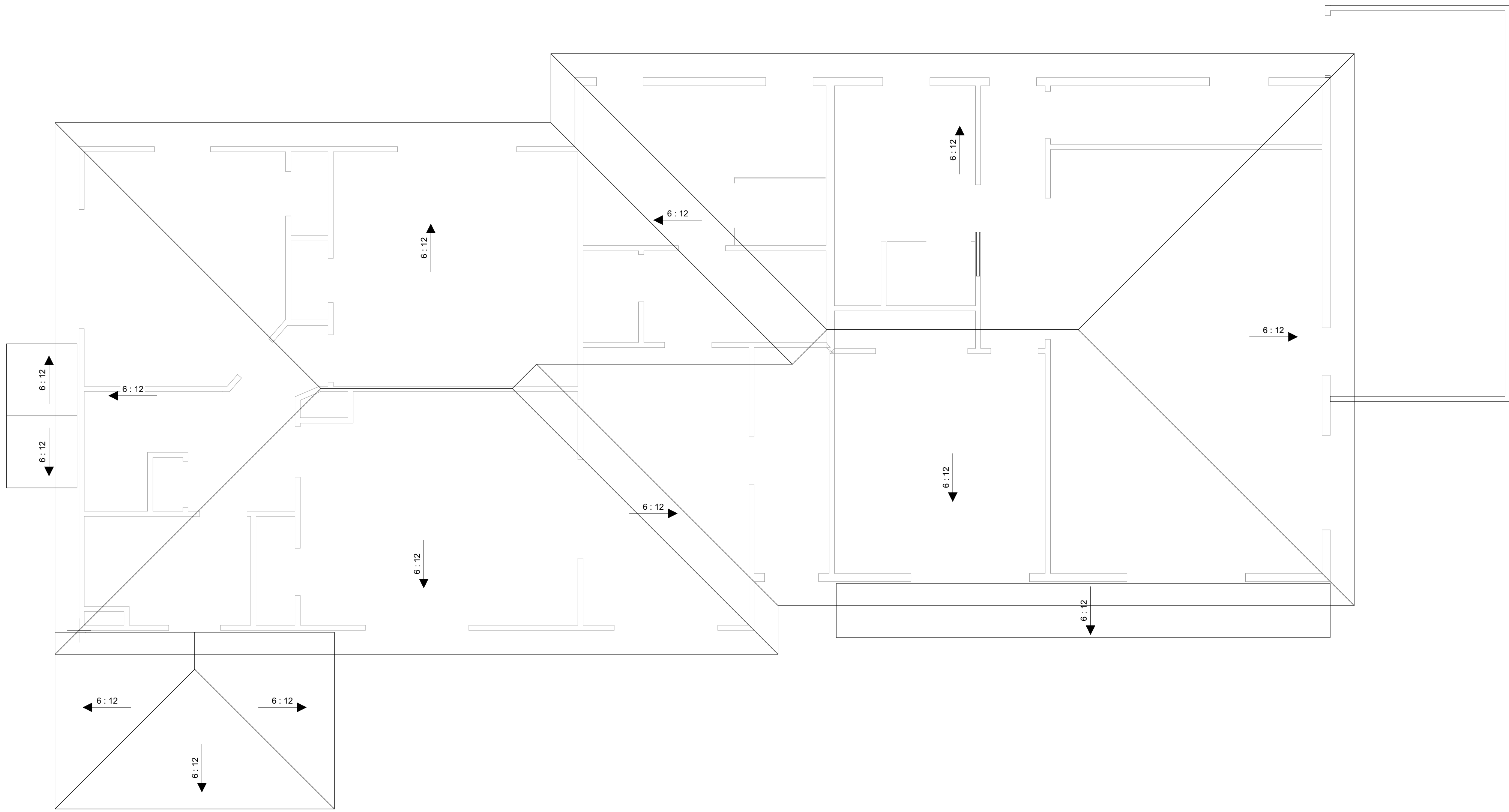
SECOND FLOOR PLAN

REVISONS	BY	DATE

MARTINS RESIDENCE
 4 INTERVALE ROAD
 ARLINGTON MA

SECOND FLOOR PLAN

DATE:	10/15/2024
SCALE:	1/4" = 1'
SHEET:	A 2



ROOF PLAN

ROOF PLAN

DATE:
10/15/2024

SCALE:
1/4" = 1'

SHEET:

A 3

MARTINS RESIDENCE
4 INTERVALE ROAD
ARLINGTON MA

DRAWINGS: ED BUCKINGHAM
REVISIONS

REVISIONS	BY	DATE



FRONT & REAR ELEVATIONS

DRAWINGS: ED BUCKINGHAM

REVISIONS	BY	DATE

MARTINS RESIDENCE
 4 INTERVALE ROAD
 ARLINGTON MA

FRONT & REAR ELEVATIONS

DATE:
10/15/2024

SCALE:
1/4" = 1'

SHEET:
A 4



LEFT & RIGHT SIDE ELEVATIONS

REV/SIONS	BY	DATE

MARTINS RESIDENCE
 4 INTERVALE ROAD
 ARLINGTON MA

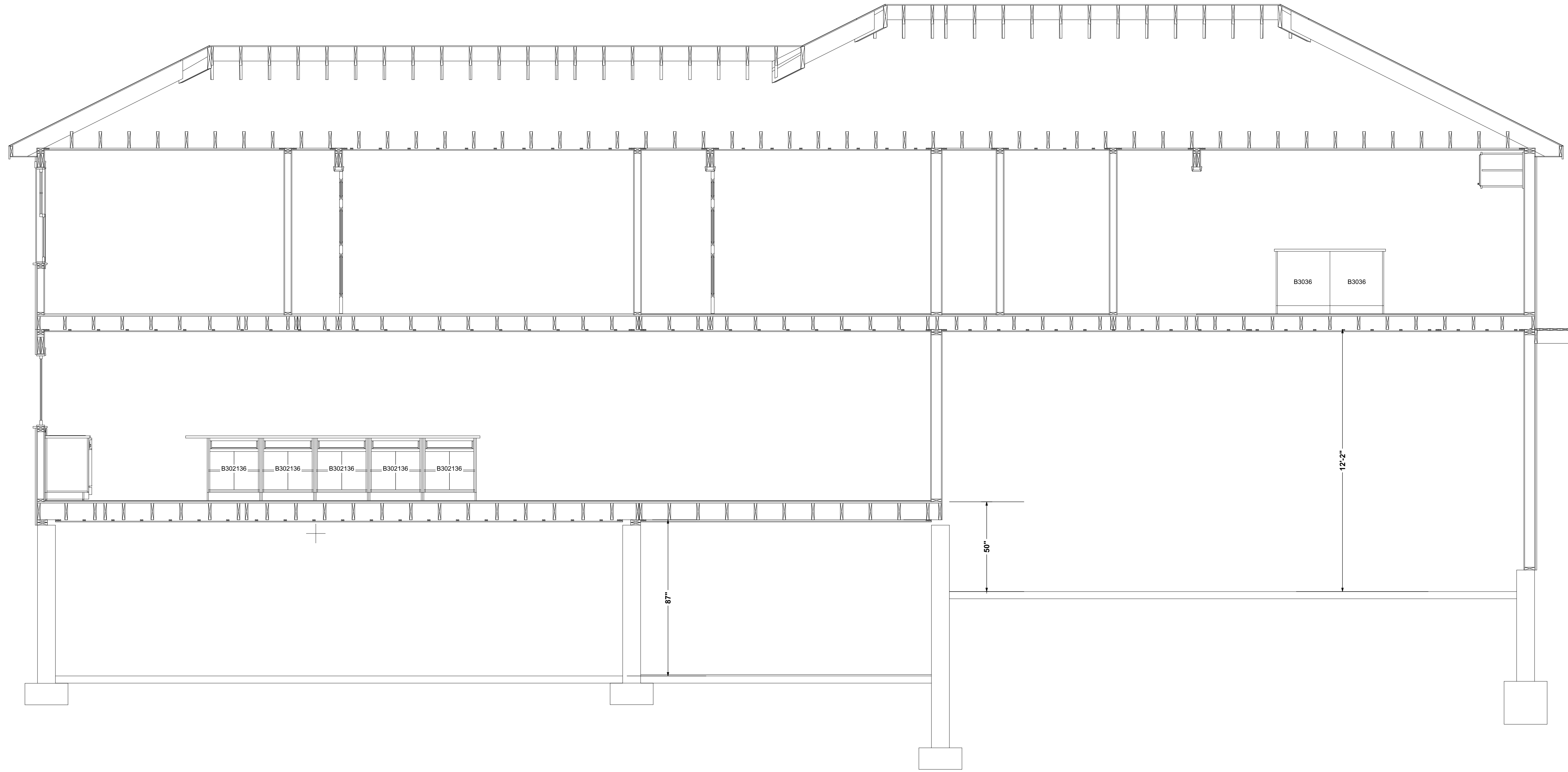
LEFT & RIGHT SIDE ELEVATIONS

DATE:
10/15/2024

SCALE:
1/4" = 1'

SHEET:

A 5



CROSS SECTION A

REV/SIONS	BY	DATE

MARTINS RESIDENCE
 4 INTERVALE ROAD
 ARLINGTON MA

CROSS SECTION A

DATE:
 10/15/2024

SCALE:
 1/2" = 1'

SHEET:
 A 6


CERTIFIED ABUTTERS LIST

Date: October 24, 2024

Subject Property Address: 4 INTERVALE RD Arlington, MA

Subject Property ID: 75-4-1

Search Distance: 300 Feet - Zoning

Parcel ID:	Property Location	Owner 1	Owner 2	MAILING ADDRESS			
				Mailing Address 1	Town	State	Zip
75-3-12.A	1 LAKE SHORE DR	KINDLE BRANDON G & PAULA J		1 LAKE SHORE DR	ARLINGTON	MA	02474
75-1-1	4 ROBIN HOOD RD	VINCENT NAZAR		60 ARSENAL ST	WATERTOWN	MA	02472
75-1-3	10 ROBIN HOOD RD	MYRICK RICHARD J ETAL/TRUSTEES	MYRICK-KIM FAMILY 2008 TRUST	10 ROBIN HOOD ROAD	ARLINGTON	MA	02474
75-1-5.A	6 PARKER RD	DEWITZ ANDREAS--ETAL	ROGERS LILLA J	6 PARKER RD	ARLINGTON	MA	02474
75-1-6	385 MYSTIC ST	WEINSTOCK DAVID & TANYA G/ TRS	WEINSTOCK FAMILY TRUST	385 MYSTIC ST	ARLINGTON	MA	02474
75-2-1	0-LOT ROBIN HOOD RD	TOWN OF ARLINGTON TAX POSS		730 MASS AVE	ARLINGTON	MA	02476
75-2-2	18 ROBIN HOOD RD	ALUIA JOSEPH	ALUIA LANG CAROLINE	18 ROBIN HOOD RD	ARLINGTON	MA	02474
75-2-3	20 ROBIN HOOD RD	SCHWARTZ C EDWARD--ETAL	SCHWARTZ PAULETTE L	20 ROBIN HOOD RD	ARLINGTON	MA	02474
75-2-4	24 ROBIN HOOD RD	NOY AVRAHAM D &	NOY JAIME L	24 ROBIN HOOD RD	ARLINGTON	MA	02474
75-2-5.A	28 ROBIN HOOD RD	HARRINGTON DEAN E--ETAL	HARRINGTON TERESA M	28 ROBINHOOD RD	ARLINGTON	MA	02474
75-2-6	34 ROBIN HOOD RD	THOMPSON MICHAEL G ETAL/ TRS	34 ROBIN HOOD ROAD REALTY TRUS	34 ROBIN HOOD RD	ARLINGTON	MA	02474
75-2-7	36 ROBIN HOOD RD	PARL GAIL D GRUNBERG--ETAL	PARL STEEN A	36 ROBINHOOD ROAD	ARLINGTON	MA	02474
75-2-19	5 PARKER RD	VERGHESE SIMON ETAL/ TRS	VERGHESE FAMILY TRUST	22395 DIERICX CT	MOUNTAIN VIEW	CA	94040
75-2-20	7 PARKER RD	GORDON MARTIN S & ALICE		7 PARKER ROAD	ARLINGTON	MA	02474
75-2-21	11 PARKER RD	BRAUN PETER & LINDA A		11 PARKER RD	ARLINGTON	MA	02474
75-2-22	0-LOT PARKER RD	VERGHESE SIMON ETAL/ TRS	VERGHESE FAMILY TRUST	22395 DIERICX CT	MOUNTAIN VIEW	CA	94040
75-2-23	0-LOT PARKER RD	BRAUN PETER & LINDA A		11 PARKER RD	ARLINGTON	MA	02474
75-3-2	359 MYSTIC ST	SERPA MARIA B		359 MYSTIC ST	ARLINGTON	MA	02474
75-3-3.A	363 MYSTIC ST	VICKERS SUSAN	FONDO CLINT	363 MYSTIC ST	ARLINGTON	MA	02474
75-3-3.B	367 MYSTIC ST	MOHTADI-HAGHIGHI SHAHRUZ	MOHTADI-HAGHIGHI FARJAM	367 MYSTIC STREET	ARLINGTON	MA	02474
75-3-6	1 ROBIN HOOD RD	TASHJIAN ERROL & ARPINE		1 ROBIN HOOD RD	ARLINGTON	MA	02474
75-3-7	3 ROBIN HOOD RD	NATHAN MICHAEL T & MICHELE		3 ROBIN HOOD RD	ARLINGTON	MA	02474
75-3-8	7 ROBIN HOOD RD	PRESCOTT ROBERT M		7 ROBIN HOOD ROAD	ARLINGTON	MA	02474
75-3-9.A	11 INTERVALE RD	PETROV PETRE I &	KALTCHEVA ZORNITZA	11 INTERVALE ROAD	ARLINGTON	MA	02474
75-3-9.B	15 INTERVALE RD	SHAPIRO GARY S/TRUSTEE	MAIER HOLLY N/TRUSTEE	15 INTERVALE ROAD	ARLINGTON	MA	02474
75-3-10.A	15 MYSTIC VIEW TERR	KIRSCH JACK RAINIER	CORRADO CASEY RACHEL	15 MYSTIC VIEW TERR	ARLINGTON	MA	02474
75-3-11	11 MYSTIC VIEW TERR	KOUCHAKDJIAN ARA		11 MYSTIC VIEW TERR	ARLINGTON	MA	02474
75-3-12	7 MYSTIC VIEW TERR	WANG JEFFREY S	HE JINGYI	7 MYSTIC VIEW TERR	ARLINGTON	MA	02474
75-4-1	4 INTERVALE RD	MARTINS VICTOR C		4 INTERVALE RD	ARLINGTON	MA	02474
75-4-2	21 ROBIN HOOD RD	EDMOND MASSOUEDEH VAFAI		21 ROBINHOOD ROAD	ARLINGTON	MA	02474
75-4-3	25 ROBIN HOOD RD	CARLSON CAROLYN C/ TRUSTEE	CAROLYN C CARLSON REVOCABLE	25 ROBIN HOOD RD	ARLINGTON	MA	02474
75-4-4	31 ROBIN HOOD RD	ROTHSTEIN JOEL--ETAL	ROTHSTEIN JOANNE V G	31 ROBINHOOD RD	ARLINGTON	MA	02474
75-4-5	37 ROBIN HOOD RD	POTTER SUSAN R		37 ROBIN HOOD ROAD	ARLINGTON	MA	02474
75-4-6	10 CHEVIOT RD	SCHACK VON DAVID	ARLT HEIKE	10 CHEVIOT RD	ARLINGTON	MA	02474
75-4-7	6 CHEVIOT RD	MCCARTHY COLIN JAMES	MCCARTHY DONNA	6 CHEVIOT RD	ARLINGTON	MA	02474
75-4-8	12 INTERVALE RD	SALAS PITO & CHRISTINE K		12 INTERVALE ROAD	ARLINGTON	MA	02474


CERTIFIED ABUTTERS LIST

Date: October 24, 2024

Subject Property Address: 4 INTERVALE RD Arlington, MA

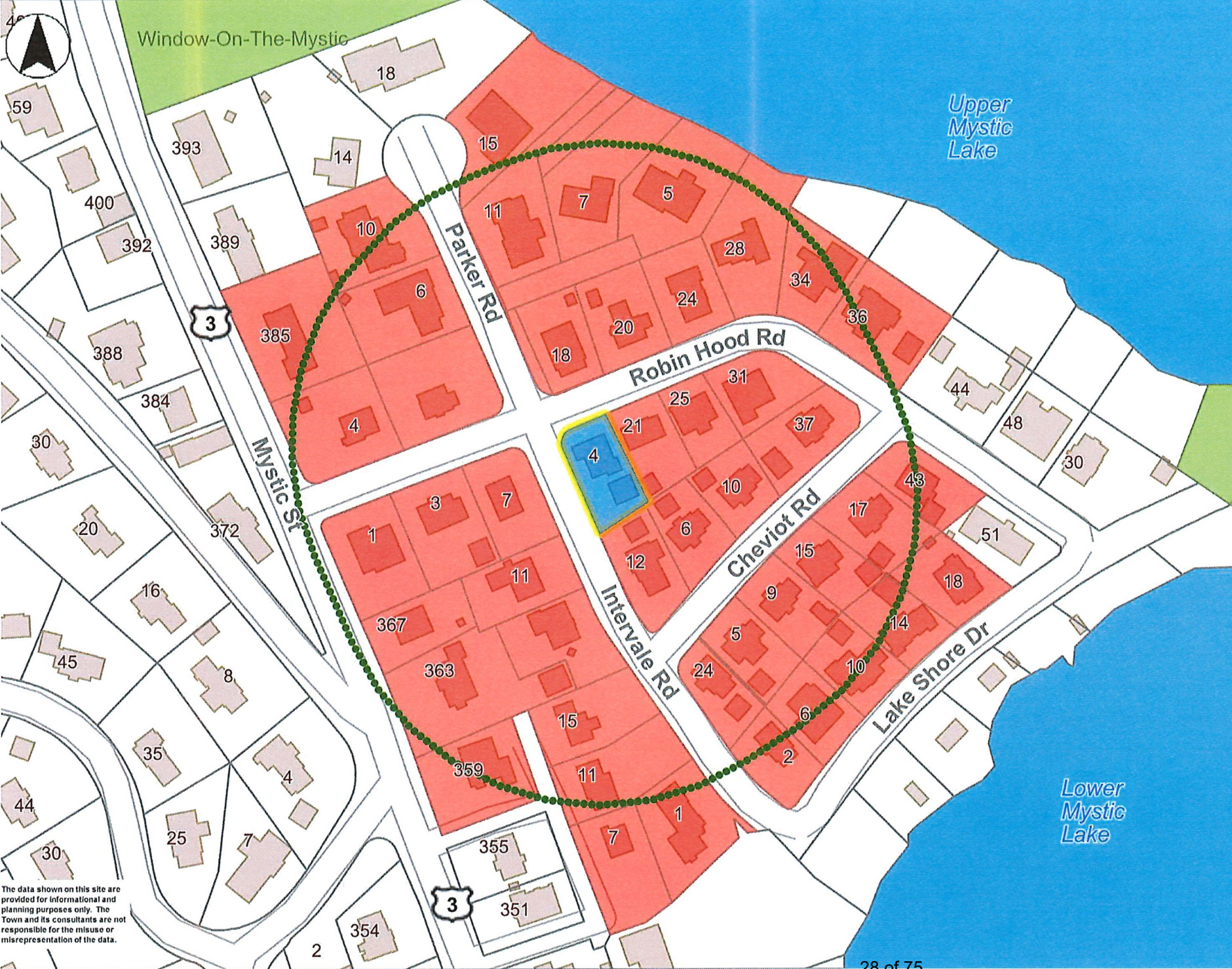
Subject Property ID: 75-4-1

Search Distance: 300 Feet - Zoning

Parcel ID:	Property Location	Owner 1	Owner 2	MAILING ADDRESS			
				Mailing Address 1	Town	State	Zip
75-5-1	24 INTERVALE RD	CARSWELL CLAIRE G		24 INTERVALE RD	ARLINGTON	MA	02474
75-5-2	0-LOT CHEVIOT RD	TOWN OF ARLINGTON TAX POSS		730 MASS AVE	ARLINGTON	MA	02476
75-5-3	5 CHEVIOT RD	NUNEZ CHARLOTTE		8 MEADOWLARK FARM LN	MIDDLETON	MA	01949
75-5-4	9 CHEVIOT RD	SHERRIFF HEATHER M/ TTEE	SHERRIFF TRUST	9 CHEVIOT RD	ARLINGTON	MA	02474
75-5-5	15 CHEVIOT RD	TAYLOR JAMAAL	HUANG JENNIFER	15 CHEVIOT ROAD	ARLINGTON	MA	02474
75-5-6	17 CHEVIOT RD	PAGE SYLVIA M		949 NW MARKET ST	SEATTLE	WA	98107
75-5-7	43 ROBIN HOOD RD	QUINN MAUREEN A/ TRUSTEE	MAUREEN A QUINN 2024 TRUST	43 ROBIN HOOD RD	ARLINGTON	MA	02474
75-5-9	18 LAKE SHORE DR	FRANZEL CECILIA E		18 LAKE SHORE DR	ARLINGTON	MA	02474
75-5-10	14 LAKE SHORE DR	BRAVEMAN THEODORE ETAL/ TRS	BRAVEMAN & STREMLAU REALTY	14 LAKE SHORE DR	ARLINGTON	MA	02474
75-5-11	10 LAKE SHORE DR	KELLEHER LIN S		10 LAKE SHORE DRIVE	ARLINGTON	MA	02474
75-5-12	6 LAKE SHORE DR	VO DOMINIQUE & VAN TOI/ TRS	DOMINIQUE VO TRUST	6 LAKE SHORE DR	ARLINGTON	MA	02474
75-5-13	2 LAKE SHORE DR	JANNSEN THOMAS J-HELEN D		2 LAKE SHORE DRIVE	ARLINGTON	MA	02474
77-2-5.A	10 PARKER RD	RISSER BRETT	SAMMON THERESA	10 PARKER ROAD	ARLINGTON	MA	02474
77-2-8	15 PARKER RD	OWAYDA SLEIMAN & SUZANNE	TRUSTEES/OWAYDA REALTY TRUST	15 PARKER RD	ARLINGTON	MA	02474

The Board of Assessors certifies the names and addresses of requested parties in interest, all abutters to a single parcel within 300 feet.

Town of Arlington
 Office of the Board of Assessors
 730 Massachusetts Ave
 Arlington, MA 02476
 P: 781.316.3050
 E: assessors@town.arlington.ma.us



- Places by Category
 - Police Station
 - Fire Station
 - School
 - Library
 - Public Works
- Recreation - Facilities
 - Recreation - Fields Cc
 - Recreation - Fields Cc
 - Open Space: Conserv
 - Open Space - Minuter
 - Open Space - Labels
- Open Space
 - Town, State, or Other Town Ow
- MA Highways
 - Interstate
 - US Highway
 - Numbered Rout
- Abutting Towns
- Town Boundary
- Parcels
- Buildings
- Cemetery - Roads
 - Road1
 - Road2
 - Road3
 - Road4
- Pavement Markings
 - Impervious Surface - I
 - Street
 - Sidewalk
 - Street Island
 - Driveway
 - Parking Lot
 - Bike Path
- Roads - For Large Sc
- Roads - For Small Sc
 - Major Road
 - Local Road
- Master Plan Base Maj
- Water Line
- Water Body

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.





Town of Arlington, Massachusetts

#3827 247 Wachusett Avenue

Summary:

<https://arlingtonma.portal.opengov.com/records/206497>

ATTACHMENTS:

Type	File Name	Description
Reference Material	3837_247_Wachusett_Ave_Legal_Ad.pdf	3837 247 Wachusett Ave Legal Ad
Reference Material	3827_247_Wachusett_Ave_Application_SP-24-30.pdf	3827 247 Wachusett Ave Application SP-24-30
Reference Material	3827_247_Wachusett_Ave_Plot_Plan.pdf	3827 247 Wachusett Ave Plot Plan
Reference Material	3827_247_Wachusett_Avenue_Existing_Partial_Site_Plan_October_2024.pdf	3827 247 Wachusett Avenue Existing Partial Site Plan_October 2024
Reference Material	3827_247_Wachusett_Avenue_Proposed_First_Floor_Plan_Mud_Room_Foyer_October_2024.pdf	3827 247 Wachusett Avenue Proposed First Floor Plan Mud Room Foyer_October 2024
Reference Material	3827_247_Wachusett_Ave_Abutter_List.pdf	3827 247 Wachusett Ave Abutter List
Reference Material	3827_247_Wachusett_Ave_Abutter_Map.pdf	3827 247 Wachusett Ave Abutter Map



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 3.2.2 of the Zoning Bylaws that there has been filed, by **Nathan Dooley-Hayes and Frances Coolidge Hayes**, on October 21, 2024, a petition seeking to alter their property located at **247 Wachusett Avenue - Block Plan 157.0-0010-0006.0**. Said petition would require a **Special Permit** under **5.3.9(D)** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on November 26, 2024, as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:** <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar> and choose the date of the meeting you wish to attend. **For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at** <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

DOCKET NO 3827

Christian Klein, RA, Chair
Zoning Board of Appeals

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

**SP-24-30**

Special Use Permit
Application (ZBA)

Status: Active

Submitted On: 10/21/2024

Primary Location

247 WACHUSETT AVE
Arlington, MA 02476


Owner

DOOLEY-HAYES NATHAN;
HAYES FRANCES COOLIDGE
WACHUSETT AVE 247
ARLINGTON, MA 02476

Applicant

 Nathan Dooley-Hayes
 617-435-2921
 ndooleyhayes@gmail.com
 247 Wachusett Ave
Arlington, MA 02476

Special Permit Criteria

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

Requested use is past the setback and qualifies as non-conformity

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

Requested use is for a vestibule/mudroom to be added to side entrance of the house; addition will improve use of the house for residents and will not interfere with neighbors in any way.

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

Requested use will be a very small addition, of approximately 25 square feet, and is on the side of the house, not having any impact on traffic or pedestrians.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

There is no water, drainage, or sewer requirements for this project, and will not change such use of municipal systems for the house.

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 for a vestibule/mudroom that is non-conforming, but will not interfere with neighbors and will be built on top of an existing footprint which is currently a stairs/landing for side entrance to the house.

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 will be built on top of an existing side entrance/landing and will not require any new foundation to be built; there will be no interference with neighboring properties.

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 be a small vestibule/mudroom for our family to use, however this will have zero impact on the number of people who use the entrance to our house, and will not be built in such a way that the house will look significantly different or out of character for the neighborhood. The mudroom/vestibule will be built to match the existing look and feel of our house and the neighborhood.

Dimensional and Parking Information

Present Use/Occupancy *

single family

Proposed Use/Occupancy *

single family

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

1994

Proposed Gross Floor Area (Sq. Ft.)*

2019

Existing Lot Size (Sq. Ft.)*

6000

Proposed Lot Size (Sq. Ft.)* ?

6000

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

25.5

Proposed Frontage (ft.)*

25.5

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*

0

Proposed Floor Area Ratio*

1.015

Max. Floor Area Ratio required by Zoning*

0.35

Existing Lot Coverage (%)*

33.2

Proposed Lot Coverage (%)*

33.7

Max. Lot Coverage required by Zoning*

35

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

6000

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

6000

Minimum Lot Area per Dwelling Unit required by Zoning*
6000

Existing Front Yard Depth (ft.)*
25.5

Proposed Front Yard Depth (ft.)*
25.5

Minimum Front Yard Depth required by Zoning*
25

Existing SECOND Front Yard Depth (ft.)* ?
0

Proposed SECOND Front Yard Depth (ft.)* ?
0

Minimum SECOND Front Yard Depth required by Zoning* ?
0

Existing Left Side Yard Depth (ft.)* ?
8

Proposed Left Side Yard Depth (ft.)* ?
8

Minimum Left Side Yard Depth required by Zoning* ?
10

Existing Right Side Yard Depth (ft.)* ?
8

Proposed Right Side Yard Depth (ft.)* ?
8

Minimum Right Side Yard Depth required by Zoning* ?
10

Existing Rear Yard Depth (ft.)*
1000

Proposed Rear Yard Depth (ft.)*
1000

Minimum Rear Yard Depth required by Zoning*
20

Existing Height (stories)
2

Proposed Height (stories)*
2

Maximum Height (stories) required by Zoning*

2.5

Existing Height (ft.)*

31

Proposed Height (ft.)*

31

Maximum Height (ft.) required by Zoning*

35

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

Existing Landscaped Open Space (Sq. Ft.)*

0

Proposed Landscaped Open Space (Sq. Ft.)*

0

Existing Landscaped Open Space (% of GFA)*

0

Proposed Landscaped Open Space (% of GFA)*

0

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

10

Existing Usable Open Space (Sq. Ft.)*

0

Proposed Usable Open Space (Sq. Ft.)*

0

Existing Usable Open Space (% of GFA)* ?

0

Proposed Usable Open Space (% of GFA)* ?

0

Minimum Usable Open Space required by Zoning*

30

Existing Number of Parking Spaces*

2

Proposed Number of Parking Spaces*

2

Minimum Number of Parking Spaces required by Zoning*

1

Existing Parking area setbacks

0

Proposed Parking area setbacks *

0

Minimum Parking Area Setbacks required by Zoning*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

8

Proposed Slope of proposed roof(s) (in. per ft.)*

7

Minimum Slope of Proposed Roof(s) required by Zoning*

0

Existing type of construction*

House

Proposed type of construction*

Mudroom

Open Space Information

Existing Total Lot Area*

6000

Proposed Total Lot Area*

6000

Existing Open Space, Usable*

0

Proposed Open Space, Usable*

0

Existing Open Space, Landscaped*

0

Proposed Open Space, Landscaped*

0

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

0

Accessory Building, Proposed Gross Floor Area

0

Basement or Cellar, Existing Gross Floor Area ?

500

Basement or Cellar, Proposed Gross Floor Area

500

1st Floor, Existing Gross Floor Area

1000

1st Floor, Proposed Gross Floor Area

1000

2nd Floor, Existing Gross Floor Area

1000

2nd Floor, Proposed Gross Floor Area

1000

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

0

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area ?

0

Attic, Proposed Gross Floor Area

0

Parking Garages, Existing Gross Floor Area 

250

Parking Garages, Proposed Gross Floor Area

250


All weather habitable porches and balconies,
Existing Gross Floor Area

0

All weather habitable porches and balconies,
Proposed Gross Floor Area

0

Total Existing Gross Floor Area

2750 

Total Proposed Gross Floor Area

2750 

APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

- Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*

Applicant's Signature*

 Nathan Dooley-Hayes
Oct 11, 2024

- PLAN OF LAND IN ARLINGTON -

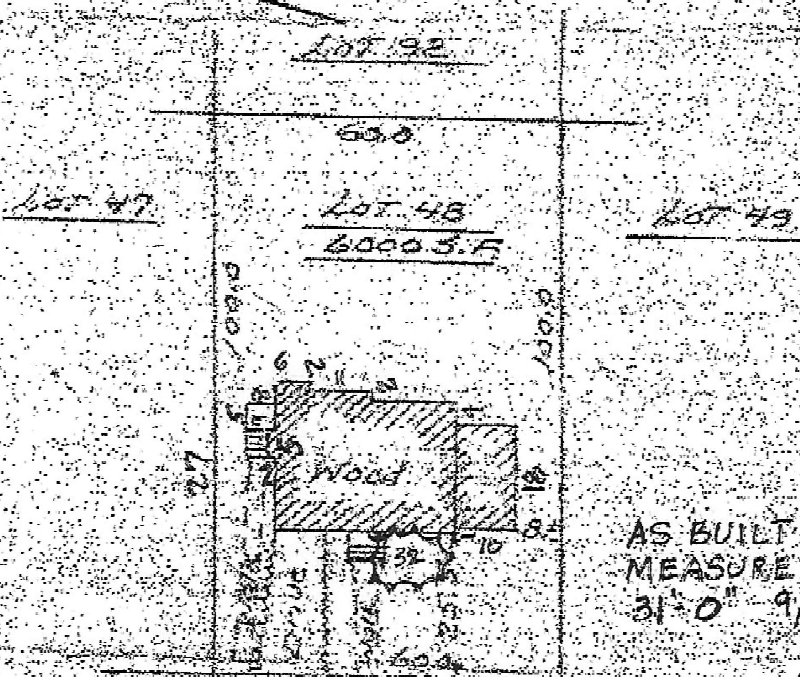
- Scale 1" = 30' -

- June 23, 1955 -

- Edward Smith Engineer -

- 515 School St., Belmont -

NORTH



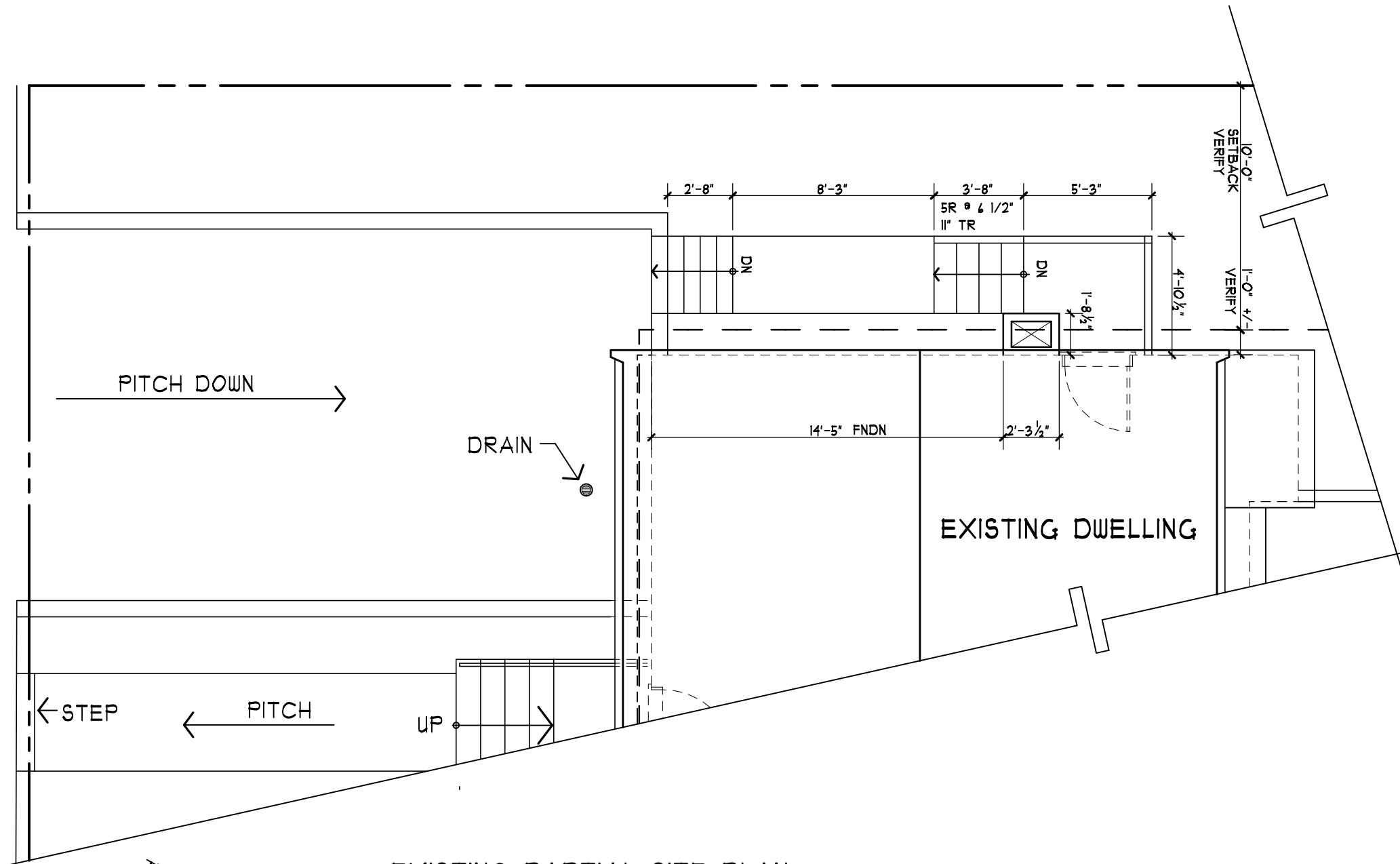
AS BUILT
MEASURED
31'-0" 9/12/20

- WACHUSETT AVENUE -

- I hereby certify that the building shown on this plan is approp-
 - located on the land as shown thereon and that they conformed to
 - the building and zoning laws of the Town of Arlington when constructed
 - and its restrictions of record. - Edward Smith Engineer -

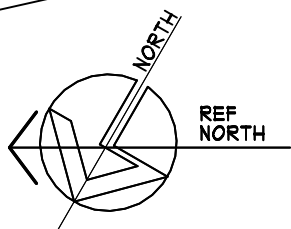
247 WACHUSETT AVE., ARLINGTON, MA
 EX 11
 Steven C. Hayes, Architect
 16 Bay State Court P.O. Box 621
 Brewster, Massachusetts 02631 (608) 240-1411
 8/12/24
 10/18/24

EXISTING SITE PLAN



EXISTING PARTIAL SITE PLAN

SCALE: 3/16" = 10'-0"
 PROPERTY LINES TAKEN FROM "PLAN OF LAND"
 BY EDWARD SMITH ENGINEER DATED JUNE 23, 1955.



241 WACHUSETT AVE., ARLINGTON, MA

8/23/20

40 of 51
 1812 PROPVESTIBULEPLAN
Steven C. Hayes, Architect
 15 Bay State Court P.O. Box 621
 Brewster, Massachusetts 02631 (508) 240-1411

PROPERTY LINE

10'-0"
SETBACK
VERIFY

EXST'G
SONO TUBE
FNDN (2)

RIDGE/
GIRT

26'-6"

2'-8"

8'-3"

3'-8"

5'-3"

5R @ 6 1/2"
11" TR

DN

DN

4'-10 1/2"

1'-0" +/-

1'-8 1/2"

3 1/2"

3 1/2"

DINING

BEAM
ABOVE

KITCHEN

EXISTING PARTIAL
FIRST FLR PLAN

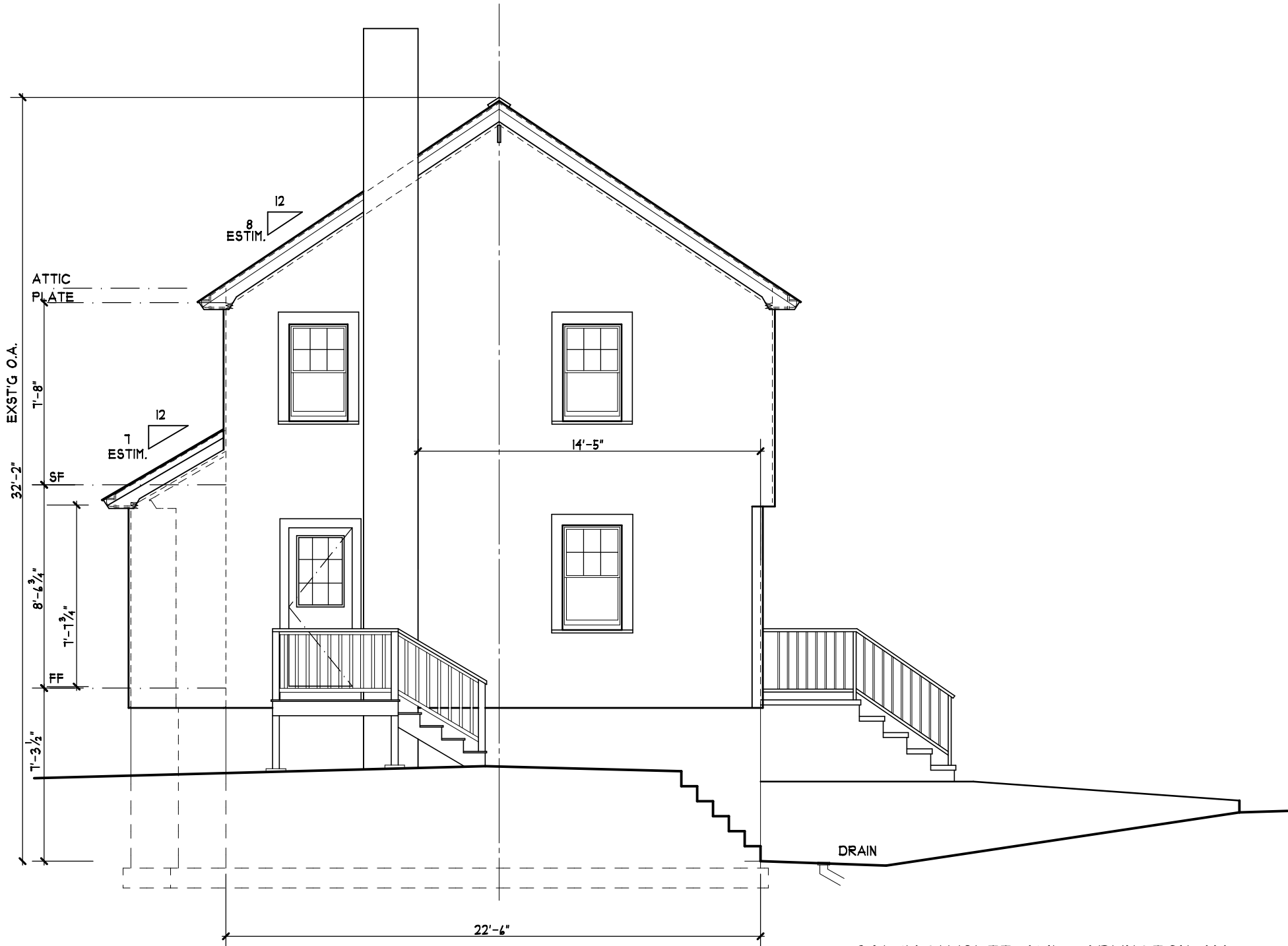
SCALE: 3/8" = 1'-0"



8/23/20
REF NORTH 41 of 75

241 WACHUSETT AVE., ARLINGTON, MA

1. **Steven C. Hayes, Architect** 1812 PROP VESTIBULE PLAN
 15 Bay State Court P.O. Box 621
 Brewster, Massachusetts 02631 (508) 240-1411



EXISTING EAST ELEVATION

SCALE: 3/16" = 1'-0"

241 WACHUSETT AVE., ARLINGTON, MA

8/29/2015

2.	1812PROPVESTIBULEPLAN
	Steven C. Hayes, Architect
	15 Bay State Court P.O. Box 621 Brewster, Massachusetts 02631 (508) 240-1411

PROPERTY LINE

PROPERTY LINE

ATTIC PLATE

1'-8"

SETBACK LINE

SETBACK LINE

SF

10'-0"

8'-5 1/2"

FF

1'-5 1/2"

EXISTING PARTIAL NORTH/FRNT ELEV.

SCALE: 3/16" = 1'-0"

O.H. DOOR

EXISTING PARTIAL SOUTH/REAR ELEV.

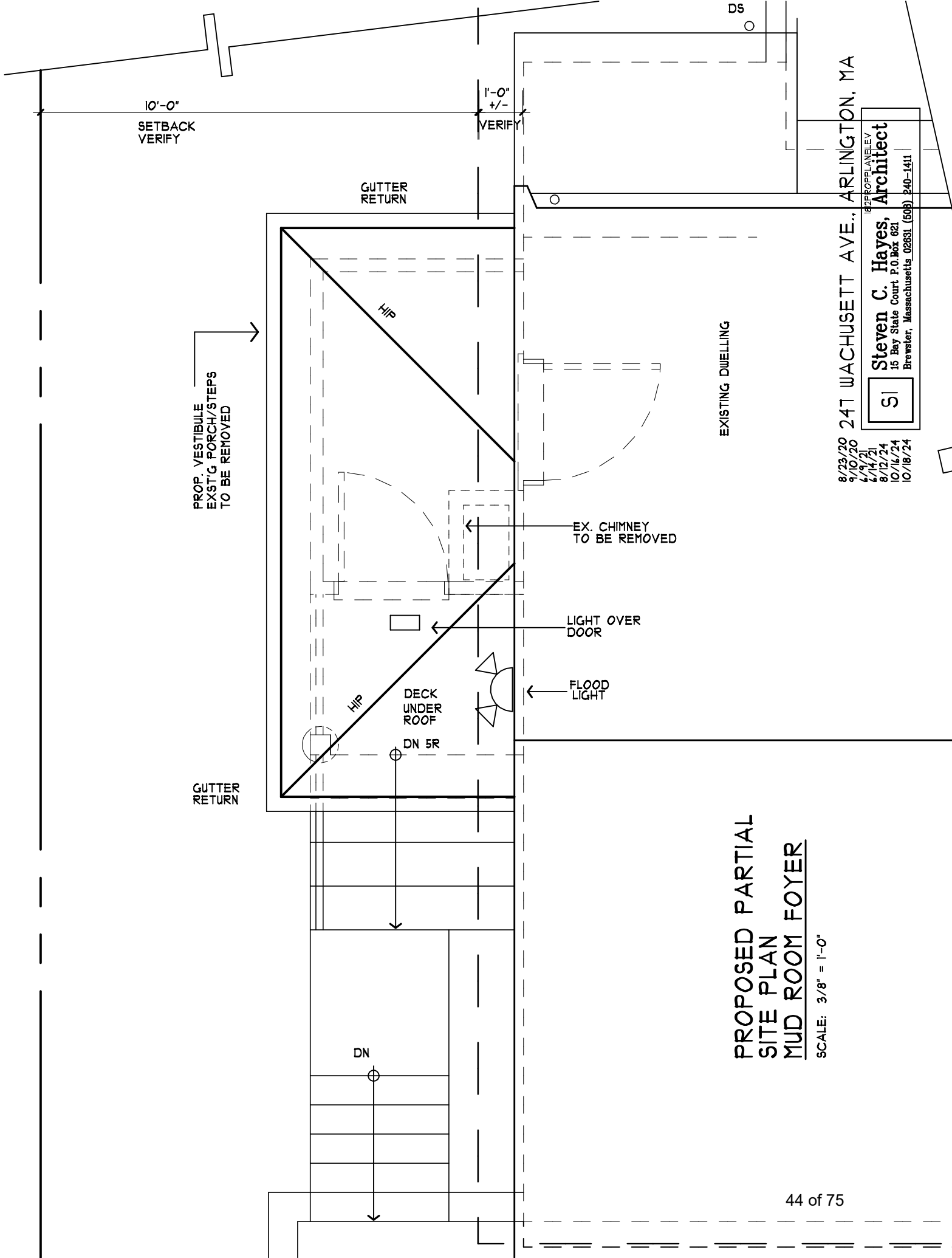
241 WACHUSETT AVE., ARLINGTON, MA

43 of 8/28/20

3.

Steven C. Hayes, Architect
15 Bay State Court P.O. Box 621
Brewster, Massachusetts 02631 (508) 240-1411

182PROV ESTIBULE PLAN



10'-0"
SETBACK
VERIFY

1'-0"
+/-
VERIFY

PROP. VESTIBULE
EXST'G PORCH/STEPS
TO BE REMOVED

GUTTER
RETURN

HIP

HIP

DECK
UNDER
ROOF

DN 5R

GUTTER
RETURN

DN

EX. CHIMNEY
TO BE REMOVED

LIGHT OVER
DOOR

FLOOD
LIGHT

EXISTING DWELLING

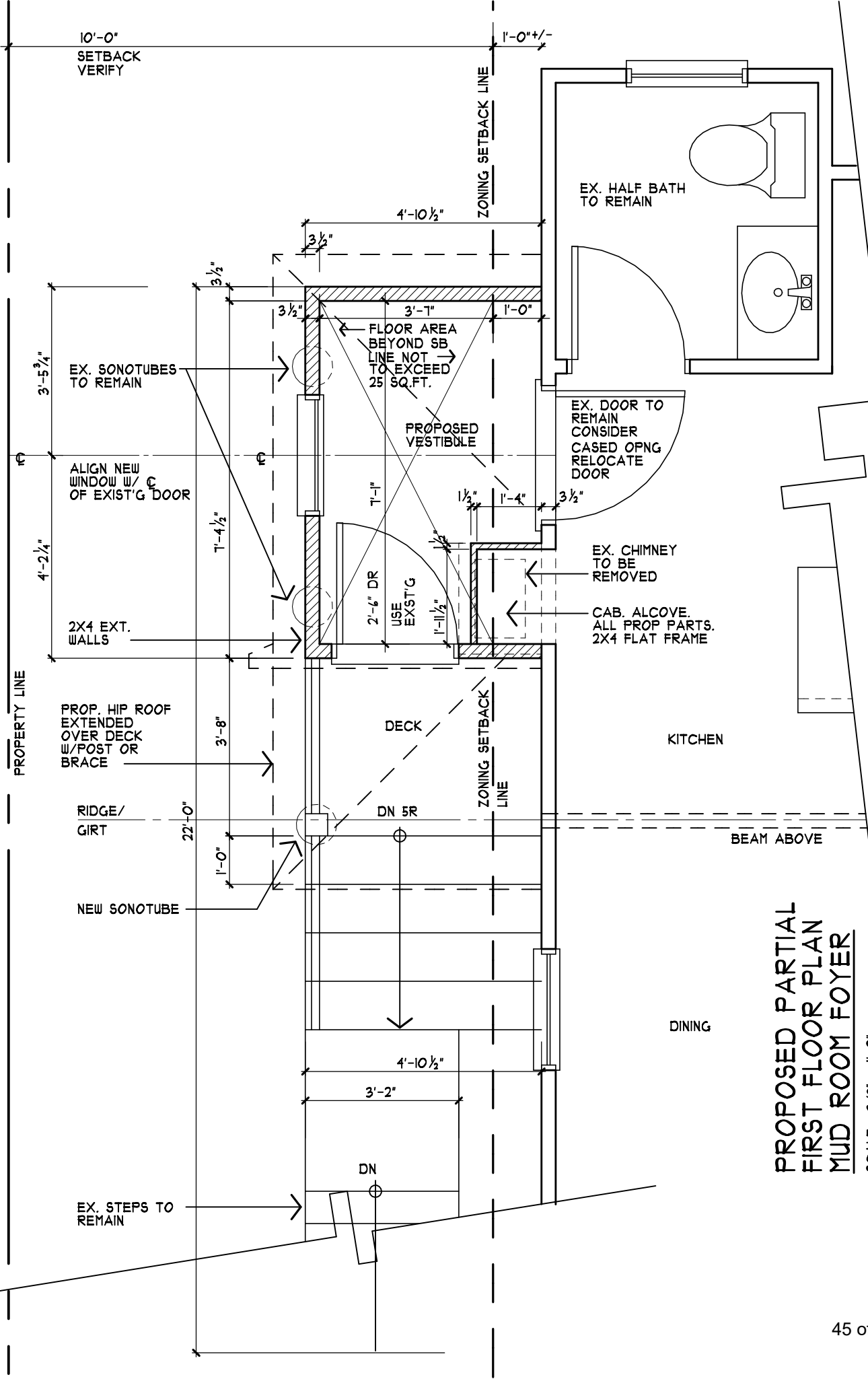
**PROPOSED PARTIAL
SITE PLAN
MUD ROOM FOYER**

SCALE: 3/8" = 1'-0"

8/23/20
9/10/20
4/9/21
8/14/21
8/12/24
10/16/24
10/18/24

247 WACHUSETT AVE., ARLINGTON, MA
 1420 PROPLANLEY
Steven C. Hayes, Architect
 15 Bay State Court, P.O. Box 621
 Brewer, Massachusetts 02631 (508) 840-1411





8/23/20
 9/10/20
 4/9/21
 8/14/21
 8/12/24
 10/16/24
 10/18/24

182 PROPLANELEV

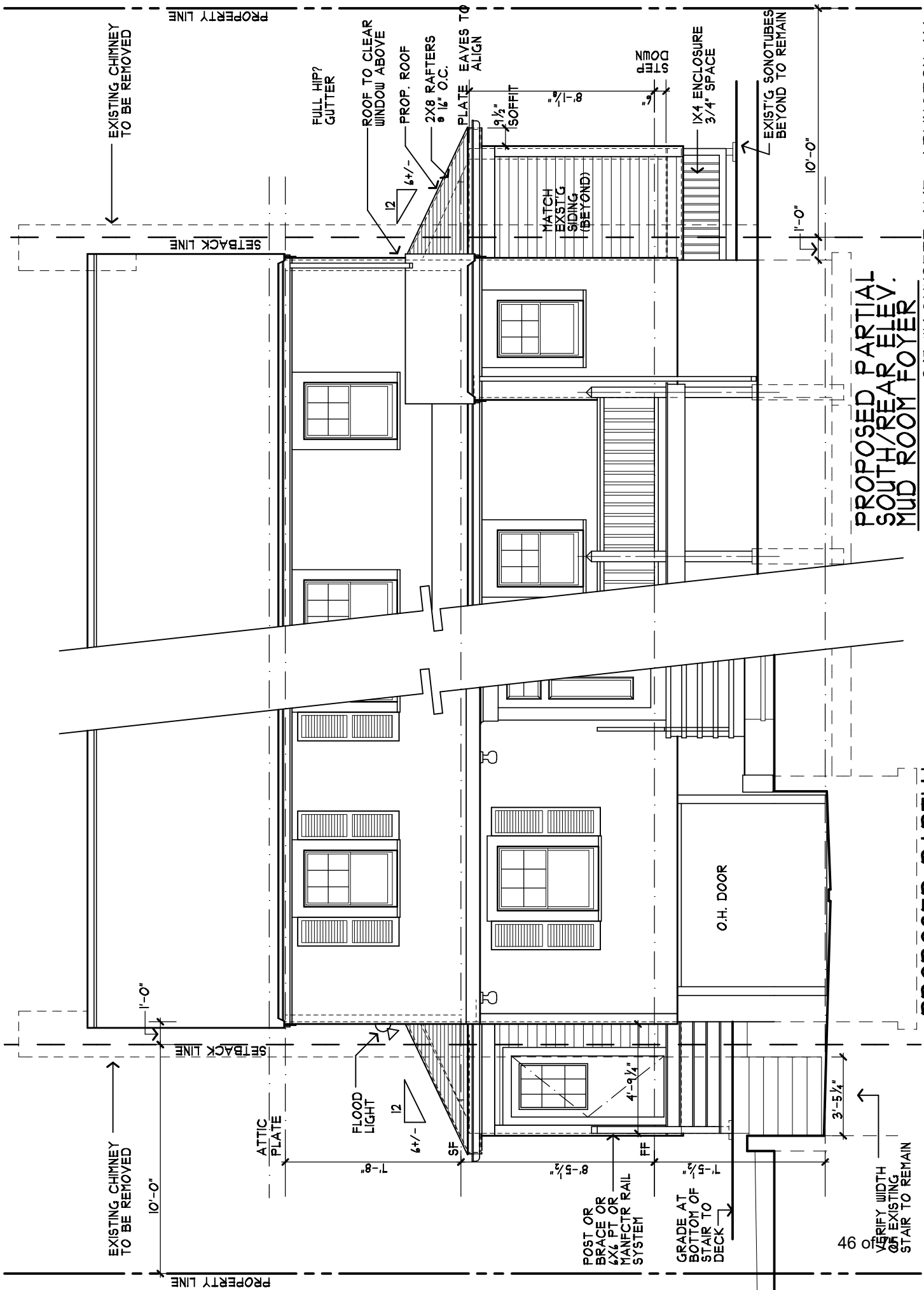
241 WACHUSETT AVE., ARLINGTON, MA

Steven C. Hayes, Architect
 15 Bay State Court, P.O. Box 621
 Brewster, Massachusetts 02631 (508) 240-1411



**PROPOSED PARTIAL
 FIRST FLOOR PLAN
 MUD ROOM FOYER**

SCALE: 3/8" = 1'-0"



EXISTING CHIMNEY TO BE REMOVED

10'-0"

PROPERTY LINE

1'-0"

ATTIC PLATE

SETBACK LINE

FLOOD LIGHT

12

6'-1"

SF

4'-9 1/4"

POST OR BRACE OR 6X6 PT OR MANFCTR RAIL SYSTEM

8'-5 1/2"

GRADE AT BOTTOM OF STAIR TO DECK

1'-5 1/2"

O.H. DOOR

3'-5 1/4"

VERIFY WIDTH OF EXIST'G STAIR TO REMAIN

EXISTING CHIMNEY TO BE REMOVED

PROPERTY LINE

1'-0"

SETBACK LINE

FULL HIP? GUTTER

ROOF TO CLEAR WINDOW ABOVE

PROP. ROOF

2X8 RAFTERS @ 16" O.C.

PLATE EAVES TO ALIGN

9 1/2" SOFFIT

MATCH EXIST'G SIDING (BEYOND)

IX4 ENCLOSURE 3/4" SPACE

EXIST'G SONOTUBES BEYOND TO REMAIN

1'-0"

10'-0"

PROPOSED PARTIAL SOUTH/REAR ELEV. MUD ROOM FOYER

PROPOSED PARTIAL NORTH/FRNT ELEV. MUD ROOM FOYER

SCALE: 3/16" = 1'-0"

247 WACHUSETT AVE., ARLINGTON, MA

8/23/20
9/10/20
4/9/21
8/4/24
10/16/24

1822 PROPRIAN ELEV
Steven C. Hayes, Architect
15 Bay State Court P.O. Box 621
Brewster, Massachusetts 02631 (508) 240-1411

2.

EXISTING CHIMNEY TO BE REMOVED

8 +/-

12

ATTIC PLATE

HIP ROOF MATCH ADJACENT REAR

GUTTER & D.S.

1 +/-

SF

EXISTING BATH BEYOND

FF

APPROX LOCATION AC UNIT

RELOCATE HVAC AS REQ'D

FLOOD LIGHT

CANTILEVER HIP ROOF TO COVER PORCH. RETURN GUTTER FRONT & BACK

NEW WINDOW TO MATCH EXISTING

ALTERNATE POST OR DECORATIVE BRACE

NEW SONOTUBE

1X4 ENCLOSURE 3/4" SPACE

DRAIN

22'-0 1/2"

HIP PORCH ROOF PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"

8/23/20
9/10/20
2/1/21
8/1/21
8/17/21
10/18/21

3.

Steven C. Hayes, Architect
 15 Bay State Court P.O. Box 621,
 Brewster, Massachusetts 02631 (508) 240-1411

182PROJPLANLEV

247 WACHUSETT AVE., ARLINGTON, MA

**CERTIFIED ABUTTERS LIST**

Date: October 24, 2024

Subject Property Address: 247 WACHUSETT AVE Arlington, MA

Subject Property ID: 157-10-6

Search Distance: 300 Feet - Zoning

Parcel ID:	Property Location	Owner 1	Owner 2	MAILING ADDRESS			
				Mailing Address 1	Town	State	Zip
155-4-1	213 WAVERLY ST	PARRIS PAMELA T/ TRUSTEE	PARRIS FAMILY TRUST	213 WAVERLY ST	ARLINGTON	MA	02476
155-4-2	217 WAVERLY ST	HOCHBERG JACOB	LEVIT-SHORE JESSIE	217 WAVERLY ST	ARLINGTON	MA	02476
156-1-1	193 HILLSIDE AVE	PAIEWONSKY LUISA M/TR	LUISA PAIEWONSKY REVOCABLE	193 HILLSIDE AVE	ARLINGTON	MA	02476
156-1-2	197 HILLSIDE AVE	SWIFT JOHN M JR		197 HILLSIDE AVE	ARLINGTON	MA	02476
156-1-3.A	230 WACHUSETT AVE	MARTIN STEPHEN.JANE E		230 WACHUSETT AVE	ARLINGTON	MA	02476
156-1-3.B	226 WACHUSETT AVE	FANTASIA LUIGI & KAREN E		226 WACHUSETT AVE	ARLINGTON	MA	02476
156-1-4	218 WACHUSETT AVE	PAUX GAUTIER	LEFEVRE LUCIE	218 WACHUSETT AVE	ARLINGTON	MA	02476
156-2-6	305 PARK AVE	COHN DONALD L / TRUSTEE	DONALD L COHN FAMILY TRUST	305 PARK AVE	ARLINGTON	MA	02476
156-2-7	307 PARK AVE	KURLANTZICK RACHEL	HERSHFIELD JEREMY P	307 PARK AVE	ARLINGTON	MA	02476
156-2-8	309 PARK AVE	COMSTOCK SUSAN E/WILLIAM		309 PARK AVE	ARLINGTON	MA	02476
156-2-8.A	0-LOT PARK AVE	TOWN OF ARLINGTON SELECTMEN		730 MASS AVE	ARLINGTON	MA	02476
156-2-9	313 PARK AVE	PARTRIDGE STEPHEN & JANE/ TRS	313 PARK AVENUE REALTY TRUST	313 PARK AVE	ARLINGTON	MA	02476
156-2-10	317 PARK AVE	CROMWELL RONALD A/TRUSTEE	RONALD A CROMWELL REVOCABLE	317 PARK AVE	ARLINGTON	MA	02476
156-2-12	321 PARK AVE	VITALE SUSAN/ETAL	VITALE JOSEPH	321 PARK AVENUE	ARLINGTON	MA	02476
156-2-13	256 WACHUSETT AVE	DE BURCA DONAL &	DE BURCA GEORGINA B LIEBERMAN	256 WACHUSETT AVE	ARLINGTON	MA	02476
156-2-14	252 WACHUSETT AVE	ZHENG HUI	YUE YUN	252 WACHUSETT AVE	ARLINGTON	MA	02476
156-2-15	242 WACHUSETT AVE	LIM HAROLD K & LORRAINE C		242 WACHUSETT AVENUE	ARLINGTON	MA	02476
156-2-16	238 WACHUSETT AVE	MACMILLIN BRIAN & KRISTYN		238 WACHUSETT AVE	ARLINGTON	MA	02476
156-2-17	200 HILLSIDE AVE	CHEN SANJUN	HUANG YU	200 HILLSIDE AVE	ARLINGTON	MA	02476
156-2-18	196 HILLSIDE AVE	HANSEN HARVEY B & JEANNE M/TRS	HANSEN NOMINEE TRUST	196 HILLSIDE AVE	ARLINGTON	MA	02476
156-2-19	192 HILLSIDE AVE	TRUSLOW JESSICA	TRAPOTSIS ARTHUR	192 HILLSIDE AVE	ARLINGTON	MA	02476
156-3-12	324 PARK AVE	BISWAS SARITA ROSE		324 PARK AVE	ARLINGTON	MA	02476
156-3-13	320 PARK AVE	BERGMAN ROBIN L		320 PARK AVE	ARLINGTON	MA	02476
156-3-14	316 PARK AVE	GABRIELE JEFFREY V & AMY E		316 PARK AVENUE	ARLINGTON	MA	02476
156-3-15	312 PARK AVE	FEROLITO MARCUS A & SARAH A.P.		312 PARK AVE	ARLINGTON	MA	02476
156-5-2.A	0-LOT PARK AVE	TOWN OF ARLINGTON SELECTMEN		730 MASS AVE	ARLINGTON	MA	02476
156-5-4	333 PARK AVE	ISAACS RONALD /ETAL	ISAACS-RIEU HELENE	333 PARK AVE	ARLINGTON	MA	02476
156-5-5	329 PARK AVE	WALSH WILLIAM T & COLLEEN M		329 PARK AVE	ARLINGTON	MA	02476
156-5-6	325 PARK AVE	BOVA MICHAEL A & ROBIN A		325 PARK AVE	ARLINGTON	MA	02476
156-5-7	259 WACHUSETT AVE	ROSENBERG NICHOLAS J & HEIDI M		259 WACHUSETT AVE	ARLINGTON	MA	02476
156-5-8	202 WAVERLY ST	ZIMMER ANDREW R/AUDREY W		202 WAVERLEY ST	ARLINGTON	MA	02476
156-5-9.A	206 WAVERLY ST	FAGHFOURI ARAM	MOHAJERY PARISA	206 WAVERLEY ST	ARLINGTON	MA	02476
157-4-6	167 WAVERLY ST	NASS ERIC W--ETAL	FRIEDMAN NINA S	167 WAVERLEY ST	ARLINGTON	MA	02476
157-4-7.A	171 WAVERLY ST	SNOW THOMAS M/EILEEN M		171 WAVERLEY ST	ARLINGTON	MA	02476
157-4-8.A	181 WAVERLY ST	FORD JOHN M & CATHLEEN T	LIFE ESTATE	181 WAVERLY ST	ARLINGTON	MA	02476
157-4-9	241 HILLSIDE AVE	WRIGHT BENJAMIN	FLEISCHMANN SYDNEY	241 HILLSIDE AVE	ARLINGTON	MA	02476
157-5-6	221 WACHUSETT AVE	BECK TIMOTHY R & MARCY M		221 WACHUSETT AVE	ARLINGTON	MA	02476



CERTIFIED ABUTTERS LIST

Date: October 24, 2024

Subject Property Address: 247 WACHUSETT AVE Arlington, MA

Subject Property ID: 157-10-6

Search Distance: 300 Feet - Zoning

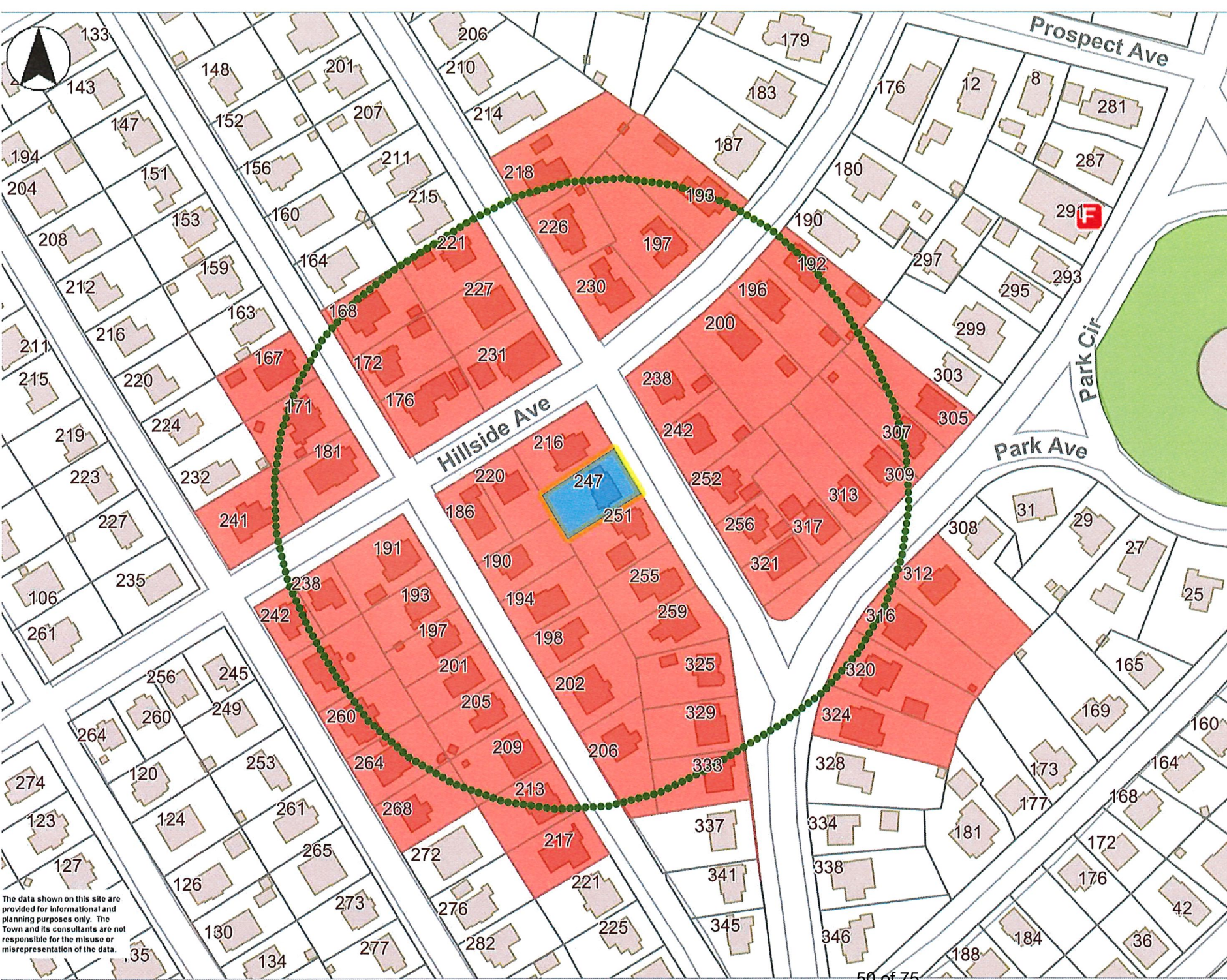
MALING ADDRESS

Parcel ID:	Property Location	Owner 1	Owner 2	Mailing Address 1	Town	State	Zip
157-5-7	227 WACHUSETT AVE	RYAN ERIK J	BIPPUS SUSAN A	227 WACHUSETT AVE	ARLINGTON	MA	02476
157-5-8	231 WACHUSETT AVE	SCOTT RICHARD D & SUMI		231 WACHUSETT AVE	ARLINGTON	MA	02476
157-5-9	176 WAVERLY ST	MAXTUTIS JEFFREY J/ETAL	DECKER LISA S	176 WAVERLEY ST	ARLINGTON	MA	02476
157-5-10	172 WAVERLY ST	ORGREN LINDSEY RENEE	CALABRETTA PHILLIP JOSEPH	172 WAVERLY ST	ARLINGTON	MA	02476
157-5-11	168 WAVERLY ST	CAREW PAUL M & LINDA G/ TRS	LPC TRUST	168 WAVERLY ST	ARLINGTON	MA	02476
157-9-1	268 RENFREW ST	FIELDS EDWIN S	CHURCHILL ELIZABETH L	268 RENFREW STREET	ARLINGTON	MA	02476
157-9-2	264 RENFREW ST	MACDONALD ROBERT D & ELISA B/	TRS/MACDONALD FMLY LIVING TRUS	264 RENFREW ST	ARLINGTON	MA	02476
157-9-3.A	260 RENFREW ST	DRYE STEPHEN & RANDI		260 RENFREW ST	ARLINGTON	MA	02476
157-9-3.B	256 RENFREW ST	OBRIEN BOBBY EARLE &	COHEN CAROL I	256 RENFREW ST	ARLINGTON	MA	02476
157-9-5.A	242 HILLSIDE AVE	HURD JOHN V & CHRISTINE M		242 HILLSIDE AVE	ARLINGTON	MA	02476
157-9-5.B	238 HILLSIDE AVE	MATHEWS GREGG W	FARRELL EILEEN	238 HILLSIDE AVE	ARLINGTON	MA	02476
157-9-6	191 WAVERLY ST	DANIELS ALBERTHA E		191 WAVERLEY ST	ARLINGTON	MA	02476
157-9-7.A	193 WAVERLY ST	KELLY JANET M & MICHAEL B		193 WAVERLEY ST	ARLINGTON	MA	02476
157-9-8.A	197 WAVERLY ST	DUSERICK WILLIAM & BARBARA		197 WAVERLEY ST	ARLINGTON	MA	02476
157-9-9.A	201 WAVERLY ST	CLOKE PATRICK M & MALLORY		201 WAVERLY ST	ARLINGTON	MA	02476
157-9-9.B	205 WAVERLY ST	VU HALONG &	NG SYLVIA	205 WAVERLEY ST	ARLINGTON	MA	02476
157-9-10	209 WAVERLY ST	ALIVANDI BESJON & SHWETA/ TRS	BESJON ALIVANDI LIVING TRUST	209 WAVERLEY ST	ARLINGTON	MA	02476
157-10-1.A	198 WAVERLY ST	KAUFMAN STEVEN L ETAL/ TRS	SMITH-KAUFMAN TRUST	198 WAVERLY ST	ARLINGTON	MA	02476
157-10-2.A	194 WAVERLY ST	ANDERSON DAVID W &	BOUTAQMANTI ABDELAALI	194 WAVERLEY ST	ARLINGTON	MA	02476
157-10-2.B	190 WAVERLY ST	MALONE BRANDON S & CATHERINE M		190 WAVERLEY ST	ARLINGTON	MA	02476
157-10-3.A	186 WAVERLY ST	BENNETT THOMAS M	ORFAO ALEXANDRA P	186 WAVERLY ST	ARLINGTON	MA	02476
157-10-4.A	220 HILLSIDE AVE	SHORT TYLER		220 HILLSIDE AVE	ARLINGTON	MA	02476
157-10-5	216 HILLSIDE AVE	LIPSON-RUBIN JUDITH/TRUSTEE	JUDITH LIPSON-RUBIN LIVING TR	216 HILLSIDE AVE	ARLINGTON	MA	02476
157-10-6	247 WACHUSETT AVE	DOOLEY-HAYES NATHAN	HAYES FRANCES COOLIDGE	247 WACHUSETT AVE	ARLINGTON	MA	02476
157-10-7	251 WACHUSETT AVE	CHACHKES ADAM & LYNN		251 WACHUSETT AVE	ARLINGTON	MA	02476
157-10-8	255 WACHUSETT AVE	LEWIS KATHERINE H		255 WACHUSETT AVE	ARLINGTON	MA	02476

The Board of Assessors certifies the names and addresses of requested parties in interest, all abutters to a single parcel within 300 feet.

Town of Arlington
Office of the Board of Assessors
730 Massachusetts Ave
Arlington, MA 02476
P: 781.316.3050
E: assessors@town.arlington.ma.us





- Places by Category
 - Police Station
 - Fire Station
 - School
 - Library
 - Public Works
- Recreation - Facilities
 - Recreation - Fields Cc
 - Recreation - Fields Cc
 - Open Space: Conserv
 - Open Space - Minuter
 - Open Space - Labels
 - Open Space
 - Town, State, or Other Town Ow
 - Interstate
 - US Highway
 - Numbered Rout
- Abutting Towns
- Town Boundary
- Parcels
- Buildings
- Cemetery - Roads
 - Road1
 - Road2
 - Road3
 - Road4
- Pavement Markings
 - Impervious Surface - f
 - Street
 - Sidewalk
 - Street Island
 - Driveway
 - Parking Lot
 - Bike Path
 - Roads - For Large Sc
 - Roads - For Small Sc
 - Major Road
 - Local Road
 - Master Plan Base Map
 - Water Line
 - Water Body

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.





Town of Arlington, Massachusetts

#3825 15 West Street

Summary:

<https://arlingtonma.portal.opengov.com/records/206439>

ATTACHMENTS:

Type	File Name	Description
Reference Material	3835_15_West_St_Legal_Ad.pdf	3835 15 West St Legal Ad
Reference Material	3825_15_West_St_Special_Permit_SP-24-27.pdf	3825 15 West St Special Permit SP-24-27
Reference Material	3835_15_West_St_Arlington_BZA_PLANS_2024_0625.pdf	3835 15 West St Arlington BZA PLANS 2024_0625
Reference Material	3835_15_West_St_STREET_VIEW_1.pdf	3835 15 West St STREET VIEW 1
Reference Material	3835_15_West_St_STREET_VIEW_2.pdf	3835 15 West St STREET VIEW 2
Reference Material	3825_15_West_St_Abutter_Map_SP-24-27.pdf	3825 15 West St Abutter Map SP-24-27
Reference Material	3825_15_West_St_Abutter_List_SP-24-27.pdf	3825 15 West St Abutter List SP-24-27
Reference Material	15_West_St_zoning_decision_9-25-1973.pdf	15 West St zoning decision 9-25-1973



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 3.2.2 of the Zoning Bylaws that there has been filed, by **David R Peterson and Xiujin Zhang**, on October 8, 2024, a petition seeking to alter their property located at **15 West Street - Block Plan 172.0-0012-0002.0**. Said petition would require a **Special Permit** under **8.1.3(B)** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on November 12, 2024, as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:** <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar> and choose the date of the meeting you wish to attend. **For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at** <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

DOCKET NO 3825

Christian Klein, RA, Chair
Zoning Board of Appeals

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



SP-24-27

Special Use Permit
Application (ZBA)
Status: Active
Submitted On: 10/8/2024

Primary Location

15 WEST ST
Arlington, MA 02476

Owner

PETERSON DAVID R; ZHANG
XIUJIN
15 WEST ST ARLINGTON, MA
02476

Applicant

Adam Glassman
 617-412-8450
 ajglassman@hotmail.com
 17 Brown St Unit #2
Cambridge, MA 02138

Special Permit Criteria

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

The proposed 2-story right side addition is being made as additional living space to an existing single family house in an R-1 zone.

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

The proposed 2-story right side addition will allow the owners, a family of 4, to remain in the house and neighborhood they love. Without the additional space this growing family would need to look for a larger house and would be priced out of their existing neighborhood.

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

The proposed side addition create no new traffic patterns, will not reduce or affect the existing on or off street parking.

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 proposed side addition will create no new bathrooms or additional loads on the city's water and sanitation systems. The proposed side addition will create no stormwater runoff that cannot be contained on the property.

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.*

There are no special use regulations applicable to this project.

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

The proposed side addition will create no adverse affects on the direct abutters, the neighborhood or the city. There will be no loss of privacy, no new noise or sound pollution, the character and scale of the existing house will remain unchanged.

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 proposed addition is very modest in size, only 608 GFA, there will be no increase in the existing neighborhood density.

Dimensional and Parking Information

Present Use/Occupancy *

Proposed Use/Occupancy *

Single Family House

No Change

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

2177

Proposed Gross Floor Area (Sq. Ft.)*

2785

Existing Lot Size (Sq. Ft.)*

3600

Proposed Lot Size (Sq. Ft.)* ?

3600

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

48

Proposed Frontage (ft.)*

48

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*

0.6

Proposed Floor Area Ratio*

0.77

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

0.297

Proposed Lot Coverage (%)*

0.307

Max. Lot Coverage required by Zoning*

0.35

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

3600

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

3600

Minimum Lot Area per Dwelling Unit required by Zoning*

0

Existing Front Yard Depth (ft.)*

15.6

Proposed Front Yard Depth (ft.)*

15.6

Minimum Front Yard Depth required by Zoning*

25

Existing SECOND Front Yard Depth (ft.)* ?

3.6

Proposed SECOND Front Yard Depth (ft.)* ?

3.6

Minimum SECOND Front Yard Depth required by Zoning* ?

25

Existing Left Side Yard Depth (ft.)* ?

8.9

Proposed Left Side Yard Depth (ft.)* ?

8.9

Minimum Left Side Yard Depth required by Zoning* ?

10

Existing Right Side Yard Depth (ft.)* ?

0

Proposed Right Side Yard Depth (ft.)* ?

0

Minimum Right Side Yard Depth required by Zoning* ?

0

Existing Rear Yard Depth (ft.)*

23

Proposed Rear Yard Depth (ft.)*

23

Minimum Rear Yard Depth required by Zoning*

20

Existing Height (stories)

2.5

Proposed Height (stories)*

2.5

Maximum Height (stories) required by Zoning*

2.5

Existing Height (ft.)*

30.32

Proposed Height (ft.)*

30.32

Maximum Height (ft.) required by Zoning*

35

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

Existing Landscaped Open Space (Sq. Ft.)*

1642

Proposed Landscaped Open Space (Sq. Ft.)*

1580

Existing Landscaped Open Space (% of GFA)*

0.75

Proposed Landscaped Open Space (% of GFA)*

0.567

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

0.1

Existing Usable Open Space (Sq. Ft.)*

0

Proposed Usable Open Space (Sq. Ft.)*

0

Existing Usable Open Space (% of GFA)*

0

Proposed Usable Open Space (% of GFA)*

0

Minimum Usable Open Space required by Zoning*

0.3

Existing Number of Parking Spaces*

2

Proposed Number of Parking Spaces*

2

Minimum Number of Parking Spaces required by Zoning*

1

Existing Parking area setbacks

0

Proposed Parking area setbacks *

0

Minimum Parking Area Setbacks required by Zoning*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

0

Proposed Slope of proposed roof(s) (in. per ft.)*

0.58

Minimum Slope of Proposed Roof(s) required by Zoning*

0

Existing type of construction*

wood frame

Proposed type of construction*

wood frame

Open Space Information

Existing Total Lot Area*

3600

Proposed Total Lot Area*

3600

Existing Open Space, Usable*

0

Proposed Open Space, Usable*

0

Existing Open Space, Landscaped*

0.45

Proposed Open Space, Landscaped*

0.44

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

0

Accessory Building, Proposed Gross Floor Area

0

Basement or Cellar, Existing Gross Floor Area ?

665

Basement or Cellar, Proposed Gross Floor Area

665

1st Floor, Existing Gross Floor Area

756

1st Floor, Proposed Gross Floor Area

1060

2nd Floor, Existing Gross Floor Area

756

2nd Floor, Proposed Gross Floor Area

1060

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

0

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area ?

0

Attic, Proposed Gross Floor Area

0

Parking Garages, Existing Gross Floor Area 

0

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies,
Existing Gross Floor Area

0


All weather habitable porches and balconies,
Proposed Gross Floor Area

0

Total Existing Gross Floor Area

2177 

Total Proposed Gross Floor Area

2785 

APPLICANT DECLARATION (Arlington Residential Design Guidelines)


By entering my name below, I hereby attest that I have reviewed the following:

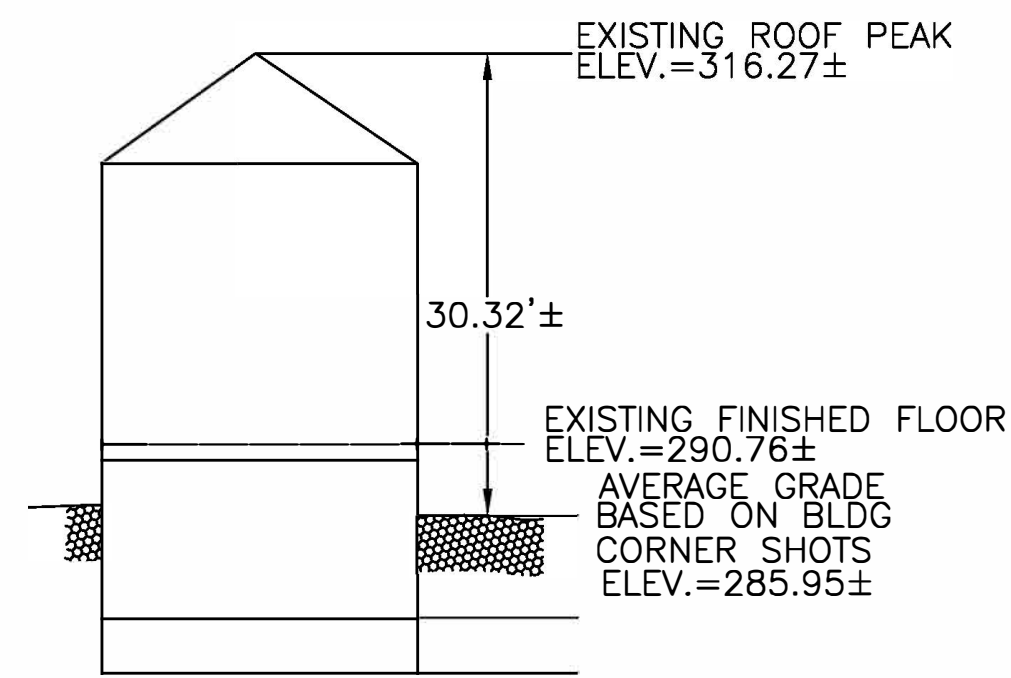
- Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*

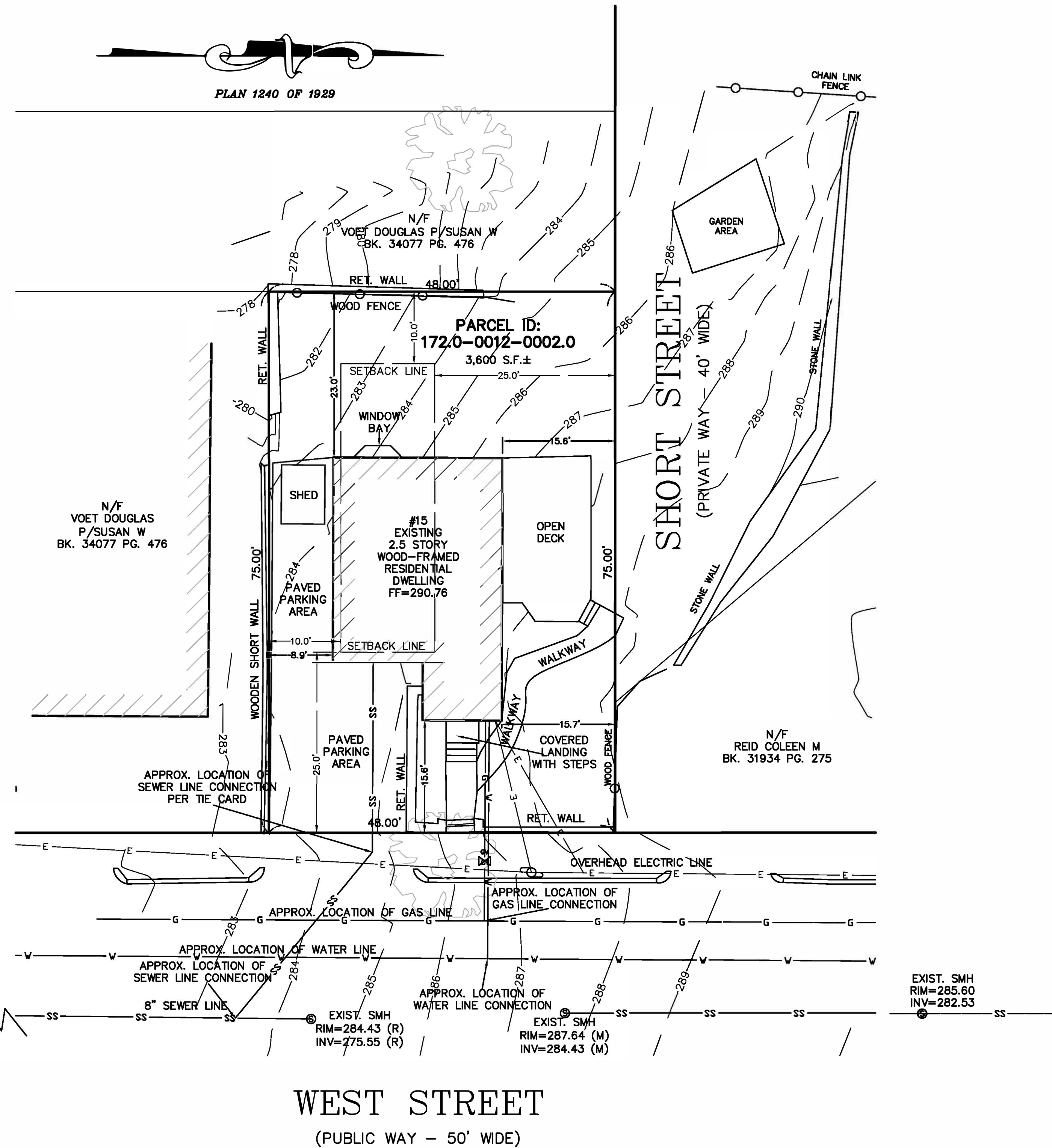
Applicant's Signature*

 Adam Glassman
Oct 8, 2024



EXISTING PROFILE
NOT TO SCALE

ZONING LEGEND		
ZONING DISTRICT: R1		
	REQUIRED	EXISTING
MIN. AREA	6,000 S.F.	3,600 S.F. ± (MEASURED)
MIN. FRONTAGE	-	-
SHORT ST	60'	56.95'
WEST ST	60'	48'
MIN. YARD FRONT	25'	15.6'
SIDE	10'	8.9'
REAR	20% LOT DEPTH	-
MAX. LOT COV.	35%	30% ±
MIN. USABLE O/S	30%	-
MIN. LANDSCAPE O/S	10%	45.0% ±
MAX. BLDG. HEIGHT	35'	30.32' ±



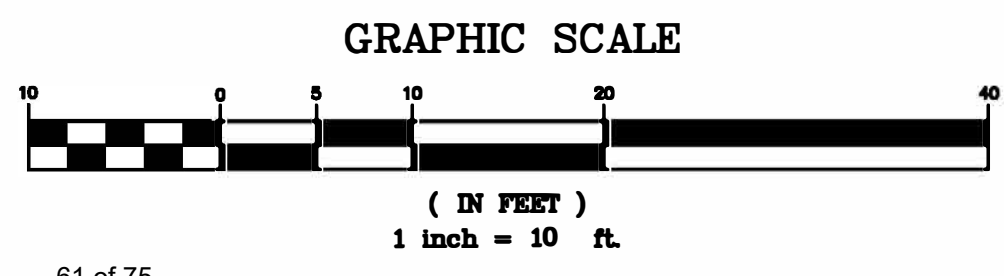
NOTE:
THE WATER, SEWER, AND GAS LINES SHOWN ON THIS PLAN ARE ON AN ASSUMED LOCATION OF EXISTING LINES BASED ON THE INSPECTION OF THE BASEMENT AND TIE CARDS.

THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILED FROM PLANS SUPPLIED BY GOVERNMENT AGENCIES.

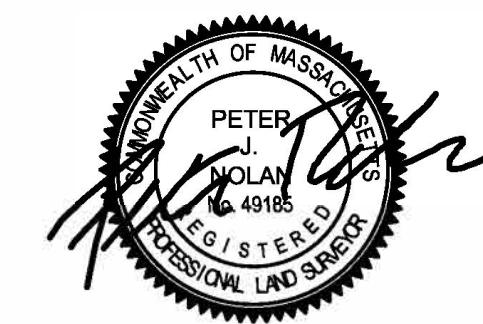
EXISTING LEGEND	
SS	SEWER LINE
⊙	SEWER MANHOLE
∨	WATER LINE
G	GAS LINE
⊕	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
∨	WATER VALVE
□	CATCH BASIN
○	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊕	HYDRANT
⊕	TREE

- NOTES:
- INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 05/15/2024.
 - DEED REFERENCE: BOOK 71154, PAGE 135
PLAN REFERENCE 1: PLAN 1240 OF 1929
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
 - THIS PLAN IS NOT INTENDED TO BE RECORDED.
 - I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0412E, IN COMMUNITY NUMBER: 250177, DATED 6/4/2010.
 - THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 - FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 - NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
 - THE ELEVATIONS SHOWN ARE BASED ON TOWN OF ARLINGTON DATUM.

PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.
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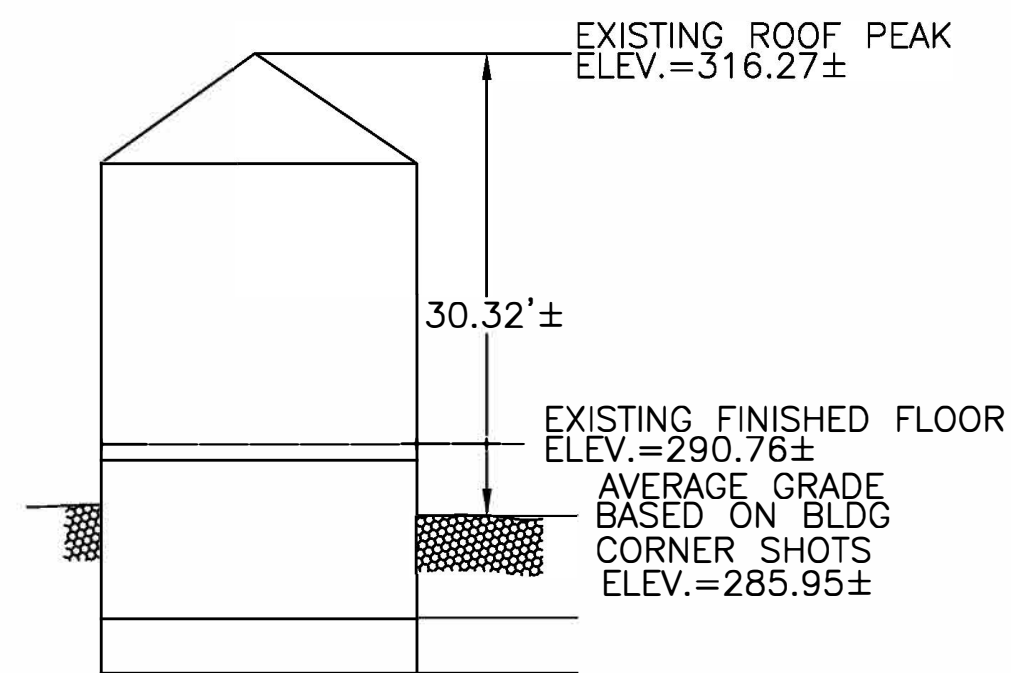


I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST RECORD PLANS, DEEDS AND CERTIFICATES OF TITLE.



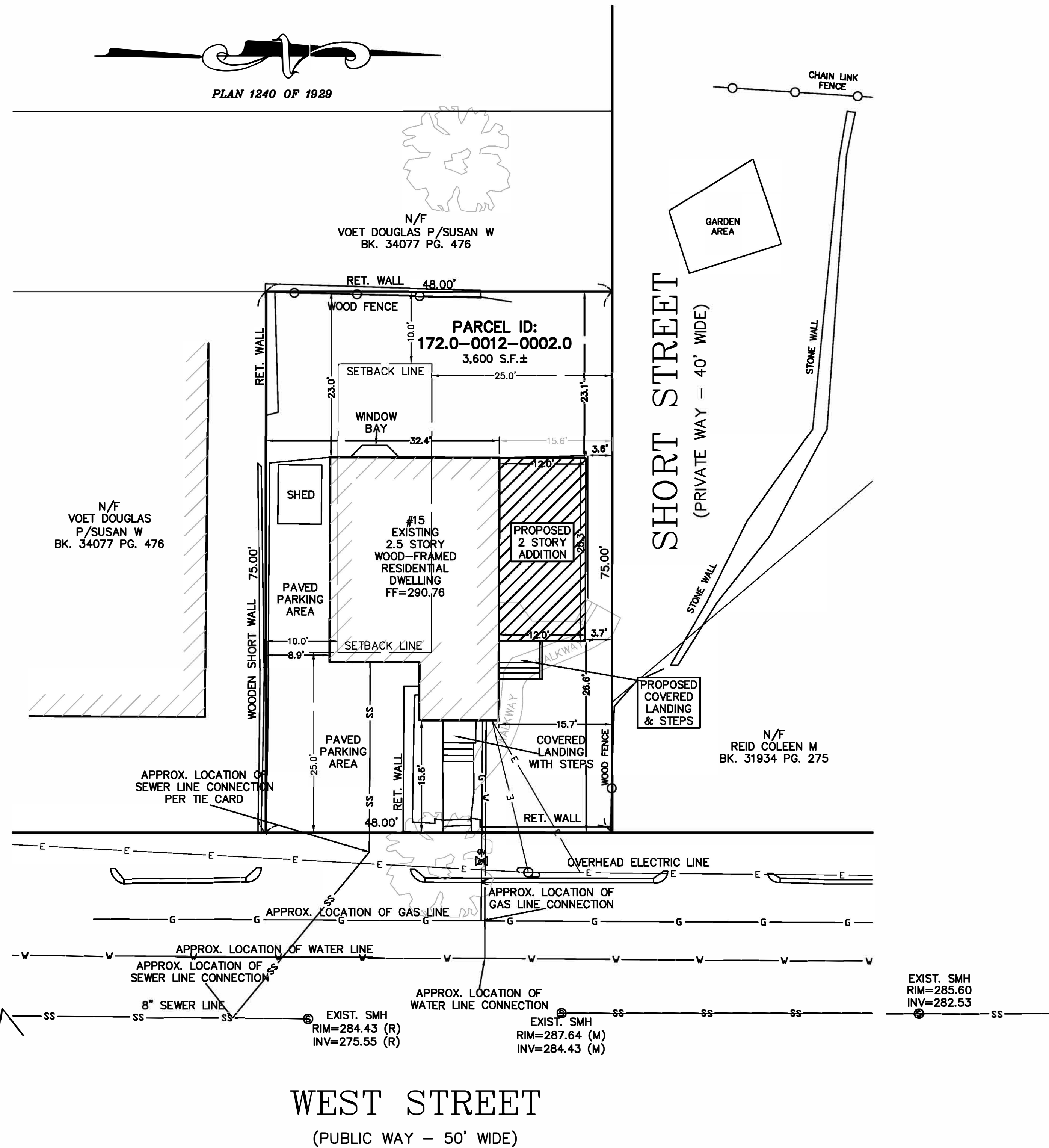
PETER J. NOLAN, P.L.S. 5/28/2024 DATE

SCALE 1"=10'			
DATE 5/28/2024	REV	DATE	REVISION
SHEET 1	15 WEST STREET ARLINGTON MASSACHUSETTS		
PLAN NO. 1 OF 1	EXISTING CONDITIONS		
CLIENT:	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com		
DRAWN BY DK	SHEET NO. 1		
CHKD BY P.J.N.			
APPD BY P.J.N.			



EXISTING PROFILE
NOT TO SCALE

ZONING LEGEND		
ZONING DISTRICT: R1		
	REQUIRED	PROPOSED
MIN. AREA	6,000 S.F.	3,600 S.F. ± (MEASURED)
MIN. FRONTAGE	-	-
SHORT ST	60'	56.95'
WEST ST	60'	48'
MIN. YARD FRONT	25'	26.6'
SIDE	10'	3.6'
REAR	20% LOT DEPTH	23.1'
MAX. LOT COV.	35%	30 ±
MIN. USABLE O/S	30%	-
MIN. LANDSCAPE O/S	10%	44% ±
MAX. BLDG. HEIGHT	35'	30.32' ±



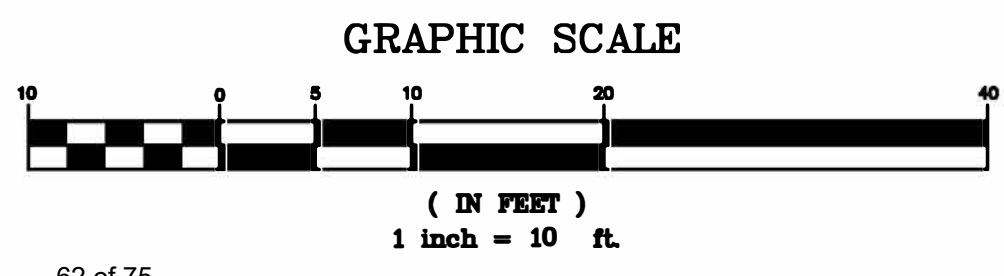
NOTE:
THE WATER, SEWER, AND GAS LINES SHOWN ON THIS PLAN ARE ON AN ASSUMED LOCATION OF EXISTING LINES BASED ON THE INSPECTION OF THE BASEMENT AND TIE CARDS.

THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILED FROM PLANS SUPPLIED BY GOVERNMENT AGENCIES.

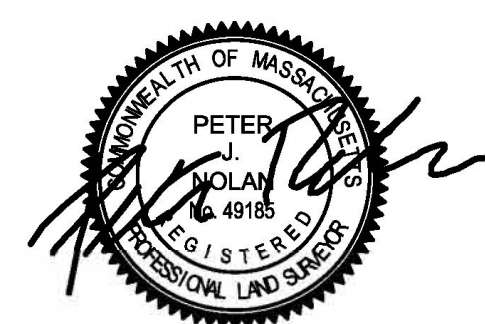
EXISTING LEGEND	
SS	SEWER LINE
⊙	SEWER MANHOLE
V	WATER LINE
G	GAS LINE
⊙	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
⊗	WATER VALVE
□	CATCH BASIN
○	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊗	HYDRANT
⊙	TREE

- NOTES:
- INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 05/15/2024.
 - DEED REFERENCE: BOOK 71154, PAGE 135
PLAN REFERENCE 1: PLAN 1240 OF 1929
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
 - THIS PLAN IS NOT INTENDED TO BE RECORDED.
 - I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0412E, IN COMMUNITY NUMBER: 250177, DATED 6/4/2010.
 - THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
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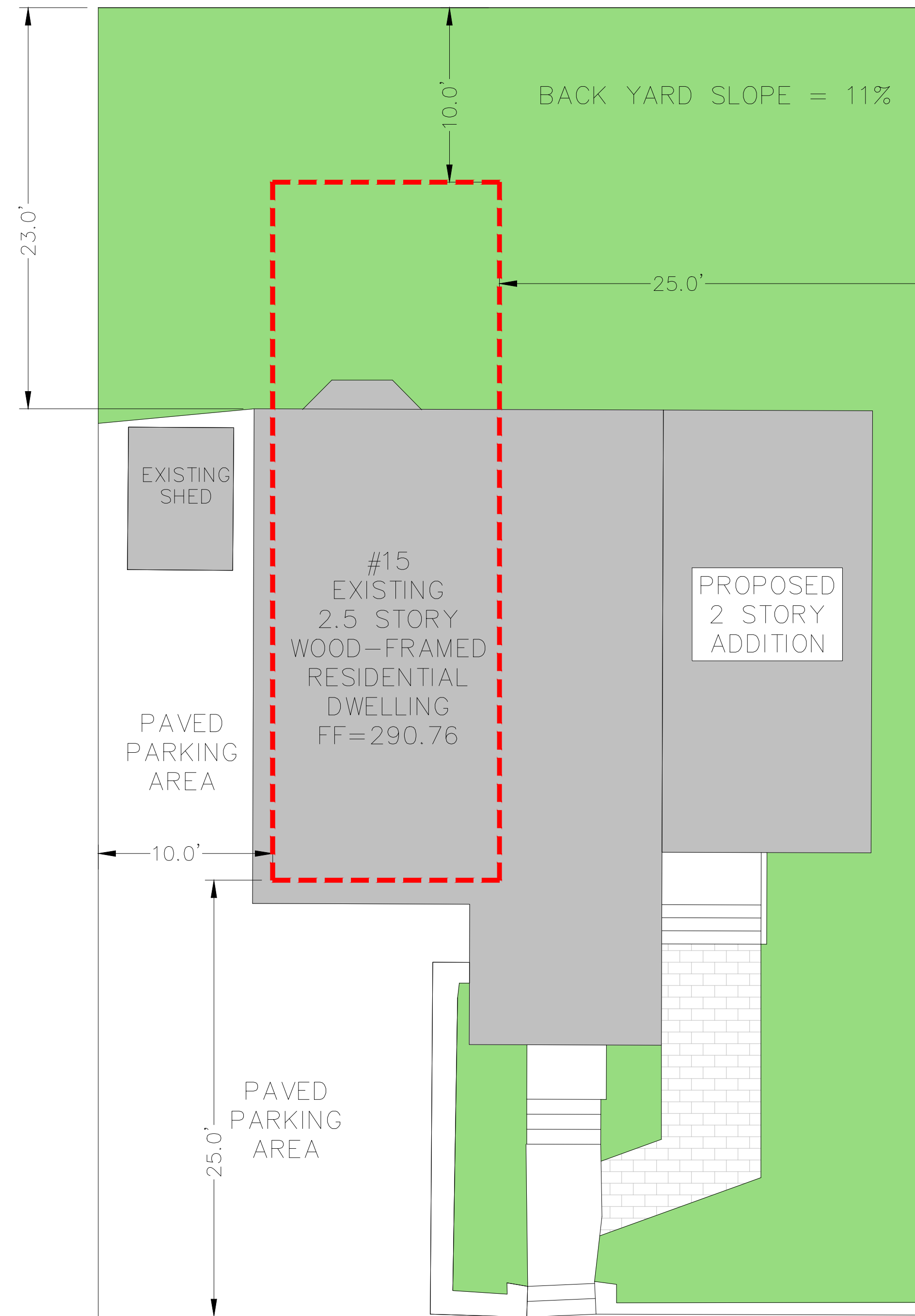
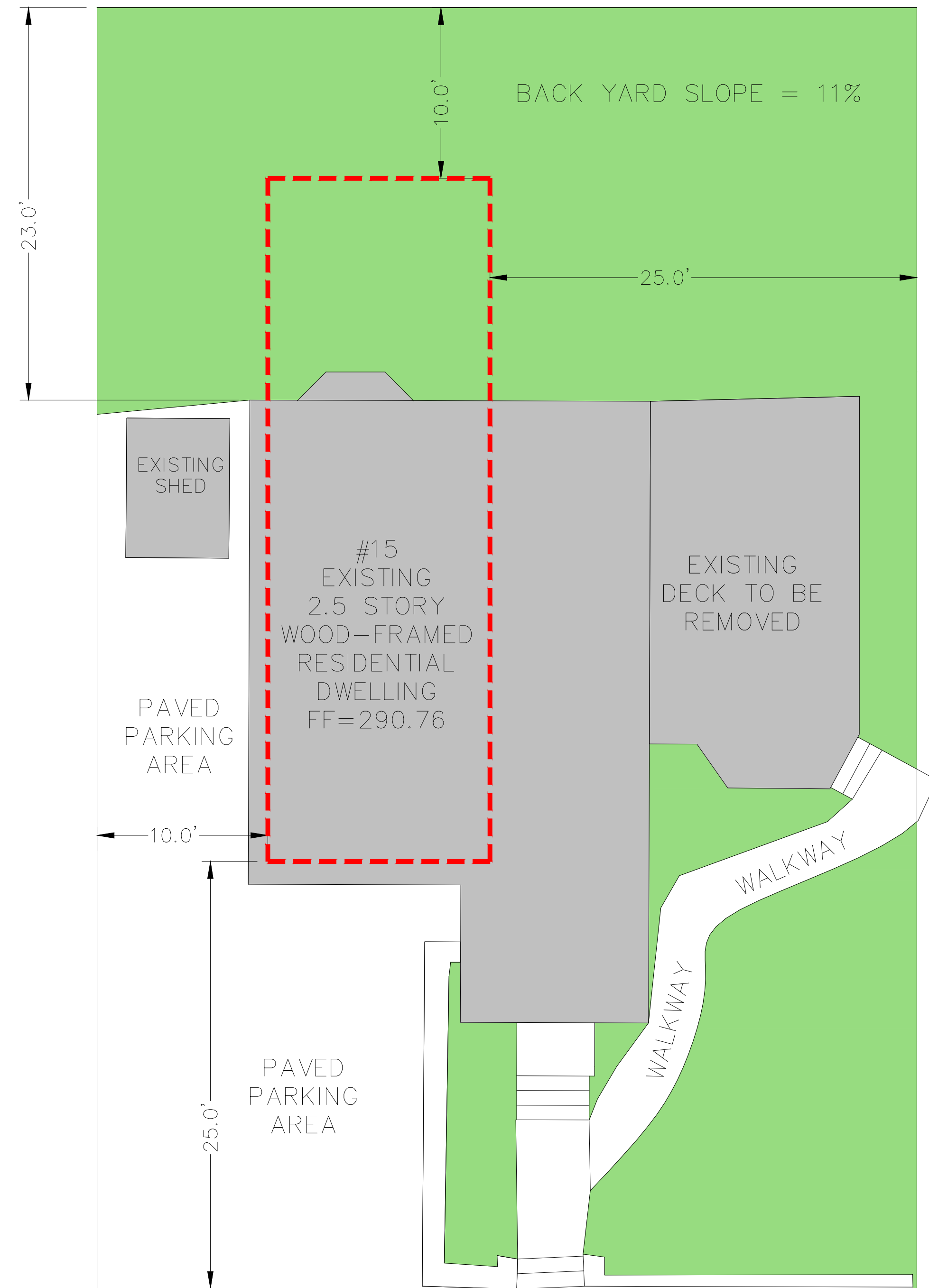


I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST RECORD PLANS, DEEDS AND CERTIFICATES OF TITLE.



PETER J. NOLAN, P.L.S. DATE 5/28/2024

SCALE 1"=10'			
DATE 6/24/2024	REV	DATE	REVISION
SHEET 1	15 WEST STREET ARLINGTON MASSACHUSETTS		BY
PLAN NO. 1 OF 1	PROPOSED PLOT PLAN		SHEET NO. 1
CLIENT:	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com		
DRAWN BY DK			
CHKD BY P.J.N.			
APPD BY P.J.N.			



EXISTING CONDITIONS

- LOT COVERAGE = 1,070.0 SF / 3,600.0 SF LOT = .297 / CONFORMING
- LANDSCAPING = 1,642.0 SF / 3,600.0 SF LOT = .45 / CONFORMING
- USABLE OPEN SPACE WITH 25' X 25' MIN AND SLOPE LESS THAN 7% 0.0% / EXISTING NON-CONFORMING

PROPOSED CONDITIONS

- LOT COVERAGE = 1,106.0 SF / 3,600.0 SF LOT = .307 / CONFORMING
- LANDSCAPING = 1,580.0 SF / 3,600.0 SF LOT = .44 / CONFORMING
- USABLE OPEN SPACE WITH 25' X 25' MIN AND SLOPE LESS THAN 7% 0.0% / EXISTING NON-CONFORMING

 = REQUIRED SETBACKS
EXISTING NON-CONFORMING
NO CHANGE

	REQUIRED	EXISTING	PROPOSED	CONFORMING
LOT COVERAGE	35% MAX	29% MAX	30%	YES
USABLE OPEN SPACE	30% MIN	0% MIN	0%	EXISTING NON-CONFORMING
LANDSCAPING	10% MIN	45% MIN	44%	YES

PROJECT:
NEW 2 STORY ADDITION

15 WEST STREET
ARLINGTON, MA

GCD ARCHITECTS

27 Hurlbut St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman.ra@gmail.com
www.glassmanchungdesign.com



Drawing Title:

ZONING PLANS

Scale: 1/4" = 1'-0" Drawing No.:

Job No.:

L0.1

Date: 06/24/2024

PROJECT:
NEW 2 STORY ADDITION

15 WEST STREET
ARLINGTON, MA

GCD ARCHITECTS

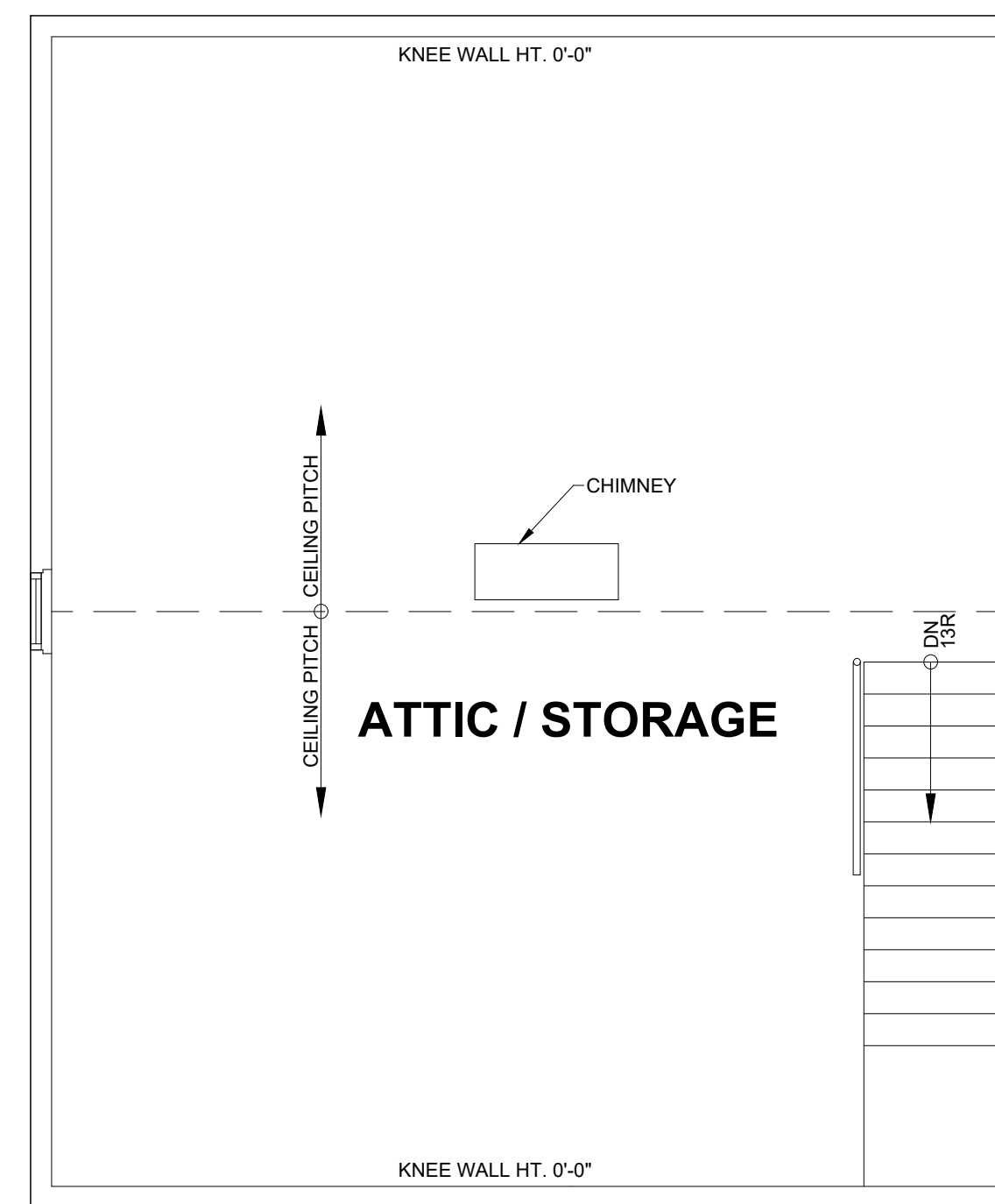
27 Hurbut St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman.ra@gmail.com
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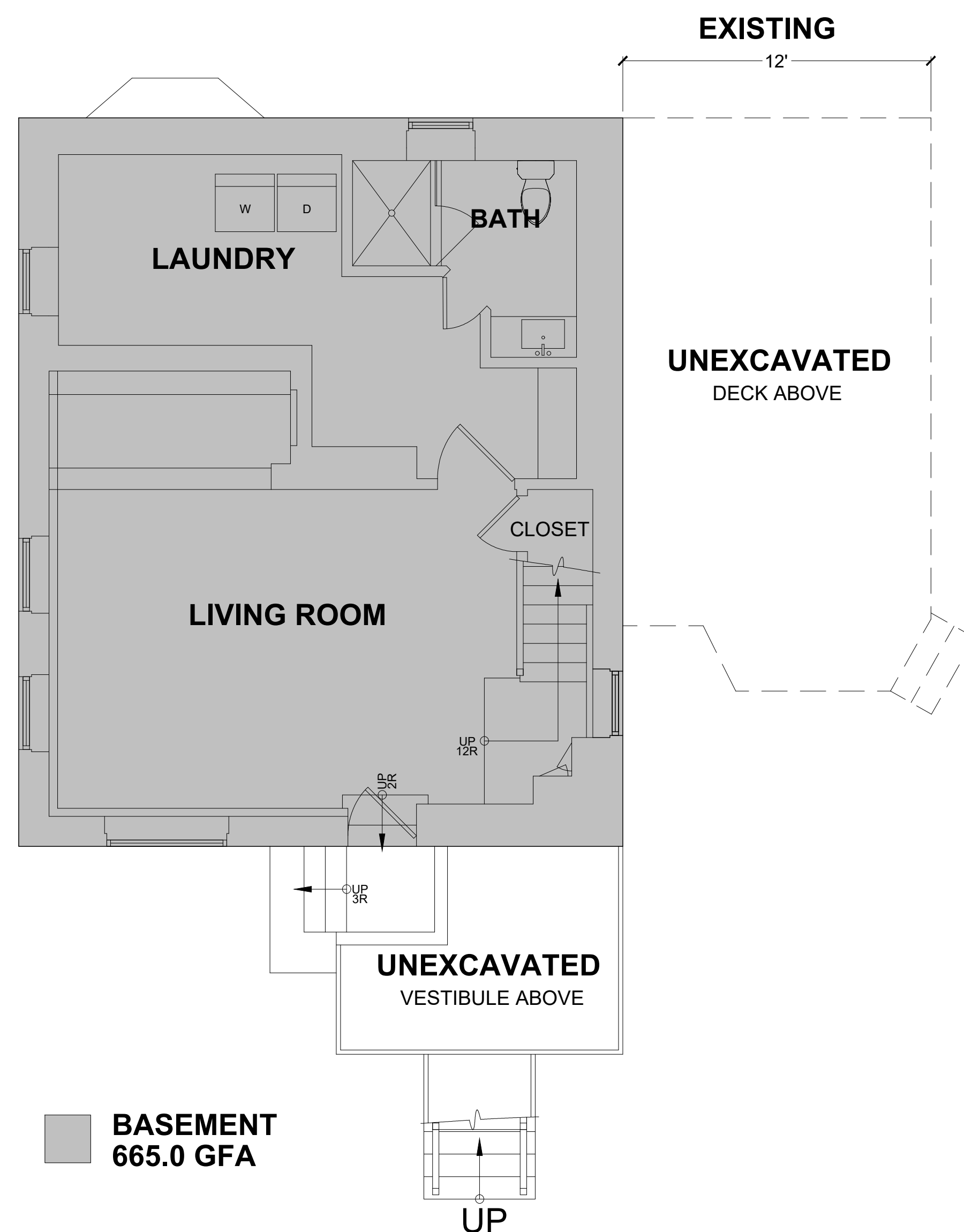
SCOPE OF WORK:

1. REMOVE EXISTING RIGHT SIDE DECK
2. CONSTRUCT NEW 2-STORY RIGHT SIDE ADDITION

BASEMENT 665.0 GFA + FIRST FLOOR 756.0 GFA + SECOND FLOOR 756.0 GFA + ATTIC 0.0 GFA = 2,177.0 GFA / 3,600.00 SF LOT = .60 FAR EXISTING / CONFORMING

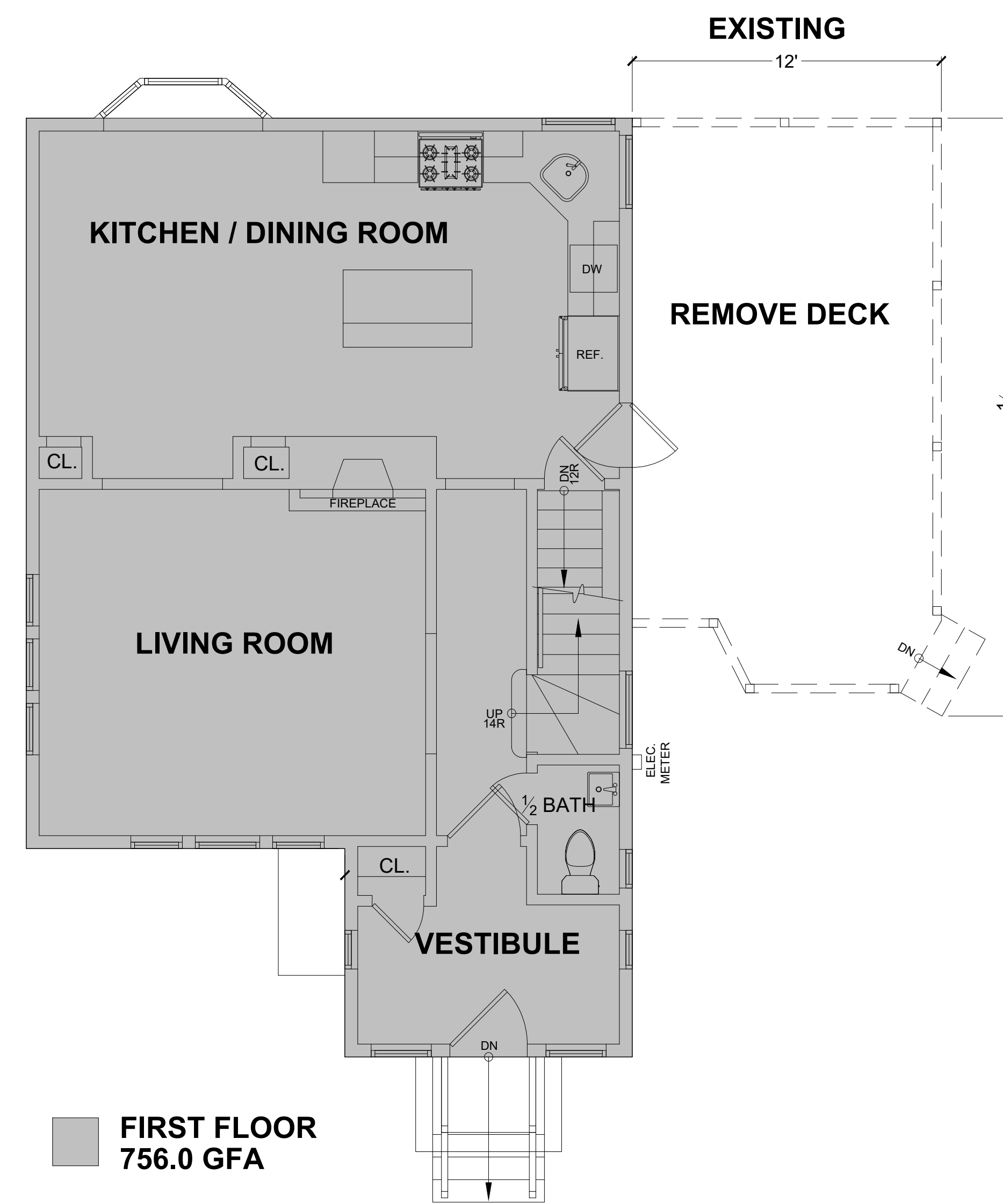


ATTIC 0.0 GFA
ATTIC PLAN
Ceiling Peak = 6'-11"



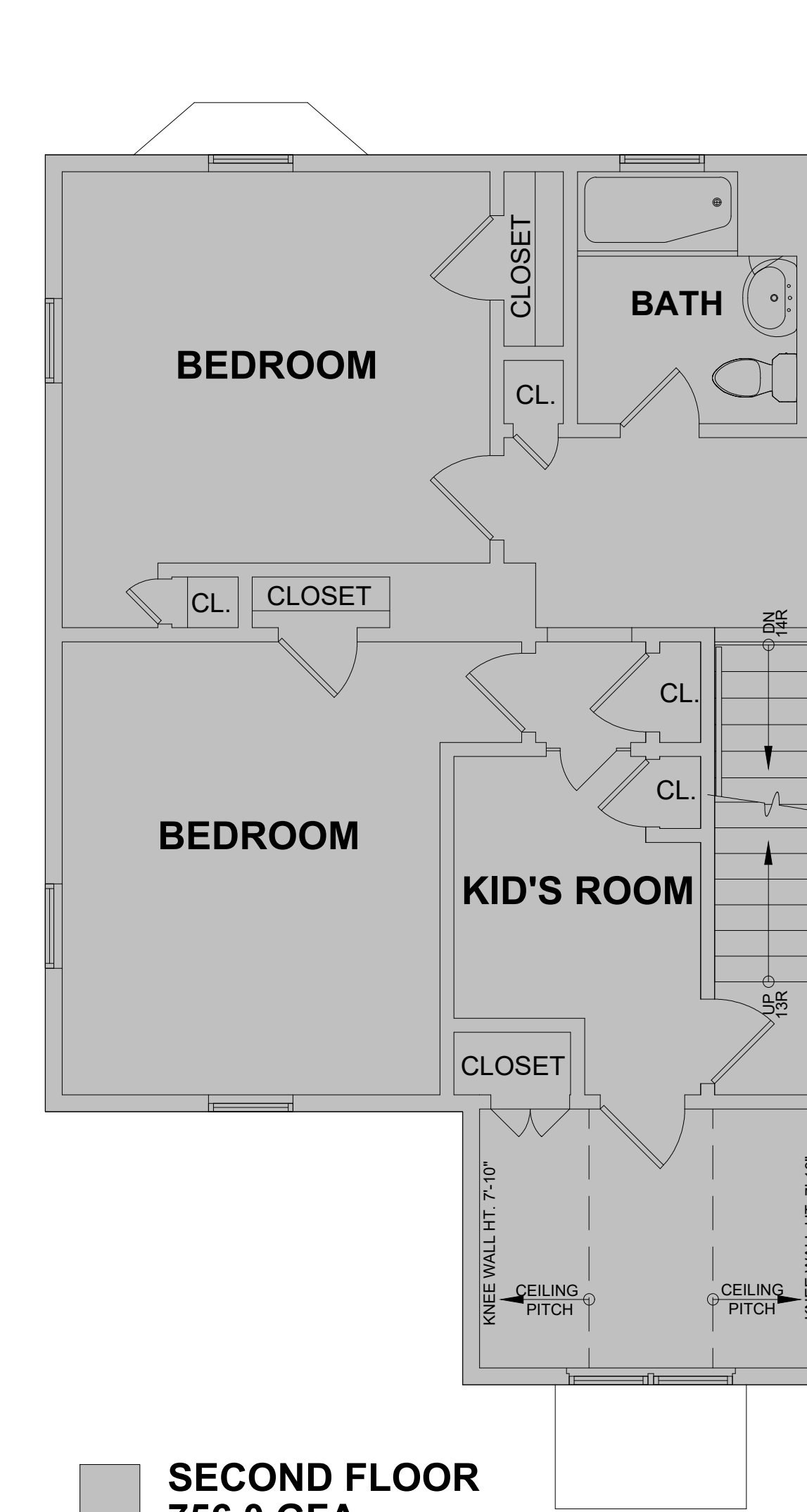
BASEMENT 665.0 GFA

UP
BASEMENT PLAN
Ceiling Height = 7'-3"



FIRST FLOOR 756.0 GFA

FIRST FLOOR PLAN
Ceiling Height = 7'-11 1/2"



SECOND FLOOR 756.0 GFA

SECOND FLOOR PLAN
Ceiling Height = 7'-8 1/2"

Drawing Title:

EXISTING PLANS
EXISTING FAR

Scale: 3/8" = 1'-0" Drawing No.:

Job No.:

D1.1

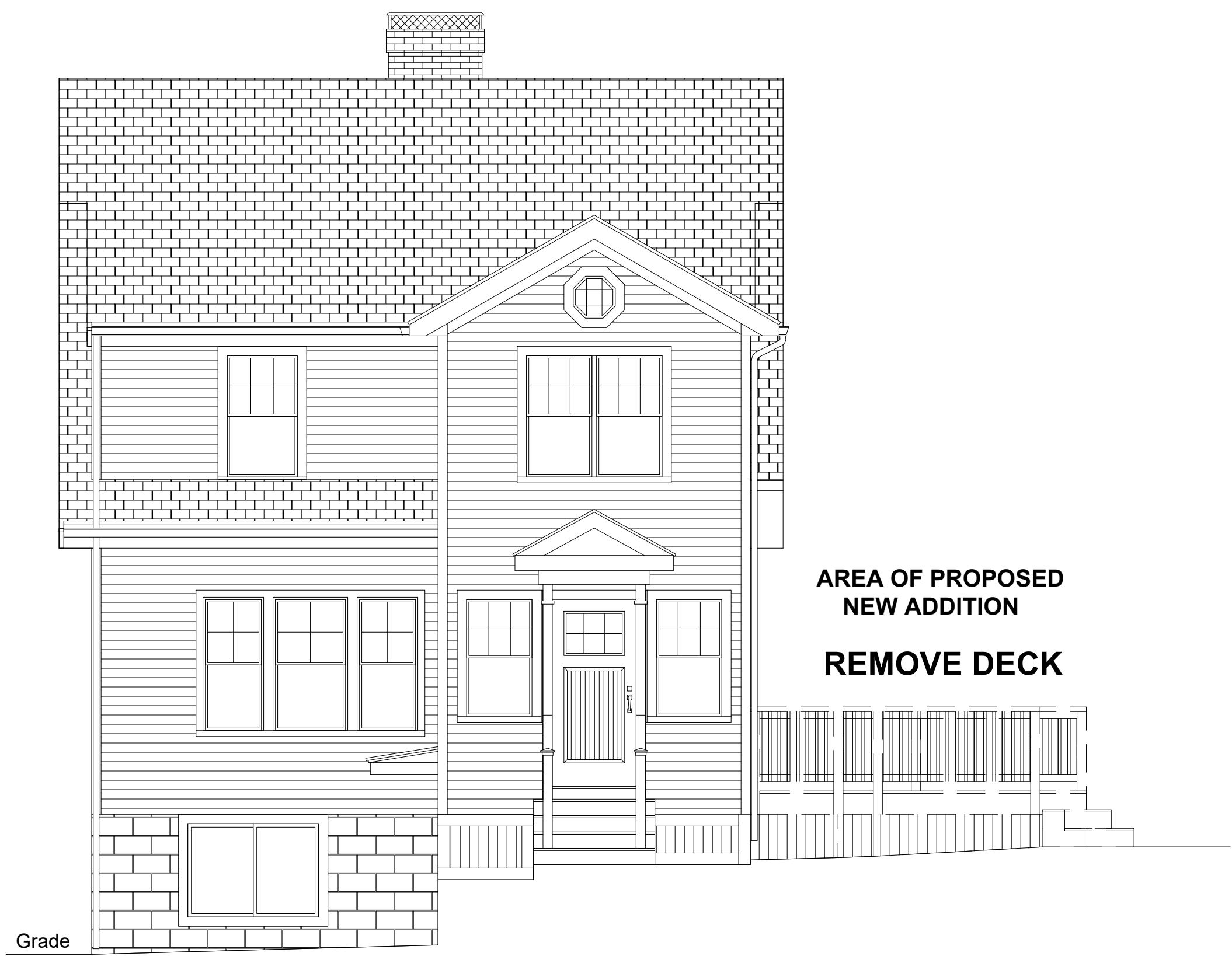
Date: 06/24/2024

PROJECT: NEW 2 STORY ADDITION

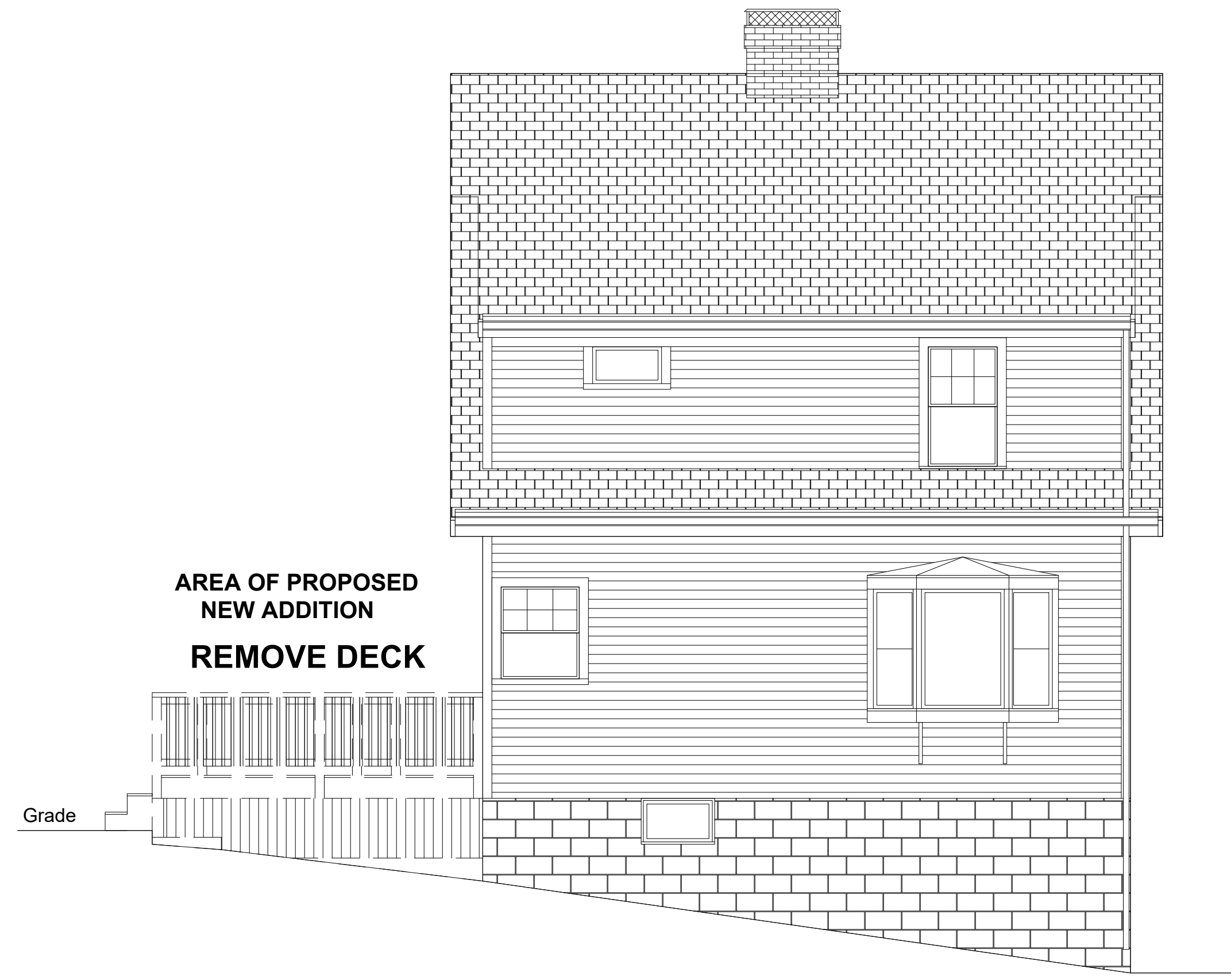
15 WEST STREET
ARLINGTON, MA

GCD ARCHITECTS

27 Hurlbut St
Cambridge, MA 02138
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ajglassman.ra@gmail.com
www.glassmanchungdesign.com



FRONT ELEVATION EXISTING



REAR ELEVATION



RIGHT ELEVATION EXISTING



LEFT ELEVATION - NO CHANGE

Drawing Title:

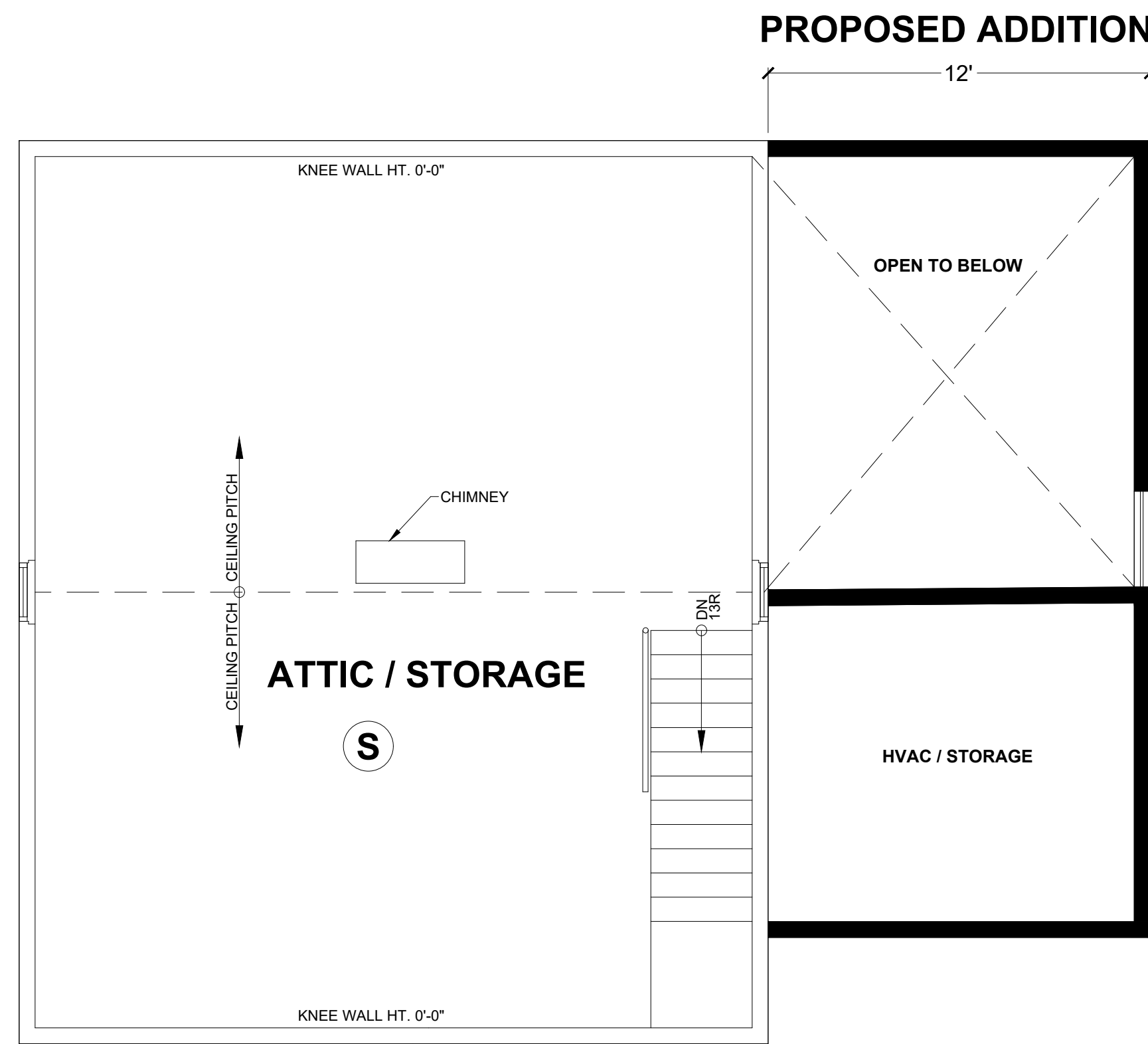
**EXISTING / DEMO
ELEVATIONS**

Scale: 1/4" = 1'-0" Drawing No.:

Job No.:

Date: 06/24/2024

D2.1



BASEMENT 665.0 GFA NO CHANGE	FIRST FLOOR 1,060.0 GFA + 304.0 SF INCREASE	SECOND FLOOR 1,060.0 GFA + 304.0 SF INCREASE	ATTIC 0.0 GFA NO CHANGE	= 2,785.0 GFA / 3,600.00 SF LOT = .77 FAR PROPOSED / CONFORMING 608.0 SF INCREASE
-------------------------------------------	----------------------------------------------------------	-----------------------------------------------------------	--------------------------------------	---------------------------------------------------------------------------------------------

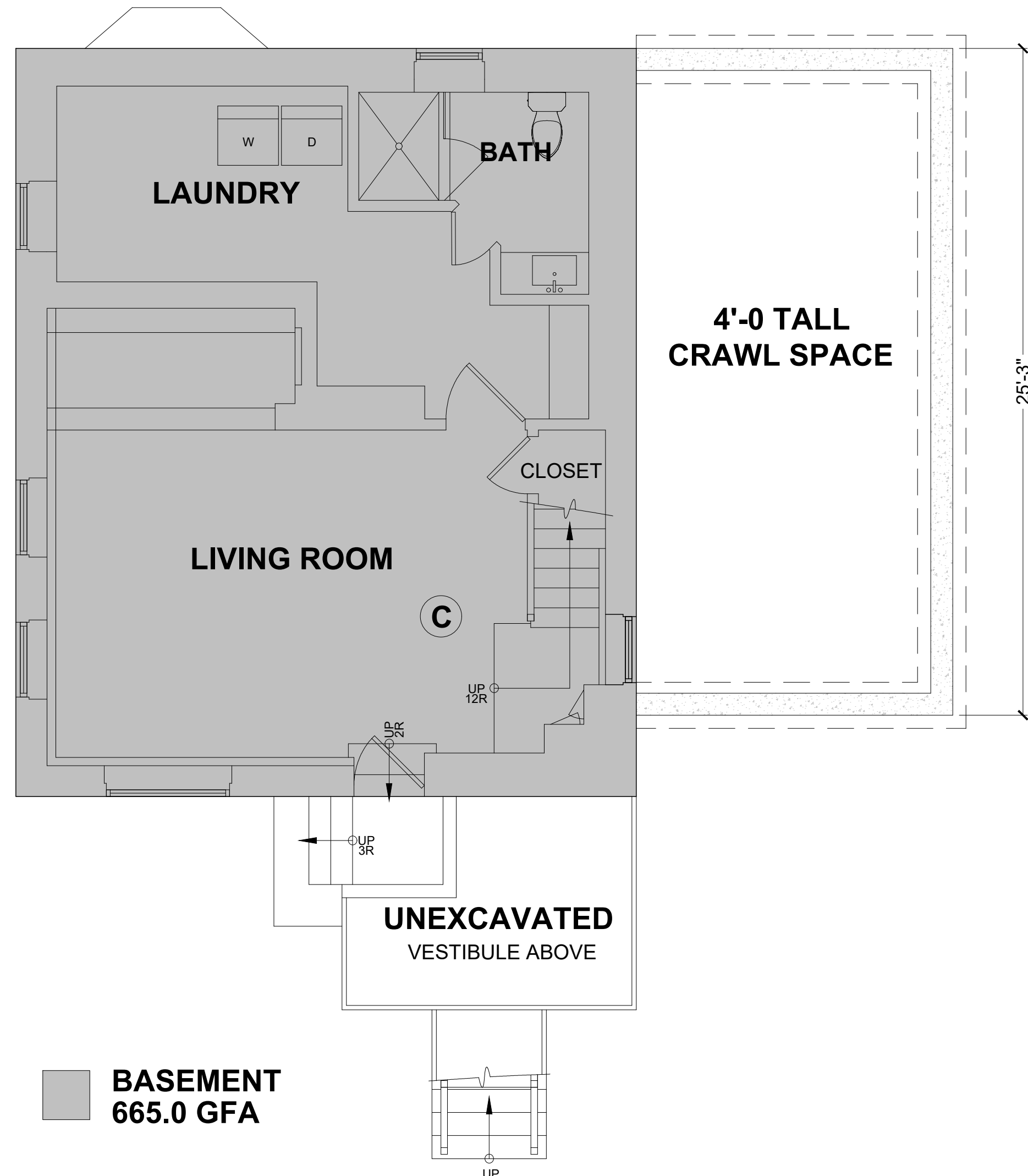
LIFE SAFETY DEVICE PLANS:

- S** = HARDWIRED SMOKE DETECTOR
- C** = COMBO SMOKE / CO2 DETECTOR

GENERAL NOTES:

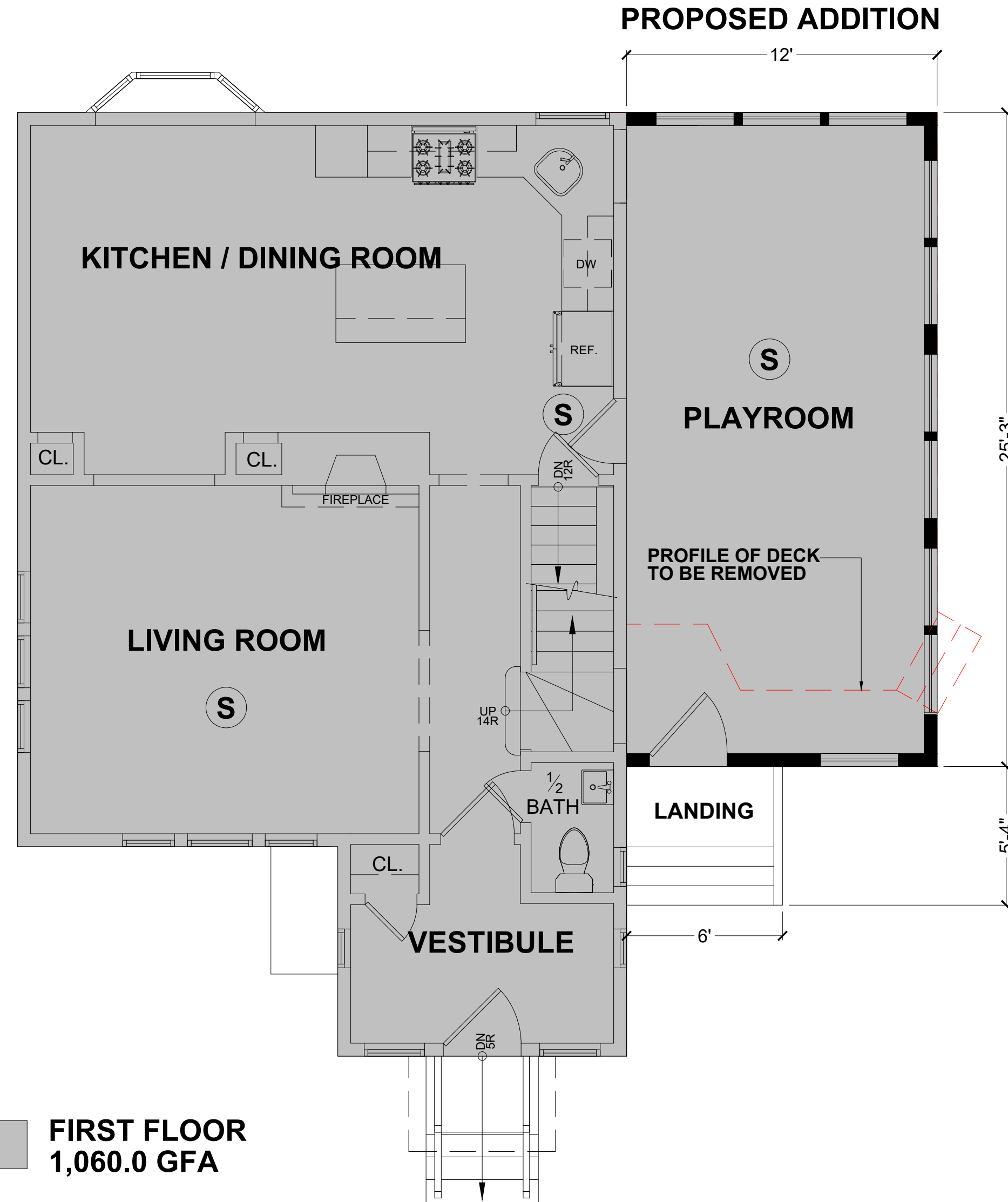
1. ALL NEW WINDOWS TO HAVE U.28 OR LESS
2. NEW MAIN BEDROOM TO HAVE LEGAL ESCAPE WINDOW
3. ALL WALL AND ROOF INSULATION FOR NEW ADDITION TO BE CLOSED CELL SPRAY FOAM
4. ALL MEP TO BE PROVIDED ON A DESIGN BUILD BASIS BY THE GC

ATTIC
0.0 GFA
ATTIC PLAN
Ceiling Peak = 7'-4"



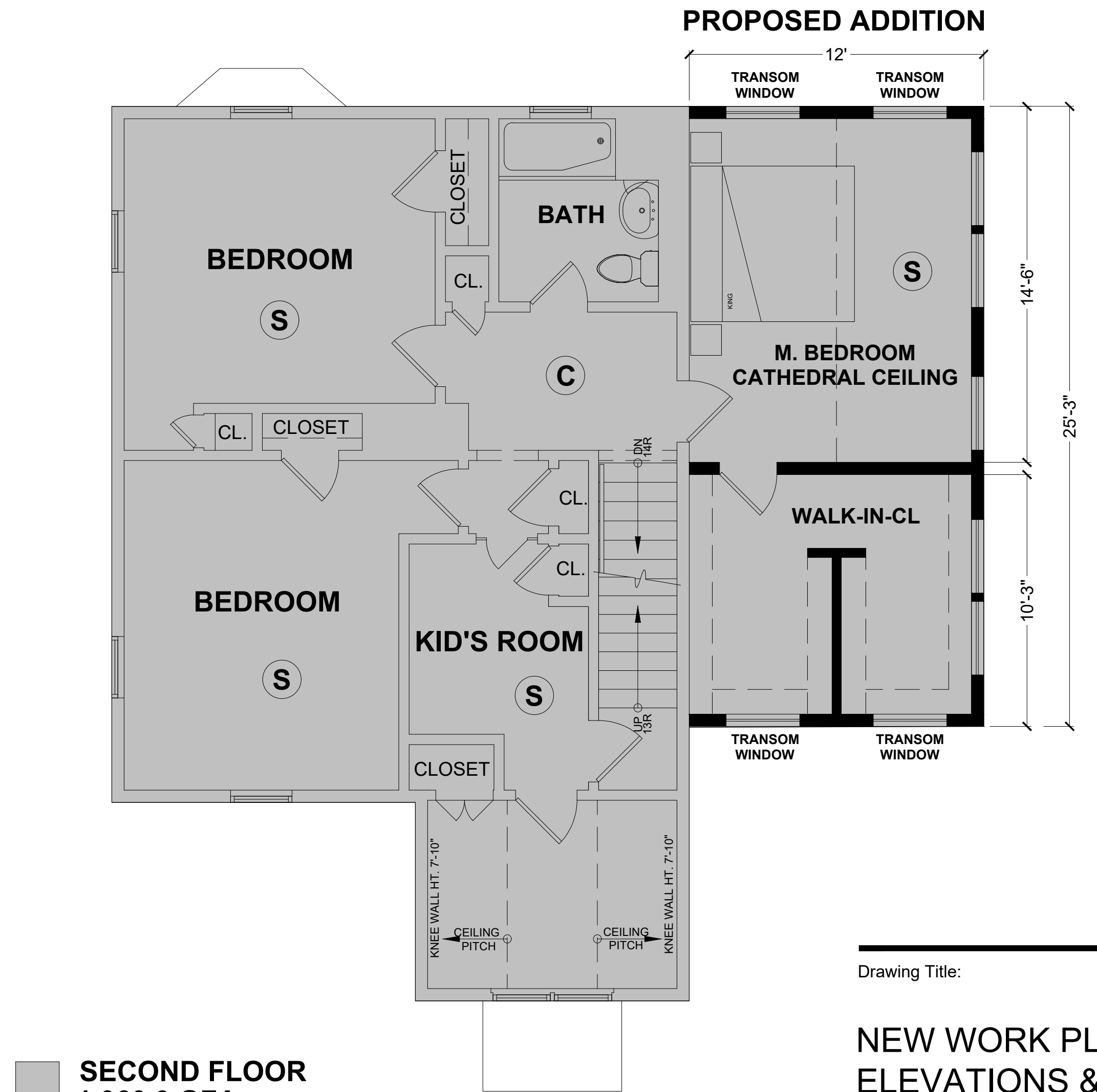
BASEMENT
665.0 GFA

BASEMENT PLAN
Ceiling Height = 7'-3"



FIRST FLOOR
1,060.0 GFA

FIRST FLOOR PLAN PROPOSED
Ceiling Height = 7'-11 1/2"



SECOND FLOOR
1,060.0 GFA

SECOND FLOOR PLAN PROPOSED
Ceiling Height = 7'-8 1/2"

PROJECT:
NEW 2 STORY ADDITION
15 WEST STREET
ARLINGTON, MA

GCD ARCHITECTS

27 Hurbut St
Cambridge, MA 02138
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ajglassman.ra@gmail.com
www.glassmanchungdesign.com



Drawing Title:

NEW WORK PLANS
ELEVATIONS & FAR

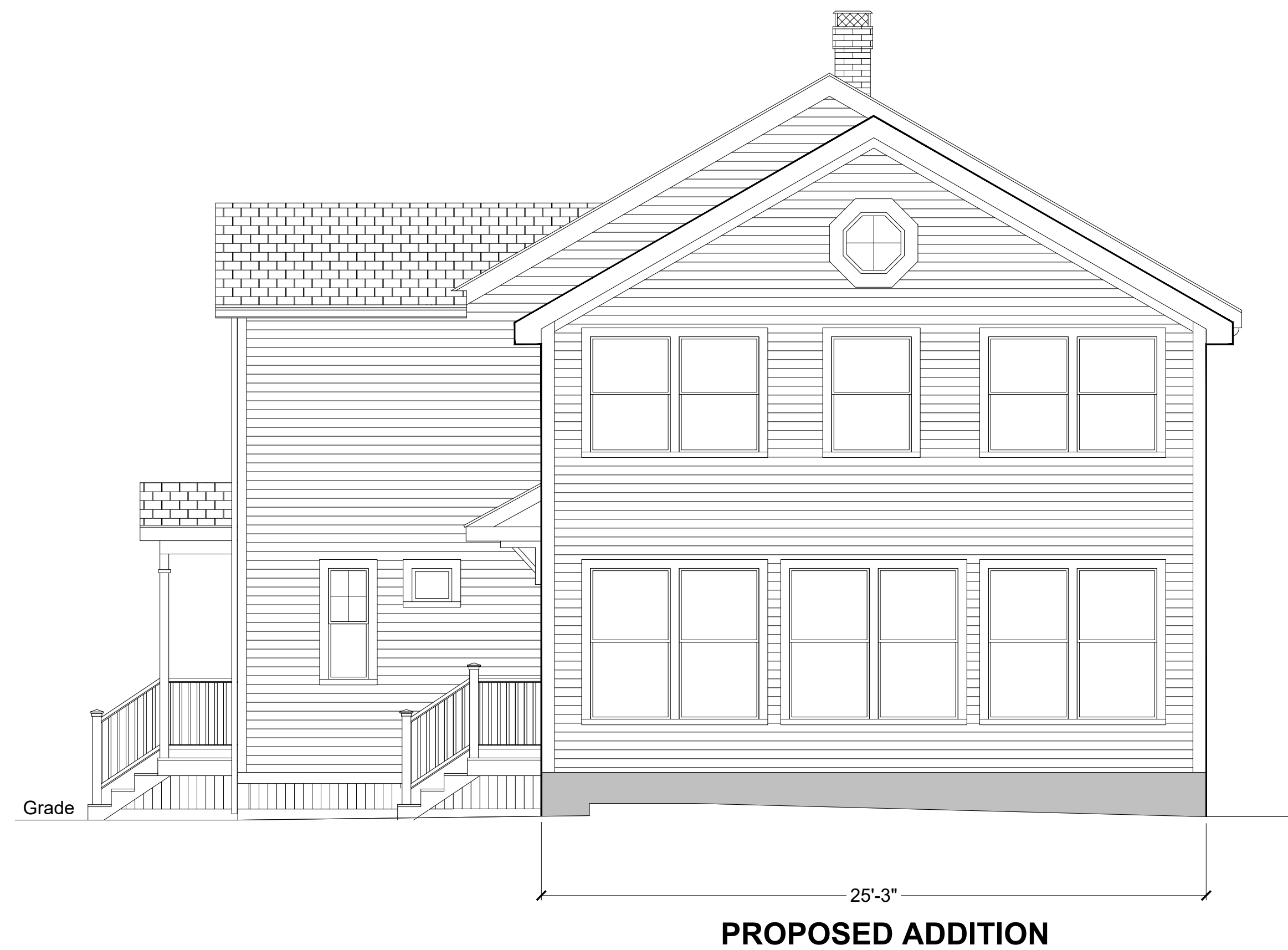
Scale: 1/4" = 1'-0" Drawing No.:
Job No.: **A1.1**
Date: 06/24/2024



FRONT ELEVATION PROPOSED



REAR ELEVATION PROPOSED



RIGHT ELEVATION PROPOSED



LEFT ELEVATION - NO CHANGE

PROJECT: NEW 2 STORY ADDITION

15 WEST STREET
ARLINGTON, MA

GCD ARCHITECTS

27 Hurlbut St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman.ra@gmail.com
www.glassmanchungdesign.com



Drawing Title:

PROPOSED
ELEVATIONS

Scale: 1/4" = 1'-0" Drawing No.:

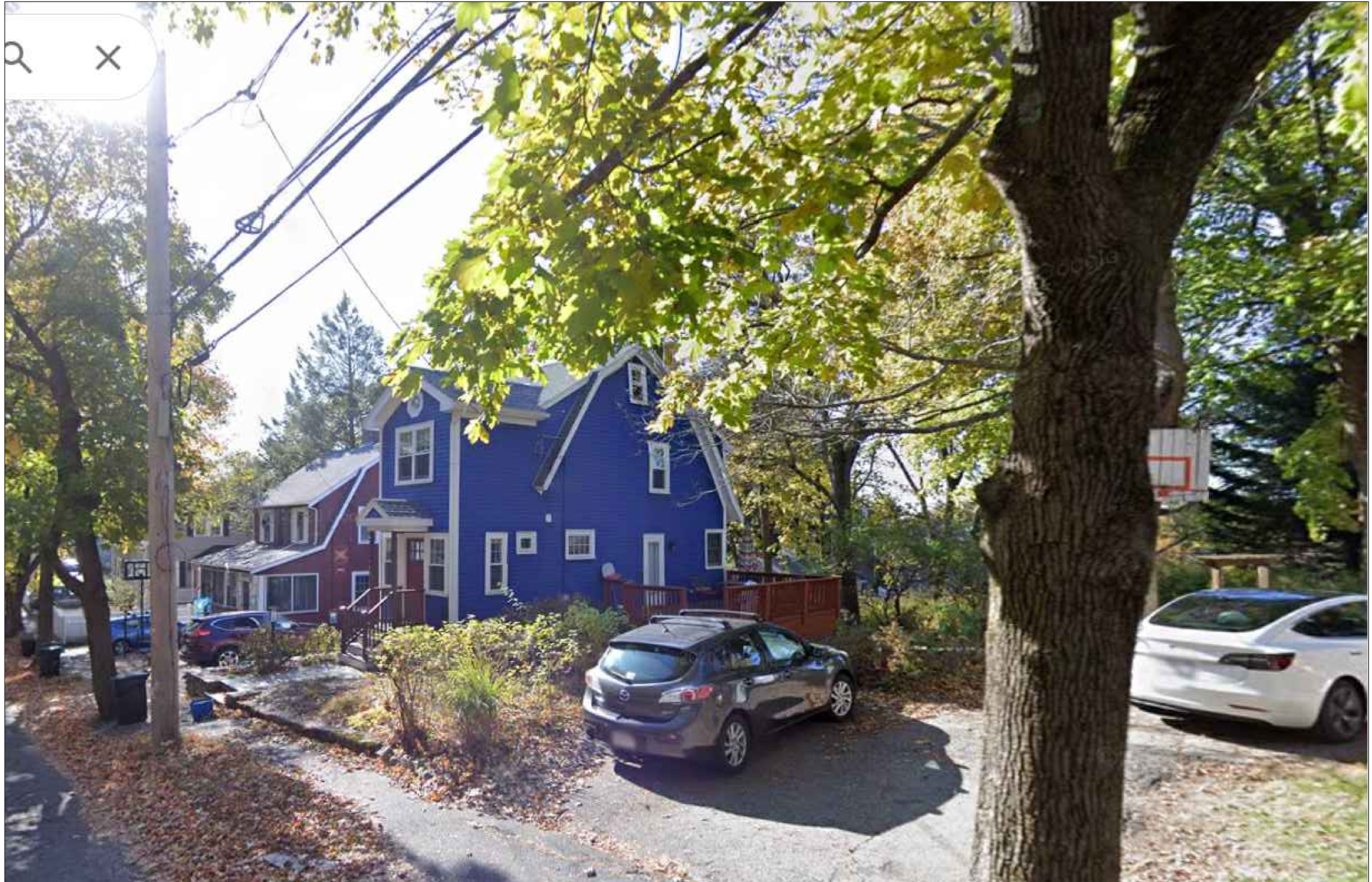
Job No.:

Date: 06/24/2024

A2.1



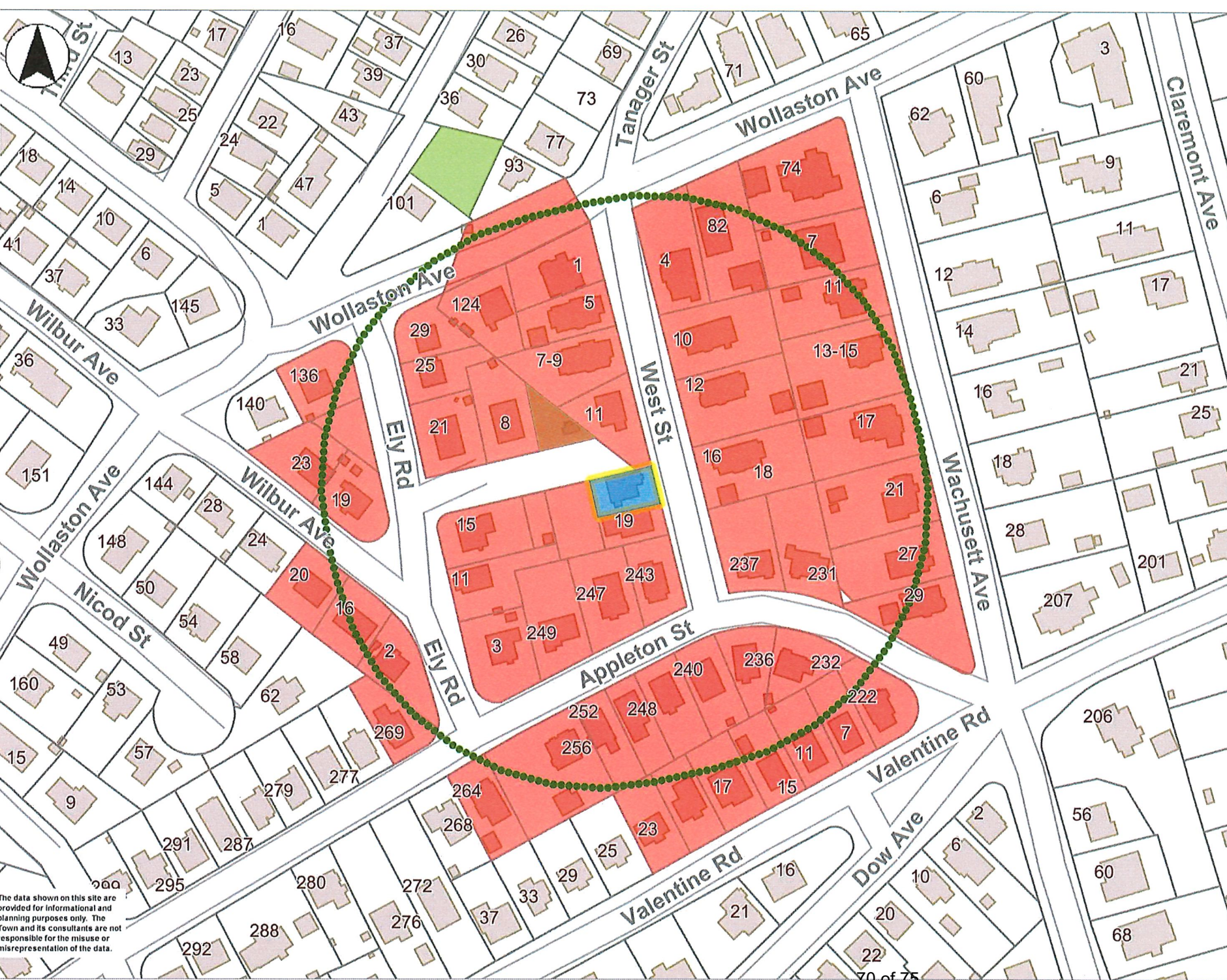
EXISTING STREET VIEW FRONT LEFT



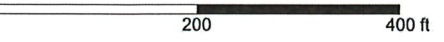
EXISTING STREET VIEW FRONT RIGHT



- Places by Category
 - Police Station
 - Fire Station
 - School
 - Library
 - Public Works
- Recreation - Facilities
 - Recreation - Fields Cc
 - Recreation - Fields Cc
 - Open Space: Conserv
 - Open Space - Minuter
 - Open Space - Labels
 - Open Space
 - Town, State, or Other Town Ow
- MA Highways
 - Interstate
 - US Highway
 - Numbered Rout
- Abutting Towns
- Town Boundary
- Parcels
- Buildings
- Cemetery - Roads
 - Road1
 - Road2
 - Road3
 - Road4
- Pavement Markings
 - Impervious Surface - I
 - Street
 - Sidewalk
 - Street Island
 - Driveway
 - Parking Lot
 - Bike Path
- Roads - For Large Sc
 - Roads - For Small Sc
 - Major Road
 - Local Road
- Master Plan Base Ma
 - Water Line
 - Water Body



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.





CERTIFIED ABUTTERS LIST

Date: October 10, 2024

Subject Property Address: 15 WEST ST Arlington, MA

Subject Property ID: 172-12-2

Search Distance: 300 Feet - Zoning

Parcel ID:	Property Location	Owner 1	Owner 2	MAILING ADDRESS			
				Mailing Address 1	Town	State	Zip
169-1-1	231 APPLETON ST	ZHANG MIAN	WANG MENGRAN	231 APPLETON ST	ARLINGTON	MA	02476
169-1-2	237 APPLETON ST	BEAL GRAHAM J & FELICITY A		237 APPLETON ST	ARLINGTON	MA	02476
169-1-3	16--18 WEST ST	LEWITON MARVIN R ETAL/ TRS	MARVIN R LEWITON- 2023 TRUST	18 WEST ST	ARLINGTON	MA	02476
169-6-1	243 APPLETON ST	JANOVITZ SCOTT V & SHANNON E		243 APPLETON ST	ARLINGTON	MA	02476
169-6-2	247 APPLETON ST	FLINT ERIC M		247 APPLETON ST	ARLINGTON	MA	02476
169-6-4.A	249 APPLETON ST	GOODEARL GAIL E TRUSTEE	GAIL E GOODEARL 2018 LIVING TR	249 APPLETON ST	ARLINGTON	MA	02476
169-6-5	3 ELY RD	MING TIMOTHY K & JOANNA M/ TRS	JOANNA M MING TRUST	3 ELY RD	ARLINGTON	MA	02476
169-7-4	264 APPLETON ST	FIORINA GRETA POWELL HAMMOND		264 APPLETON ST	ARLINGTON	MA	02476
169-7-5	256 APPLETON ST	NINAN DILIP J &	SINNOTT GILLIAN M	256 APPLETON ST	ARLINGTON	MA	02476
169-7-7	252 APPLETON ST	PARR ROBERT J		252 APPLETON ST	ARLINGTON	MA	02476
169-7-8	248 APPLETON ST	RACICOT PAUL D/MARIELLE R		248 APPLETON STREET	ARLINGTON	MA	02476
169-7-9	244 APPLETON ST	TUCCI GREGORY C	MC NAMEE HELEN P	244 APPLETON STREET	ARLINGTON	MA	02476
169-7-10	240 APPLETON ST	KAHAN TOBIAS R & RACHEL B		240 APPLETON ST	ARLINGTON	MA	02476
169-7-11	236 APPLETON ST	TEAGER DANIEL H		236 APPLETON STREET	ARLINGTON	MA	02476
169-7-12	232 APPLETON ST	DECASTRO JONATHAN & CHERYL		232 APPLETON ST	ARLINGTON	MA	02476
169-7-13	222 APPLETON ST	RAMIREZ-ALEJO NOE	LEYVA-RANGEL JESSICA	222 APPLETON ST	ARLINGTON	MA	02476
169-7-14	7 VALENTINE RD	COUNTIE ANNE MARIE		7 VALENTINE RD	ARLINGTON	MA	02476
169-7-15	11 VALENTINE RD	HENRY NORRIS A II &	HENRY KIMBERLY A	11 VALENTINE ROAD	ARLINGTON	MA	02476
169-7-16	15 VALENTINE RD	BRIGGS KRISTINE D		15 VALENTINE RD	ARLINGTON	MA	02476
169-7-17	17 VALENTINE RD	LOMBARDO TANIA	HODGDON TODD	17 VALENTINE RD	ARLINGTON	MA	02476
169-7-18.A	21 VALENTINE RD	ALLEN NORTON T--ETAL	ALLEN PAMELA	21 VALENTINE RD	ARLINGTON	MA	02476
169-7-18.B	23 VALENTINE RD	CHANG JOSEPH L/ TRUSTEE	CHANG FAMILY REAL ESTATE TRUST	23 VALENTINE RD	ARLINGTON	MA	02476
169-10-1	269 APPLETON ST	ROTH DAVID H & HEIDI M		269 APPLETON STREET	ARLINGTON	MA	02476
171-5-1.A	74 WOLLASTON AVE	LIM SUYEON		74 WOLLASTON AVE	ARLINGTON	MA	02476
171-5-1.B	7 WACHUSETT AVE	KARP DANA		7 WACHUSETT AVE	ARLINGTON	MA	02476
171-5-2.A	11 WACHUSETT AVE	DURANT JOHN L/ELIZABETH		11 WACHUSETT AVE	ARLINGTON	MA	02476
171-5-4	17 WACHUSETT AVE	YOUNG DENNIS T ETAL/ TRUSTEES	YOUNG/GAUTHIER REVOCABLE TRUST	17 WACHUSETT AVENUE	ARLINGTON	MA	02476
171-5-5	21 WACHUSETT AVE	STUART STEPHEN L/CATHERINE P	TRS/STUART WACHUSETT TRUST	21 WACHUSETT AVE	ARLINGTON	MA	02476
171-5-6.A	27 WACHUSETT AVE	LEMNIOS LUCIAN N & CHARLENE		27 WACHUSETT AVENUE	ARLINGTON	MA	02476
171-5-7.A	29 WACHUSETT AVE	CLEARY ELLEN M ETAL/ TRS	ELLEN M CLEARY REVOCABLE TRUST	29 WACHUSETT AVE	ARLINGTON	MA	02476
172-6-18	0-LOT TANAGER ST	TOWN OF ARLINGTON TAX POSS		730 MASS AVE	ARLINGTON	MA	02476
172-7-8	20 WILBUR AVE	JOHNSON RUTH E		20 WILBUR AVE	ARLINGTON	MA	02476
172-7-10.A	16 WILBUR AVE	REYNOLDS PAUL W & GUNES T		16 WILBUR AVE	ARLINGTON	MA	02476
172-7-11.A	2 ELY RD	ARIGO WILLIAM J--ETAL	ARIGO MARY JANE A/LIFE ESTATE	2 ELY RD	ARLINGTON	MA	02476
172-8-4.A	136 WOLLASTON AVE	FOERTSCH MONTANA & CANDICE E		136 WOLLASTON AVE	ARLINGTON	MA	02476
172-8-6.A	0-LOT ELY RD	TOWN OF ARLINGTON TAX POSS		730 MASS AVE	ARLINGTON	MA	02476
172-8-7.A	19 WILBUR AVE	TOURKOMANOLIS STEFANOS	TOURKOMANOLIS MARIA/L/ESTATE	19 WILBUR AVE	ARLINGTON	MA	02476
172-8-9.A	23 WILBUR AVE	GOKSOY TAHA E	KOSE HAZAL B	23 WILBUR AVE	ARLINGTON	MA	02476



CERTIFIED ABUTTERS LIST

Date: October 10, 2024

Subject Property Address: 15 WEST ST Arlington, MA

Subject Property ID: 172-12-2

Search Distance: 300 Feet - Zoning

MALING ADDRESS

Parcel ID:	Property Location	Owner 1	Owner 2	Mailing Address 1	Town	State	Zip
172-9-2	5 WEST ST	JACOVIDES GEORGE & BETTY	TRUSTEES/JACOVIDES TRUST	5 WEST ST	ARLINGTON	MA	02476
172-9-4	11 WEST ST	REID COLEEN M	BRODY ANDREW	11 WEST ST	ARLINGTON	MA	02476
172-9-5	0-LOT SHORT ST	TOWN OF ARLINGTON TAX POSS		730 MASS AVE	ARLINGTON	MA	02476
172-9-7.A	8 SHORT ST	LAZORCHAK ADAM S &	XU XIAOCAO	8 SHORT ST	ARLINGTON	MA	02476
172-9-10	21 ELY RD	WRIGHT DAVID T & CAYTLIN		21 ELY ROAD	ARLINGTON	MA	02476
172-9-13.A	25 ELY RD	CZAPSKI JOSEPH & HOLLY M		25 ELY RD	ARLINGTON	MA	02476
172-9-15.A	130 WOLLASTON AVE	CORRIGAN MARY C		130 WOLLASTON AVE	ARLINGTON	MA	02476
172-9-17.A	124 WOLLASTON AVE	HOUSTON DOUGLAS M	GOULD KAREN	124 WOLLASTON AVE	ARLINGTON	MA	02476
172-10-1.A	12 WEST ST UNIT 12	SCHROEDER CURTIS M	CLEMENS JOAN S	12 WEST ST	ARLINGTON	MA	02476
172-10-1.B	12 WEST ST UNIT 14	SRINIVAS LAKSHMI & TULASI		14 WEST ST	ARLINGTON	MA	02476
172-10-3	4--6 WEST ST	PETTIT BEVELYN K--ETAL	HOEY WILLIAM B JR	11 RUSSET LANE	LYNNFIELD	MA	01940
172-10-4	82 WOLLASTON AVE	HODGES ALANE CLAY &EDWARD KENT	TRS/ALANE CLAY HODGES REVOCABL	82 WOLLASTON AVE	ARLINGTON	MA	02476
172-12-1	19 WEST ST	VOET DOUGLAS P/SUSAN W		19 WEST ST	ARLINGTON	MA	02476
172-12-2	15 WEST ST	PETERSON DAVID R	ZHANG XIUJIN	15 WEST ST	ARLINGTON	MA	02476
172-12-3	0-LOT SHORT ST	VOET DOUGLAS P/SUSAN W		19 WEST RD	ARLINGTON	MA	02476
172-12-5	0-LOT SHORT ST	CHICARELLO JOHN B III & CAROL		15 ELY ROAD	ARLINGTON	MA	02476
172-12-6	15 ELY RD	CHICARELLO JOHN B III & CAROL		15 ELY ROAD	ARLINGTON	MA	02476
172-12-9	11 ELY RD	WILLCOX J SCOTT & KRISTEN C		11 ELY ROAD	ARLINGTON	MA	02476
172.A-10-2	8 WEST ST UNIT 8	CLAYMAN STEPHANIE/ TRUSTEE	STEPHANIE CLAYMAN LIVING TRUST	8 WEST ST	ARLINGTON	MA	02476
172.A-10-3	10 WEST ST UNIT 10	CAMPBELL ANNE	NEWSOM MATTHEW	10 WEST ST	ARLINGTON	MA	02476
172.A-9-1.1	1--3 WEST ST UNIT 1	WILFRID DAVIN L & JENNIFER B		1 WEST ST UNIT 1	ARLINGTON	MA	02476
172.A-9-1.3	1--3 WEST ST UNIT 3	CRITSLEY GEORGIA K		219 HIGHLAND AVE	ARLINGTON	MA	02476
171.A-5-13	13 WACHUSETT AVE UNIT 13	O'DONNELL DEBORAH		15 WACHUSETT AVE	ARLINGTON	MA	02476
171.A-5-15	15 WACHUSETT AVE UNIT 15	O'DONNELL DEBORAH ANN		15 WACHUSETT AVE	ARLINGTON	MA	02476
172.A-9-3.1	7--9 WEST ST UNIT 7	FOUGHTY ELIZABETH	MEADOWS DAVID	7 WEST ST	ARLINGTON	MA	02476
172.A-9-3.2	7--9 WEST ST UNIT 9	WONG COURTNEY & DANIEL Y		9 WEST ST	ARLINGTON	MA	02476



The Board of Assessors certifies the names and addresses of requested parties in interest, all abutters to a single parcel within 300 feet.

Town of Arlington
Office of the Board of Assessors
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COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

ZONING BOARD OF APPEALS

ARLINGTON, MASSACHUSETTS

In the Matter of

Michael and Madeline
Maranian

Petitioners

)
Docket #2055

REQUEST FOR PERMIT

Hearing : July 10, 1973

Decision: September 25, 1973

OPINION OF THE BOARD

Members Present:

John R. Kenny, Acting Chairman
Francis DeRoche, Acting Secretary
F. Leo Fitzpatrick

OPINION OF THE BOARD

This is a proceeding of the Zoning Board of Appeals of the Town of Arlington, Massachusetts, acting under the Zoning By-Law of the Town of Arlington, and General Laws, Chapter 40A, as amended, in which Michael and Madeline Maranian seek permission to establish a parking space in the front yard of the property located at 15 West Street, Arlington.

Following the giving of notice as required by law, a hearing was held by the Zoning Board of Appeals (hereinafter called, ("Board")) at the hearing room, Robbins Town Hall on July 10, 1973.

Mr. Maranian appeared in support of his petition.

Briefly, he stated that use of the existing garage under the house was unsatisfactory for a number of reasons, including difficult egress during winter months, noxious fumes, closeness of driveway retaining walls, and seepage of water due to drainage into the garage from the driveway. He further stated that establishment of a parking space on either side of the dwelling would create, together with existing use of side yards by neighbors, a cramped situation, and would require removal of trees and shrubs, and that parking to the rear of the dwelling would be extremely difficult due to the grade of the lot.

The Board is cognizant of the problems faced by the petitioner, however we are perplexed as to precisely what circumstances have brought the petition before us.

It is apparent that the petitioner has, in accordance with a properly issued building permit, enclosed the present under-the-house garage with a concrete block wall, and has remodeled it into an additional room. According to a condition upon issuance of the permit, the petitioner agreed to relocate the parking space that was being eliminated under the dwelling to one side of the dwelling, in accordance with Section 13-C of the By-Law.

It now appears, for the reasons stated at the hearing and in the petitioners' application, that this is not desirable.

The Board is further perplexed by an obvious difference of opinion on the part of the Town Engineer as stated in his letter of July 3, 1973 with reference to this petition, and on the part of the Department of Planning and Community Development in its report dated July 10, 1973, relative to the same subject matter. We refer specifically to the maximum width for a parking area which would contain two automobiles, and note that the Town Engineer has a suggested minimum of 22 feet, while the Department of Planning and Community Development believes that seventeen feet is sufficient.

We presume that each has arrived at a conclusion that is based upon some research, but find it difficult to understand why the difference in these respective conclusions equals five full feet in width.

Therefore, the Board will, in general sense, reach into its experience

and that of developers of properties requiring customer parking spaces, and come to a separate conclusion that such spaces under normal circumstances should be ten feet in width per space.

However, we further find the circumstances here to be not quite normal, since, by visual estimate it appears that a space twenty feet in width would cause the removal of a well established tree from the subject property.

The Board is not pleased by the sequence of events presented in this petition. We find we are faced with determining the advisability of granting permission to black top nearly 50% of a front yard of a single family residence, primarily because the petitioner has come to the conclusion, after the fact, that he does not wish to act in accordance with the agreement that was understood at the time the building permit was issued.

At the same time, we recognize the inadvisability of creating cramped and impassable areas in side yards of lots which are extremely small, and the undesirability of perpetuating on-street parking wherever such can be eliminated.

Therefore it is the decision of the Board that the following permission be granted:

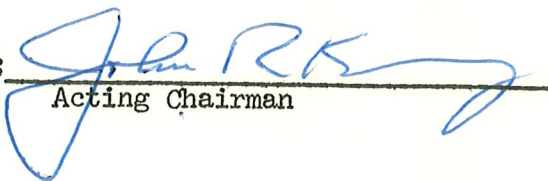
1. The established parking space for the single family residence at 15 West Street shall, insofar as the Board has the authority in such parking space, in the location of the presently existing driveway.
2. The petitioner may enlarge the area for parking by installing an appropriate surface therefore to a point no closer than three feet to the southerly property line, provided that no excavation or paving may be located any closer than two feet from the base of the trunk of the tree located in the south-easterly corner of the property.

The permission granted herein is subject to the area to be so used for parking shall be graded in a manner to provide for drainage in an easterly direction, but, more specifically in a manner satisfactory to the Town Engineer, and the area remaining between the proposed paved area and the Southerly property line also be graded in a manner satisfactory to the Town Engineer, and in the event that, in the opinion of the Town Engineer, a retaining wall is necessary as a result of excavating or filling, such retaining wall will be installed.

The Inspector of Buildings is authorized to issue the necessary permits in accordance with this decision and other pertinent laws, regulations and rulings.

The Board hereby makes a detailed record of all its proceedings relative to this petition; sets forth its reasons for its decision and its findings; directs that the record be filed in the office of the Town Clerk and shall be a public record; and that notice of this decision be made forthwith to each party in interest.

ATTEST:


Acting Chairman