



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design
Review Procedures (Section 11.06 of the Zoning Bylaw)

Docket No. _____

1. Property Address 87-89 Broadway
 Name of Record Owner(s) Kevin Flynn, Springboard Schools Inc Phone 978-808-6621
 Address of Owner 508 Groton Rd, Westford MA
Street City, State, Zip
2. Name of Applicant(s) (if different than above) _____
 Address _____ Phone _____
 Status Relative to Property (occupant, purchaser, etc.) _____
3. Location of Property 35-2-1
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book 69090, Page 294;
 -or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
5. Present Use of Property (include # of dwelling units, if any) UNDEVELOPED
6. Proposed Use of Property (include # of dwelling units, if any) Mixed use- 3 family w/
commercial unit at first level.
7. Permit applied for in accordance with the following Zoning Bylaw section(s)

	<u>Article 5</u>	<u>7.13 change of use to Mixed use</u>
	<u>Article 11</u>	<u>11.06.1.a 'Broadway'</u>
	_____	_____
	_____	_____

section(s) title(s)
8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

We are proposing to build a 4 story mixed use structure. The first level will have a commercial space of approx 1250sf and there will be 6 parking spaces located in the back at grade. There will be three residential stories above. Each residence will be approx 1700sf and have 3 bedrooms and separated utilities. The building will have a partial basement serving as storage for the residential units.

(In the statement below, strike out the words that do not apply)

The applicant states that Kevin Flynn is the owner ~~-or- occupant- or- purchaser under agreement~~ of the property in Arlington located at 87-89 Broadway which is the subject of this application; and that ~~unfavorable action- or- no unfavorable action~~ has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.



 Signature of Applicant(s)

Address _____ Phone _____ 7/08

BROWN FENOLLOSA ARCHITECTS INC

197 Broadway Arlington MA 02474

p.781.641.9500 f.781-641-9501

The proposed project is for a new 4-story mixed use building along Broadway in East Arlington. It will be situated next door to the new child care facility at 93 Broadway. On the first level there will be a commercial space with approx. 1250sf. Large open windows will face the street and sidewalk at this level. Behind the commercial space at grade and partially tucked under the upper levels we are providing 6 parking spots for the residential units above. On each of the upper three floors, there will be a three bedroom apartment. These are approx. 1700sf in size and will have porches overlooking the streetscape below.

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Zeke Brown
Architect

TOWN OF ARLINGTON
 Dimensional and Parking Information
 for Application to
 The Arlington Redevelopment Board

Docket No. _____

Property Location 87-89 Broadway Zoning District B-4

Owner: Kevin Flynn Address: 508 Groton Rd Westford MA

Present Use/Occupancy: No. of Dwelling Units: _____ Uses and their gross square feet:
 vacant lot

Proposed Use/Occupancy: No. of Dwelling Units: _____ Uses and their gross square feet:
 Mixed use- 3 residential units w/ 1 commercial unit 7,921sf

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	6,004sf	6,004sf	min.
Frontage	67.85'	67.85'	min. 50'-0"
Floor Area Ratio	0	1.5	max. 1.5
Lot Coverage (%) (where applicable)		n/a	max.
Lot Area per Dwelling Unit (square feet)		n/a	min.
Front Yard Depth (Ft.)		3'-0"	min. 0
Side Yard Width (Ft.)		6'-5"	min. 0
		22'-6"	min. 0
Rear Yard Depth (Ft.)		14'-7"	min. 13'-0"
Height			min.
Stories		4	stories 4
Feet		42'-4"	feet 50'-0"
Open Space (% of G.F.A.)			min.
Landscaped (s.f.)		n/a	(s.f.) 0
Usable (s.f.)		n/a	(s.f.) 0
Parking Spaces (No.)		6	min. 6
Parking Area Setbacks (Ft.) (where applicable)		7'-7"	min. 5'-0"
Loading Spaces (No.)		n/a	min.
Type of Construction		IIIB	
Distance to Nearest Building		15' +/-	min.