

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

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **Kathleen Murtagh** of Arlington, Massachusetts on April 25, 2020 a petition seeking permission to alter her property located at **37 Fairmont Street - Block Plan 001.0-0002-0015.0** Said petition would require a Special Permit under **Section 8.1.3 (B) (Nonconforming Single-Family or Two-Family Dwellings)** of the Zoning Bylaw for the Town of Arlington.

Hearing in regard to the said petition will be remotely conducted via "Zoom" **Tuesday evening June 23, 2020 at 7:30 P.M or as soon thereafter as the petitioner may be heard. Please visit the Town of Arlington website for hearing information.**

DOCKET NO 3623

Zoning Board of Appeals
Christian Klein, RA, Chair

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

In the matter of the Application of Kathleen Murtagh
to the Zoning Board of Appeals for the Town of Arlington:
Application for a Special Permit is herewith made, in accordance
with Section 10.11 of the Zoning Bylaw for the Town of Arlington,
seeking relief from the following specific provisions of the Zoning
Bylaw, and as described fully in the attached form, Special Permit
Criteria: Special permit required under section 8.1.3 Nonconforming single family and two family dwelling

The Petitioner/Applicant states he/she/they is/are the owner -
occupant of the land in Arlington located at 37 Fairmont St
with respect to such relief is sought; that no unfavorable action
has been taken by the Zoning Board of Appeals or its predecessors
upon a similar petition regarding this property within the two (2)
years next immediately prior to the filing hereof. The applicant
expressly agrees to full compliance with any and all conditions and
qualifications imposed upon this permission, whether by the Zoning
Bylaw or by the Zoning Board of Appeals, should the same be
granted. The Applicant represents that the grounds for the relief
sought are as follows:

The owner wishes to add a family room addition to the back of her house.
The existing lot is non-conforming with respect to usable open space.
By way of bylaw section 8.1.3, she is seeking to increase the gross square footage
of the house without full compliance with the "usable open Space" requirement
of 30% GSF.

E-Mail murtaghkm@comcast.net Signed Kathleen Murtagh Date: 3-8-2020
Telephone 617-201-1854 (c) Address 37 Fairmont St, Arlington, MA 02474

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

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

8.1.3.B Extension of a non-confirming nature of a single family structure

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

The applicant seeks to expand her moderate sized single-family home to make it more usable for her, and hopefully for future generations.

In granting a Special Permit, this project will help preserve the limited stock of single-family homes in the neighborhood.

855.3

572

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

The property will continue to be used as a single family home. The addition will not effect the front sidewalk, driveway, or entrance to the house.

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

The current use as a single family home will remain.

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

NA. The property is not in a flood plain.

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

The current use as a single family home will remain.

Describe how the requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.
The current use as a single family home will remain.

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

1. Property Location: 37 Fairmont St Zoning District: R-2
2. Present Use/Occupancy: R (single family) No. of dwelling units (if residential) 1
3. Existing Gross Floor Area (see definition of Gross Floor Area (GFA) in Article 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor: 1862.6
4. Proposed Use/Occupancy: R (single family) No. of dwelling units (if residential) 1
5. Proposed Gross Floor Area (see definition of Gross Floor Area in Article 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor): 2282.6

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (sq. ft.)	4000	4000	min. 6000
7. Frontage (ft.)	40	40	min. 60
8. Floor area ratio	NA	NA	max. NA
9. Lot Coverage (%)	29.46	34.71	max 35
10. Lot Area per Dwelling Unit (Sq. ft.)	NA	NA	min. NA
11. Front Yard Depth (ft.)	8.33	8.33	min. 20
12. Left Side Yard Depth (ft.)	7.68	7.68	min. 10
13. Right Side Yard Depth (ft.)	8.45	8.45	min. 10
14. Rear Side Yard Depth (ft.)	54.94	40.94	min. 20
15. Height (stories)	2	2	max. 2-1/2
16. Height (ft.)	26.07	26.07	max. 35
17. Landscaped Open Space (% of GFA) Sq. ft. <u>361</u>	19.3	15.8	min. 10
18. Usable Open Space (% of GFA) Sq. ft. <u>0</u>	0	0	min. 30
19. Parking Spaces (number)	2+	2+	min. 2
20. Parking area setbacks	NA	NA	min. NA
21. Loading Spaces (if applicable)	NA	NA	min.
22. Type of construction	5B	5B	-

OPEN SPACE/GROSS FLOOR AREA

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

Address 37 Fairmont St Zoning District R-2

<u>OPEN SPACE</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Total lot area	<u>4000</u>	<u>4000</u>
Open Space (Usable)*	<u>0</u>	<u>0</u>
Open Space (Landscaped)	<u>361</u>	<u>361</u>

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

GROSS FLOOR AREA (GFA)

Accessory building	<u>0</u>	<u>0</u>
Basement or cellar (>5' excluding mechanical area)	<u>645.3 (unfinished)</u>	<u>855.3 (new space finished)</u>
1 st Floor	<u>645.3</u>	<u>855.3</u>
2 nd Floor	<u>572</u>	<u>572</u>
3 rd Floor	<u>0</u>	<u>0</u>
4 th Floor	<u>0</u>	<u>0</u>
5 th Floor	<u>0</u>	<u>0</u>
Attic (>7'3" in height, excluding elevator, mechanical)	<u>0</u>	<u>0</u>
Parking garages (except as used for accessory Parking garages or off street loading purposes)	<u>0</u>	<u>0</u>
All weather habitable porches and balconies	<u>0</u>	<u>0</u>
Total Gross Floor Area (GFA)	<u>1862.6</u>	<u>2282.6</u>

REQUIRED MINIMUM OPEN SPACE AREA

Proposed Usable Open Space Percent of GFA	<u>0</u>
Proposed Landscaped Open Space Percent of GFA	<u>15.8</u>

This worksheet applies to plans dated Feb 25, 2020 designed by D&A Survey Associates, Inc

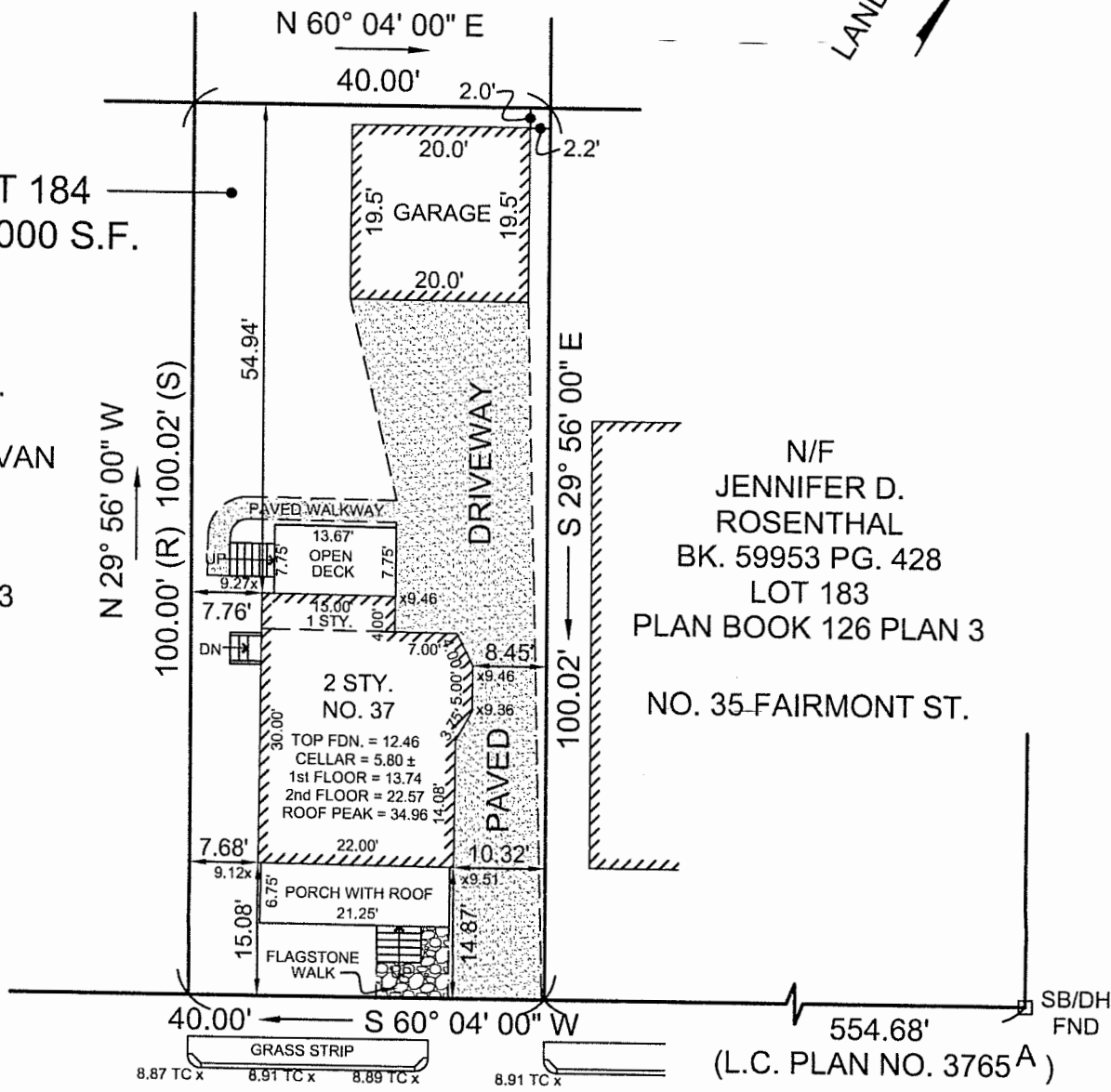
Reviewed by Inspectional Services _____ Date: _____

N/F
 JOHN & DELIA COOKE
 L.C. CERT. IN BOOK 281 PAGE 213
 LOT 159
 PLAN COURT PLAN NO. 3765 A
 NO. 46 - 48 THORNDIKE STREET

LAND COURT PLAN NO. 28044 A

LOT 184
 A = 4,000 S.F.
 N/F
 PAUL F. & BARBARA J.
 SULLIVAN
 TRUSTEES OF THE SULLIVAN
 FAMILY TRUST
 BK. 55555 PG. 59
 LOT 185
 PLAN BOOK 126 PLAN 3
 NO. 39 FAIRMONT ST.

N/F
 JENNIFER D.
 ROSENTHAL
 BK. 59953 PG. 428
 LOT 183
 PLAN BOOK 126 PLAN 3
 NO. 35 FAIRMONT ST.



FAIRMONT (PUBLIC - 40.0' WIDE) STREET



Paul J. Desimone

NOTES:

1. RECORD OWNER: KATHLEEN M. MURTAGH
2. DEED REFERENCE: BK. 53972 PG. 583
3. PLAN REFERENCE: PLAN BOOK 126 PLAN 3
4. AVERAGE GRADE: TOP OF CURB = 8.89
5. BENCHMARK: TOP OF MONEL RIVET FOUND ON THE NORTHERN SIDE OF MASSACHUSETTS AVENUE BRIDGE OVER ALEWIFE BROOK AT THE CAMBRIDGE/ARLINGTON LINE. ELEVATION 10.48 DATUM NAVD 1988
6. THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY
7. ALL EXTERIOR DIMENSIONS ON THE BUILDING AND OFFSETS TO THE PROPERTY LINES ARE TO THE CONCRETE FOUNDATION

CERTIFIED PLOT PLAN
 SHOWING EXISTING
 CONDITIONS

IN
 ARLINGTON, MA
 37 FAIRMONT STREET



SCALE: 1" = 20'-0"

JULY 5, 2019

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

N/F
 JOHN & DELIA COOKE
 L.C. CERT. IN BOOK 281 PAGE 213
 LOT 159
 PLAN COURT PLAN NO. 3765 A
 NO. 46 - 48 THORNDIKE STREET

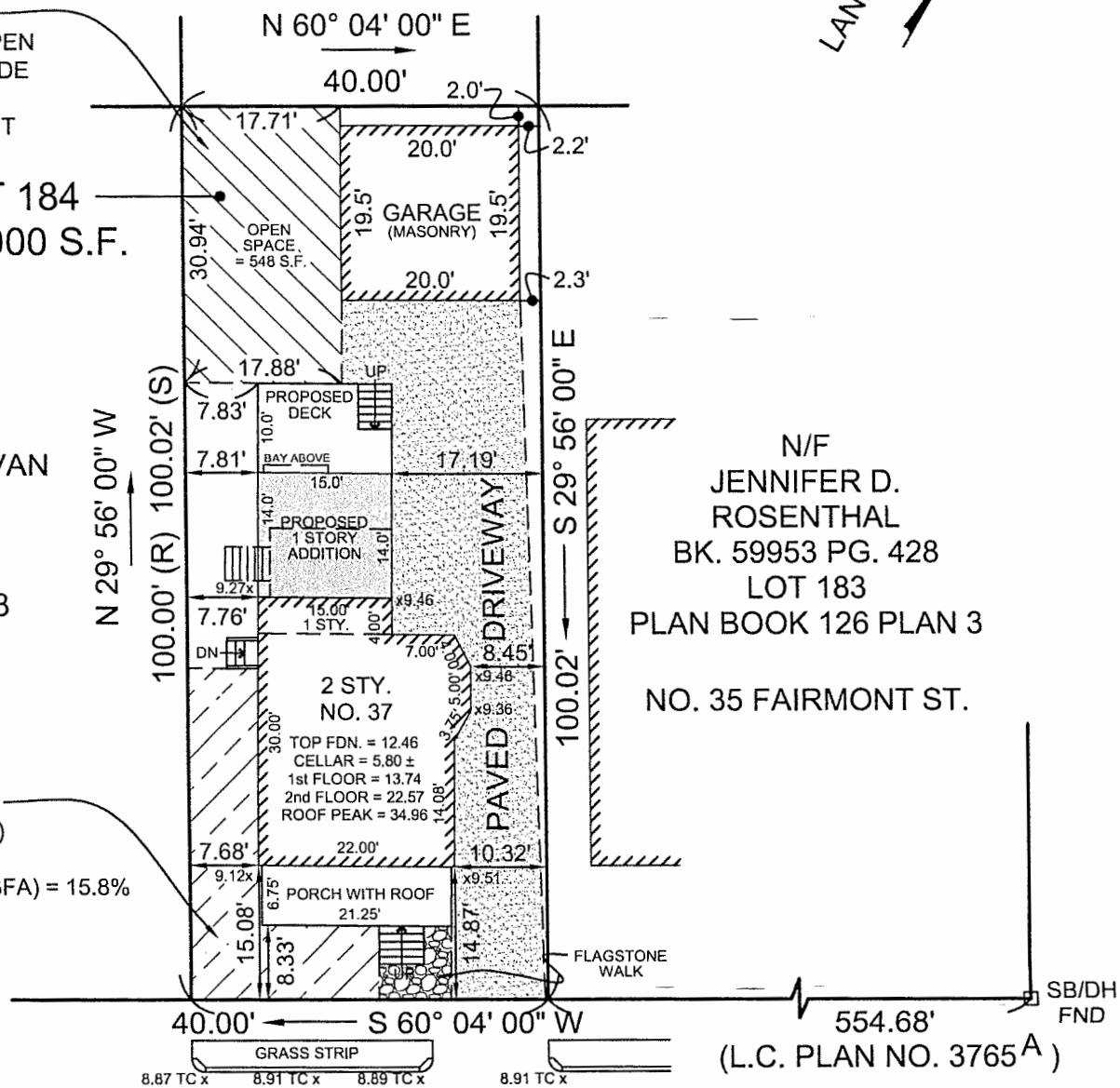
LAND COURT PLAN NO. 28044 A

PROPOSED USABLE
 OPEN SPACE 100% OPEN
 TO THE SKY AND GRADE
 IS LESS THAN 2%
 NOTE: SPECIAL PERMIT
 REQUIRED

LOT 184
 A = 4,000 S.F.

N/F
 PAUL F. & BARBARA J.
 SULLIVAN
 TRUSTEES OF THE SULLIVAN
 FAMILY TRUST
 BK. 55555 PG. 59
 LOT 185
 PLAN BOOK 126 PLAN 3
 NO. 39 FAIRMONT ST.

OPEN SPACE
 (LANDSCAPED)
 = 361 S.F.
 361 / 2,282.6 (GFA) = 15.8%



MASSACHUSETTS AVENUE

FAIRMONT (PUBLIC - 40.0' WIDE) STREET

BUILDING COVERAGE:

EXISTING

HOUSE = 645.3 S.F.
 GARAGE = 390.0 S.F.
 PORCH = 143.4 S.F.
 1,178.7 S.F. / 4,000 S.F. = 29.46%

BUILDING COVERAGE:

PROPOSED

ADDITION = 14' x 15' = 210 S.F.
 1,178.7 S.F. + 210 S.F. = 1,388 S.F.
 1,388 S.F. / 4,000 S.F. = 34.71% < 35%



Paul J. DeShane

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CERTIFIED PLOT PLAN
 SHOWING PROPOSED
 CONDITIONS

IN
 ARLINGTON, MA
 37 FAIRMONT STREET



SCALE: 1" = 20'-0"

FEBRUARY 25, 2020

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

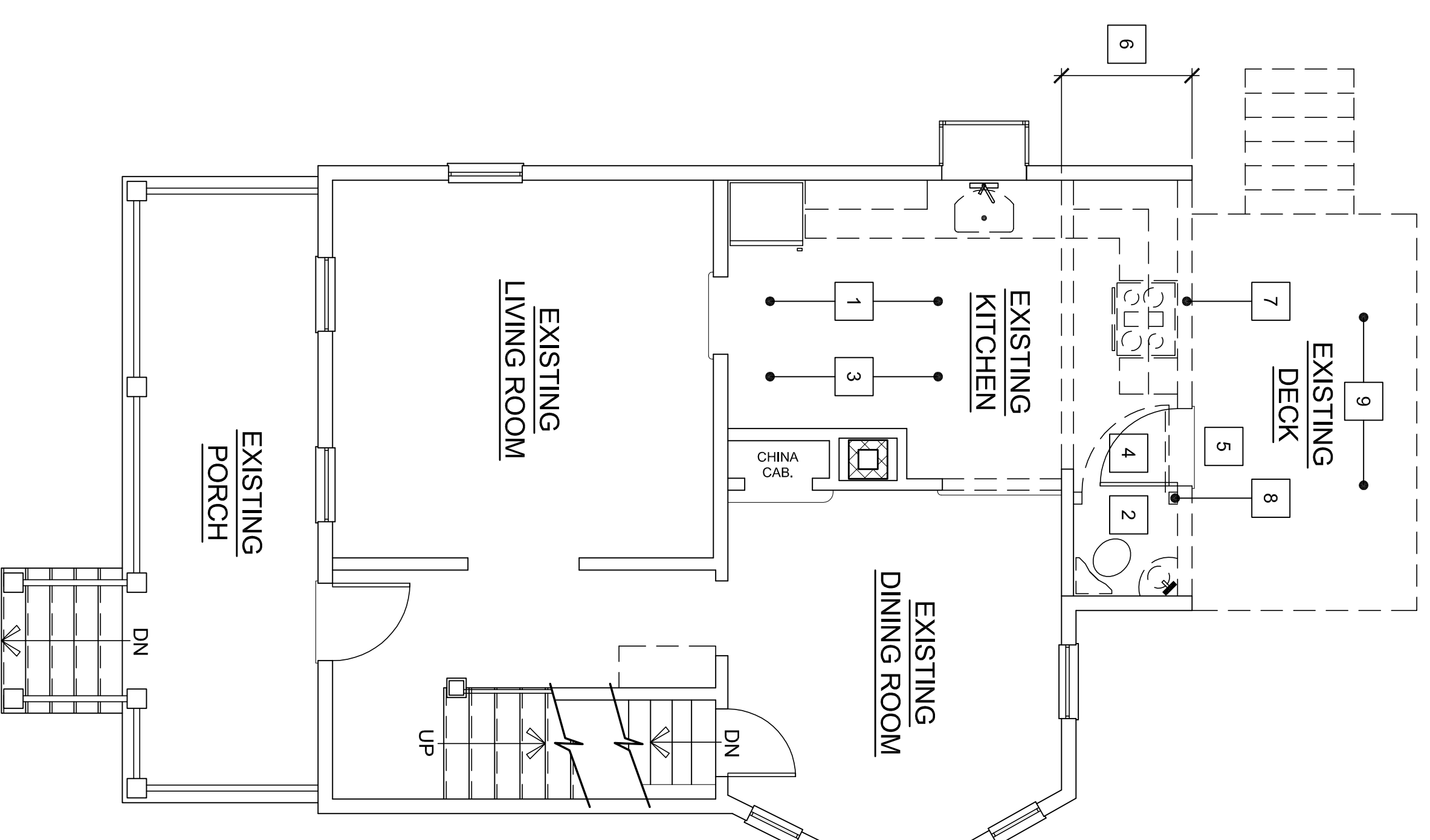
KEYED DEMOLITION NOTES

- 1 REMOVE EXISTING KITCHEN EQUIPMENT AND CABINETRY IN THEIR ENTIRETY. CAP ALL UTILITIES AS REQUIRED FOR RECONNECTION.
- 2 REMOVE EXISTING BATHROOM FIXTURES IN THEIR ENTIRETY. CAP ALL UTILITIES AS FOR RECONFIGURATION AND RECONNECTION.
- 3 REMOVE EXISTING FINISHED KITCHEN FLOOR AND TILE SUBFLOOR AS NECESSARY SO AS TO INSTALL NEW KITCHEN TO BE LEVEL WITH EXISTING ADJACENT FLOORS.
- 4 REMOVE EXISTING BATHROOM DOOR AND FRAME IN THEIR ENTIRETY.
- 5 REMOVE EXISTING EXTERIOR DOOR AND FRAME IN THEIR ENTIRETY. SAVE BOTH FOR REINSTALLATION AS SHOWN ON THESE DRAWINGS.
- 6 REMOVE EXISTING SINGLE STORY ROOF STRUCTURE ABOVE KITCHEN AND BATH, AS REQUIRED TO ACCOMMODATE NEW ROOF AS SHOWN ON THESE DRAWINGS.
- 7 REMOVE EXISTING EXTERIOR WALL IN ITS ENTIRETY. EXISTING FOUNDATION TO REMAIN.
- 8 REMOVE EXISTING INTERIOR WALL AT BATHROOM IN ITS ENTIRETY.
- 9 REMOVE EXISTING DECK AND STAIRS, INCLUDING FOOTINGS, IN THEIR ENTIRETY.

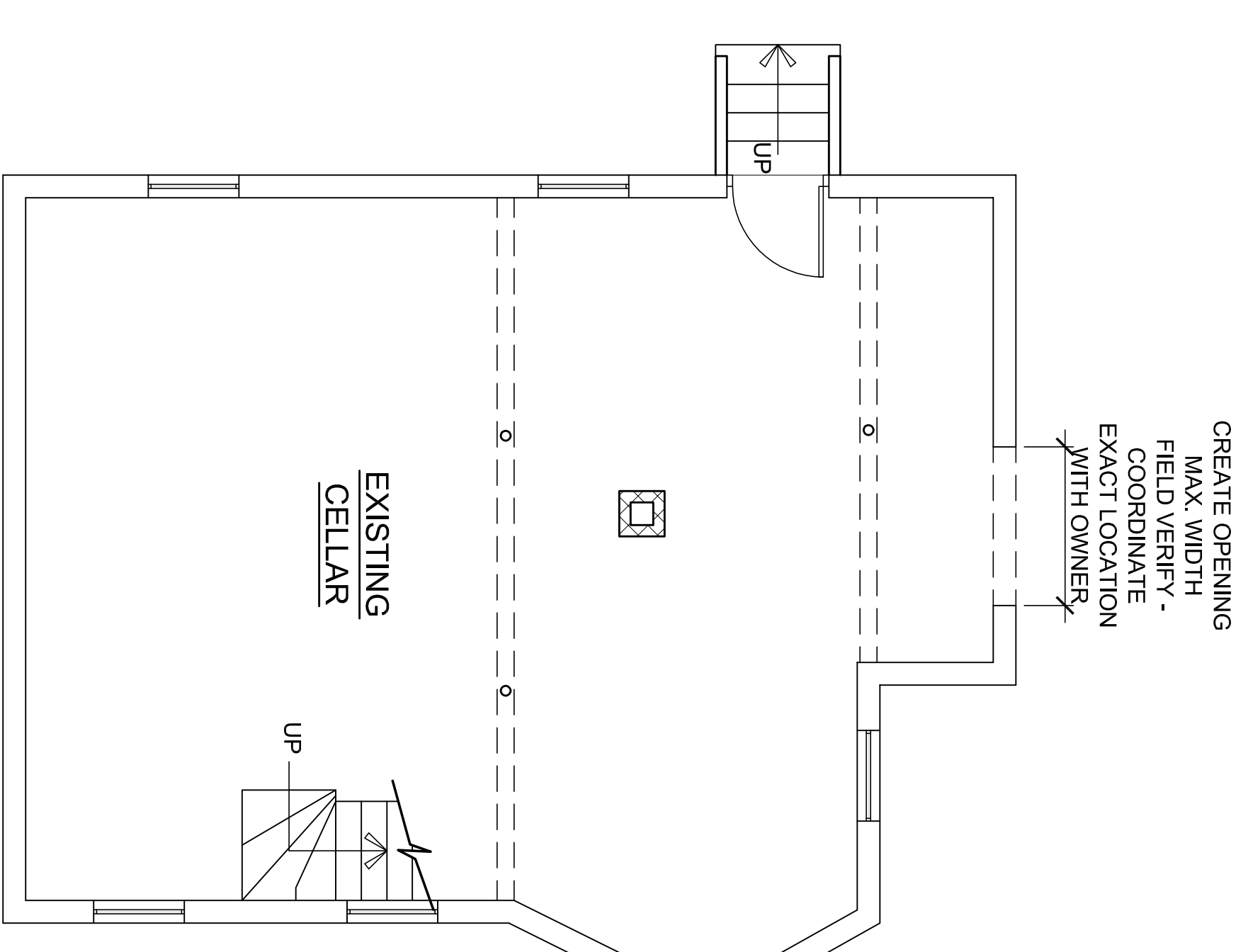
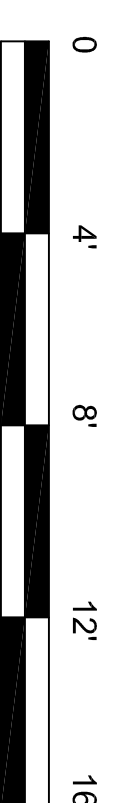
==== INDICATES EXISTING TO REMAIN
 - - - - - INDICATES EXISTING TO BE REMOVED

GENERAL NOTES

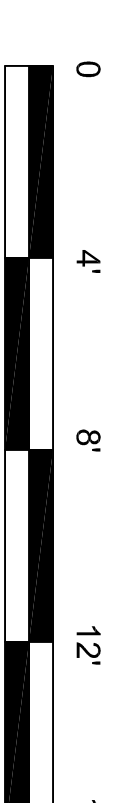
ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE OWNERS ATTENTION PRIOR TO THE START OF ANY WORK.
 ALL DIMENSIONS SHOWN ARE TO THE FINISHED FACE OF WALL UNLESS OTHERWISE NOTED.
 CONTRACTOR IS TO REMOVE ALL DEMOLITION AND CONSTRUCTION DEBRIS FROM THE SITE DURING ANY PHASE OF THIS PROJECT.
 CONTRACTOR IS TO PATCH / REPAIR / REPLACE ALL SURFACES THAT MAY BECOME DAMAGED DURING ANY PHASE OF THIS PROJECT.
 ALL FINISHES, (PAINTS, TRIMS, FLOORING, ETC...) ARE TO BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR PER THE OWNERS DIRECTION.
 CONTRACTOR IS RESPONSIBLE FOR ALL ELECTRICAL AND HVAC WORK TO CODE, AND PER OWNERS DIRECTION.
 CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK.
 ALL WORK TO CONFORM TO ALL STATE CODES AND LOCAL ZONING ORDINANCES.



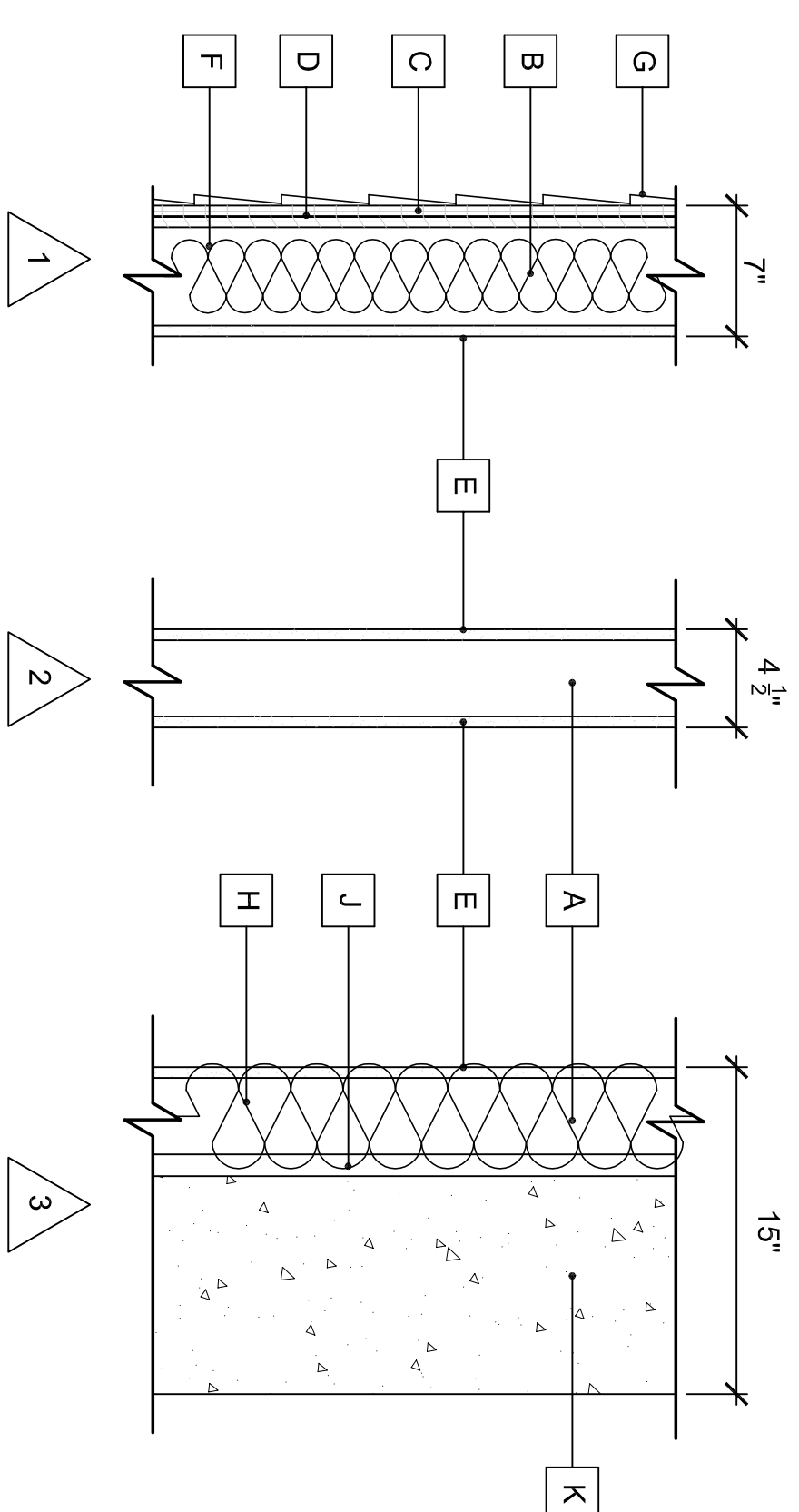
FIRST FLOOR EXISTING CONDITIONS / DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"



CELLAR EXISTING CONDITIONS / DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"



REV.	DATE	DESCRIPTION	PROJECT:	DATE:	SHEET:
			PROPOSED MODIFICATIONS 37 FAIRMONT STREET ARLINGTON, MA	3-16-20	A-1
				SCALE: AS NOTED	
				DRAWN BY:	



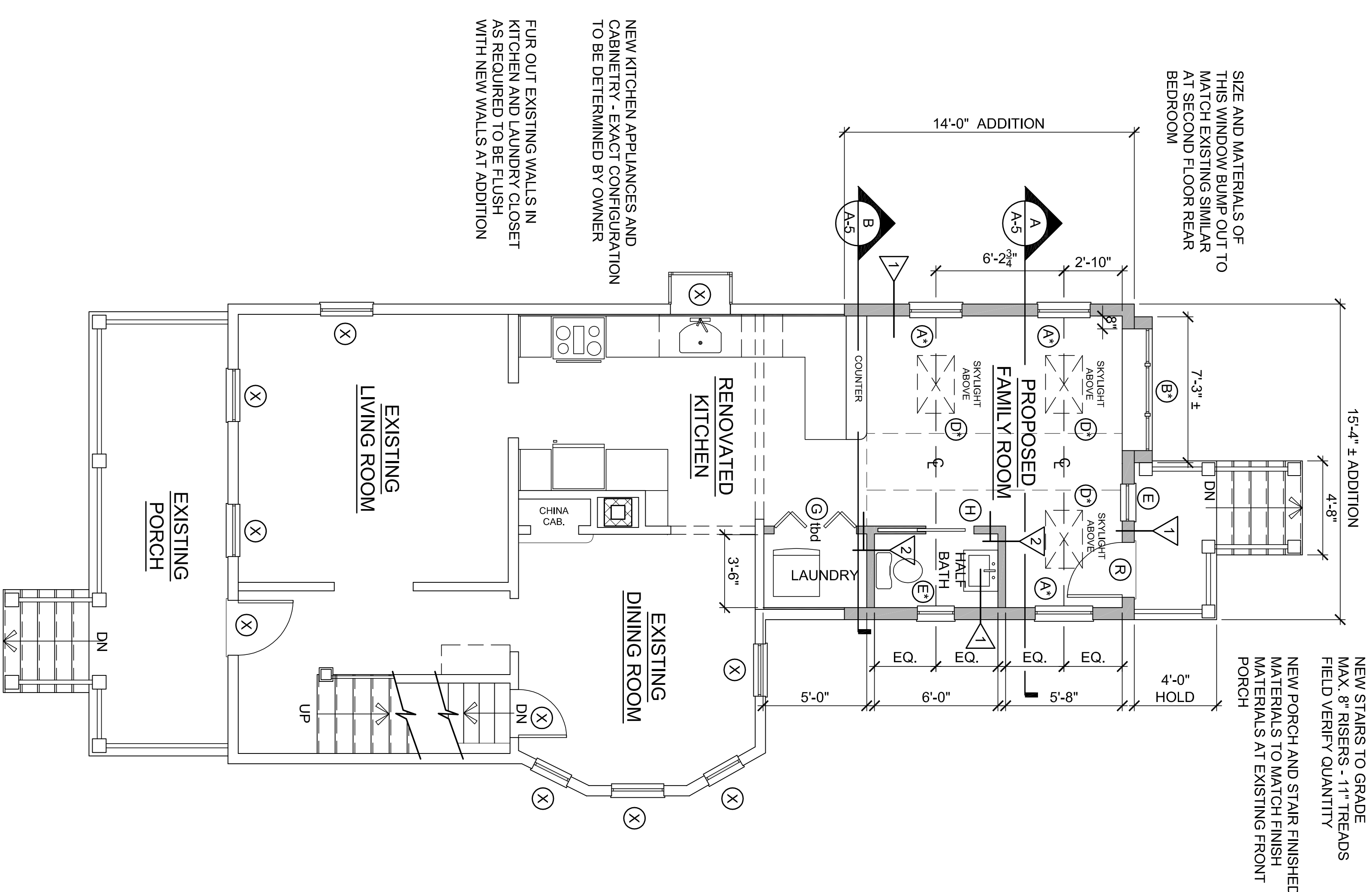
- A 2" x 4" WOOD STUDS @ 16" O.C.
- B 2" x 6" WOOD STUDS @ 16" O.C.
- C AIR AND WATER BARRIER MEMBRANE
- D 1/2" EXTERIOR GRADE PLYWOOD
- E 1/2" BLUE BOARD AND SKIMCOAT
- F R-23 IN 2" x 6" CAVITY - MINERAL WOOL OR SPRAY APPLIED FOAM INSULATION AS DIRECTED BY THE OWNER
- G NEW VINYL SIDING - COLOR AND STYLE TO MATCH EXISTING ADJACENT
- H R-15 IN 2" x 4" CAVITY - MINERAL WOOL OR SPRAY APPLIED FOAM INSULATION AS DIRECTED BY THE OWNER
- J 1" AIR SPACE
- K 10" CONCRETE FOUNDATION

INDICATES EXISTING TO REMAIN
 INDICATES NEW WALL CONSTRUCTION
WALL TYPES LEGEND
 NOT TO SCALE

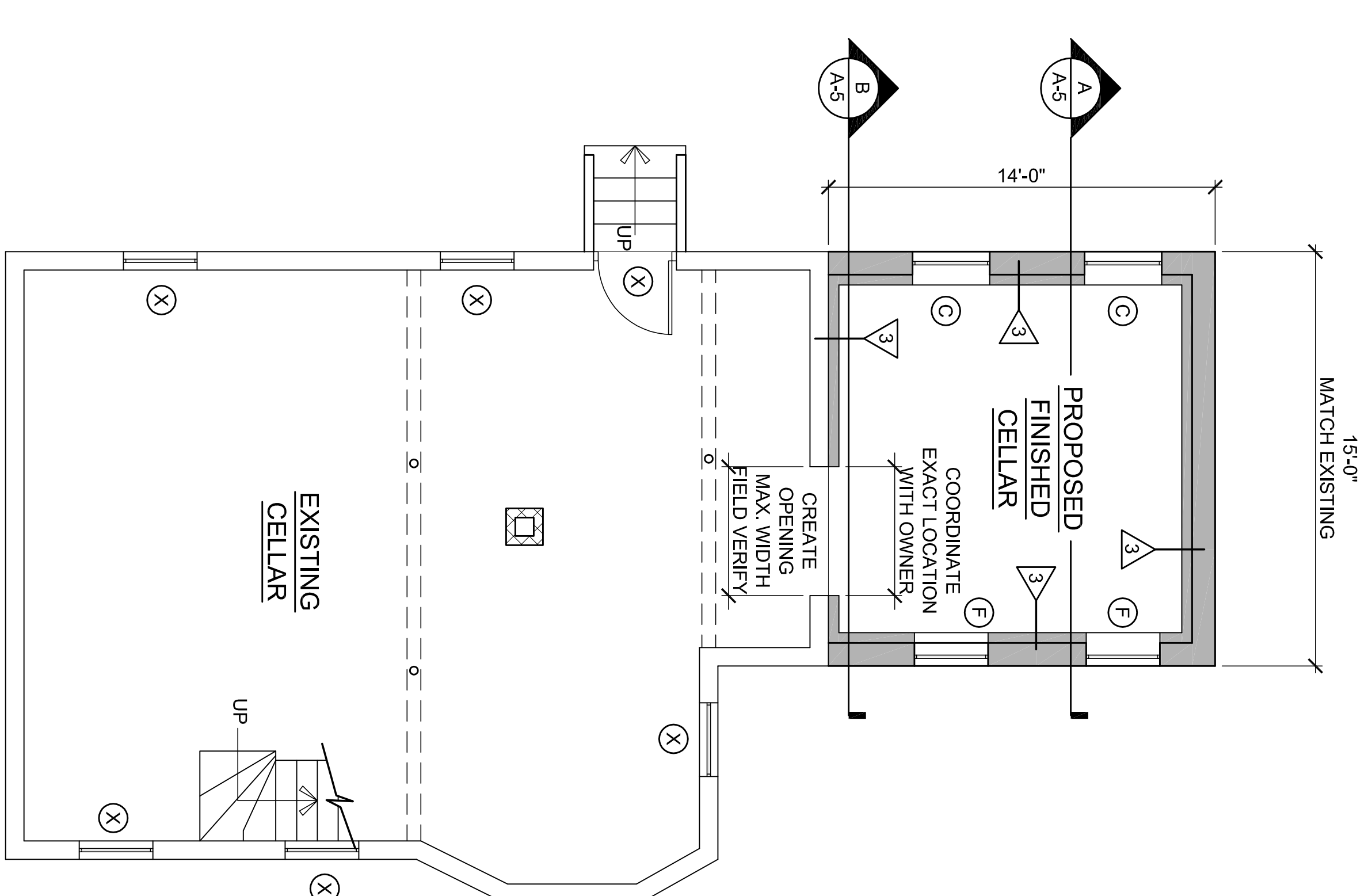
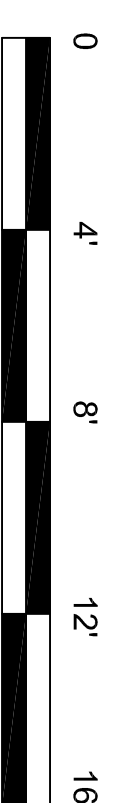
DOOR / WINDOW SCHEDULE

- A NEW 2'-6" x 4'-9" HARVEY CLASSIC INSULATED DOUBLE HUNG VINYL WINDOW #2446, HEAD HEIGHT TO ALIGN WITH EXISTING WINDOW ON SAME ELEVATION IN LIVING ROOM, DOUBLE GLAZED, LOW-E GLASS, ARGON FILLED, WHITE, 6/1, WITH HALF SCREEN.
- B NEW 6'-0" x 4'-9" HARVEY CLASSIC INSULATED DOUBLE HUNG VINYL WINDOW UNIT #2446 FLANKED BY #1846 EACH SIDE, HEAD HEIGHT TO ALIGN WITH ADJACENT "A" WINDOW IN FAMILY ROOM, DOUBLE GLAZED, LOW-E GLASS, ARGON FILLED, WHITE, #2446 TO BE 6/1, #1846 TO BE 4/1, WITH HALF SCREENS.
- C NEW 2'-6" x 3'-5" HARVEY CLASSIC INSULATED DOUBLE HUNG VINYL WINDOW #2432, INSTALL AT MAXIMUM HEAD HEIGHT, DOUBLE GLAZED, LOW-E GLASS, ARGON FILLED, WHITE, 6/1, WITH HALF SCREEN.
- D NEW 21" x 37" VELUX VSS-C04-2004-FS00 DECK MOUNTED SKYLIGHT WITH SOLAR LIGHT FILTERING SHADE AND LOW PROFILE FLASHING KIT, ALIGN CENTER OF SKYLIGHT WITH CENTER OF ADJACENT "A" WINDOW IN FAMILY ROOM, CONFIRM ALL SPECIFICATIONS WITH OWNER PRIOR TO ORDERING.
- E NEW 1'-9" x 3'-5" HARVEY CLASSIC INSULATED DOUBLE HUNG VINYL WINDOW #1832, HEAD HEIGHT TO ALIGN WITH ADJACENT "A" WINDOW ON SAME ELEVATION IN FAMILY ROOM, DOUBLE GLAZED, LOW-E GLASS, ARGON FILLED, WHITE, 4/1, WITH HALF SCREEN.
- F NEW 2'-8" x 1'-8" HARVEY CLASSIC INSULATED HOPPER VINYL WINDOW, SIZE TO MATCH EXISTING IN CELLAR, INSTALL AT MAXIMUM HEAD HEIGHT, DOUBLE GLAZED, LOW-E GLAZED, LOW-E GLASS, ARGON FILLED, WHITE, WITH FULL SCREEN.
- G NEW 5'-0" x 6'-6" x 1 3/8" SOLID CORE WOOD INTERIOR SLIDING DOOR WITH ALL REQUIRED OPERATING HARDWARE, DOOR STYLE TO BE DETERMINED BY THE OWNER.
- H NEW 2'-0" x 6'-6" x 1 3/8" SOLID CORE WOOD INTERIOR POCKET DOOR WITH ALL REQUIRED OPERATING HARDWARE, DOOR STYLE TO BE DETERMINED BY THE OWNER.
- R RELOCATED DOOR AND FRAME.
- X EXISTING DOOR / WINDOW TO REMAIN AS IS.

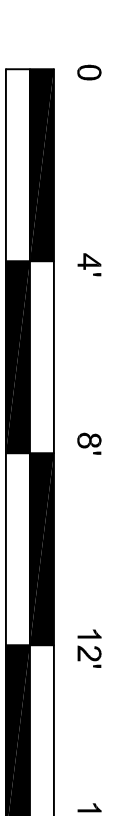
* ALIGN CENTER OF WINDOW WITH CENTER OF WINDOW BELOW - SEE ELEVATIONS FOR MORE INFORMATION



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

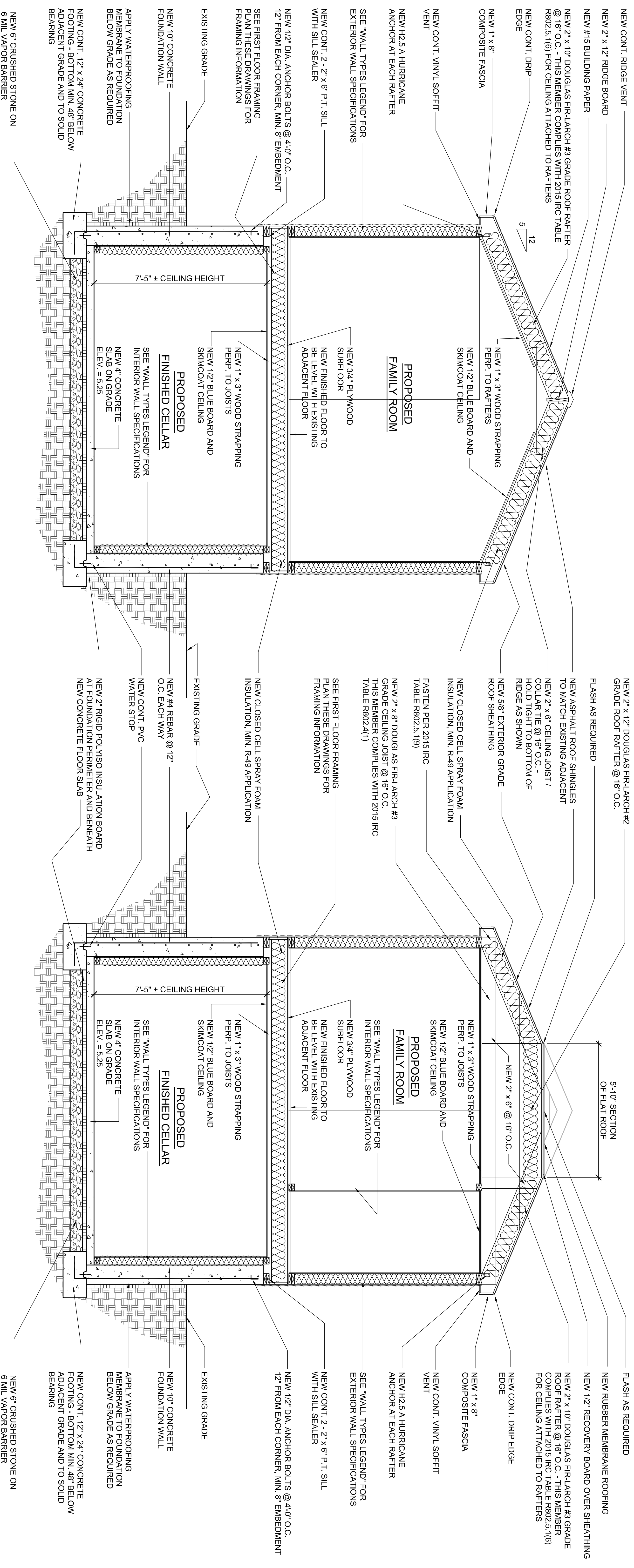


CELLAR CONSTRUCTION PLAN
 SCALE: 1/4" = 1'-0"



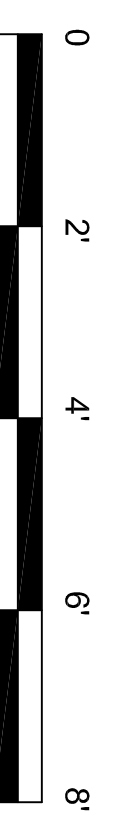
REV.	DATE	DESCRIPTION

PROJECT:	DATE:	SHEET:
PROPOSED MODIFICATIONS 37 FAIRMONT STREET ARLINGTON, MA	3-16-20	A-2
SCALE: AS NOTED	DRAWN BY:	



BUILDING SECTION @ NEW WORK

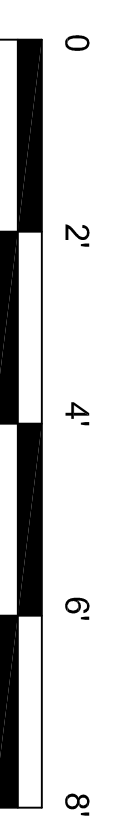
SCALE: 1/2" = 1'-0"



A

BUILDING SECTION @ NEW WORK

SCALE: 1/2" = 1'-0"



B

PROJECT:		DATE:		SHEET:	
PROPOSED MODIFICATIONS		3-16-20		A-5	
37 FAIRMONT STREET		SCALE:		AS NOTED	
ARLINGTON, MA		DRAWN BY:			
REV.	DATE	DESCRIPTION			