

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

Docket No. \_\_\_\_\_

Property Location 18-20 BECKMAP STREET

Zoning District R2

Owner: SPY POND DEVELOPMENT, LLC

Address: 246 MASSACHUSETTS AVENUE, STE. 440  
 CAMBRIDGE, MA 02140

Present Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

6 NON-CONFORMING ILLEGAL RENTAL APARTMENTS 7,205.90 SF

Proposed Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

4 OWNER-OCCUPIED RESIDENCES 7,798 SF

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	7824SF	7,824SF	min. 6,000SF
Frontage	50FT	50FT	min. 60FT
Floor Area Ratio	.92	.99	max. .35
Lot Coverage (%), where applicable	26%	29%	max. 35%
Lot Area per Dwelling Unit (square feet)	1,304SF	1,956SF	min.
Front Yard Depth (feet)	19.5FT	25.3FT	min. 20FT
Side Yard Width (feet) right side	3.1FT	3.1FT	min. 10FT
left side	9.4FT	9.4FT	min. 10FT
Rear Yard Depth (feet)	70.8FT	65.8FT	min. 20FT
Height			min.
Stories	2.5	2.5	stories 2.5
Feet	31.9FT	33.8FT	feet 35FT
Open Space (% of G.F.A.)			min.
Landscaped (square feet)	727.35SF	2090.07SF	10% (s.f.)
Usable (square feet)	0	2,376 SF	30% (s.f.)
Parking Spaces (No.)	6	8	min.
Parking Area Setbacks (feet), where applicable			min.
Loading Spaces (No.)			min.
Type of Construction	FIRE PROTECTED WOOD FRAME		
Distance to Nearest Building			min.

**TOWN OF ARLINGTON**  
Open Space / Gross Floor Area Information

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 18-20 BELKNAP

Zoning District: R2

**OPEN SPACE\***

	EXISTING	PROPOSED
Total lot area	<u>7,824 SF</u>	<u>7,824 SF</u>
Open Space, Usable	<u>0</u>	<u>2,376 SF</u>
Open Space, Landscaped	<u>727.35 SF</u>	<u>2,090.07 SF</u>

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

**GROSS FLOOR AREA (GFA) †**

Accessory Building	<u>448.68 SF</u>	<u>0</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>1,963.74 SF</u>	<u>2,229 SF</u>
1 <sup>st</sup> Floor	<u>2,037.99 SF</u>	<u>2,229 SF</u>
2 <sup>nd</sup> Floor	<u>1,956.83 SF</u>	<u>2,229 SF</u>
3 <sup>rd</sup> Floor	<u>—</u>	<u>—</u>
4 <sup>th</sup> Floor	<u>—</u>	<u>—</u>
5 <sup>th</sup> Floor	<u>—</u>	<u>—</u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>1,247.34 SF</u>	<u>1,112 SF</u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u>—</u>	<u>—</u>
All weather habitable porches and balconies	<u>—</u>	<u>—</u>
<b>Total Gross Floor Area (GFA)</b>	<u>7,654.58 SF</u>	<u>7,798 SF</u>

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

**REQUIRED MINIMUM OPEN SPACE AREA**

Landscaped Open Space (Sq. Ft.)	<u>727.35 SF</u>	<u>2,090.07 SF</u>
Landscaped Open Space (% of GFA)	<u>9.5%</u>	<u>26.8%</u>
Usable Open Space (Sq. Ft.)	<u>0</u>	<u>2,376.51 SF</u>
Usable Open Space (% of GFA)	<u>0</u>	<u>30.5%</u>

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

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