**Arlington ZBA**

**Special Permit**

**Project Review Criteria**

Docket #:

Applicant / Petitioner:

Address:

Submittal Date:

Hearing Date:

Code Section(s) Cited:

Possible Issues:

Required Findings:

* Requested Use is Allowed or Allowed by Special Permit in the District [3.3.3.A]
* Why Requested Use is Essential or Desirable to the Public Convenience or Welfare [3.3.3.B]
* Why Requested Use will not Create Undue Traffic Congestion or Impair Pedestrian Safety [3.3.3.C]
* Why Requested Use will not Overload Any Public System [3.3.3.D]
* Why Requested Use will not Impair Character or Integrity of the Neighborhood [3.3.3.D]
* Why Requested Use will not be Detrimental to Public Health or Welfare [3.3.3.F]
* Why Requested Use will not Cause Excess of Use Detrimental to Neighborhood [3.3.3.G]
* LARGE ADDITIONS [5.4.2.B(6)]:
	+ Alteration or Addition is in Harmony with Other Structures and Uses in Vicinity
	+ Consider Dimensions and Setbacks in Relation to Abutting Structures and Uses
	+ Consider Conformity with Purposes of the Bylaw
* EXCEPTIONS TO MAXIMUM HEIGHT IN INDUSTRIAL DISTRICT [5.6.2.D(7)]:
	+ Any Shadow on Abutters with Existing Solar Panels would be Negligible
* ACCESSORY DWELLING UNITS [5.9.2.B]:
	+ If within SIX FEET of a Lot Line, Creation of Accessory Dwelling Unit is not Substantially More Detrimental to the Neighborhood than the Use of Such Accessory Building as a Private Garage or Other Allowed Use
* OFF-STREET LOADING [6.1.6]:
	+ Reduction in Loading Requirements will not be Detrimental to the Structure or Surrounding Uses
* LOCATION OF PARKING SPACES [6.1.10.A]:
	+ Second Driveway may be Added in a Manner that Avoids an Undue Concentration of Population
	+ Second Driveway may be Added in a Manner that Allows Adequate Provision of Transportation
	+ Second Driveway may be Added in a Manner that Conserves the Value of Land and Buildings in the Vacinity
* PARKING IN COMMERCIAL DISTRICTS [6.1.10.B]:
	+ Parking in Front Yard is Necessary and Convenient to the Public Interest
	+ Driveway Directly in Front of Structure is Necessary and Convenient to the Public Interest
* PARKING IN INDUSTRIAL DISTRICTS [6.1.10.F(1)]:
	+ Parking in Front Yard is Necessary and Convenient to the Public Interest
	+ Driveway Directly in Front of Structure is Necessary and Convenient to the Public Interest
* LANDSCAPING STANDARDS IN PARKING AREAS [6.1.11.E]:
	+ Landscaping Standards may be Modified to Increase Capacity if:
		- Reasonable Alternative Measures Taken to Meet the Intent of these Standards
			* Minimize Traffic Congestion Entering and Within Parking Lots
			* Parking Separated from Pedestrian Spaces
			* Adequate Drainage Provided
			* Parking Screened from Adjacent Residential Uses and Street Frontage
			* Snow Removal and Storage Facilitated
		- All Required Landscaped Space Provided at Some Location in the Parking Lot
			* Includes Required Landscaping in Reduced Setbacks and Buffers
* BICYCLE PARKING [6.1.12.F]:
	+ Unusual Circumstances Unique to the Property do not Allow Parking in the Required Manner
* BICYCLE PARKING [6.1.12.H]:
	+ Characteristics of the Use, Structure, or Facility makes Bicycle Use Unlikely or Substantially Reduced
* NONCONFORMING STRUCTURES OR USES [8.1.1.A]:
	+ Extension or Alteration of Existing Structure or Use shall not be Substantially More Detrimental than the Existing Nonconforming Structure or Use to the Neighborhood
* NONCONFORMING USES [8.1.2]:
	+ Nonconforming Exterior Uses Extended only with MGL 40A, §6 Finding
	+ Nonconforming Primary Use Changed to Other Nonconforming Use only if new Use is not Substantially Different and Not More Detrimental to Neighborhood than Existing Use
	+ Nonconforming Accessory Use of Nonconforming Structure Extended to Max. 40% of Floor Area with MGL 40A, §6 Finding
* NONCONFORMING SINGLE-FAMILY OR TWO-FAMILY DWELLINGS [8.1.3.B]:
	+ Increase in Nonconforming Nature of Structure will not be Substantially More Detrimental to the Neighborhood than Existing Condition