Docket #: \_\_\_\_\_\_\_\_\_\_\_\_\_ Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

The Conditions indicated below are included in the voted decision on the variance application referenced above:

* **Standard #1:** The plans and specifications approved by the Board for this Variance shall be the final plans and specifications submitted to the Building Inspector of the Town of Arlington in connection with this application for zoning relief. There shall be no deviation during construction from the approved plans and specifications without the express written approval of the Arlington Zoning Board of Appeals.
* **Standard #2:** The Building Inspector is hereby notified that they are to monitor the site and should proceed with appropriate enforcement procedures at any time they determine that violations are present. The Building Inspector shall proceed under Section 3.1 of the Zoning Bylaw and under the provisions of Chapter 40, Section 21D of the Massachusetts General Laws, and institute non-criminal complaints. If necessary, the Building Inspector may also approve and institute appropriate criminal action, also in accordance with Section 3.1.
* **Standard #3:** The Board shall maintain continuing jurisdiction with respect to this Variance grant.
* The area of the proposed porch and foyer shall not be considered within the foundation wall of the building. The open portion of the porch shall remain open.
* The Applicant is to provide a certified site plan indicating and dimensioning the area(s) of the existing and proposed site that comply with the requirements for Usable Open Space as indicated in Section 2 of the *Zoning Bylaw of the Town of Arlington* to the Inspectional Services Department for review and approval.
* The Applicant is to provide an attic floor plan indicating and dimensioning the area(s) of the proposed attic floor meeting the height requirements of a Half Story per Section 2 of the *Zoning Bylaw of the Town of Arlington*, including the required calculation confirming compliance with the Half Story requirements to the Inspectional Services Department for review and approval.
* The Applicant is to provide revised and signed *Dimensional and Parking Information* and Open *Space / Gross Floor Area* sheets correcting any deficiencies discussed at the hearing to the Inspectional Services Department for review.
* The Applicant is to provide a signed statement to the Inspectional Services Department which confirms the minimum slope of roofs above attic areas considered for a Half Story is at least a 2:12 pitch.
* The Applicant is to provide revised construction drawings documenting all changes and correcting all deficiencies discussed at the hearing to the Inspectional Services Department for review.
* The Board requests that the Applicant work with the Town Engineer to address compliance with the town’s Stormwater Management Bylaw.
* The Board requests that the Applicant work with the Tree Warden to address compliance with the town’s Tree Protection and Preservation Bylaw.
* The Board reminds the Applicant to comply with the requirements of the Good Neighbor Agreement, the Construction Control Agreement, and other requirements in the Town Bylaws.
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