

25 January 2011

Zoning Notes:

BB visited the Arlington, MA inspectional services department today and asked the following questions of inspector Kurt.

1. The existing south side yard has a minimum dimension of 9.9', so does not conform with Arlington zoning which requires a 10' set back. We are considering building a new addition, how will this pre-existing non-conforming condition affect the addition.
 - a. RESPONSE: You will **NOT** be allowed to build your addition along the 9.9' line as long as you do not build any closer to the property line. As of a recent meeting it has been decided that all new additions must conform to all set back requirements.
2. We are interested in creating a lightwell within this 10' set back to allow light into the basement. If this is a subterranean addition can it exist within the setback?
 - a. RESPONSE: Yes, that shouldn't be any problem if it is not roofed and extruding above the ground.
3. We are considering a bench and fire-pit of some type toward the other end of the property. Is that Ok?
 - a. RESPONSE: That should be fine.
4. Asked if the general size of the addition was appropriate?
 - a. RESPONSE: The addition has to be less than 350sf of additional impervious space. So basically we can count any existing impervious space on the property now as part of this. If the addition is more than 350sf a separate drainage mitigation plan must be presented. This is a hassle according to Kurt. Also any outdoor patio space that is impervious we propose count towards the square footage of the addition regardless of whether those spaces are enclosed by exterior walls
5. Is it OK to pursue the roof deck ??
 - a. RESPONSE: Yes.