

30 November 2010

**Zoning Notes:**

FPO visited the Arlington, MA inspectional services department today and asked the following questions of inspector Ken McConnell.

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 be allowed to build your addition along the 9.9' line as long as you do not build any closer to the property line.
2. We are considering building a roof deck, are there any zoning concerns about roof decks in Arlington.
  - a. RESPONSE: As long as you do not exceed the maximum 35' building height there should be no problem.
3. What are the fence restrictions in Arlington, do they have to be pulled back to the set-back line?
  - a. RESPONSE: Fences are allowed up to the property line and must not exceed 6' in height. Five feet from the street the fence must decrease to 30" in height.
4. What are the restrictions on curb cuts in Arlington?
  - a. RESPONSE: Curb cuts can be modified, but you must use a city approved contractor. (SsD has a copy of the list of approved contractors.) Curb cuts at the back of the side walk must be no more than 20' wide. At the street the curb cut must be no more than 24' wide, that is 20' plus a 2' radius transition curb at either side. City engineering is shutting down for December, so any work on curbs would need to happen next spring.
  - b. NOTE: Based on this it seems that the existing curb cut at the street can be widened. The AGH survey shows the street curb cut to be 16'6" wide. We should be allowed to widen it an additional 3'6" ( not including the transition curbs.)