

ARLINGTON TOWN MEETING

Article 11 – Amendment

I move to amend the recommended vote of the Arlington Redevelopment Board under Article 11 as follows:

Voted: to amend the vote of the ARB by inserting therein, after the words “as applicable, determines” the words “based on a shadow study prepared at applicant’s expense” and, in the list of protected zones, in two places, by inserting the letters and figures “R3, R4, R5, R6, R7” so that said section will read as follows:

5.3.19 Reduced Height Buffer Area

A. When two different maximum height limits are specified for the same zoning district in any Table of Dimensional and Density Regulations in this Section 5, the lower limit shall apply to any lot or part of a lot located in a height buffer area unless a finding of the Board of Appeals or the Arlington Redevelopment Board, as applicable, determines based on a shadow study prepared at applicant’s expense, that the location, on site-specific factors, or if the Applicant demonstrates to the satisfaction of the Board of Appeals or the Arlington Redevelopment Board, as applicable, that proximity to the properties in the adjacent R0, R1, R2, R3, R4, R5, R6, R7 or OS district will not be detrimental based upon criteria established in Section 3.3.3 and Section 3.3.4. The ARB or Board of Appeals, as applicable, shall find that any shadow or glare impact on abutters would be negligible to allow the higher height limit. A height buffer area is defined as a lot or part of a lot which is located at a lesser distance from any land, not within a public way, in an R0, R1, R2, R3, R4, R5, R6, R7. or OS district than the following:

<u>Land in R0, R1, R2, R3, R4, R5, R6, R7, OS is located</u>	<u>Lower height shall apply</u>
Northerly, between northwest and northeast	Within 200 feet
Easterly, between northeast and southeast, or westerly between northwest and southwest	Within 150 feet
Southerly, between southeast and southwest	Within 100 feet

Respectfully submitted,

John L. Worden III,
Town Meeting Member
Precinct 8

April 22, 2019