

From: Don Seltzer <timoneer@gmail.com>  
To: Erin Zwirko <EZwirko@town.arlington.ma.us>  
Cc: Andrew Bunnell <ABunnell@town.arlington.ma.us>, EBenson@town.arlington.ma.us, KLau@town.arlington.ma.us, David Watson <DWatson@town.arlington.ma.us>, rzsembery@town.arlington.ma.us, Jenny Raitt <jrait@town.arlington.ma.us>  
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Subject: Environmental Design Review Docket 3625, 882-892 Massachusetts Ave

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In advance of the May 18 meeting, I offer the following observations regarding the plans submitted for a four story, mixed use building at 882 Mass Ave. There are five significant zoning problems that stand out.

The first problem is with the parking area. Zoning Bylaw 5.3.7, 5.3.21, and 6.1.11 all require a buffer strip along the lot line adjoining the residential lot next door on Lockland. With the stockade fence indicated, the buffer strip must be a minimum of 5 feet wide.

The property is a corner lot. 5.3.8 requires that on the Lockland St side the building setback be 20 feet.

The proposed apartment building requires significant Usable Open Space. There is no area on the lot that meets the definition of Usable Open Space.

5.3.17 requires an Upper Story Step-back beginning at the third floor, not the fourth as shown in the plans

5.3.17 also requires that this Step-back be a minimum of 7.5 feet. Only a very small portion of the proposed building meets

this requirement. It appears that the architect has misinterpreted the bylaw to mean a minimum distance from the front lot line rather the front of the building.

Attached are three figures that illustrate these problems.

Sincerely,

Don Seltzer