



Arlington Zoning Board of Appeals

Date: Tuesday, May 27, 2025
Time: 7:30 PM
Location: Conducted by Remote Participation
Additional Details:

Agenda Items

Administrative Items

1. **Conducted by Remote Participation**
2. **Member Vote: #3822 20 Pond Lane Decision**
3. **Member Vote: #3844 14 Wachusett Ave Unit 2 Decision**
4. **Member Vote: #3846 58 Edmund Rd Decision**
5. **Member Vote: #3847 156 Brattle St Decision**

Hearings

6. **Docket # 3848 24 Woodbury St**

Meeting Adjourn



Town of Arlington, Massachusetts

Conducted by Remote Participation



Town of Arlington, Massachusetts

Member Vote: #3822 20 Pond Lane Decision



Town of Arlington, Massachusetts

Member Vote: #3844 14 Wachusett Ave Unit 2 Decision



Town of Arlington, Massachusetts

Member Vote: #3846 58 Edmund Rd Decision



Town of Arlington, Massachusetts

Member Vote: #3847 156 Brattle St Decision



Town of Arlington, Massachusetts

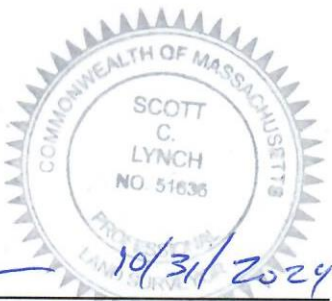
Docket # 3848 24 Woodbury St

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	#3848_24_Woodbury_plot_plan.pdf	#3848 24 Woodbury plot plan
▢ Reference Material	#3848_24_Woodbury_Final_Proposed_Plans.pdf	#3848 24 Woodbury Final Proposed Plans
▢ Reference Material	#3848_24_Woodbury_Combined_Pictures.pdf	#3848 24 Woodbury Combined Pictures
▢ Reference Material	#3848_24_Woodbury_Street_Memo_to_ZBA.pdf	#3848 24 Woodbury Street Memo to ZBA
▢ Reference Material	3848_24_Woodbury_St_abutter_list.pdf	3848 24 Woodbury St abutter list
▢ Reference Material	3848_24_Woodbury_St_abutter_map.pdf	3848 24 Woodbury St abutter map

PREPARED FOR: DANIEL & LESLIE O'BRIEN

I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.



SCOTT LYNCH, PLS

DATE _____

THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED PLOT PLAN
#24 WOODBURY STREET
IN
ARLINGTON, MA
(MIDDLESEX COUNTY)

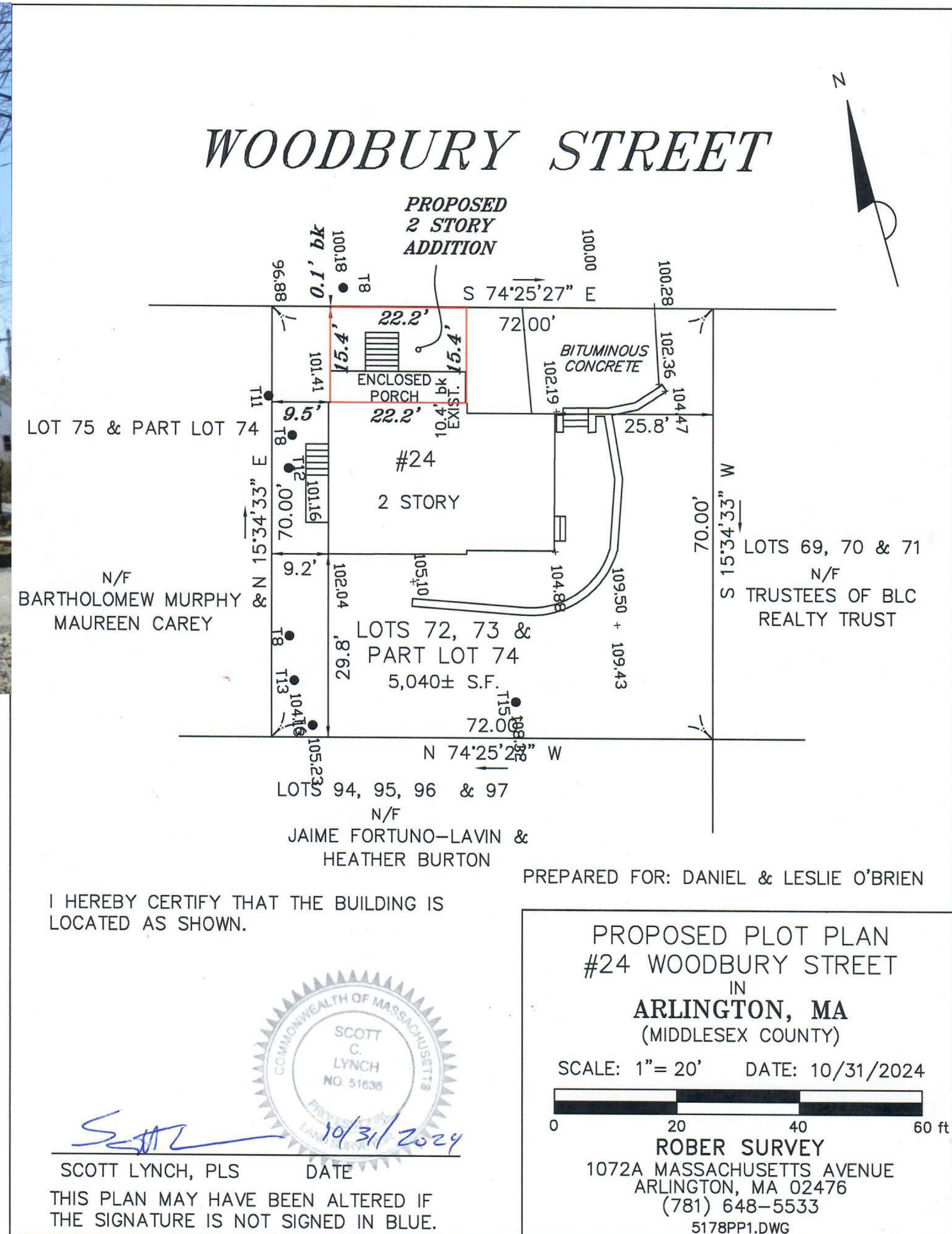
SCALE: 1" = 20' DATE: 10/31/2024



ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476 of 25
(781) 648-5533
5178PP1.DWG



Scope:
 Remove existing sunporch and build new 2 story addition approximately 15' x 22' to include larger sunroom for additional living space on 1st floor and add bathroom and enlarge one bedroom and the office space. Tie new roof into existing ridge to match current hip roof, pitch and details to remain same. Match all existing exterior details and soffit details on addition to main house.



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Cover Sheet

PROJECT DESCRIPTION:
**24 Woodbury Street
 O'Brien Residence**

DRAWINGS PROVIDED BY:
**Caitlin Conneely Curcio
 Conneely Contracting**

DATE:
August 2024

SCALE:
 1" = 20'

SHEET:

A-1



Front - North Elevation



West Elevation



East Elevation



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Existing Elevations

PROJECT DESCRIPTION:
24 Woodbury Street
O'Brien Residence

DRAWINGS PROVIDED BY:
Caitlin Conneely Curcio
Conneely Contracting

DATE:
August 2024

SCALE:

SHEET:
A-2



Proposed Front - North Elevation



Proposed - West Elevation



Proposed - East Elevation



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED ELEVATIONS

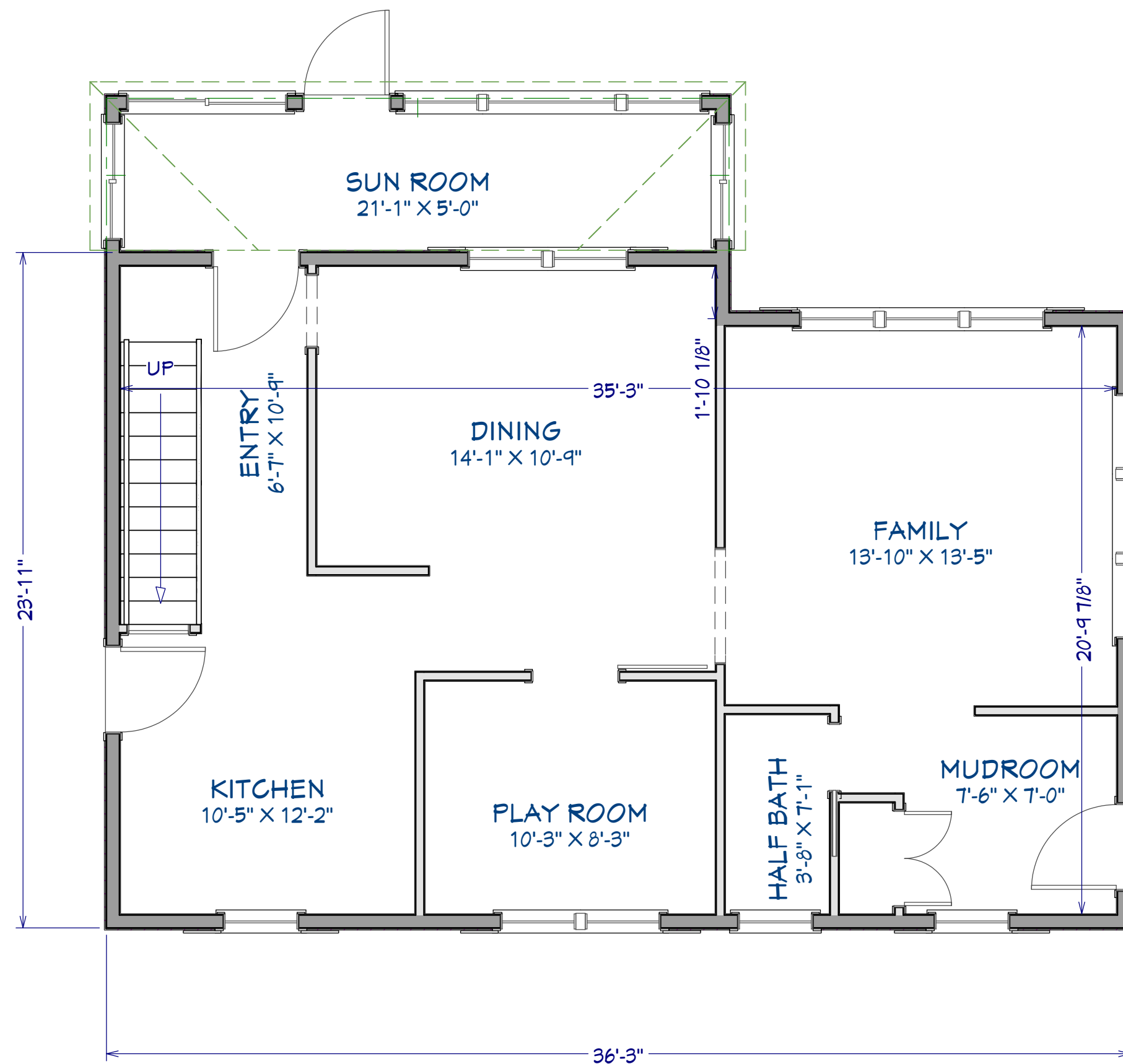
PROJECT DESCRIPTION:
24 Woodbury Street
O'Brien Residence

DRAWINGS PROVIDED BY:
Caitlin Conneely Curcio
Conneely Contracting

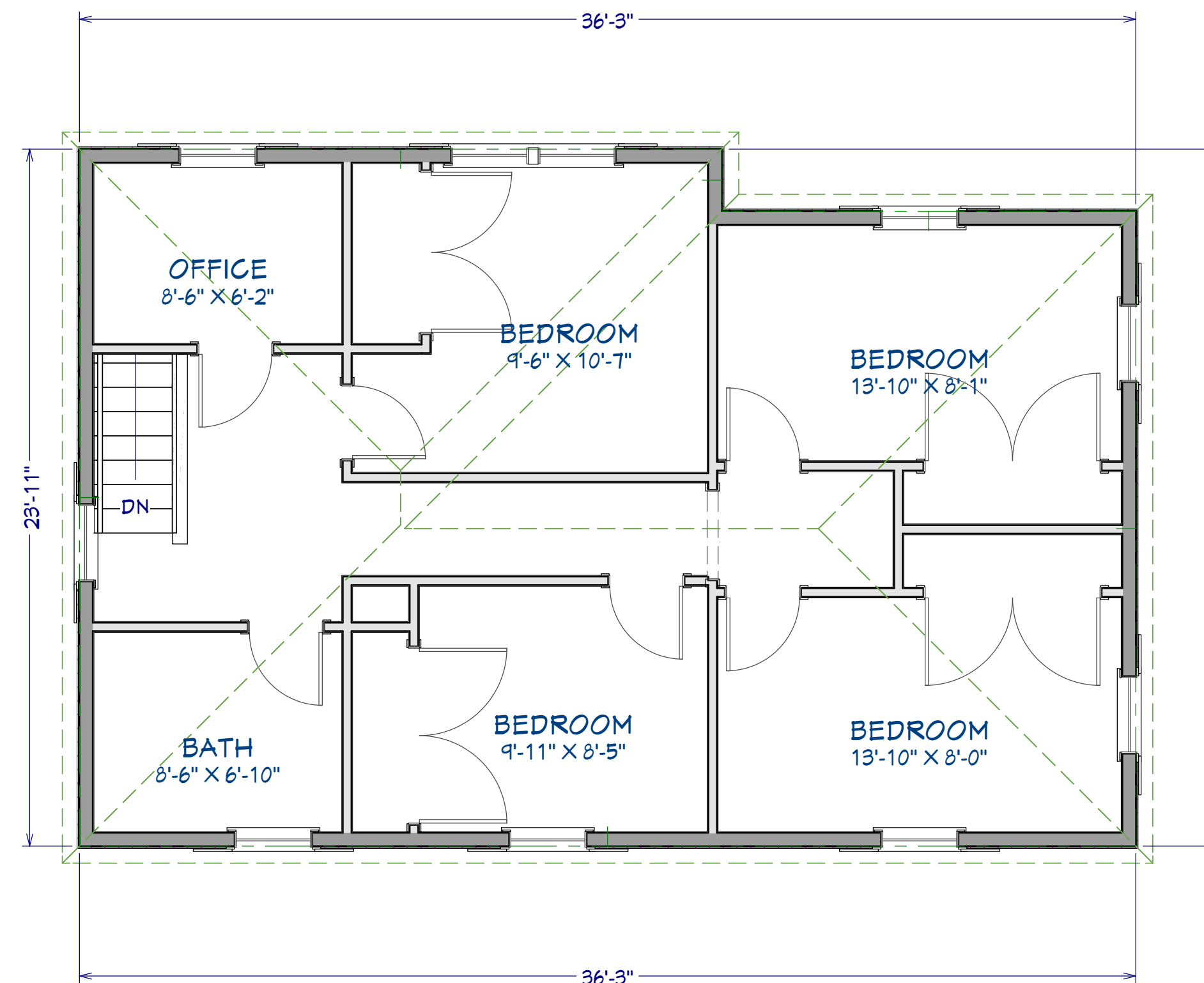
DATE:
August 2024

SCALE:

SHEET:
A-2



1st Floor



2nd Floor



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Existing Floor Plans

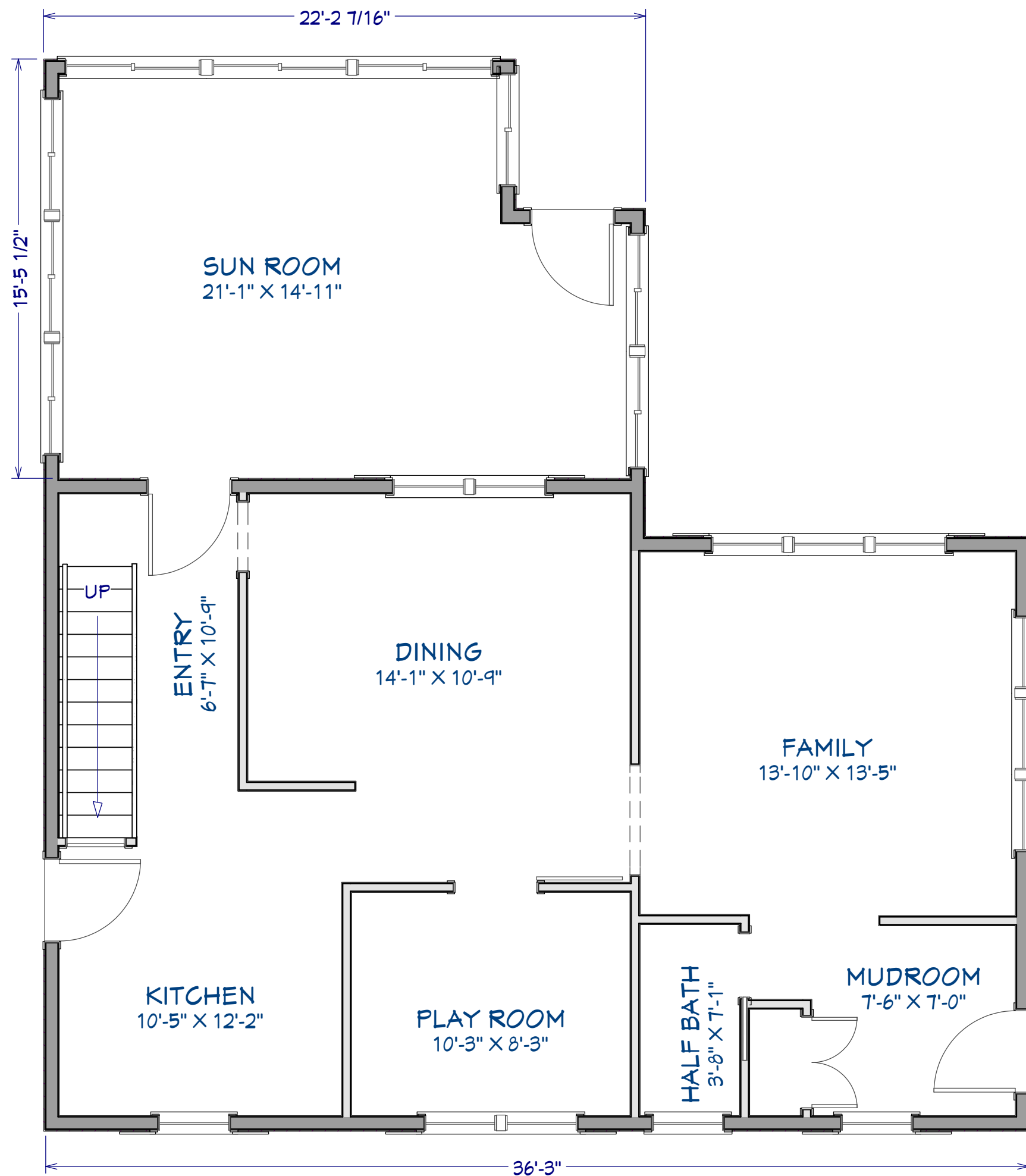
PROJECT DESCRIPTION:
**24 Woodbury Street
O'Brien Residence**

DRAWINGS PROVIDED BY:
**Caitlin Conneely Curcio
Conneely Contracting**

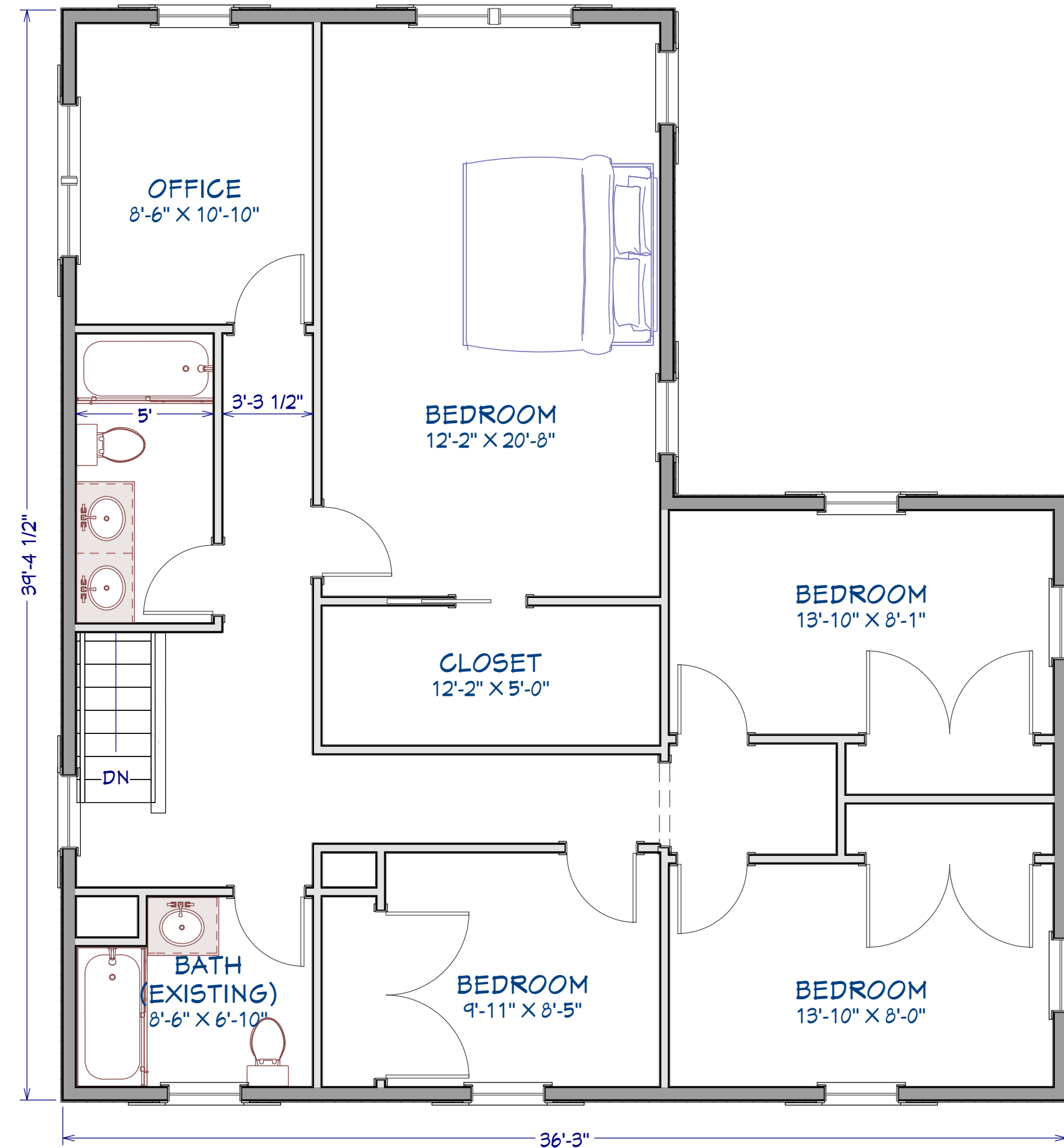
DATE:
August 2024

SCALE:

SHEET:
A-3



1st Floor



2nd Floor



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED FLOOR PLAN

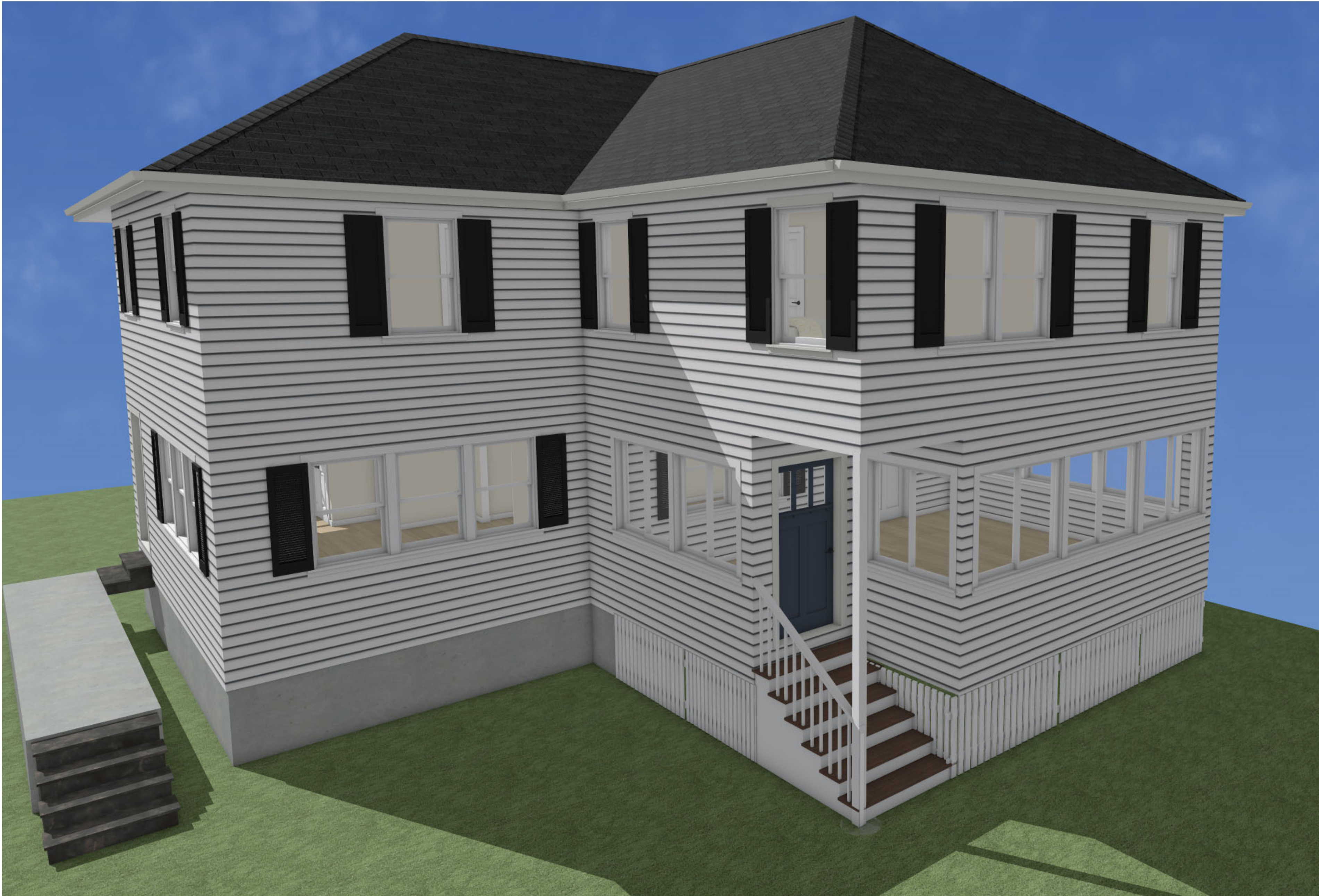
PROJECT DESCRIPTION:
24 Woodbury Street
O'Brien Residence

DRAWINGS PROVIDED BY:
Caitlin Conneely Curcio
Conneely Contracting

DATE:
August 2024

SCALE:

SHEET:
A-4



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
**PROPOSED EXTERIOR
RENDERING**

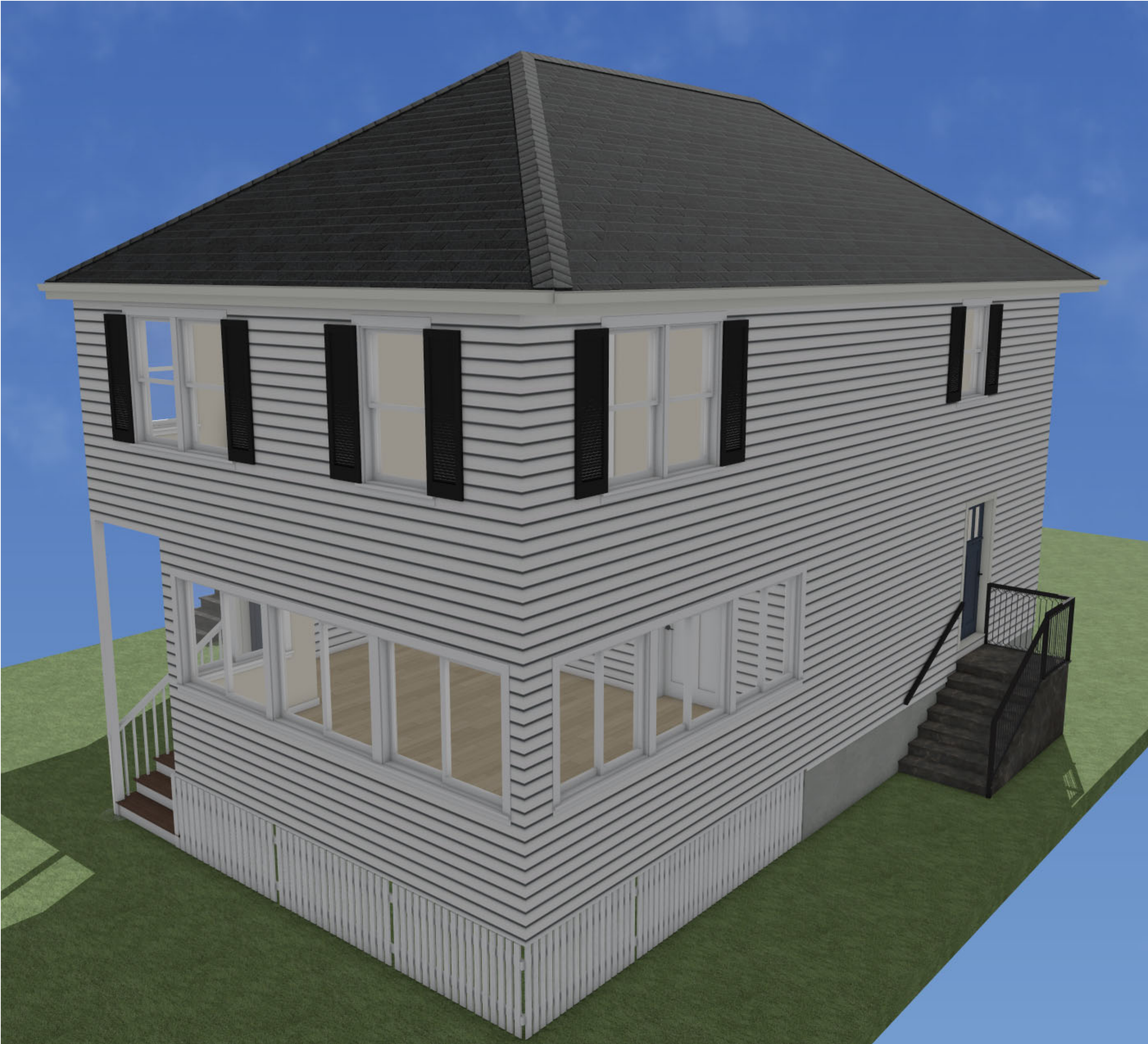
PROJECT DESCRIPTION:
**24 Woodbury Street
O'Brien Residence**

DRAWINGS PROVIDED BY:
**Caitlin Conneely Curcio
Conneely Contracting**

DATE:
August 2024

SCALE:

SHEET:
A-5



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
**PROPOSED EXTERIOR
RENDERING**

PROJECT DESCRIPTION:
**24 Woodbury Street
O'Brien Residence**

DRAWINGS PROVIDED BY:
**Caitlin Conneely Curcio
Conneely Contracting**

DATE:
August 2024

SCALE:

SHEET:
A-6



Exhibit A. Images of front side of house, where extension would occur. Note dead end and “continuation of the road” as an apparent pathway in front of the house.



Exhibit B. Back of the house. Note hill and associated retaining wall making an extension on this side not possible.

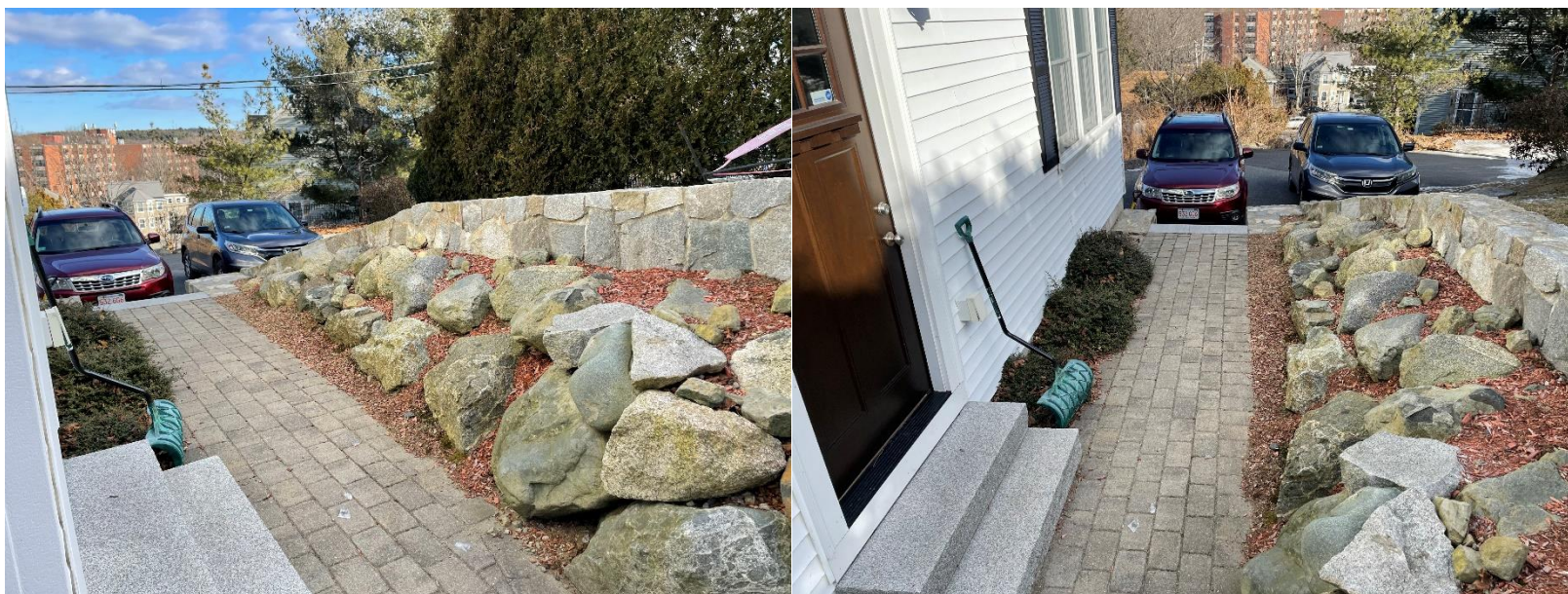


Exhibit C. Side of house. Note hill and associated retaining wall making an extension on this side not possible.

MEMORANDUM

TO: Arlington Zoning Board of Appeals

FROM: Mary Winstanley O'Connor, Esq.

DATE: March 31, 2025

RE: 24 Woodbury Street, Arlington, MA
Request for Variance

Applicants: Daniel and Leslie O'Brien

The existing single-family home at 24 Woodbury Street was built in 1914. It was purchased by the Owners in August, 2013, and it is occupied by them and their family.

The work proposed by the Owners will require a variance due to the nonconforming nature of the property and the unusual shape and topography of the lot.

The existing home is considered an "old style home" and contains six (6) rooms and only one full bathroom.

The home is located in an R-1 zoning district and the existing finished area is 1,672 square feet.

The lot is rectangular in shape but the configuration of the house on the lot and the topography of the lot necessitate a variance to construct an addition on the front of the property. See the photographs.

The property is located essentially at a dead end. See the photographs.

To the right of the property there is a large retaining wall and uneven topography that precludes expanding to the right-side yard. The rear of the property has substantial ledge and a significant slope.

The Owners are requesting relief to add a new two-story addition, 15' x 22' in size, which would enlarge the existing sunroom on the first floor, include a bathroom, enlarge one bedroom and provide office space.

With respect to the request for a variance, the location of the house on the lot and the extraordinary topography of the lot necessitate a variance. As the Board is able to discern from the site plan, the house is located 9.2 feet from the right-side lot line, 25.8 feet from the left lot line and 29.8 feet from the rear lot line. The property does not comply with the front yard setback and minimum lot size required by zoning. However, the location of the home and the topography conditions described above prevent any construction on the left side of the home or on the rear of the property.

In order to qualify for a variance, the Owners must satisfy the requirements of M.G.L. c.40A, §10. The Board must find all of the statutory requirements.

The statute requires the Board to find:

1. Owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not generally affecting the zoning district in which it is located.
2. A literal enforcement of the Bylaw would involve substantial hardship financial or otherwise to the Applicant.
3. Desirable relief may be granted without substantial detriment to the public good without nullifying or substantially derogating from the intent or purpose of the Bylaw.
4. Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw.

The Owners maintain that the unusual topography of the lot and the positioning of the home on the lot is such that the lot and structure have dimensions and a layout that impedes the ability to do a modest addition. Further the topography of the land impedes the reasonable use of

the property. The statute provides that the shape or topography of the Owner's land must especially affect the Owner's land or structure and be distinct, generally from other lots in the zoning district/neighborhood. Clearly, the position of the structure on the lot and the unusual topography of the lot is distinctly different.

The Owners maintain that if the Board literally enforced the Zoning Bylaw, preventing the construction of the preposed addition, this would constitute a substantial hardship to the Owners.

Finally, the Owners assert that the Board may grant the relief requested without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw.

The Owners suggest that the home with the proposed addition will not impact the neighborhood as it is essentially located at a dead end. Further, the area in front of the Owners' home was converted to a pathway long before their purchase of the property and is not used by vehicles.

The Owners respectfully suggest the Board may make the statutory findings for the variance needed under the statute.

**CERTIFIED ABUTTERS LIST**

Date: April 15, 2025

Subject Property Addresses: 24 WOODBURY ST

Subject Property ID: 174-4-3

Search Distance: 300 Feet - Zoning

Parcel ID:	Property Location	Owner 1	Owner 2	MAILING ADDRESS				
				Mailing Address 1	Mailing Address 2	Town	State	Zip
174-1-1	2 MASS AVE	SILVERA CHRISTOPHER B		85 A PLEASANT STREET		LEXINGTON	MA	02421
174-1-2	1540--1542 MASS AVE	KELIKIAN MALCOLM & JEAN		1540 MASS AVE		ARLINGTON	MA	02476
174-1-3	1530 MASS AVE	DUNDUTSANG LODEN W	DUNDUTSANG NAMGYAL	1530 MASS AVE		ARLINGTON	MA	02476
174-1-5	1520 MASS AVE	CALIENDO ANTHONY A & ROBERT M/ TRS	J.C. TRUST	1520 MASS AVE		ARLINGTON	MA	02476
174-1-6	1516 MASS AVE	RATHBUN JENNIE H	DINEEN MARIANNE	1516 MASS AVE		ARLINGTON	MA	02476
174-1-7	9 LANCASTER RD	CRANDLE MARKETA		9 LANCASTER RD		ARLINGTON	MA	02476
174-1-9	33 WOODBURY ST	RAMDIN LARRY A--ETAL	RAMDIN VALERIA A	33 WOODBURY STREET		ARLINGTON	MA	02476
174-1-10	35 WOODBURY ST	LEPLEY MARGARET A		35 WOODBURY STREET		ARLINGTON	MA	02476
174-1-11	39 WOODBURY ST	DECOTEAU MICHAEL E/ TRUSTEE	MICHAEL EDWARD DECOTEAU LIVING	39 WOODBURY ST		ARLINGTON	MA	02476
174-1-15	45 WOODBURY ST	MADDEN DAVID J	BAKER KATJA L	6 HIBBERT STREET		LEXINGTON	MA	02421
174-2-8	1484 MASS AVE	ATINIZIAN NIGOGHOS & CAROLYN	TRS/ FRESH POND SHOPPING	545 CONCORD AVE	SUITE 400	CAMBRIDGE	MA	02138
174-2-9	1500--1502 MASS AVE	1500 MASS AVE LLC		294 HARVARD ST		MEDFORD	MA	02155
174-2-11.A	1508--1510 MASS AVE	STATHOPOULOS ZOI		1511 MASS AVE		ARLINGTON	MA	02476
174-2-12.A	4--6 LANCASTER RD	KWAN JOSEPH F		4 LANCASTER ROAD		ARLINGTON	MA	02476
174-2-13	8 LANCASTER RD	TRAN THANH NGA TRINH		8 LANCASTER RD		ARLINGTON	MA	02476
174-2-16	15 WOODBURY ST	KELLAS ANDREAS & CRYSTAL		15 WOODBURY ST		ARLINGTON	MA	02476
174-2-18	11 WOODBURY ST	LI XIAOLEI	LI JUN	7 LAMBERT RD		BELMONT	MA	02478
174-2-21	35 DUNDEE RD	HOSSEINPOUR MOZHGAN	HEDAYATIAN QUIMARS	62 CAMBRIDGE ST		WINCHESTER	MA	01890
174-2-22.A	31 DUNDEE RD	COLLIER RICHARD B/BROOKE A		31 DUNDEE RD		ARLINGTON	MA	02476
174-3-2	56 WOODBURY ST	LEE VICTOR & ELIZABETH		56 WOODBURY ST		ARLINGTON	MA	02476
174-3-5	0-LOT WOODBURY ST	SUN PING		40 WOODBURY ST		ARLINGTON	MA	02476
174-3-6	40 WOODBURY ST	SUN PING		40 WOODBURY ST		ARLINGTON	MA	02476
174-3-7	38 WOODBURY ST	XIONG XIAOLU	ZHOU QIAO	55 AUBURN ST	UNIT 55	NEWTON	MA	02465
174-3-9	25 LANCASTER RD	CONTOIS ADAM	GORDON LEAH	25 LANCASTER RD		ARLINGTON	MA	02476
174-3-11	37 ARNOLD ST	LUM NANCY L		37 ARNOLD STREET		ARLINGTON	MA	02476
174-3-12	39 ARNOLD ST	TADDEO RICHARD J & JUDY A	LIFE ESTATE	39 ARNOLD ST		ARLINGTON	MA	02476
174-3-13	43 ARNOLD ST	MAYFIELD THOMAS &	ARNOLD ELIZABETH	43 ARNOLD ST		ARLINGTON	MA	02476
174-3-14	45 ARNOLD ST	RIBEIRO JOSE		45 ARNOLD ST		ARLINGTON	MA	02476
174-4-1	20 LANCASTER RD	MURPHY BARTHOLOMEW D--ETAL	CAREY MAUREEN E	20 LANCASTER RD		ARLINGTON	MA	02476
174-4-3	24 WOODBURY ST	OBRIEN DANIEL T & LESLIE R		24 WOODBURY ST		ARLINGTON	MA	02476
174-4-5	20 WOODBURY ST	CALLAHAN BRIAN & LAURIE A/ TRS	BLC REALTY TRUST	20 WOODBURY ST		ARLINGTON	MA	02476
174-4-8.A	14 WOODBURY ST	MERRILL MICHAEL W & KRISTEN C		14 WOODBURY ST		ARLINGTON	MA	02476
174-4-11.A	43 DUNDEE RD	LIMBURSKY RICHARD ETAL/ TRS	LIMBURSKY HAGELSTON TRUST	22 DUNDEN ROAD		ARLINGTON	MA	02476
174-4-17	5 ARNOLD ST	HILL ROBERT JR		19 WARBLER SPRINGS RD		LINCOLN	MA	01773

**CERTIFIED ABUTTERS LIST**

Date: April 15, 2025

Subject Property Addresses: 24 WOODBURY ST

Subject Property ID: 174-4-3

Search Distance: 300 Feet - Zoning

				MALING ADDRESS				
Parcel ID:	Property Location	Owner 1	Owner 2	Mailing Address 1	Mailing Address 2	Town	State	Zip
174-4-20.B	15 ARNOLD ST	SHANTHAKUMAR SHAKTHI KAMAL	SAMPATHKUMAR SATHYA PRIYA	15 ARNOLD ST		ARLINGTON	MA	02476
174-4-23	19 ARNOLD ST	LAVIN-FORTUNO JAMIE A	BURTON HEATHER M	19 ARNOLD STREET		ARLINGTON	MA	02476
174-5-12	2 ABERDEEN RD	ROBINSON THOMAS	EPSTEIN LINDA F	2 ABERDEEN RD		ARLINGTON	MA	02476
174-5-14	54 DUNDEE RD	PERKINS CHRISTOPHER	BLAIS MELANIE	54 DUNDEE RD		ARLINGTON	MA	02476
174-5-15	0-LOT DUNDEE RD	PETERS JO ANNE M	MENZ GERALDINE J	46 DUNDEE RD		ARLINGTON	MA	02476
174-5-16	46--48 DUNDEE RD	PETERS JO ANNE M	MENZ GERALDINE J	46 DUNDEE RD		ARLINGTON	MA	02476
174-5-18	38--40 DUNDEE RD	DOYLE OWEN L & ANNE M		34 AVENUE ALFRED DE MUSSET	78110 LE VESINET	FRANCE		
174-7-4	2 SMITH ST	HOUSING CORP OF ARLINGTON		252 MASS AVE		ARLINGTON	MA	02474
174-7-5	44 ARNOLD ST	CHUNG KENNETH		44 ARNOLD STREET		ARLINGTON	MA	02476
174-7-6	38 ARNOLD ST	LEE DENNIS & JENIFER		38 ARNOLD ST		ARLINGTON	MA	02476
174-7-9	32 ARNOLD ST	NUSS CHARLES & ISABELLE		32 ARNOLD ST		ARLINGTON	MA	02476
174-7-11	41 LANCASTER RD	SIMON BERYL ETAL/ TRUSTEES	SIMON BURAKOFF FAMILY TRUST	41 LANCASTER ROAD		ARLINGTON	MA	02476
174-7-14	45--47 LANCASTER RD	MALOOF JOHN F		3 SCHOOLHOUSE LANE		LEXINGTON	MA	02421
174-8-3	48 LANCASTER RD	O'MALLEY PETER	PANCOAST ANNA	48 LANCASTER RD		ARLINGTON	MA	02476
174-8-5	44 LANCASTER RD	HILL LORI A / TRUSTEE	LORI A HILL REVOCABLE TRUST	44 LANCASTER RD		ARLINGTON	MA	02476
174-8-7.A	40 LANCASTER RD	OLEARY JAMES F		40 LANCASTER RD		ARLINGTON	MA	02476
174-8-10	16 ARNOLD ST	ZAGANJOR MUHAMED & ALEMA/ TRS	16 ARNOLD STREET REALTY TRUST	16 ARNOLD ST		ARLINGTON	MA	02476
174-8-12	12 ARNOLD ST	POLKING MARK JOSEPH		12 ARNOLD ST		ARLINGTON	MA	02476
174-8-14	11 WILLIAMS ST	CHOI SEUNGWON &	PARK HYE YEON	11 WILLIAMS STREET		ARLINGTON	MA	02476
174-8-16	15 WILLIAMS ST	MCADAMS DANIEL R	CVIJIC SANJA	15 WILLIAMS ST		ARLINGTON	MA	02476
174-8-18	17 WILLIAMS ST	RAMASWAMY SUNDAR RAJAN	RAJAN BHUVANESWARI SUNDAR	1 WASHINGTON ST		BEDFORD	MA	01730
174.A-9-3	16 WILLIAMS ST UNIT 16	HO CHIN-JUNG		16 WILLIAMS ST		ARLINGTON	MA	02476
174-9-7	12 WILLIAMS ST	MARKUN DAVID J JR/ TRUSTEE	DAVID J MARKUN JR TRUST	12 WILLIAMS ST		ARLINGTON	MA	02476
174-9-9	8 WILLIAMS ST	HYPPOLITE GUIBENSON		10 COURT ST UNIT 498		ARLINGTON	MA	02476
174-9-11	4 WILLIAMS ST	MCLAUGHLIN DIANE E		4 WILLIAMS ST		ARLINGTON	MA	02476
174-9-14	3 SELKIRK RD	SCHAUSTER HEIDI M		3 SELKIRK RD		ARLINGTON	MA	02476
174.A-9-4	18 WILLIAMS ST UNIT 18	ZHOU TIANYANG	PANG ANGE	18 WILLIAMS ST		ARLINGTON	MA	02476
174.A-4-1	1 ARNOLD ST UNIT 1	SCOTT ABBEY C		1 ARNOLD STREET UNIT 1		ARLINGTON	MA	02476
174.A-4-2	3 ARNOLD ST UNIT 2	CHAPSKI CHRISTINE		3 ARNOLD STREET UNIT 2		ARLINGTON	MA	02476
174.A-4-9	9--11 ARNOLD ST UNIT 9	PRESCOTT JAMES H & BRENDA S		9 ARNOLD ST		ARLINGTON	MA	02476
174.A-4-11	9--11 ARNOLD ST UNIT 11	WANIGASEKARA PRASHAN	DISSANAYAKE CHEVANTHIE	11 ARNOLD ST		ARLINGTON	MA	02476
62-1-7	1501 MASS AVE	HEALEY JAMES T & JOSEPHINE		1501 MASS AVE		ARLINGTON	MA	02476
62-1-8	1507--1511 MASS AVE	STATHOPOULOS HARALAMBOS N	STATHOPOULOS ZOI	1511 MASS AVE	FLOOR 2	ARLINGTON	MA	02476

**CERTIFIED ABUTTERS LIST**

Date: April 15, 2025

Subject Property Addresses: 24 WOODBURY ST

Subject Property ID: 174-4-3

Search Distance: 300 Feet - Zoning

Parcel ID:	Property Location	Owner 1	Owner 2	MAILING ADDRESS				
				Mailing Address 1	Mailing Address 2	Town	State	Zip
62-1-10	1513--1515 MASS AVE	IG INVESTMENTS LLC		226 HARVARD ST		BROOKLINE	MA	02446
62-1-11.A	1517--1519 MASS AVE	IG INVESTMENTS LLC		226 HARVARD ST		BROOKLINE	MA	02446
62-1-12.A	1521--1523 MASS AVE	GINIVISIAN GEORGE P-JANET L	TRS/LEMAC TRUST	55 BOW ST		LEXINGTON	MA	02420
62-1-14	1531 MASS AVE	HUNT PATRICK & KEEGAN MICHAEL	TRS/1531 MASS AVE REALTY TRUST	1531 MASS AVE		ARLINGTON	MA	02476



The Board of Assessors certifies the names and addresses of requested parties in interest, all abutters to a single parcel within 300 feet.

Town of Arlington
 Office of the Board of Assessors
 730 Massachusetts Ave
 Arlington, MA 02476
 P: 781.316.3050
 E: assessors@town.arlington.ma.us

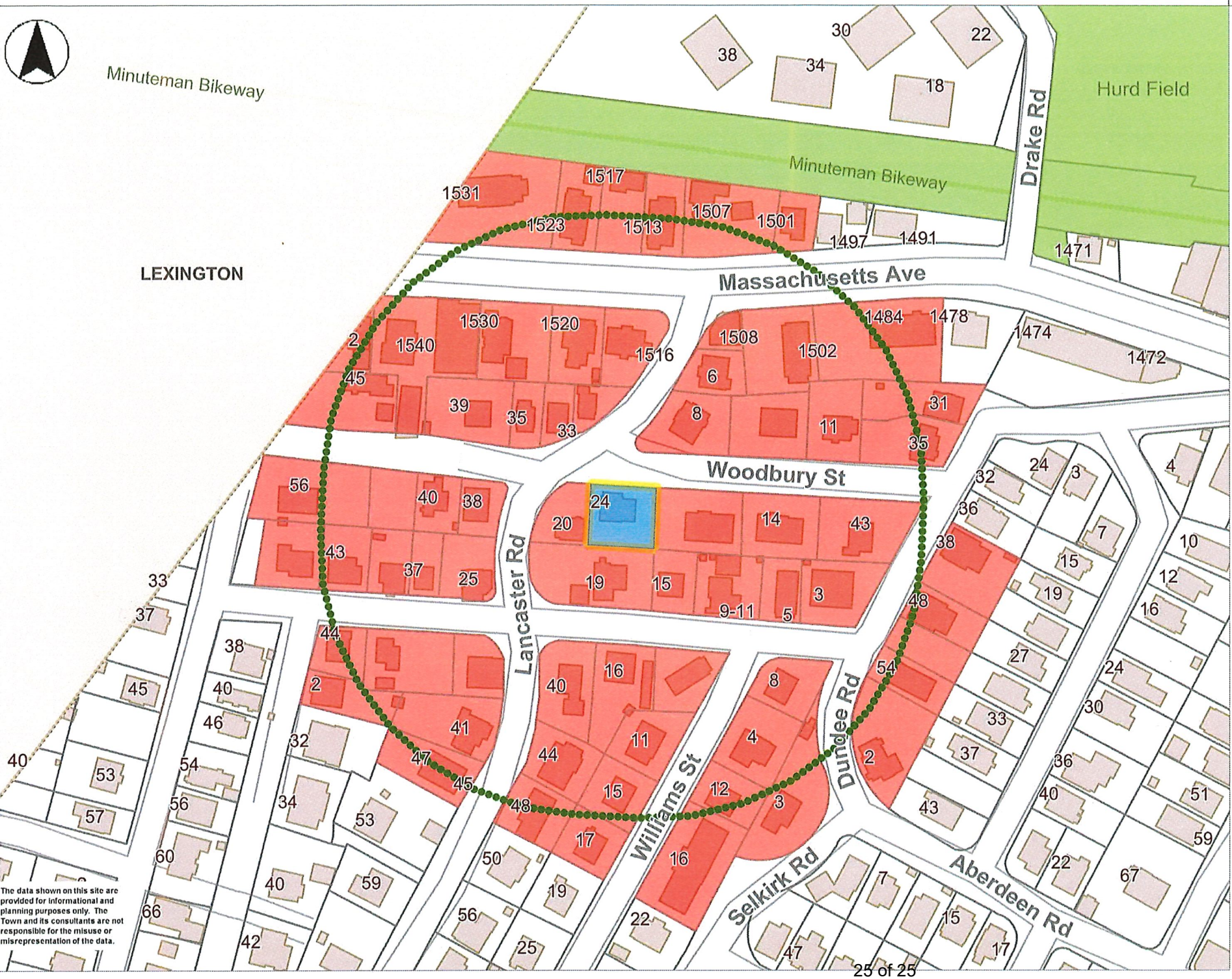


Minuteman Bikeway

LEXINGTON



- Places by Category
- Police Station
 - Fire Station
 - School
 - Library
 - Public Works
 - Recreation - Facilities
 - Recreation - Fields Cc
 - Recreation - Fields Cc
 - Open Space: Conserv
 - Open Space - Minuter
 - Open Space - Labels
 - Open Space
 - Town, State, or Other Town Ow
- MA Highways
- Interstate
 - US Highway
 - Numbered Rout
- Abutting Towns
- Town Boundary
 - Parcels
 - Buildings
- Cemetery - Roads
- Road1
 - Road2
 - Road3
 - Road4
- Pavement Markings
- Impervious Surface - f
 - Street
 - Sidewalk
 - Street Island
 - Driveway
 - Parking Lot
 - Bike Path
- Roads - For Large Sc
- Roads - For Small Sc
 - Major Road
 - Local Road
- Master Plan Base Map
- Water Line
 - Water Body



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.