



Arlington Zoning Board of Appeals

Date: Tuesday, July 8, 2025
Time: 7:30 PM
Location: Conducted by Remote Participation
Additional Details:

Agenda Items

Administrative Items

1. **Conducted by Remote Participation**

You are invited to a Zoom meeting.

When: July 8, 2025 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting:

https://town-arlington-ma-us.zoom.us/meeting/register/n_RxeyDmTHCfjLw2ecq-Q

After registering, you will receive a confirmation email containing information about joining the meeting.

Per Board Rules and Regulations, public comments will be accepted during the public comment period during each public hearing. Written comments should be sent by email to ZBA@town.arlington.ma.us prior to the start of the meeting.

Notice to the Public on meeting privacy In the interests of preventing abuse of video conferencing technology, all participants, including members of the public, wishing to engage via the Zoom App must register for each meeting and will need to follow multi-step authentication protocols. Please allow additional time to join the meeting. Further, members of the public who wish to participate without providing their name may still do so by telephone using the dial-in information provided above.

2. **Member Vote: Docket #3855 34 Golden Ave Decision**

Hearings

3. **Docket #3852 36 Glen Ave (continued)**

OpenGov Link: <https://arlingtonma.portal.opengov.com/records/210158>

4. **Docket #3855 63 Chester St (continued)**

OpenGov link: <https://arlingtonma.portal.opengov.com/records/210659>

Meeting Adjourn



Town of Arlington, Massachusetts

Conducted by Remote Participation

Summary:

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Town of Arlington, Massachusetts

Member Vote: Docket #3855 34 Golden Ave Decision



Town of Arlington, Massachusetts

Docket #3852 36 Glen Ave (continued)

Summary:

OpenGov Link: <https://arlingtonma.portal.opengov.com/records/210158>

ATTACHMENTS:

Type	File Name	Description
Reference Material	3852_34-36_Glen_Ave_legal_notice.pdf	3852 34-36 Glen Ave legal notice
Reference Material	3852_36_Glen_Ave_abutter_list_and_map.pdf	3852 36 Glen Ave abutter list and map
Reference Material	3852_36_Glen_Ave_Application_SP-25-11.pdf	3852 36 Glen Ave Application SP-25-11
Reference Material	3852_34-36_Glen_Existing_Conditions.pdf	3852 34-36 Glen plot Plan Existing Conditions
Reference Material	3852_34_Glen_Ave_Special_Permit_App_REVISED_5May25.pdf	3852 34 Glen Ave Plans REVISED 5 May25
Reference Material	3852_34_GLEN_Ave_DIM_TO_NEIGHBORS_and_TREE_Fri_Jun_6_2025.pdf	3852 34_GLEN Ave DIM_TO_NEIGHBORS_and_TREE_Fri_Jun_6_2025
Reference Material	3852_34_Glen_Ave_Abutter_ltr_Sonder.pdf	3852 34 Glen Ave Abutter ltr Sonder
Reference Material	3852_34_Glen_Ave_Abutter_ltr_Helger.pdf	3852 34 Glen Ave Abutter ltr Helger
Reference Material	3852_34_Glen_Ave_Abutter_ltr_Dalven.pdf	3852 34 Glen Ave Abutter ltr Dalven
Reference Material	3852_34_Glen_Ave_Abutter_ltr_Arveil.pdf	3852 34 Glen Ave Abutter ltr Arveil
Reference Material	3852_34_Glen_Ave_Abutter_ltr_AEdgecomb.pdf	3852 34 Glen Ave Abutter ltr AEdgecomb
Reference Material	3852_34_Glen_Ave_Abutter_ltr_Edgecomb.pdf	3852 34 Glen Ave Abutter ltr Edgecomb
Reference Material	3852_34_Glen_Ave_Abutter_Photos_Edgecomb.pdf	3852 34 Glen Ave Abutter Photos Edgecomb
Reference Material	3852_34_Glen_Ave_Abutter_ltr_Brooks.pdf	3852 34 Glen Ave Abutter ltr Brooks
Reference Material	3852_34_Glen_Ave_Abutter_ltr_Horvath-DAmico.pdf	3852 34 Glen Ave Abutter ltr Horvath-DAmico
Reference Material	3852_34_Glen_Ave_Abutter_ltr_Castonguay.pdf	3852 34 Glen Ave Abutter ltr Castonguay
Reference Material	3852_34-36_Glen_Ave_abutter_ltr_Ames.pdf	3852 34-36 Glen Ave abutter ltr Ames
Reference Material	3852_34-36_Glen_Ave_abutter_ltr-Joint_Neighbor_Letter.pdf	3852 34-36 Glen Ave abutter ltr- Joint Neighbor Letter
Reference Material	Docket_3852_34-36_Glen_Ave_abutter_ltr_ZBA_June_2025_Sonder_Dalven.pdf	Docket 3852 34-36 Glen Ave abutter ltr ZBA June 2025 Sonder-Dalven
Reference Material	3852_36_Glen_Ave_SPECIAL_PERMIT_REVISED_24JUNE25.pdf	3852 36 Glen Ave SPECIAL PERMIT REVISED 24JUNE25
Reference Material	3852_36_Glen_Ave_private_road_email.pdf	3852 36 Glen Ave private road email

ORDER DETAILS

PREVIEW FOR AD NUMBER LNEO02977100

Order Number:
LNEO0297710
External Order #:
11317452
Order Status:
Approved
Classification:
Public Notices
Package:
General Package
Total payment:
223.00
Payment Type:
Account Billed
User ID:
L0023538
External User ID:
670931

ACCOUNT INFORMATION

Arlington Board Of Appeals
51 Grove St
Arlington, MA 02476-4602
781-316-3396
cralston@town.arlington.ma.us
Arlington Board Of Appeals
Contract ID:

TRANSACTION REPORT

Date
May 13, 2025 3:10:34 PM EDT
Amount:
223.00

ADDITIONAL OPTIONS

1 Affidavit

SCHEDULE FOR AD NUMBER LNEO02977100

May 22, 2025
The Advocate & Star (Arlington - Winchester)
May 29, 2025
The Advocate & Star (Arlington - Winchester)

36 Glen Avenue
LEGAL NOTICE
DOCKET NO 3852

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by Jack Ajoian, on May 4, 2025, a petition seeking to alter their property located at 36 Glen Ave - Block Plan 065-0004-0016.0. The said petition would require a Special Permit under 5.4.2 B(6) of the Zoning Bylaw for the Town of Arlington.

A hearing regarding the petition will be conducted remotely via "Zoom", on Tuesday, June 10, 2025, at 7:30 P.M. as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL: <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar>, and choose the date of the meeting you wish to attend.

For documentation relating to this petition, visit the ZBA website before the hearing at <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>. Please direct any questions to: ZBA@town.arlington.ma.us

Christian Klein, RA, Chair
Zoning Board of Appeals
May 22, 29 2025
LNEO0297710

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[Contact Us](#)

**CERTIFIED ABUTTERS LIST****Date: May 7 2025****Subject Property Location: 34-36 GLEN AVE Arlington, MA****Subject Parcel ID: 65-4-16****Search Distance: 300 Feet**

Parcel ID	Property Location	Owner 1	Owner 2	Mail Address 1	Mail Address 2	City/Town	State	Zip
65.A-3-20	20 FARRINGTON ST UNIT 20	MEARN FRANCINE		20 FARRINGTON ST	UNIT 20	ARLINGTON	MA	02474
65.A-3-22	22 FARRINGTON ST UNIT 22	BATES DAVID	PEROLIO JESSICA A	22 FARRINGTON ST		ARLINGTON	MA	02474
64.A-2-51.A	51 RANGELEY RD UNIT 51A	ARVEIL CHRISTINE/ TRUSTEE	CHRISTINE ARVEIL 2019 REVOCABL	51A RANGELEY RD		ARLINGTON	MA	02474
64.A-2-51.B	51 RANGELEY RD UNIT 51B	MCCARTHY DANIEL J	HODIN DEBORAH L	51 RANGELEY RD	UNIT B	ARLINGTON	MA	02474
65.A-4-1	24--26 GLEN AVE UNIT 1	PUCCI FABIO	CASTONGUAY EMILIE LOVEDAY	26 GLEN AVE		ARLINGTON	MA	02474
65.A-4-2	24--26 GLEN AVE UNIT 2	DOAN ANNE L/ TRUSTEE	ANNE L DOAN LIVING TRUST	24 GLEN AVE		ARLINGTON	MA	02474
64-2-10	0-LOT MYSTIC VALLEY PKWY	DEPT/CONSERVATION & RECREATION	WATER SUPPLY PROTECTION DIV	STATE TRANSPORTATION BLDG	10 PARK PLZ STE 6200	BOSTON	MA	02116
64-2-11	0-LOT MYSTIC VALLEY PKWY	DEPT/CONSERVATION & RECREATION	WATER SUPPLY PROTECTION DIV	STATE TRANSPORTATION BLDG	10 PARK PLZ STE 6200	BOSTON	MA	02116
64.A-2-41	41--43 RANGELEY RD UNIT 41	CAMALO PATRICK & TALIA/ TRS	CAMALO FAMILY 2021 REVOCABLE	3033 NEWCASTLE RD		ANN ARBOR	MI	48104
64.A-2-43	41--43 RANGELEY RD UNIT 43	HOSMANE DAPHNE & SUNEIL		43 RANGELEY RD		ARLINGTON	MA	02474
65.A-4-12	12--14 GLEN AVE UNIT 12	HAMILTON MAURA		12 GLEN AVE		ARLINGTON	MA	02474
65.A-4-14	12--14 GLEN AVE UNIT 14	ASHLEY MELINDA	ASHLEY MELINDA ETAL/ TRUSTEES	14 GLEN AVE		ARLINGTON	MA	02474
64-1-8	19--21 FARRINGTON ST	SARNOWSKI FRANK C	HUNG CINDY S	82 SOUTH RD		BEDFORD	MA	01730
64-1-9	23 FARRINGTON ST	ZARBA JOSEPH L/ANA G		38 HANLON DR		MARLBOROUGH	MA	01752
64-2-6	37 RANGELEY RD	HIGGINS BRIEN T M & JUDITH M/ TRS	HIGGINS FAMILY TRUST 2024	37 RANGELEY RD		ARLINGTON	MA	02474
64-2-9	61 RANGELEY RD	JUDGE MATTHEW & GRACE J		61 RANGELEY RD		ARLINGTON	MA	02474
64-3-7	0-LOT MYSTIC VALLEY PKWY	TOWN OF ARLINGTON PARK		730 MASS AVE		ARLINGTON	MA	02476
65-3-2	9 GLEN AVE	COLE JOHN W & EMILY L	TRS/GLEN AVE TRUST	9 GLEN AVE		ARLINGTON	MA	02474
65-3-3	15 GLEN AVE	BRODER JENNIFER C/ TRUSTEE	15 GLEN AVENUE REALTY TRUST	15 GLEN AVE		ARLINGTON	MA	02474
65-3-4	19 GLEN AVE	TWOMBLY KENNETH M/ETAL	TWOMBLY ARIDIA A	19 GLEN AVE		ARLINGTON	MA	02474
65-3-5	23 GLEN AVE	SPRINKLE ERIC & PAMELA C		25 GLEN AVE		ARLINGTON	MA	02474
65-3-8	16--18 FARRINGTON ST	CONNELY DARA P		16 FARRINGTON ST		ARLINGTON	MA	02474
65-3-9	12--14 FARRINGTON ST	ALUIA JOSEPH & CAROLINE L		18 ROBIN HOOD RD		ARLINGTON	MA	02474
65-4-2	197--199 MYSTIC ST	FARINA THOMAS P		197 MYSTIC ST		ARLINGTON	MA	02474
65-4-3	201--203 MYSTIC ST	LEWIS CATALINA & DANIEL B/ TRS	LEWIS 2025 REALTY TRUST	203 MYSTIC ST		ARLINGTON	MA	02474
65-4-4	205--207 MYSTIC ST	VERIKIOS PETER/VASILIKI		23 LAKEHILL AVE		ARLINGTON	MA	02474
65-4-8	11 KIMBALL RD	AKDAG NILGUN		11 KIMBALL RD		ARLINGTON	MA	02474
65-4-8.A	15 KIMBALL RD	WHALEN CLAIRE	GRIFFERTY JOHN	15 KIMBALL RD		ARLINGTON	MA	02474
65-4-9	19 KIMBALL RD	RUBIN ANN D		19 KIMBALL RD		ARLINGTON	MA	02474
65-4-10	25 KIMBALL RD	WOODS EDWARD F	WOODS GARRITY DAWN	25 KIMBALL RD		ARLINGTON	MA	02474
65-4-11	31 KIMBALL RD	MACDONALD MARC & KIMBERLY		31 KIMBALL RD		ARLINGTON	MA	02474
65-4-12	33 KIMBALL RD	SONDER GINA F--ETAL	DAIVEN LEWIS F	33 KIMBALL RD		ARLINGTON	MA	02474
65-4-13	37 KIMBALL RD	HORVATH JULIE		37 KIMBALL RD		ARLINGTON	MA	02474
65-4-14	41 KIMBALL RD	EDGECOMB ARTHUR M & MAUREEN		41 KIMBALL RD		ARLINGTON	MA	02474

**CERTIFIED ABUTTERS LIST**

Date: May 7 2025

Subject Property Location: 34-36 GLEN AVE Arlington, MA

Subject Parcel ID: 65-4-16

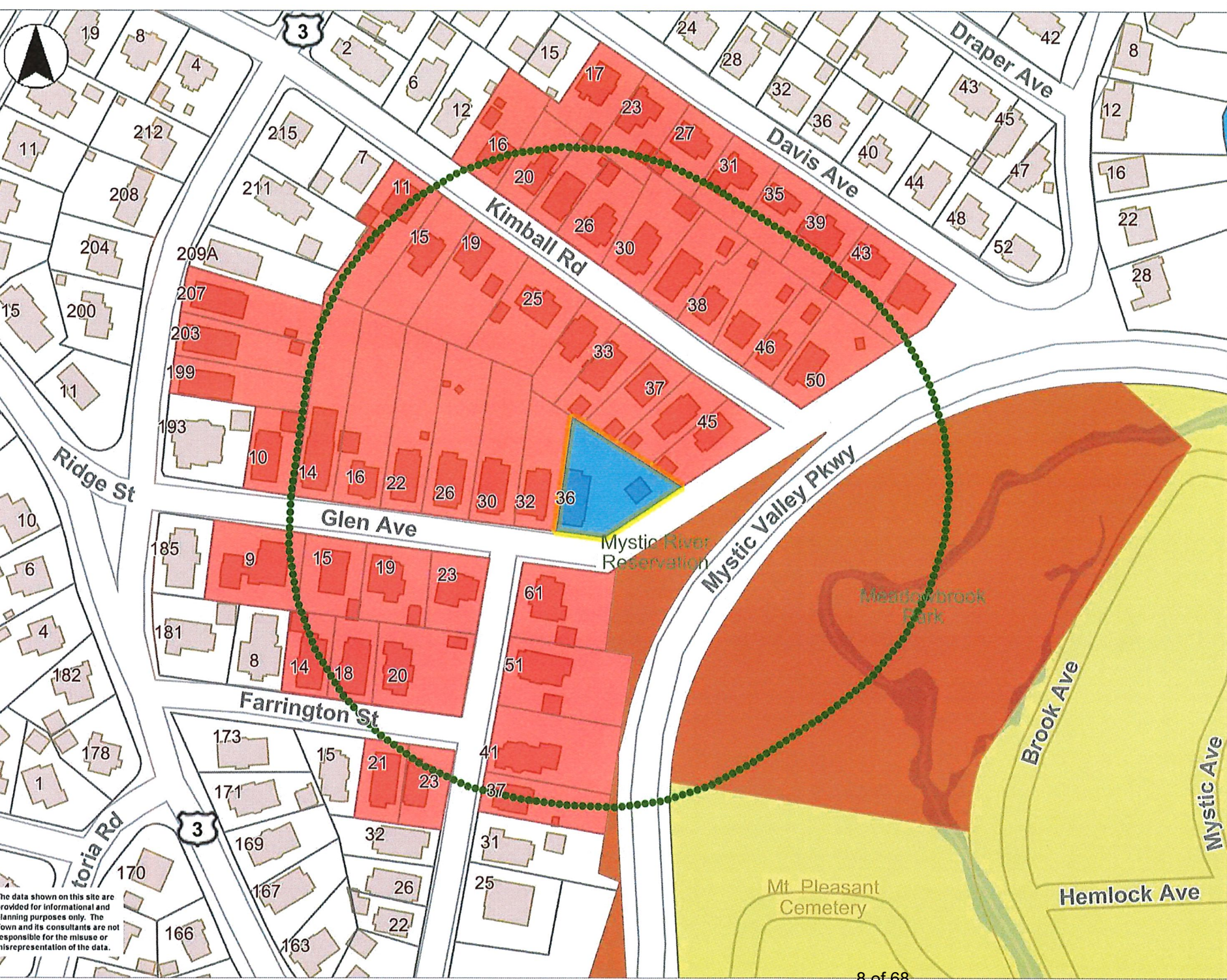
Search Distance: 300 Feet

Parcel ID	Property Location	Owner 1	Owner 2	Mail Address 1	Mail Address 2	City/Town	State	Zip
65-4-15	45 KIMBALL RD	BROOKS DANIEL J	CROSSON AMBER V	45 KIMBALL RD		ARLINGTON	MA	02474
65-4-16	34--36 GLEN AVE	CURRERI CYNTHIA TRUSTEE	BECK FAMILY TRUST	36 CROSBY ST		ARLINGTON	MA	02474
65-4-17	32 GLEN AVE	HELGER ANDREW C & EMILY/ TRS	HELGER FAMILY TRUST	32 GLEN AVE		ARLINGTON	MA	02474
65-4-18	28--30 GLEN AVE	28-30 GLEN AVENUE LLC		39 ELDRIDGE CT		HINGHAM	MA	02043
65-4-20	20--22 GLEN AVE	AMES ROBERT F--ETAL	AMES CHERYL TOSI	20 GLEN AVE		ARLINGTON	MA	02474
65-4-21	16 GLEN AVE	KACHORIA CARRIE/NARESH		16 GLEN AVE		ARLINGTON	MA	02474
65-4-23.A	8--10 GLEN AVE	KOSSEOGLOU NICHOLAS		8 GLEN AVE		ARLINGTON	MA	02474
69-4-5.A	17 DAVIS AVE	VOLK LAWRENCE C &	HOFFMAN HEIDI L	17 DAVIS AVE		ARLINGTON	MA	02474
69-4-6	23 DAVIS AVE	AUDET MATTHEW R & JANICE L		23 DAVIS AVE		ARLINGTON	MA	02474
69-4-7	27 DAVIS AVE	PADILLA CARMEN & FERNANDO		27 DAVIS AVE		ARLINGTON	MA	02474
69-4-8	31 DAVIS AVE	BOLICK LOUISA C / TRUSTEE	LOUISA C BOLICK 2020 TRUST	31 DAVIS AVE		ARLINGTON	MA	02474
69-4-9	35 DAVIS AVE	FLAHERTY THOMAS P & ALBA R/	LIFE ESTATE	35 DAVIS AVE		ARLINGTON	MA	02474
69-4-10	39 DAVIS AVE	SEBELSHAVIT TAL T& RACHEL		39 DAVIS AVE		ARLINGTON	MA	02474
69-4-11	43 DAVIS AVE	LYDEN PATRICIA L/ TRUSTEE	PATRICIA L LYDEN TRUST	43 DAVIS AVE		ARLINGTON	MA	02474
69-4-12	47 DAVIS AVE	CHARTIER JOSEPH M &	KOFT JOANNA	47 DAVIS AVE		ARLINGTON	MA	02474
69-4-13	50 KIMBALL RD	FENNELLY RICHARD	FENNELLY GERALDINE	50 KIMBALL RD		ARLINGTON	MA	02474
69-4-14	46 KIMBALL RD	JONES ROBERT & MADELEINE		86 RIVERVIEW AVE	UNIT 2	WALTHAM	MA	02453
69-4-15	42 KIMBALL RD	FREEMAN ANDREW C &	HOELSCHER CATHLEEN A	42 KIMBALL RD		ARLINGTON	MA	02474
69-4-16	38 KIMBALL RD	CALLAHAN MICHAEL & MICHELLE		38 KIMBALL RD		ARLINGTON	MA	02474
69-4-17	34 KIMBALL RD	O'TOOLE MICHAEL/KELLY		34 KIMBALL RD		ARLINGTON	MA	02474
69-4-18	30 KIMBALL RD	GILLIES DONALD R B	GILLIES DIANE C	30 KIMBALL RD		ARLINGTON	MA	02474
69-4-19	26 KIMBALL RD	HAMILTON CHRISTOPHER & EMILY		26 KIMBALL RD		ARLINGTON	MA	02474
69-4-20.A	24 KIMBALL RD	BOYER STEPHEN &	HEINICKE NICOLE	24 KIMBALL RD		ARLINGTON	MA	02474
69-4-20.B	20 KIMBALL RD	LIM NICHOLAS	TOM SUNNY	20 KIMBALL RD		ARLINGTON	MA	02474
69-4-21	16 KIMBALL RD	PATWARI SANAT P/ILA S/TRS	SANAT & ILA PATWARI TRUST	16 KIMBALL RD		ARLINGTON	MA	02474

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



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



- 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.



SP-25-11

Special Use Permit
Application (ZBA)

Status: Active

Submitted On: 5/4/2025

Primary Location

36 GLEN AVE
Arlington, MA 02474


Owner

Jack Ajoian
34-36 GLEN AVE ARLINGTON, MA
02474

Applicant

 Leslie Mahoney
 978-257-0808
 mahoneyarchitects@gmail.com
 6 BUBIER RD
Marblehead, MA 01945

Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district  for which the application is made or is so designated elsewhere in the Zoning Bylaw. ***Please LIST BYLAW(S)***

5.4.2B.6 large additions

Explain why the requested use is essential or desirable to the public convenience or welfare.*

Larger, updated dwelling units on this generous lot will be desirable to families, and long term ownership.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

The intensity of use, and/or occupancy, does not change from the existing two family residence.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

There is no increase in the number of households and therefore will not result in an increased burden on systems and services.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*

The increase in area will conform to the required setbacks, allowed height, and lot coverage.

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*

The proposed & renovated structure will be in keeping with the existing and adjacent structures. Architectural elements are being copied in the new unit, so that both provide a cohesive street front. New, conforming open space is actually being provided on existing gravel parking, on a lot that cannot conform due to its extreme grade. This will increase the benefit to its residents and neighbors.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

The use remains a 2-family residence, the massing of 2 attached homes, and character of the structure will be similar to that of detached single family structures in the vicinity.

Dimensional and Parking Information

Present Use/Occupancy *

R2: 2-family residential

Proposed Use/Occupancy *

2-family residential

Existing Number of Dwelling Units*

2

Proposed Number of Dwelling Units*

2

Existing Gross Floor Area (Sq. Ft.)*

4417.65

Proposed Gross Floor Area (Sq. Ft.)*

7275

Existing Lot Size (Sq. Ft.)*

10143

Proposed Lot Size (Sq. Ft.)* ?

10143

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

54.52

Proposed Frontage (ft.)*

54.52

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*

0.4

Proposed Floor Area Ratio*

0.71

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

17.08

Proposed Lot Coverage (%)*

24.77

Max. Lot Coverage required by Zoning*

35

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

0

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

0

Minimum Lot Area per Dwelling Unit required by Zoning*

0

Existing Front Yard Depth (ft.)*

11.17

Proposed Front Yard Depth (ft.)*

11.17

Minimum Front Yard Depth required by Zoning*

20

Existing SECOND Front Yard Depth (ft.)* ?

27.9

Proposed SECOND Front Yard Depth (ft.)* ?

20.67

Minimum SECOND Front Yard Depth required by Zoning*

20

?

Existing Left Side Yard Depth (ft.)* ?

6.17

Proposed Left Side Yard Depth (ft.)* ?

6.17

Minimum Left Side Yard Depth required by Zoning* ?

10

Existing Right Side Yard Depth (ft.)* ?

0

Proposed Right Side Yard Depth (ft.)* ?

0

Minimum Right Side Yard Depth required by Zoning* ?

0

Existing Rear Yard Depth (ft.)*

43.84

Proposed Rear Yard Depth (ft.)*

43.84

Minimum Rear Yard Depth required by Zoning*

20

Existing Height (stories)

2.5

Proposed Height (stories)*

2.5

Maximum Height (stories) required by Zoning*

2.5

Existing Height (ft.)*

33.8

Proposed Height (ft.)*

33.8

Maximum Height (ft.) required by Zoning*

35

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

7258

Proposed Landscaped Open Space (Sq. Ft.)*

4691.92

Existing Landscaped Open Space (% of GFA)*

99

Proposed Landscaped Open Space (% of GFA)*

65.5

Minimum Landscaped Open Space (% of GFA) required by Zoning*

10

Existing Usable Open Space (Sq. Ft.)*

0

Proposed Usable Open Space (Sq. Ft.)*

1026

Existing Usable Open Space (% of GFA)* ?

0

Proposed Usable Open Space (% of GFA)* ?

14.1

Minimum Usable Open Space required by Zoning*

30

Existing Number of Parking Spaces*

2

Proposed Number of Parking Spaces*

4

Minimum Number of Parking Spaces required by Zoning*

2

Existing Parking area setbacks

0

Proposed Parking area setbacks *

0

Minimum Parking Area Setbacks required by Zoning*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

9

Proposed Slope of proposed roof(s) (in. per ft.)*

9

Minimum Slope of Proposed Roof(s) required by Zoning*

2

Existing type of construction*

2-family residential

Proposed type of construction*

2-family residential

Open Space Information

Existing Total Lot Area*

10143

Proposed Total Lot Area*

10143

Existing Open Space, Usable*

0

Proposed Open Space, Usable*

1026

Existing Open Space, Landscaped*

7258

Proposed Open Space, Landscaped*

4691.92

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

360

Accessory Building, Proposed Gross Floor Area

0

Basement or Cellar, Existing Gross Floor Area ?

1192.17

Basement or Cellar, Proposed Gross Floor Area

1603.82

1st Floor, Existing Gross Floor Area

1192

1st Floor, Proposed Gross Floor Area

2332

2nd Floor, Existing Gross Floor Area

1192

2nd Floor, Proposed Gross Floor Area

2332

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

0

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area 

169.87

Attic, Proposed Gross Floor Area

279.04

Parking Garages, Existing Gross Floor Area 

0

Parking Garages, Proposed Gross Floor Area

728.18

All weather habitable porches and balconies, Existing
Gross Floor Area

311

All weather habitable porches and balconies, Proposed
Gross Floor Area

0

Total Existing Gross Floor Area

4417.04



Total Proposed Gross Floor Area

7275.04



APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

- Arlington Residential Design Guidelines

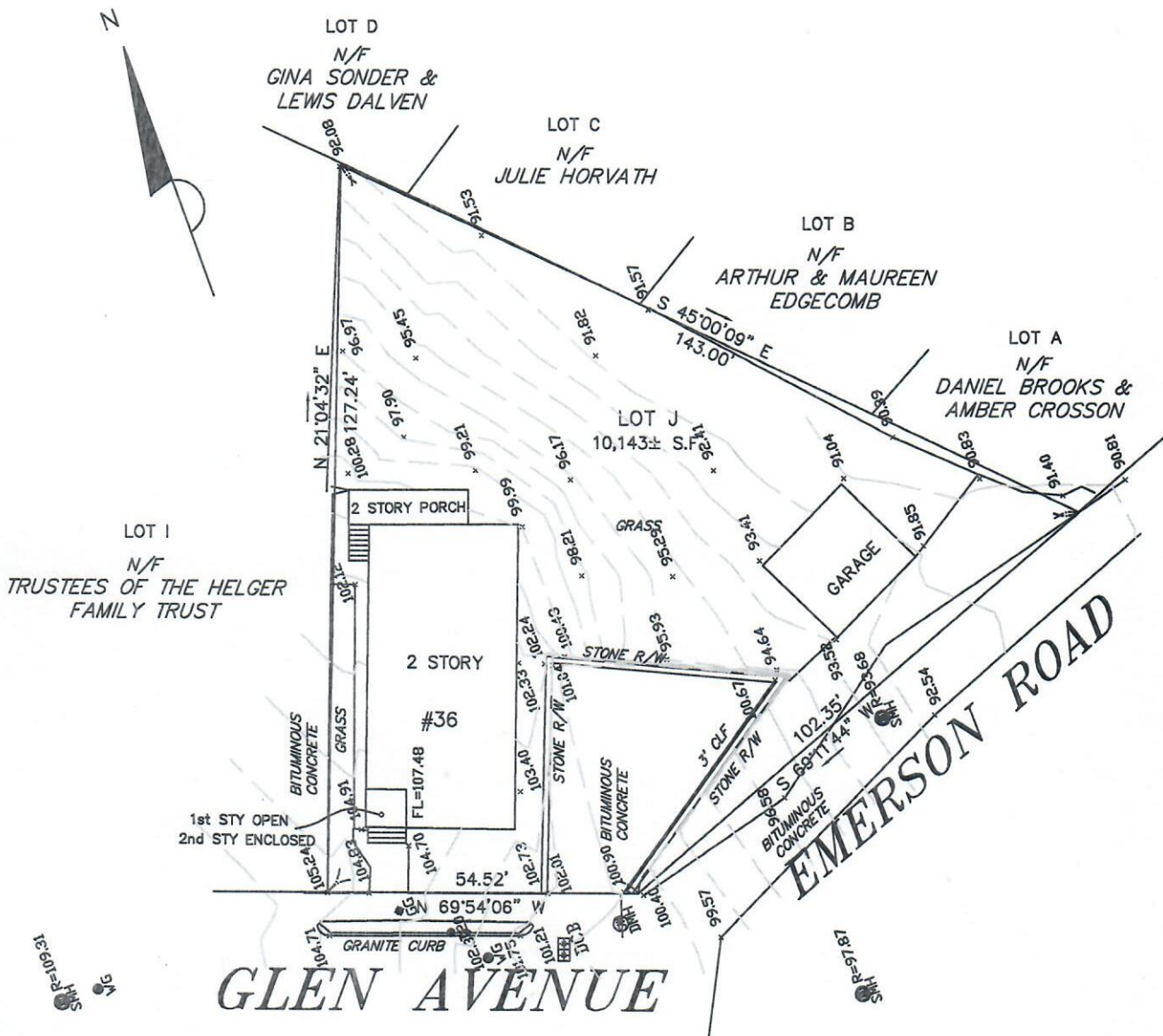
and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*



Applicant's Signature*

 Leslie L Mahoney
May 3, 2025



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.

PREPARED FOR: ALPHA CONSTRUCTION

EXISTING CONDITIONS PLAN
#36 GLEN AVENUE
IN
ARLINGTON, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 30' DATE: 4/16/2025



ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476 of 68
(781) 648-5533
7683EC1.DWG

DRAWING LIST

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34-36 GLEN AVENUE
Arlington, MA

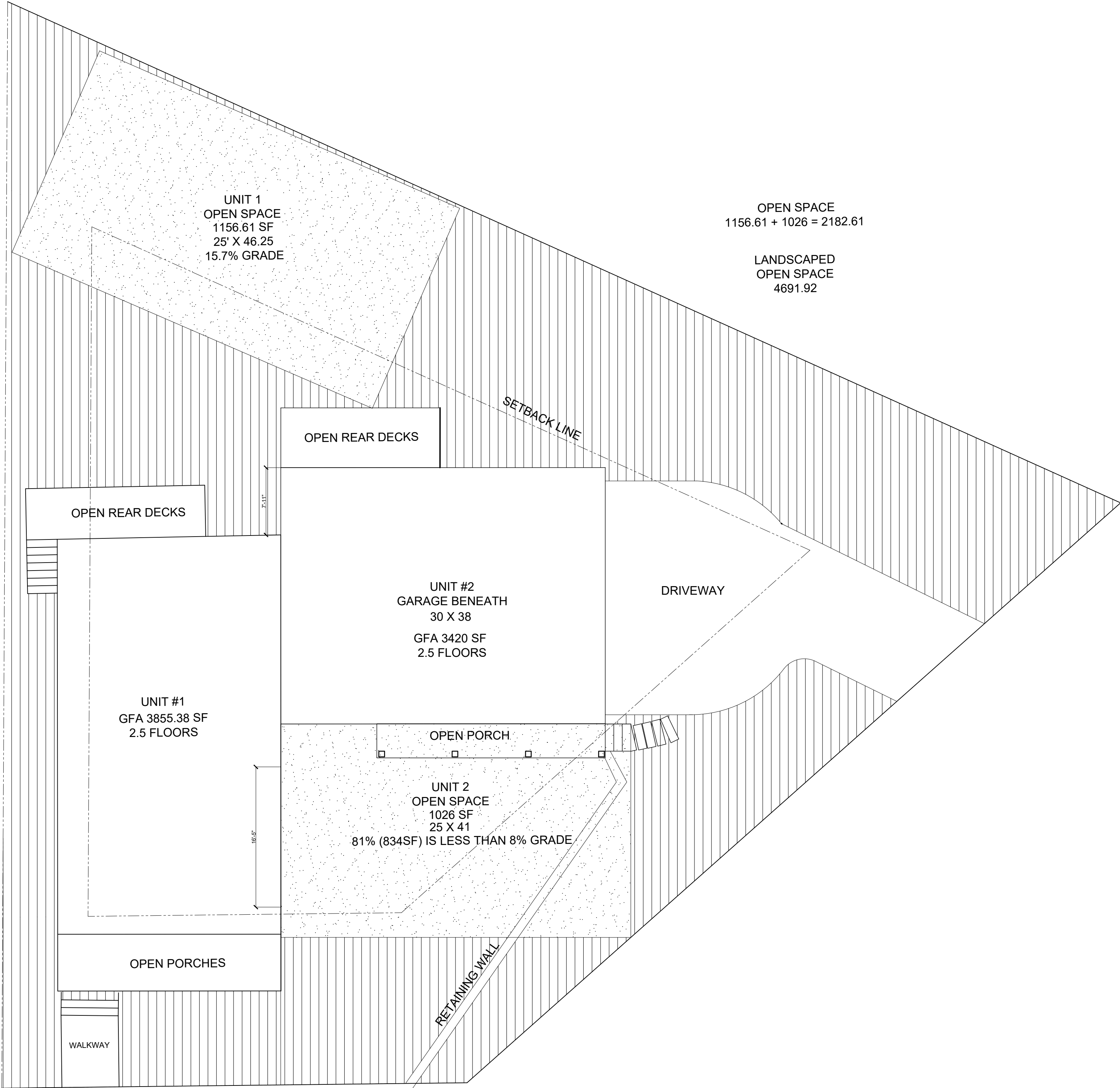
SPECIAL PERMIT APP
MAY 5, 2025 revised

SP-1

BUILDING AREA CALCULATIONS

	UNIT #1	UNIT #1	UNIT #2	TOTAL	NOTES
	EXISTING	PROPOSED	PROPOSED		
BASEMENT/CELLAR	1192	1192	1140	2332	UNIT #2 INCLUDES GARAGE
FIRST FLOOR	1322	1192	1140	2332	
SECOND FLOOR	1373	1192	1140	2332	
ATTIC	170	303	0	303	
ACCESSORY GARAGE	360	0	0	0	
TOTAL GFA	4417	3879	3420	7299	
OPEN SPACE REQ'D 30%	1325	1163.7	1026	2189.7	
OPEN SPACE PROVIDED	NONE *	**	1026 ***	1026	
LANDSCAPED OPEN SPACE REQ'D 10%	442	387	342	729	
LANDSCAPED OPEN SPACE PROVIDED	7258	4692 (COMBINED)		4692	LESS THAN EXISTING AS MUCH IS GIVEN OVER TO OPEN SPACE

- * THERE IS NO OPEN SPACE (NON-PARKING) ON THE EXISTING LOT THAT IS 25' WIDE THAT IS LESS THAN 8% GRADE.
** THE SPACE IS PROVIDED BUT IT IS NOT LESS THAN 8% GRADE.
*** THE EXISTING PARKING IS ELIMINATED AND WILL BECOME OPEN SPACE.



DRAWING LIST

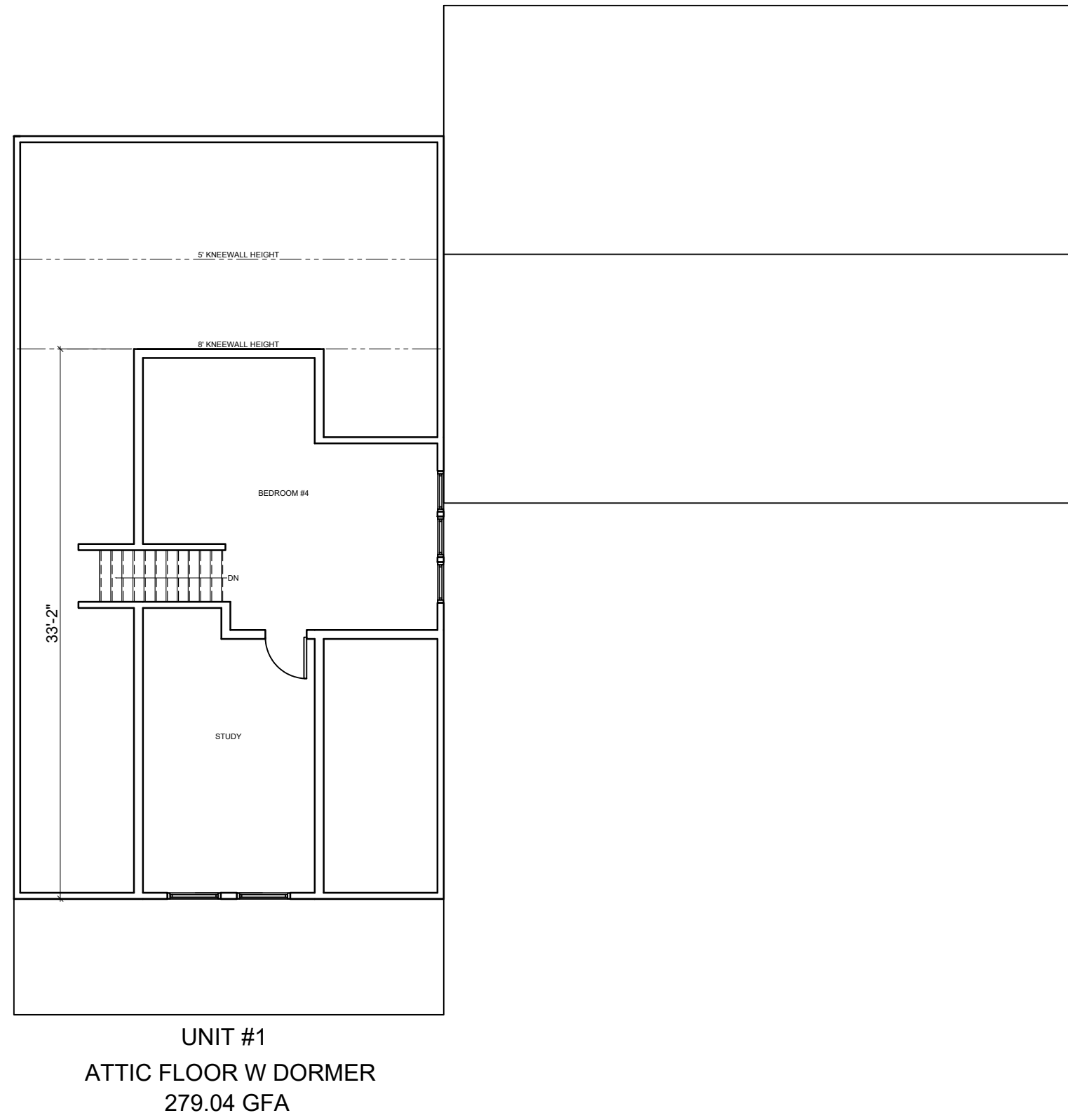
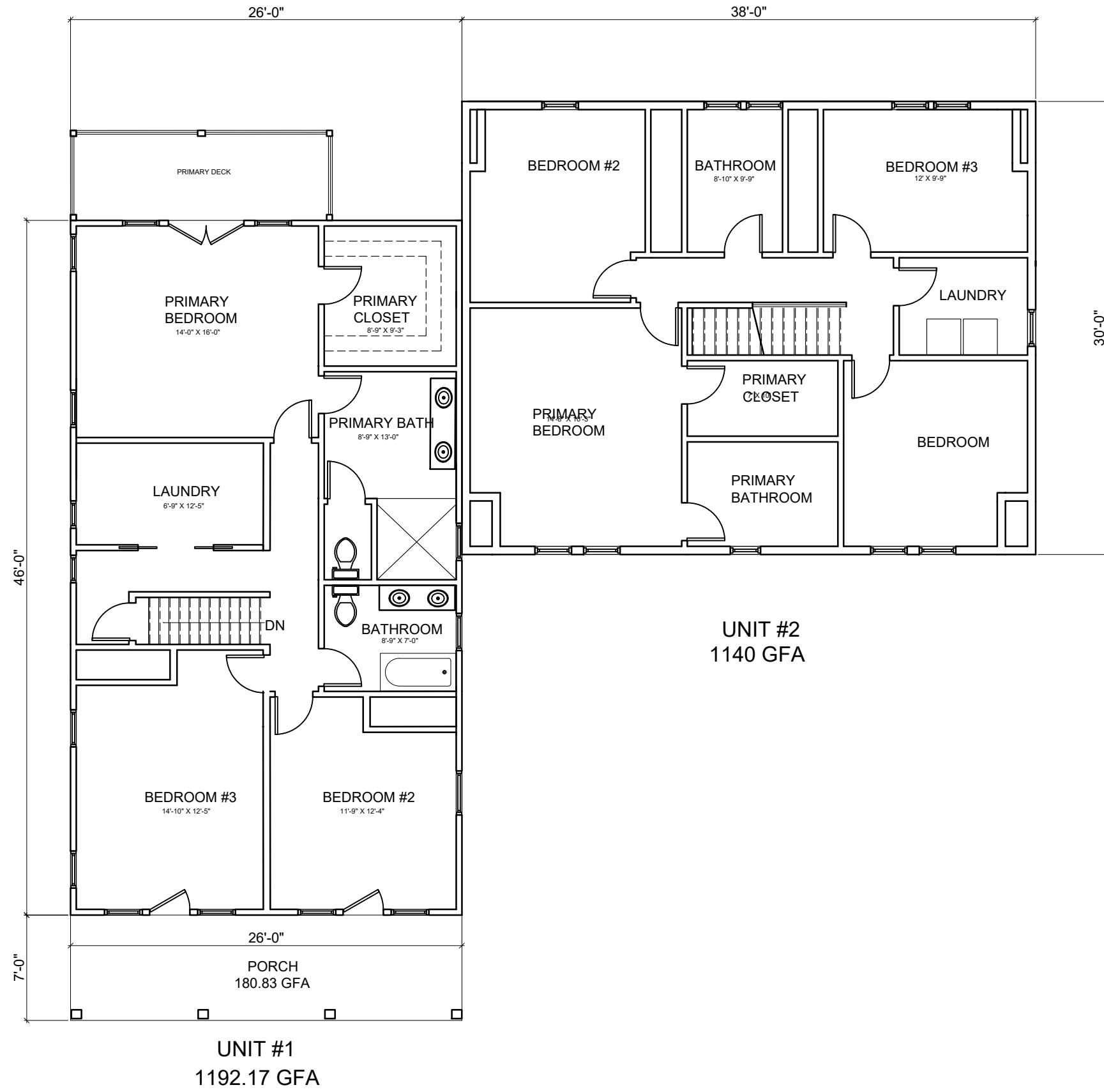
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Arlington, MA

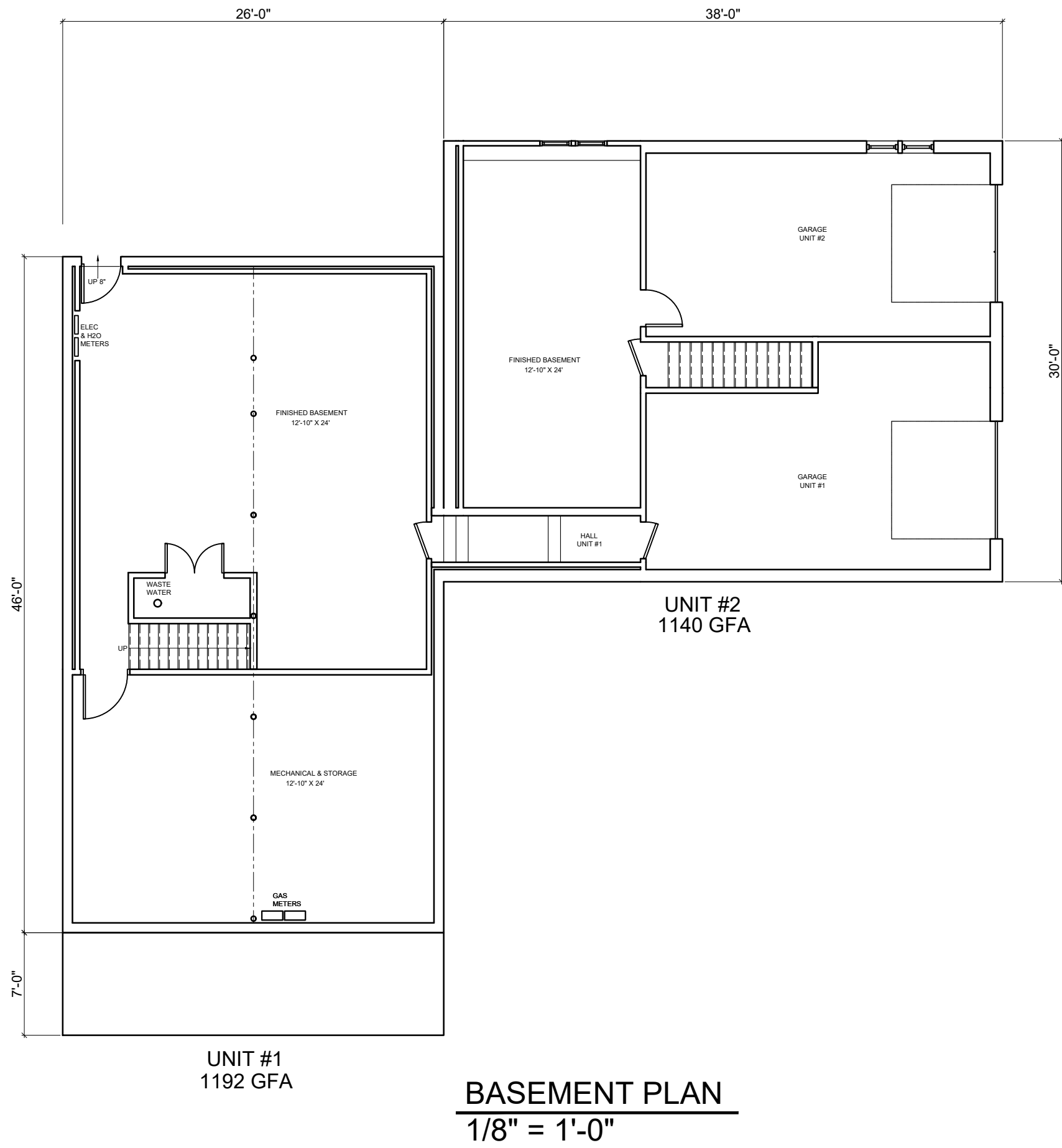
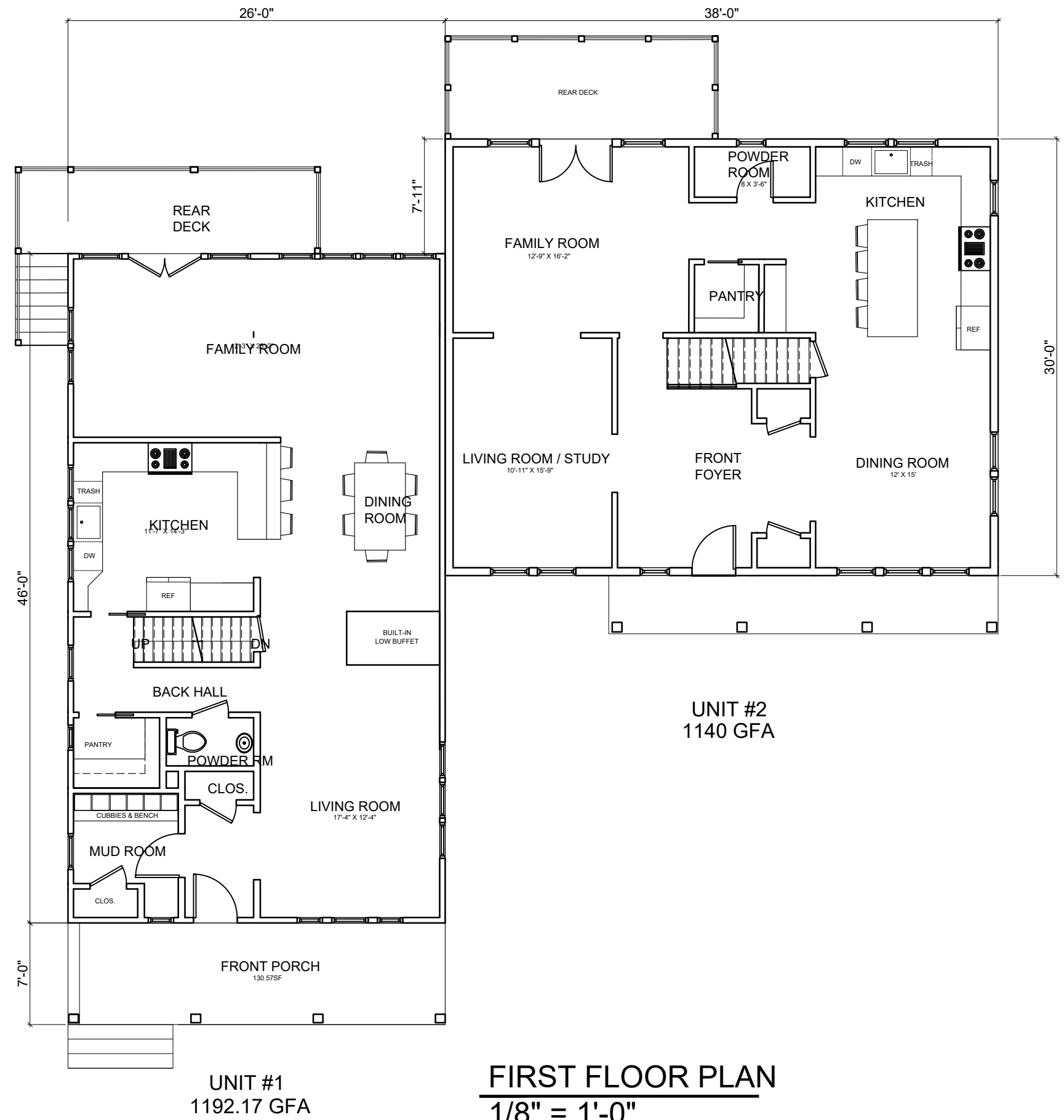
SPECIAL PERMIT APP
MAY 5, 2025 revised

SP-2



ATTIC PLAN

1/8" = 1'-0"



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34-36 GLEN AVENUE
Arlington, MA

SPECIAL PERMIT APP
MAY 5, 2025 revised

SP-3



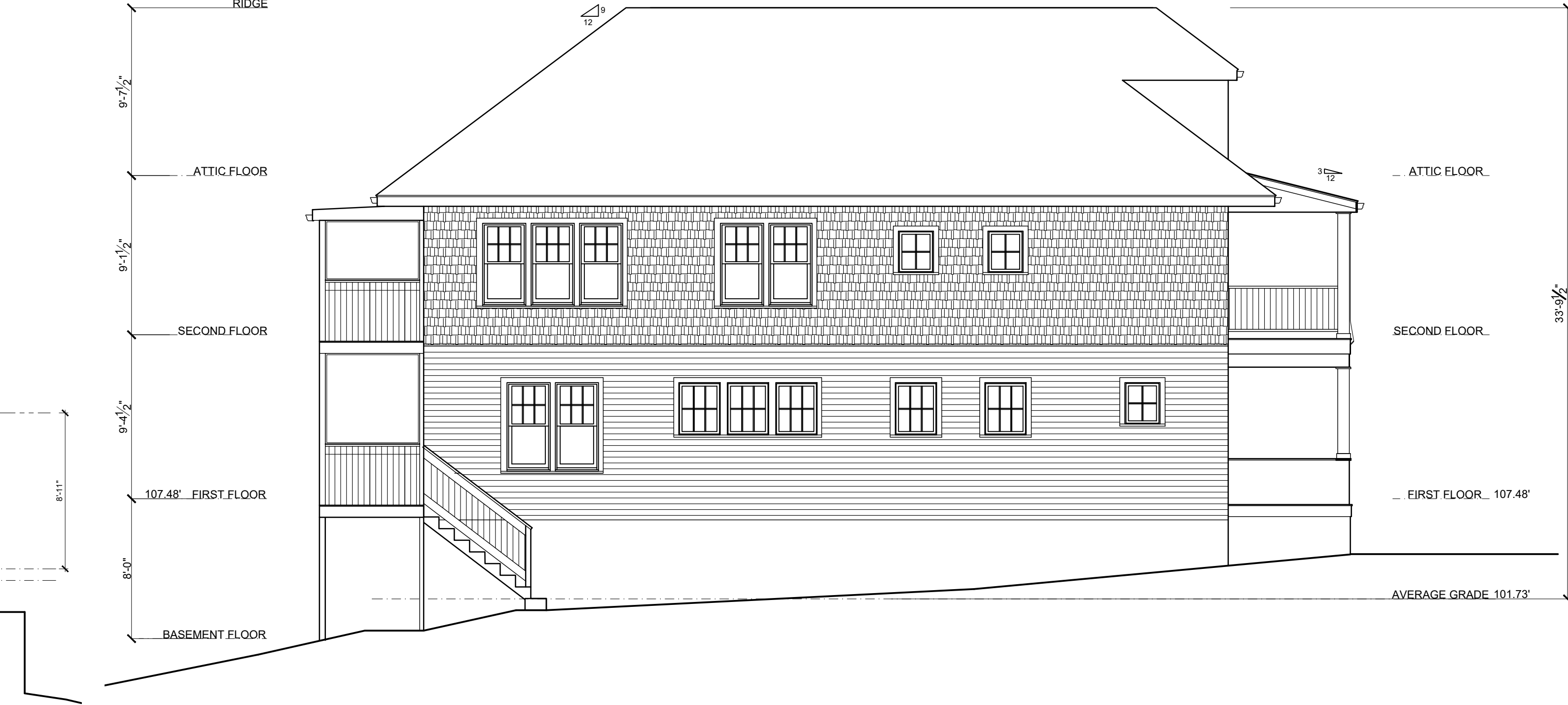
REAR ELEVATION
3/16" = 1'-0"



RIGHT SIDE ELEVATION
3/16" = 1'-0"



FRONT ELEVATION
3/16" = 1'-0"



LEFT SIDE ELEVATION
3/16" = 1'-0"

DRAWING LIST

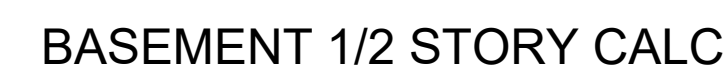
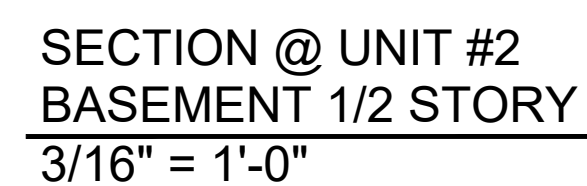
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34-36 GLEN AVENUE
Arlington, MA

SPECIAL PERMIT APP
MAY 5, 2025 revised

SP-4

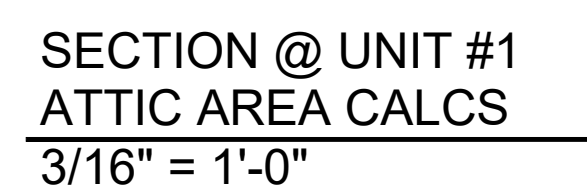


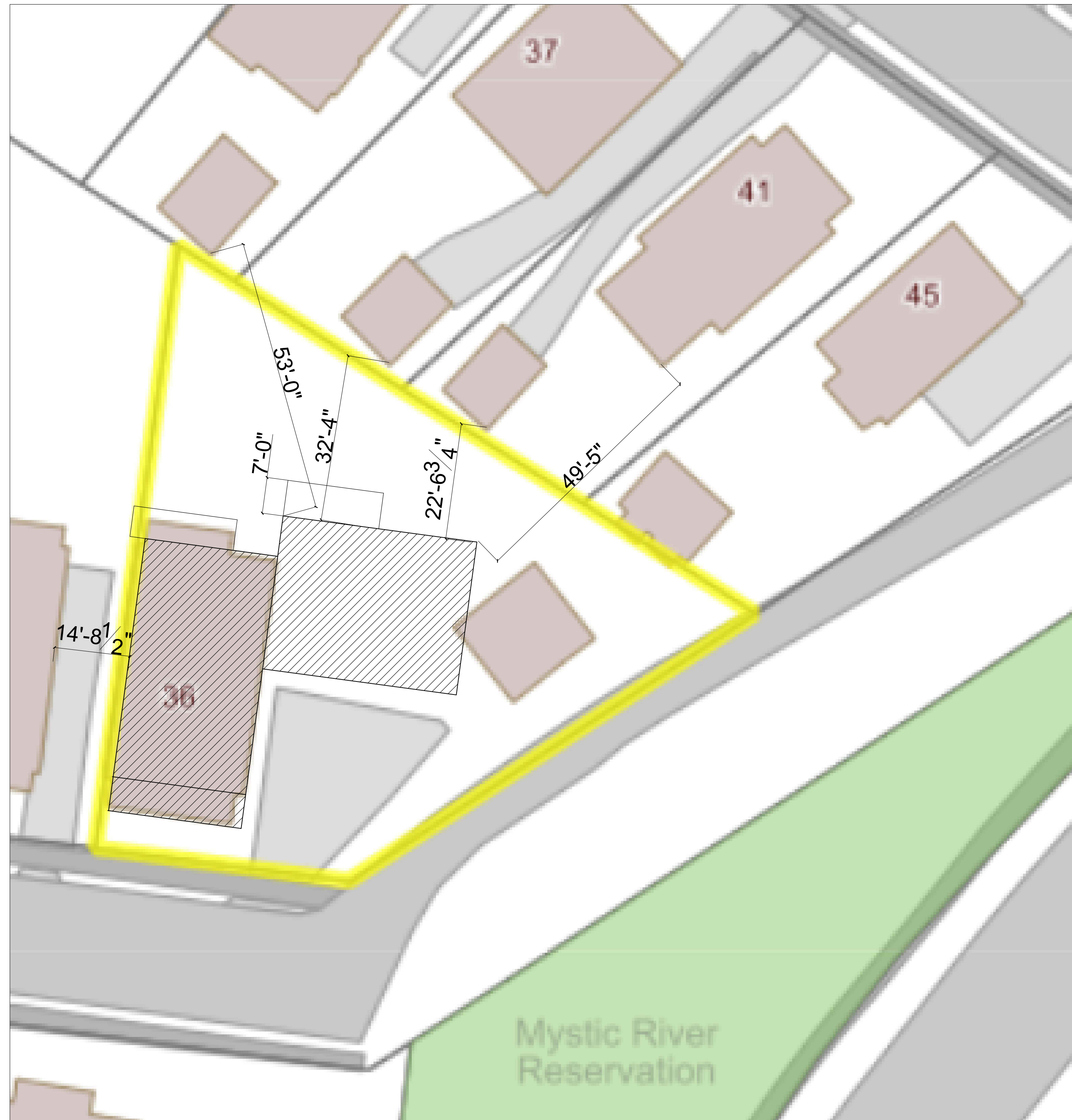
NOTE: AVERAGE GRADE/HEIGHT FOR UNIT #1 PROVIDED BY ENGINEER

AVERAGE GRADE ACROSS SITE AT MIDDLE
 $103.2 - 90.39 = 12.81 / 105.29$ (SITE DEPTH) = 12.1%

PERCENT GRADE ACROSS UNIT #2 OPEN SPACE
 $95.45-91.53 = 3.92/25 \text{ (WIDTH)} = 15.68\%$

CALCULATIONS FOR GRADE %

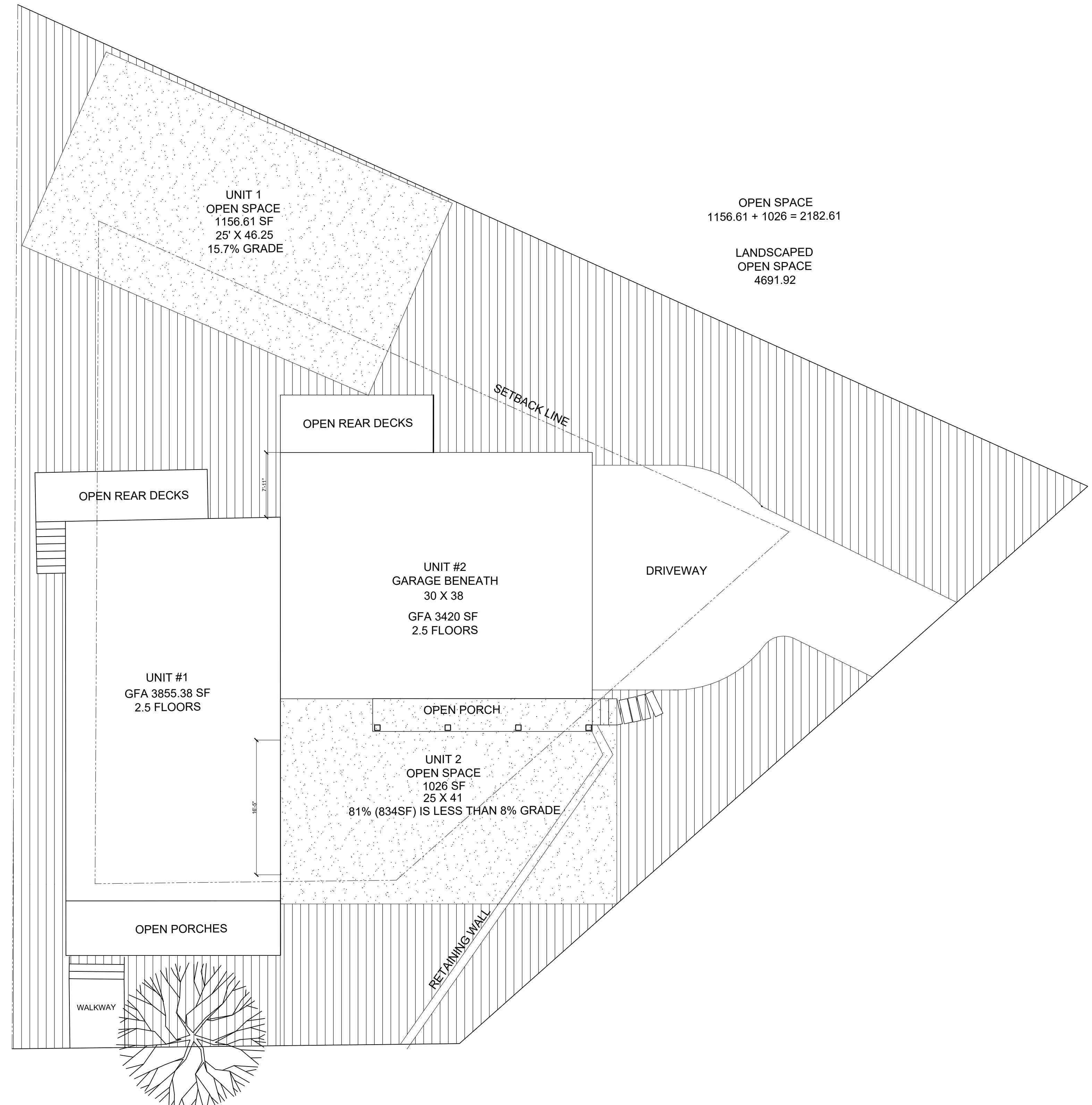




BUILDING AREA CALCULATIONS

	UNIT #1 EXISTING	UNIT #1 PROPOSED	UNIT #2 PROPOSED	TOTAL	NOTES
BASEMENT/CELLAR	1192	1192	1140	2332	UNIT #2 INCLUDES GARAGE
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34-36 GLEN AVENUE
Arlington, MA

SPECIAL PERMIT APP
MAY 5, 2025 revised

SP-1

Gina Sonder

33 Kimball Road
Arlington, MA 02474
Parcel #65-4-12
(339) 368-0310
gina@sonder.biz

1st June 2025

Christian Klein, Zoning Board of Appeals Chair

Zoning Board of Appeals
51 Grove St
Arlington, MA 02476
(781) 316-3396
ZBA@town.arlington.ma.us

Re: [Docket #3852 36 Glen Ave](#)

Dear Mr. Klein,

The granting of a Special Permit for this project would set a detrimental precedent for existing two-family dwellings in R-2 districts.

Although the petitioner seeks a Special Permit under § 5.4.2 B(6) this alteration cannot be categorized as a “Large Addition” to an existing structure. It is rather the complete alteration of an existing two-family structure to convert it into a 2.5 story >3,000 SF single-family dwelling with a newly constructed separate 2.5 story >3,000 SF single-family dwelling next to it. The drawings show two single-family dwellings side-by-side on one lot under a single ownership. (See: § 5.3.3 Spacing of Residential and Other Buildings on One Lot.)

The proposed change is not “Large Addition” to an existing two-family (double-decker.) The gut-renovation and new construction does not result in an enlarged two-family or a duplex on an R-2 lot, where the two units share a substantial percentage of a common wall for the length and height of the two structures. (See definition of Duplex Dwelling.)

The granting of this project would equate a “Large Addition” with substantial alteration + substantial improvement and a substantial addition in which more than 1000 SF is added to a dwelling unit and the cost of the “addition” (new construction on a new foundation outside of the existing footprint) is far greater than 50% of the market value of the structure before the improvement is started.

The granting of a Special Permit for this project would set a precedent that would allow two large >3,000 SF single-family dwellings to be built adjacent to one another on 6000+ SF lots in R-2 districts and convert existing two-family buildings into single-family homes with newly built single-family dwellings on the same property.

Sincerely,

Gina Sonder

see references on the following pages

Town of Arlington Zoning Bylaw 2024

Duplex Dwelling: A building containing two dwelling units joined side by side or front to back, ***sharing a common wall for all or substantially all of its height and depth***; that is, in which no part of one dwelling unit is over any part of the other dwelling unit. A duplex shall be considered as one principal building occupying one lot for the purposes of determining yard requirements. [my emphasis]

Two-Family Dwelling: A building containing two dwelling units, in which part of one dwelling unit is over part of the other dwelling unit.

§ 5.3.3 Spacing of Residential and Other Buildings on One Lot

(A) Where two or more main buildings to be used as dwellings are proposed for construction on property in one ownership or where one or more of the buildings are proposed on land where there are one or more existing residential buildings, the required front, side, and rear yards shall be provided between each building and assumed lot lines shown upon the building permit application. However, the Board of Appeals or, for projects requiring Environmental Design Review, the Arlington Redevelopment Board, may grant a special permit to modify the yard dimensions between buildings designed and intended to remain under common ownership and management where it is demonstrated that there will result light and air of a standard no lower than would result from compliance with either Board's minimum requirements.

B. Exceptions to Minimum Lot Area, Minimum Front Yard Lot Width, Frontage, Open Space, Side Yard, and Height Requirements in the R0, R1, and R2 Districts.

§ 5.4.2 (B)

(6) **Large Additions.** No alteration or addition which increases the gross floor area of a building by the lesser of (a) 750 square feet or more, or (b) 50% or more of the building's gross floor area on the date of application for a permit or because of cumulative alterations or additions during the previous two years, shall be allowed unless:

The addition is constructed entirely within the existing foundation, or
The Board of Appeals, acting pursuant to Section 3.3, [3.3 SPECIAL PERMITS] finds that the alteration or addition is in harmony with other structures and uses in the vicinity.

In making its determination, the Board of Appeals shall consider, among other relevant facts, the proposed alteration or addition's dimensions and setbacks in relation to abutting structures and uses and its conformity to the purposes

of this Bylaw as set forth in Section 1.2. The increase in gross floor area used to determine the applicability of this section shall only include additions outside the existing footprint of the building.

Massachusetts Stretch Energy Code - Chapter 5

[R502.1.1 Large Additions](#)

Additions to a dwelling unit exceeding 1,000 sq ft or exceeding 100% of the existing conditioned floor area, shall require the combined dwelling unit to comply with the maximum HERS ratings for alterations, additions or change of use shown in [Table R406.5](#).

Exception: Additions that add existing basement or attic spaces to the conditioned floor area of an existing dwelling unit due to changing the thermal boundary but not changing the building footprint or roofline do not require a HERS rating.

DEFINING SUBSTANTIAL CHANGE

The Massachusetts State Building Code (2015 IRC, Section 105.3) defines these terms as follows:

(2015 IEBC - Definitions)

[BS] **SUBSTANTIAL IMPROVEMENT.** For the purpose of determining compliance with the flood provisions of this code, any *repair, alteration, addition*, or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure, before the improvement or *repair* is started. If the structure has sustained *substantial damage*, any repairs are considered *substantial improvement* regardless of the actual *repair* work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the *code official* and that is the minimum necessary to ensure safe living conditions; or
2. Any *alteration* of a historic structure, provided that the *alteration* will not preclude the structure's continued designation as a historic structure.

2015 IRC and IEBC both have definitions similar to:

Substantial improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures that have incurred "substantial damage," regardless of the actual repair work performed.

Andrew Helger
32 Glen Ave
Arlington, MA 02474
401-924-0766
Andrewrica@gmail.com

June 4, 2025

Zoning Board of Appeals Chair
Zoning Board of Appeals
51 Grove St
Arlington, MA 02476
(781) 316-3396
ZBA@town.arlington.ma.us

Re: Opposition to Zoning Variance for: Docket #3852 36 Glen Ave

Dear Members of the Zoning Board of Appeals,

I am writing to express my strong opposition to the zoning variance request for the property located at 34-36 Glen Avenue. As a concerned resident and neighbor, I believe that the proposed project, as described, significantly deviates from both the letter and spirit of Arlington's zoning bylaws.

The proposal involves converting the existing two-family dwelling into a single-family unit and constructing a new 2.5 story dwelling unit next to it that will serve as the second unit of the proposed new two-family. While the application characterizes this development as an "addition," the scale and impact of the proposed changes are clearly more consistent with a new residential development or reconfiguration of dwelling use—not a traditional addition as envisioned in Section 5.4.2 of the Arlington Zoning Bylaws, which addresses expansions of existing structures, not the creation of new or additional dwelling units.

This proposed construction results in a structure substantially larger than any surrounding homes, and fundamentally alters the character of the lot and the block. The resulting building footprint and gross floor area far exceed what is typical in the neighborhood. The plans also seem to be out of alignment with the R2 district's dimensional regulation for minimum usable open space equal to 30% of residential gross floor area.

The project, as proposed, over-intensifies the site and risks setting a troubling precedent for overdevelopment in an area that has maintained a stable, moderate-density residential character. It would invite similar proposals from future developers seeking to circumvent zoning

restrictions by mislabeling projects as "additions" while actually introducing entirely new dwelling units.

I respectfully urge the Board to deny this variance request and uphold the protections intended by Arlington's zoning code. Approving this project under the guise of an "addition" would undermine the integrity of zoning enforcement and encourage redevelopment that erodes the established character of our neighborhood.

Thank you for your attention and thoughtful consideration.

Sincerely,
Andrew Helger

Proposed construction at 36 Glen ave.

From Lewis Dalven <ldalven@gmail.com>

Date Mon 6/9/2025 11:04 AM

To ZBA <ZBA@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

As an abutter to the proposed building site and signatory to the joint letter submitted by a group of abutters, I want to add a few of my own observations regarding the application by the owner/architect (SP-25-11). The Special Permit Criteria questionnaire responses strike me as disingenuous on several points.

- The proposed construction is much more than a "Large Addition"...it is an entire new house adjoining the existing duplex.
- The lot may be "generous", but not so generous as to support 2 single family houses within existing zoning and bylaws...e.g., there is zero space between these houses.
- Far from "no increase on systems and services", the proposed construction doubles the number of bathrooms and increases the living space by 75%, potentially adding considerably to the burden on existing sewer systems. While the current duplex 2-family and proposed larger 2 single family units may mean "no increase in the number of households" the number of occupants that can be housed in said households could be appreciably larger.
- In the Dimensional and Parking Information, the proposed rear yard depth is incorrectly listed as identical to the existing depth of about 44'...in fact it appears to be about half that.

I should say too that I have no objection to the owner renovating their property or even adding on to it...as we have done to our own home, but to fit another house in, under the guise of a "large addition" goes far beyond the intent and letter of the rules the town has established, so I respectfully ask the Board to deny this application.

Lewis Dalven
33 Kimball Rd.
Arlington, MA 02474-1205
(978) 815-6603 cell

"For love of domination we must substitute equality; for love of victory we must substitute justice; for love of brutality we must substitute intelligence; for love of competition we must substitute cooperation" Bertrand Russell, speaking in 1939 at the Herald-Tribune Forum "The Challenge to Civilization"

36 Glenn Avenue Hearing Tuesday - Docket #3852

From Christine Arveil <arveil@mac.com>

Date Mon 6/9/2025 12:52 PM

To ZBA <ZBA@town.arlington.ma.us>

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Christine Arveil
51 Rangeley Road
Arlington, MA 02474

Dear Mr. Klein,

Several of our neighbors on Glenn Avenue have alerted us, concerned with the proposed development of the property located at 36 Glenn Avenue, that is also close by our end of Rangeley Road.

Upon their alarmed reach out, I have carefully read and viewed all the documents posted by the town on this matter, which lead me to conclude that the proposed considerable extension of the existing house seems indeed excessive and disproportionate to the location.

My concerns are several:

1- Is this project fully transparent? What are its ultimate goals: is it a mostly for-profit venture?
- Our two-family house has not received the pink card announcing hearing of the project, although we are only the second house over from the property at stake. We would not have known, unless our neighbors had alerted us.
- The leading terms categorizing the project as "renovation" and "addition" seem misrepresenting a real estate development of substantial size.

2- Our neighborhood, at the foot of Arlington Heights, has a wonderful character of small, owner owned and mostly owner occupied, homes. The neighborhood has a wonderful life and inclusive cohesion of its diversity, where everyone know their neighbors, and live in caring, mutual respect. Such spirit develops over a long time and is a valuable human and environmental eco-system of great value in an otherwise dense and tense urban environment. The beginning of our street has a large affordable building: a balance is already accomplished in a good harmony between denser habitat and smaller lots. Let's not wreck the boat!

3- Environment: part of the spirit of this area of the neighborhood is to tend to nature preservation, an utmost important concern nowadays. This small cluster of our few streets wedged between two high traffic roads/streets hardly balances the environmental impact of the constant car traffic. Each of us, owners of these small houses and gardens care for Arlington air quality the best we can: we spend in

plants and work mostly ourselves on the gardens of these small lots. Seeing that the proposed development will erase one sizable garden that could be someday better tended to by a next owner is most significant: this shall not be overlooked. A smaller extension, if really needed, could preserve more much needed nature.

The other direct impact on air pollution have been mentioned in other comments (water, sewer, emissions of AC and Heating)

4- Yet another environmental impact is basically the appropriation of the narrow footpath next to the house. This unfortunately dilapidated dirt path is actually used a lot by the neighborhood: this is a wonderful way for joggers, walkers, parents with children, dog owners, to go on foot, every day for some of us, from our neighborhood to Mystic Lake. Precious are all the footpath throughout Arlington. The children feel safe to run along them, and this is part of Arlington historic identity. I am strongly opposed to repurpose this path to accommodate a vehicle exit.

In so many ways, this project seems out of proportion with the neighborhood, and not atuned to its spirit.

The granting of a Special Permit for this project would be detrimental and set an unfortunate precedent.

I hope that the property owners can value their property in a different manner, and I wish them the best of success in respect with the neighborhood's quality.

Respectfully, and gratefully to the Board attention.

Christine Arveil

Special permit for 34-36 Glen Ave

From Arthur (Butch)Edgecomb <aedgecomb47@verizon.net>

Date Mon 6/9/2025 7:42 PM

To ZBA <ZBA@town.arlington.ma.us>

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Dear Members:

I am writing to the board in regard to the possible granting of a special permit for the 34-36 Glen Ave "large addition".

I am requesting that you deny this special permit. This "large addition" is, in actuality, another full dwelling. This construction will nearly double the existing number of bedrooms and bathrooms that are in the original structure. Also, the new addition as proposed will come very close to our backyard boundary, depriving us of privacy.

By granting this special permit for such a large structure the board may be setting a bad precedent for future, even larger "additions". The proposal as stated appears to be in conflict with Arlington zoning by law "# 1.2 Purposes", the section dealing with overcrowding of land. Since the existing structure is the last lot on Glen Ave and abuts Emerson Rd (?) would this qualify as a corner lot? If so, are there specific by-laws regarding corner lots?

I have discussed this issue with neighbors and have seen their correspondences with the board. I am in total agreement with them and the points that they have made.

As a resident of Arlington for over 50 years, 30 of which have been on Kimball Road, I have enjoyed living in A-town.

However, a project of this magnitude and its effect on my property and my neighbors' is an issue that cannot be ignored.

I want to thank the board for giving me the opportunity to express my thoughts on this proposed special permit.

Sincerely,


Arthur M. Edgecomb
41 Kimball Rd
Arlington, MA 02474

Fw: Photos of current 34-36 Glen Ave to Zoning Board od Appeals Docket #3852

From Maureen Edgecomb <medge99@verizon.net>

Date Mon 6/9/2025 4:31 PM

To ZBA <ZBA@town.arlington.ma.us>

 3 attachments (13 MB)

20250609_104408.jpg; 20250609_103523.jpg; 20250609_104437.jpg;

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Dear Members of Zoning Board of Appeals:

As an abutter to the proposed construction at 36 Glen Ave. I have concerns about the petition. The new addition is in fact, another large house adjoining the current house. Adding larger square footage increases the use of water and sewerage that a home that size generates. This will put demands on water table, water supply and sewerage. When Mystic Parkway floods during storms, the end of Kimball Rd has water challenges. During heavy rains the manhole cover in front of #46 Kimball Rd dislodges. Raw sewerage & water has spouted upwards causing a safety and sanitation hazard. Adding more plumbing to the end of Glen Ave could possibly add even more to these water issues.

Emerson Rd.(?), viewed at end of Glen Ave in attached JPG 3mb and JPG 5mb, is not maintained by the town. It has potholes, overgrown brush, mud puddles and ice depending on weather and is never plowed. This is a safety concern if it is to be used for access to a garage on 36 Glen Ave. property. Pedestrians, pets and bikers use Emerson Rd(?) as a means of travel. No cars are able to use it, as to do so could damage the vehicles.

JPG 4mb is the current view from our back deck at #41 Kimball Rd. You can see the slope of the current yard and green space. That green space will be used to build the new addition. It will take away from our current light in backyard and flora & fauna view when grass and trees are removed for the proposed "large addition".

The proposed structure will be very close to our property line and infringe on privacy of abutters and the inhabitants of 34-36 Glen Ave. The current garage structure has not been used in the 30 years we have lived here. Its removal could cause unhealthy invasion of unwanted critters and potentially other health concerns.

I respectfully request that the board deny this particular proposal.

Thank you for your time and consideration.

Sincerely,

Maureen Edgecomb
#41 Kimball Rd.

The new garage will add noise of cars and coming/going of traffic on other side of fence (seen in JPG 4mb).







Regarding the proposed construction at 34-36 Glen Ave (Docket #3852)

From dan <dan@danbrooks.net>

Date Mon 6/9/2025 4:13 PM

To ZBA <ZBA@town.arlington.ma.us>

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To the Town of Arlington Zoning Board of Appeals,

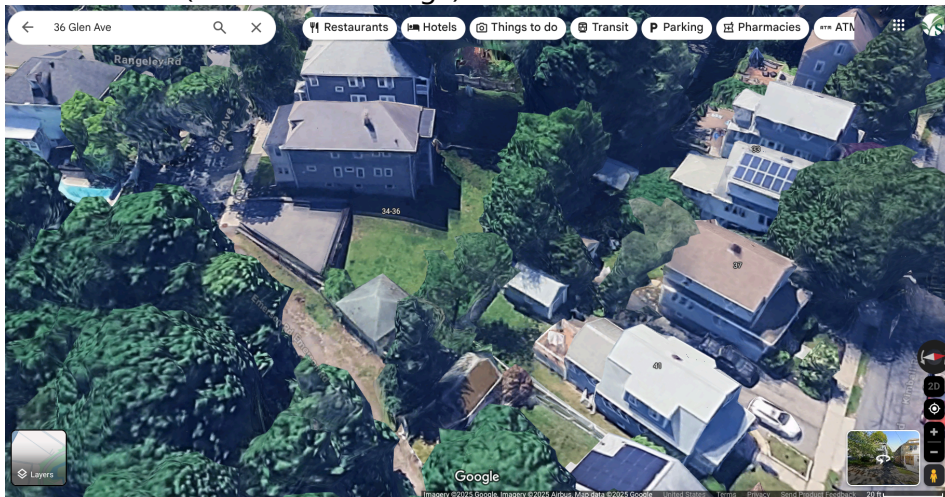
As an abutter to the proposed building site and signatories to the joint letter submitted by the group of abutters, we have several concerns we feel have not been satisfactorily addressed.

1) The application for the proposed construction dismisses concerns about overloading the public water, drainage, and sewer systems under the pretense that there is no increase in the number of households. This claim is disingenuous and made entirely without evidence. It should be obvious that any space designed to accommodate more people (e.g. more living space and additional restrooms) can increase the burden on these systems, even without increasing the number of households. The applicant clearly demonstrates a lack of knowledge (or empathy) regarding a critical situation pertaining to these resources within our neighborhood. The Town of Arlington, however, is aware of the issue where raw sewage frequently rises through the manhole covers and onto Kimball Rd during significant rainfall events (which typically occur multiple times a year, sometimes more than once a month). The town has determined that this is an inherent flaw in the design of the sewage system and due in part to Kimball Rd being a local low point in town. When the sewage overflows, it mixes with storm drain water that also floods onto the street on a regular basis, which then makes its way directly into Mystic Lake. The town engineer has informed us that there is no easy way to fix the current situation. The proposed construction plans call for doubling the number of bathrooms and increasing the living space by 75% and is clearly designed to accommodate more people than the existing space (even if the applicant refuses to admit it), and directly adds to and exacerbates the strain on the current sewer system. It also does not address any potential new and/or unforeseen drainage issues that would also have to be resolved via the existing storm drain. We call for any proposed construction that has any potential to increase the burden on either the sewer or the storm drain systems that route along Kimball Rd be postponed until after the town has invested in and completed a long term solution for both systems and resolved the current crisis involving human feces and toilet paper floating down our street.

2) The proposed construction features a new driveway to a 2 car garage on "Emerson Road". Emerson Road is considered a "paper road" by the town, and as such is not maintained. Despite the fact that the section between Kimball Rd and Glen Ave where the new driveway is proposed used to be paved and currently has a "garage" building along it, this land is currently used exclusively as a pedestrian and bike path, and consists of a very steep grade which is completely eroded and washed out in such a way that it is unnavigable to passenger vehicles. Any plans by the developer to use Emerson Rd as an

approach to a new driveway would require a major effort to build and pave a new road, which would be a significant addition to the current proposal, and would also impact the public's access to this piece of public land. Furthermore, unless the town also agrees to take responsibility for future maintenance, it is very likely any improvements the applicant makes to the road will only be temporary in nature and will result in the need for frequent repairs (and thus more construction) in the future in order for the new driveway to remain accessible. As this road would realistically only serve the new construction, it would be unreasonable to use public funds for this private individual's driveway project. In contrast, the land known as Emerson road is currently serving the neighborhood as a pedestrian and bicycle path.

3) The property at 45 Kimball Rd has multiple old trees which border the property line with 34-36 Glen Ave. These trees are very important to the current landowners, and the town should already be aware of risks of reducing tree canopy and data linking it to worsening heat and respiratory issues. The owners of 45 Kimball Rd request that the town, owner of 34-36 Glen Ave, and any contractors involved in related construction, ensure that these trees will not be modified in any way by the proposed construction. (See attached image)



4) The proposed construction appears to be a major undertaking that cannot be completed within the span of a few days. There are many families with small children in this neighborhood, and prolonged exposure to the loud noise and debris of construction, along with significant increase in construction traffic that would be necessary to complete the proposed project, would negatively impact their ability to freely play outside in the neighborhood.

While we have no objections to the owner renovating their property, the proposed plans obviously go far beyond renovation, do not fully acknowledge the extent of the necessary work that will be involved, and will have consequential impacts both on the neighborhood and directly on our family as abutting neighbors. We respectfully ask the board to deny this application.

We would appreciate acknowledgement that you have received this letter.

Dan Brooks and Amber Crosson
45 Kimball Rd
Arlington, MA 02474

June 10, 2025

Attn: Christian Klein, RA, Chair

Zoning Board of Appeals

RE: Docket #3852; 34-36 Glen Ave.

(Zoom mtg on June 10th @ 7:30 PM)

While we are in favor of property owners adding on or improving their homes for their own enjoyment, we oppose the application of a special permit for the property at 34-36 Glen Ave.

This project is being called a 'large addition', which is much larger than a typical addition- the plans indicate a new 4 bedroom, 2.5 bath structure to be built next to an existing two-family home, with a garage servicing both units underneath.

The Arlington "Bylaw Purposes" (see section 1.2 of the Bylaws) state the following:

*To provide adequate light and air; *To protect open space as a natural resource.

*To give reasonable consideration to the character of the district; * To prevent overcrowding of the land; *To be in harmony with the other structures in the vicinity-----NONE of the above are being taken into consideration with what is being proposed.

Additionally, a concern is the decrease in permeable surface area – which could affect the storm water run-off and the water table. We who reside at the lower end of Kimball Road, have issues with the sewer system, as mentioned in several other letters from direct abutters, our properties being a low point in Arlington (if not the lowest point). The three homes that abut the rear yard of 34-36 Glen Ave (#37,41,45) do not have sump pumps in the basements--- nor do we wish to NEED them. The construction of a brand-new building of this scale will change the physical features of the current lot and will alter the topography overall-which can lead to increased drainage issues in the future.

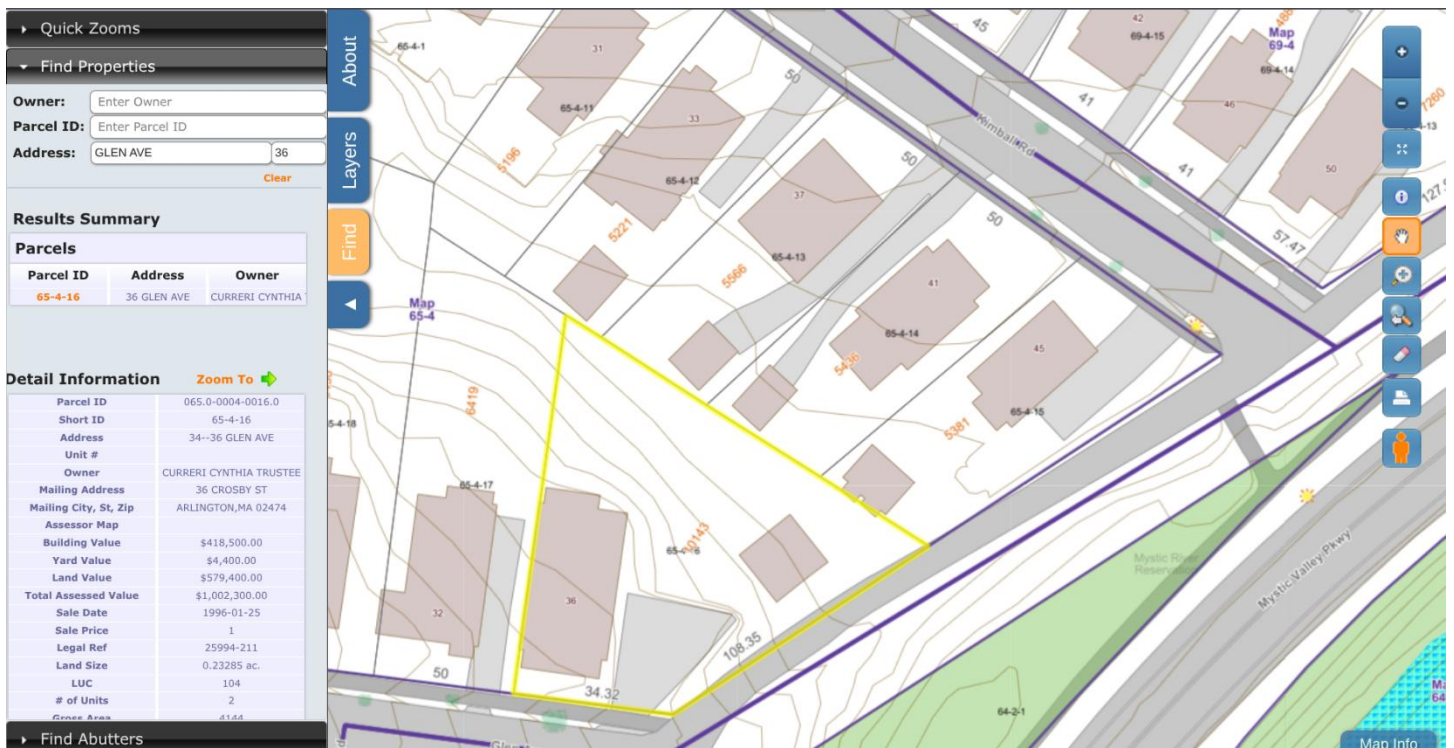
There is a beautiful row of trees along the property line that give us privacy and greenery that we enjoy and do not want modified during a construction project (our trees are part of the 'canopy' that our neighbors at #45 mentioned in their letter/photo)

Another concern is the 'paper path' referred to as Emerson Road. Obviously, the developer will need to create a more permanent surface (most likely impermeable), for the addition of the garage and access to it—so will the town be taking responsibility in the maintenance/repair of it?

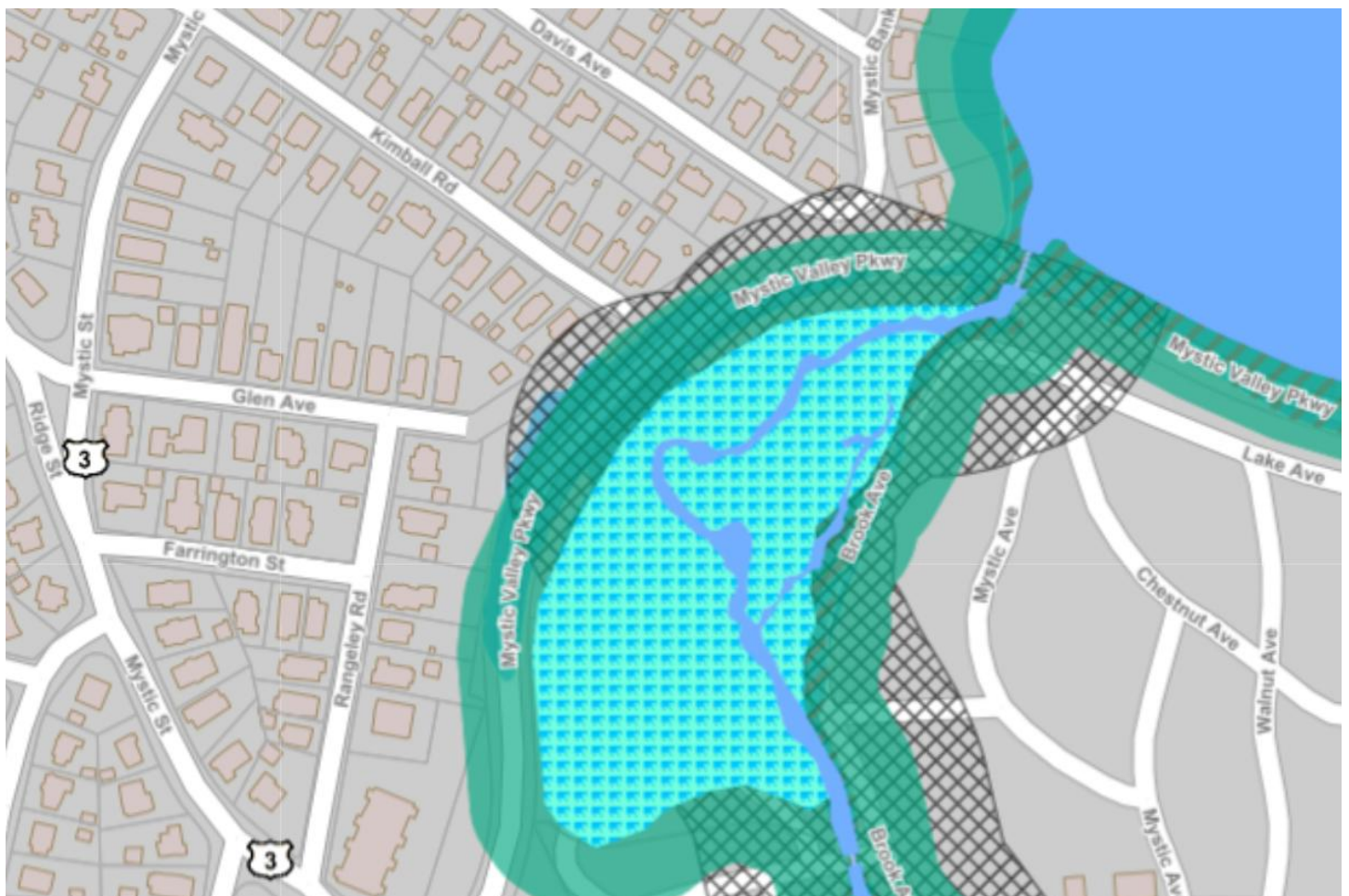
During my 20 years on Kimball Road, this has never been maintained by the town except for an occasional snowplow cutting through from Glen Ave. to Kimball Rd. Therefore, over the years people (dog-walkers, runners, cyclists, and kids) have used it as a safe passage to connect from neighboring streets to the Lower Mystic Lake. This 'new improved road' for the new garage will change the current use, which in turn could invite more traffic, and most likely impact the safety of those who use it. (See attachment with photos).

We respectfully ask that you deny this application for a special permit.

Julie Horvath and James D'Amico
37 Kimball Road, 02474



Topographical lines shown in 2' increments show the low point of the seven properties along the back lot line, Emerson Road and the bottom of Kimball



FEMA National Flood Hazard Layer (NFHL) map

Concern about project on 34-36 Glen Avenue being discussed this evening

From Emilie Castonguay <emilielcastonguay@gmail.com>

Date Tue 6/10/2025 2:45 PM

To ZBA <ZBA@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello

My name is Dr Emilie Castonguay and I own the property at 26 Glen Avenue, Arlington, 02474.

I recently learned from a neighbor about the request from the owner of 34-36 Glen Avenue to build a large addition on their property. I am highly concerned about this project as I understand that what they consider a "large addition" will actually really be in practice an entirely new home(which I understand increases the size of the current house by more than by 50%). I also understand that they plan to convert the current 2-unit house into a single-family home - and effectively have 2 large properties on one lot that they can then sell to 2 different parties.

Whilst I am not against neighbors renovating their properties, the scale of this project does not appear to be in harmony with the other structures in the vicinity. Several properties on Glen Avenue and Kimball Rd have large yards that:

- act as rich ecosystems for wildlife
- increase our Quality of life and health (large trees keep our air clean and buffer us from sound pollution)
- also contribute to the value of our properties

We feel such a project would more broadly undermine the quality of our neighborhood and set a precedent for other such projects to be carried out.

Moreover, we understand the small dirt road connecting Kimball and Glen may need to be paved to allow car access to a garage for the new unit to be built. Has an assessment of whether this is even feasible been done? This road appears to be fragile and fallen apart. Will it be able to sustain the construction work?

This project is highly undesirable to the inhabitants of Glen, Kimball and Rangely Rd, and I would ask for a permit for it to be denied.

Thanking you in advance

Dr Emilie Castonguay

Owner of 26 Glen Ave, Arlington MA 02474

34-36 Glen Avenue Docket #3852 36 Glen Ave

From CHERYL AMES <cherwhol@yahoo.com>

Date Tue 6/10/2025 5:54 PM

To ZBA <ZBA@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

6/10/25

Town of Arlington

ZBA

I want to express my opposition to the proposal for an additional dwelling to be added to the lot at the end of Glen Avenue (34-36 Glen Avenue). I believe the size and scope of this project is detrimental to the character of our community. There is a two family home already on the lot and this can be expanded to achieve the outcome of providing a multifamily home with all the necessary amenities without overwhelming the landscape with an additional large structure. There are many examples of contractors improving on two family homes in our area with great results. This extensive project will intrude on the neighborhood with the only goal of maximizing the profits of the contractor.

The area down that street tends to flood and I can't image a project like this helping that situation. The impact may make the flooding and drainage problem worse. Also, this street and the surrounding neighborhood have many two family homes and currently there are multiple cars causing congestion issues around that corner. Additionally, this large construction may also impact our environment by destroying some of the natural habitats along Emerson Road, putting wildlife at risk. It would also drastically alter the aesthetic of our area, replacing the existing greenery with a huge structure.

The proposed construction is simply too large for our area. I believe this is not the right fit for our neighborhood and it would dramatically affect my neighbors who would abut this oversized structure. This also could set a precedent for other oversized projects looking to deviate from the bylaws in Arlington neighborhoods. I urge you to disapprove this application.

Thank you,

Cheryl Ames
20 Glen Avenue
Arlington, Ma 02474

June 10, 2025

To: the Town of Arlington Zoning Board of Appeals

[Re: Docket #3852 34-36 Glen Ave](#)

We, the undersigned, have one overriding concern in common regarding the petition seeking a Special Permit for 34-36 Glen Ave under 5.4.2.B (6) Large Additions.

We do not view the proposed change to the existing structure to conform to either the spirit or the intended purpose of this section of the Town's Zoning Bylaw.

1. The new construction far exceeds both 750 SF and 50% of the Existing Gross Floor Area (GFA),* increasing the gross floor area by an additional 75%** of the current GFA.
2. The new construction is not an extension of the existing 2-family, but rather a separate 3400 SF 2.5 story "unit" built next to a former 2.5 story two-family which would be gutted and renovated into a single-family dwelling.

Although the property is large, the proposal does not meet the required minimum usable open space.

1. Nevertheless it shows a new paved driveway to a two-car garage underneath the new "Unit #2" which would require significant re-grading and improvement to access.
2. The usable open space designated for the renovated "Unit #1" does not meet the grade requirement.

Contrary to the applicants answer indicating that "proposed rear yard depth" remains 43.84 feet, the East corner of the new 33 foot tall "Unit #2" structure extends almost to the required 20' rear setback, negatively impacting the backyard neighbors.

We ask:

1. How much excavation and earth moving will this project require?
2. What impact will this construction have on wildlife, both welcome and unwelcome?
3. Has a civil engineer been engaged by the owner to assess soil conditions and the impact of new construction and the decreased open space on drainage? The potential of flooding the neighboring backyards and basements needs to be addressed.

This proposal is not in keeping with the character of the neighborhood. It is certainly much more than "A Large Addition."

The granting of a Special Permit under this section of the Zoning Bylaws would allow two large homes to be built adjacent to one another and sold to two separate owners on a single R-2 zoned lot.

We ask the Zoning Board of Appeals to deny a Special Permit for this proposal under 5.4.2.B (6) of the Zoning Bylaws.

Respectfully,

Amber Crosson	45 Kimball Rd	02474
Daniel Brooks	45 Kimball Rd, Arlington	02474
Kim Macdonald	31 Kimball Road	02474
Julie Horvath	37 Kimball Road	02474
Marc Macdonald	31 Kimball Road	02474
Geraldine Fennelly	50 Kimball Rd	02474
Richard Fennelly	50 Kimball Rd Arlington MA	02474
Gina Sonder	33 Kimball Rd Arlington MA	02474
Lewis F Dalven	33 Kimball Rd.	02474-1205
Andrew Helger	32 Glen Ave, Arlington, MA	02474
Lynette Culverhouse TMM	24 Draper Ave	02474
Arthur M. Edgecomb	41 Kimball Rd	02474
Maureen Edgecomb	#41 Kimball Rd	02474
Alison Vaishnaw	36 Draper Ave	This seems to far exceed "large addition". It is a new attached house!
Walter Wang	7 Kimball Rd	02474
Jennifer Broder	15 Glen Ave	02474
Kristin Anderson	12 Upland Rd W	02474
Ann Rubin	19 Kimball Rd Arlington	02474
Madeleine Jones	46 Kimball Road	02474
Emilie Castonguay	26 Glen Avenue	02474

Notes:

*Existing Gross Floor Area (GFA) **4417 SF** (This calculation of the existing two-family includes the unfinished basement, enclosed porches, and detached 2-car garage building)

Proposed approx Gross Floor Area (GFA) outside of the existing footprint **3400 SF (This number does not include the proposed open covered porches)

Proposed approx Gross Floor Area (GFA) of existing plus new construction **7300 SF**

Excerpt from

[Town of Arlington 2024 Zoning ByLaws](#)

§ 5.4.2 (B)

(6) Large Additions. No alteration or addition which increases the gross floor area of a building by the lesser of (a) 750 square feet or more, or (b) 50% or more of the building's gross floor area

on the date of application for a permit or because of cumulative alterations or additions during the previous two years, shall be allowed unless:

The addition is constructed entirely within the existing foundation, or

The Board of Appeals, acting pursuant to Section 3.3, finds that the alteration or addition is in harmony with other structures and uses in the vicinity.

In making its determination, the Board of Appeals shall consider, among other relevant facts, the proposed alteration or addition's dimensions and setbacks in relation to abutting structures and uses and its conformity to the purposes of this Bylaw as set forth in Section 1.2. The increase in gross floor area used to determine the applicability of this section shall only include additions outside the existing footprint of the building.

Gina Sonder & Lewis Dalven

33 Kimball Road
Arlington, MA 02474
Parcel #65-4-12
(339) 368-0310
gina@sonder.biz & ldalven@gmail.com

21st June 2025

Christian Klein, Zoning Board of Appeals Chair

Zoning Board of Appeals
51 Grove St
Arlington, MA 02476
(781) 316-3396
ZBA@town.arlington.ma.us

Re: [Docket #3852 36 Glen Ave](#)

Dear Mr. Klein,

As direct abutters to the property in question, Lewis Dalven and I wish to re-emphasize the three fundamental points which make this application for a special permit unacceptable.

- Under "A", the applicant's proposal far exceeds the definition of "Large Addition" and
- Under "B", the applicant's proposal falls far outside the definition of a "Duplex" and
- Under "C", allowing these breaks with the zoning bylaws will set a precedent that can and will be used and abused in this and other neighborhoods, ultimately altering the Town's character and defeating the purpose of zoning bylaws.

A - The petitioner requests the Zoning Board to grant the owner a permit under **5.4.2.B(6)**

§ 5.4.2 (B)

(6) Large Additions. No alteration or addition which increases the gross floor area of a building by the lesser of (a) 750 square feet or more, or (b) 50% or more of the building's gross floor area on the date of application for a permit or because of cumulative alterations or additions during the previous two years, shall be allowed unless:

- ☐ The addition is constructed entirely within the existing foundation, or
- ☐ The Board of Appeals, acting pursuant to Section 3.3, [3.3 SPECIAL PERMITS] finds that the alteration or addition is in harmony with other structures and uses in the vicinity.

In making its determination, the Board of Appeals shall consider, among other relevant facts, the proposed alteration or addition's dimensions and setbacks in relation to abutting structures and uses and its conformity to the purposes of this Bylaw as set forth in Section 1.2. The increase in gross floor area used to determine the applicability of this section shall only include additions outside the existing footprint of the building.

B - The application for a Special Permit increases the GFA [gross floor area] on the lot to 7300 SF; an additional 65% (or approx. 3000 SF) from a current total of 4417 SF (of which only approximately 2700 SF is currently Living Area and includes the GFA of the garage structure that sits on the property.) The proposed "Large Addition" built outside the existing footprint of the building has a GFA of 3420 SF. This newly constructed "Large Addition" is to serve as a new single dwelling unit and parking for the two units. It sits on a new 30'x 38' foundation, completely outside of the existing foundation and adjacent to only 50% or 22 feet of the existing 46 foot Eastern foundation wall and therefore does not share a common wall for all or substantially all of the existing building's height and depth.

A - Does this project fit the definition of a "Large Addition?"

B - Does this project fit the definition of use in an R2 district as a (single) building defined as a "Duplex" or "Two-Family" structure?

Single-Family Dwelling: A building containing only one dwelling unit.

Two-Family Dwelling: A building containing two dwelling units, in which part of one dwelling unit is over part of the other dwelling unit.

Duplex Dwelling: A building containing two dwelling units joined side by side or front to back, sharing a common wall for all or substantially all of its height and depth; that is, in which no part of one dwelling unit is over any part of the other dwelling unit. A duplex shall be considered as one principal building occupying one lot for the purposes of determining yard requirements. (author's emphasis)

R2: Two-Family District. The predominant use in R2 is a two-family dwelling or duplex. This district is generally served by local streets only and its neighborhoods are largely walkable and well established. It includes areas that are generally within walking distance of the stores and transportation facilities along Massachusetts Avenue and Broadway. The Town discourages uses that consume large amounts of land, uses that would detract from the single-family and two-family or duplex residential character of these neighborhoods, and uses that would otherwise interfere with the intent of this Bylaw.

C - If approved by the ZBA, this Alteration of the current Two-Family into a single unit and newly constructed unit as its "Large Addition" would set a precedent for large-scale conversions in the Town's R-2 districts and would unleash development of new 3000 SF single-family structures adjacent to existing two-family dwellings converted to 3000 SF single-family units on these lots.

—
Refer to Gina Sonder's letter to the ZBA 1 June 2025

[Reference Material](#) 3852_34_Glen_Ave_Abutter_ltr_Sonder.pdf

Refer to Lewis Dalven's letter to the ZBA 9 June 2025

[Reference Material](#) 3852_34_Glen_Ave_Abutter_ltr_Dalven.pdf

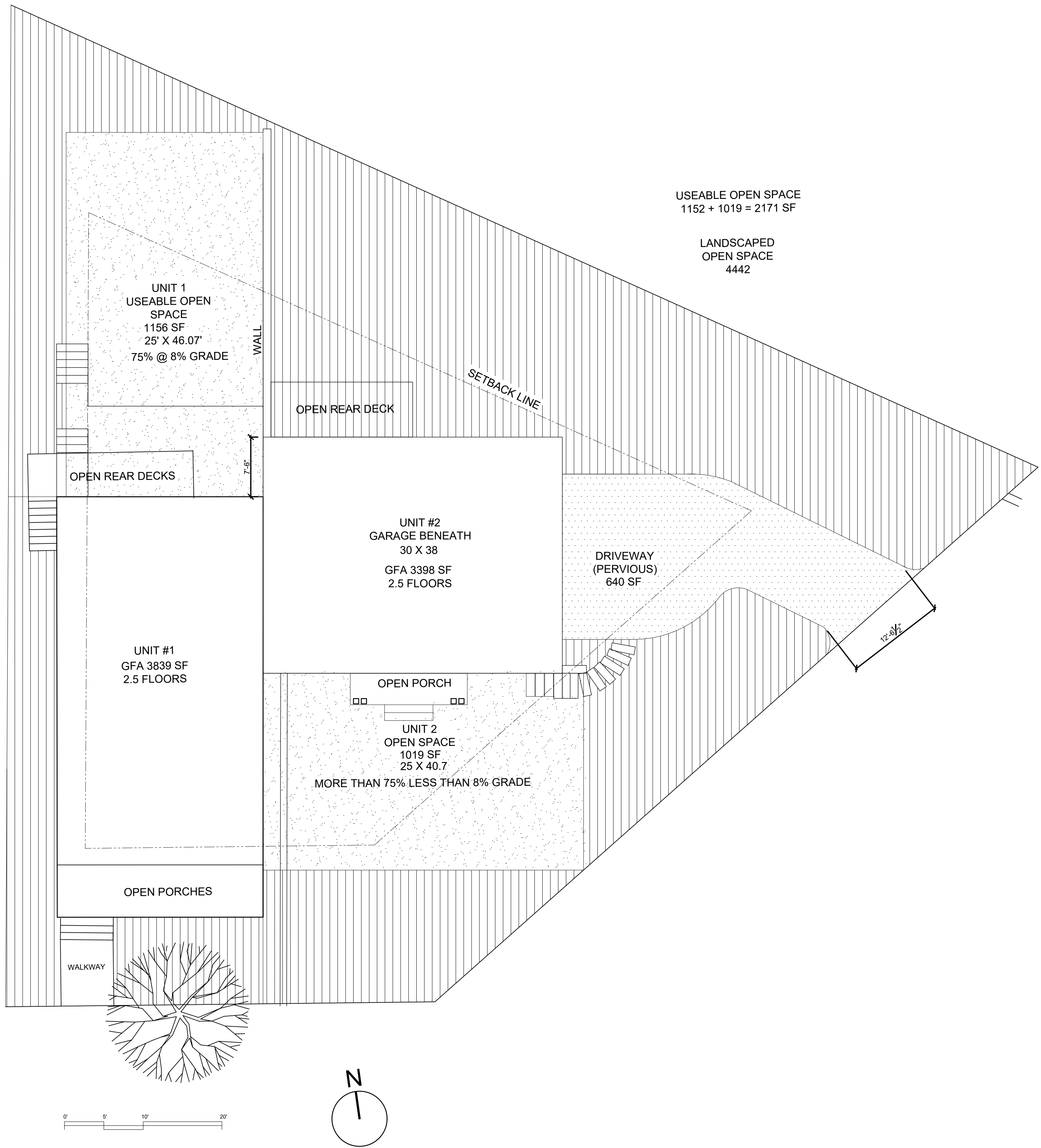
BUILDING AREA CALCULATIONS

	UNIT #1 EXISTING	UNIT #1 PROPOSED	UNIT #2 PROPOSED	TOTAL	NOTES
BASEMENT/CELLAR	1192	1124	1140	2264	UNIT #2 INCLUDES GARAGE
FIRST FLOOR	1322	1192	1140	2332	
SECOND FLOOR	1373	1192	1118	2310	
ATTIC	170	331	0	331	
ACCESSORY GARAGE	360	0	0	0	
TOTAL GFA	4417	3839	3398	7237	
OPEN SPACE REQ'D 30%	1325	1152	1019	2171	
OPEN SPACE PROVIDED	NONE *	1152	1019 ***	2171	
LANDSCAPED OPEN SPACE REQ'D 10%	442	384	340	724	
LANDSCAPED OPEN SPACE PROVIDED	7258	4442 (COMBINED)		4442	LESS THAN EXISTING AS MUCH IS GIVEN OVER TO USEABLE OPEN SPACE

~~* THERE IS NO OPEN SPACE (NON-PARKING) ON THE EXISTING LOT THAT IS 25' WIDE THAT IS LESS THAN 8% GRADE.~~

~~** THE SPACE IS PROVIDED BUT IT IS NOT LESS THAN 8% GRADE.~~

*** THE EXISTING PARKING IS ELIMINATED AND WILL BECOME OPEN SPACE.



SITE PLAN

Design and Documents by

MAHONEY
ARCHITECTS

**PO BOX 446
Concord, MA
978-287-4223**

DRAWING LIST

The use of these plans and specifications is restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reuse, reproduction, or publication by any method in whole or part is prohibited without the express written permission of the architect. Title to the plans and specifications and authorization of their reuse remains exclusively with the architect.

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34-36 GLEN AVENUE
Arlington, MA

SPECIAL PERMIT APP
JUNE 23, 2025 revised

SP-1

DRAWING LIST

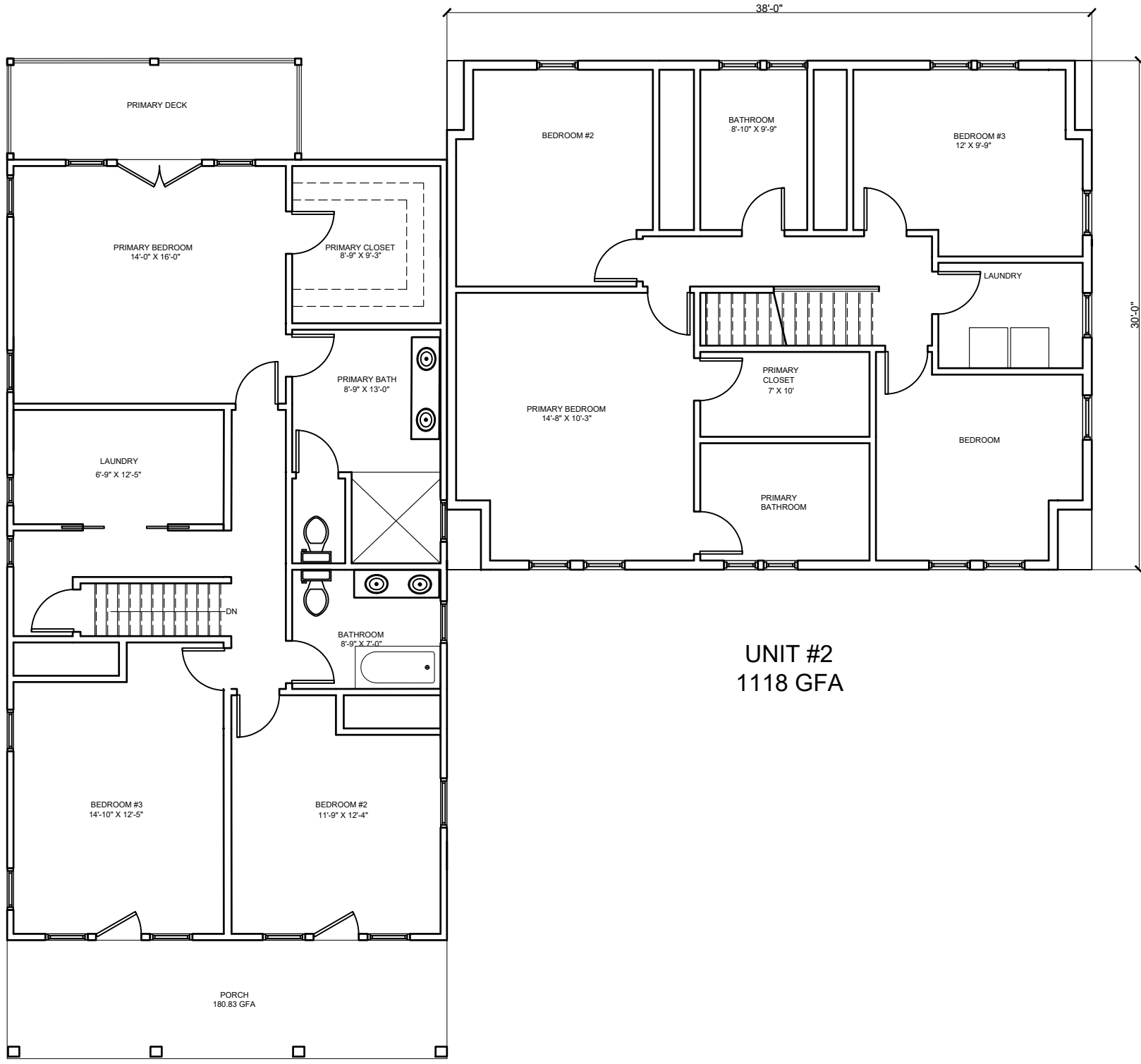
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34-36 GLEN AVENUE
Arlington, MA

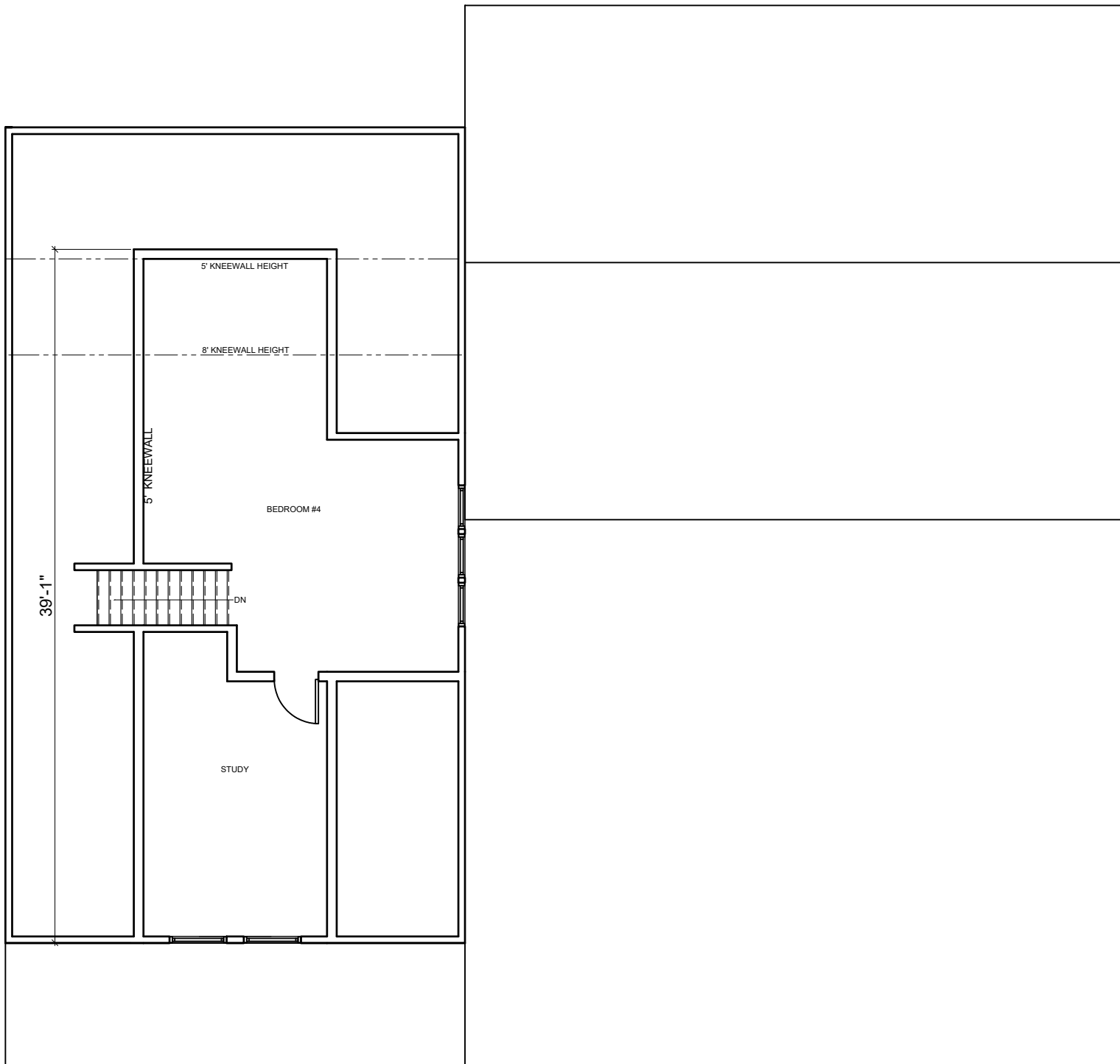
SPECIAL PERMIT APP
JUNE 23, 2025 revised

SP-2



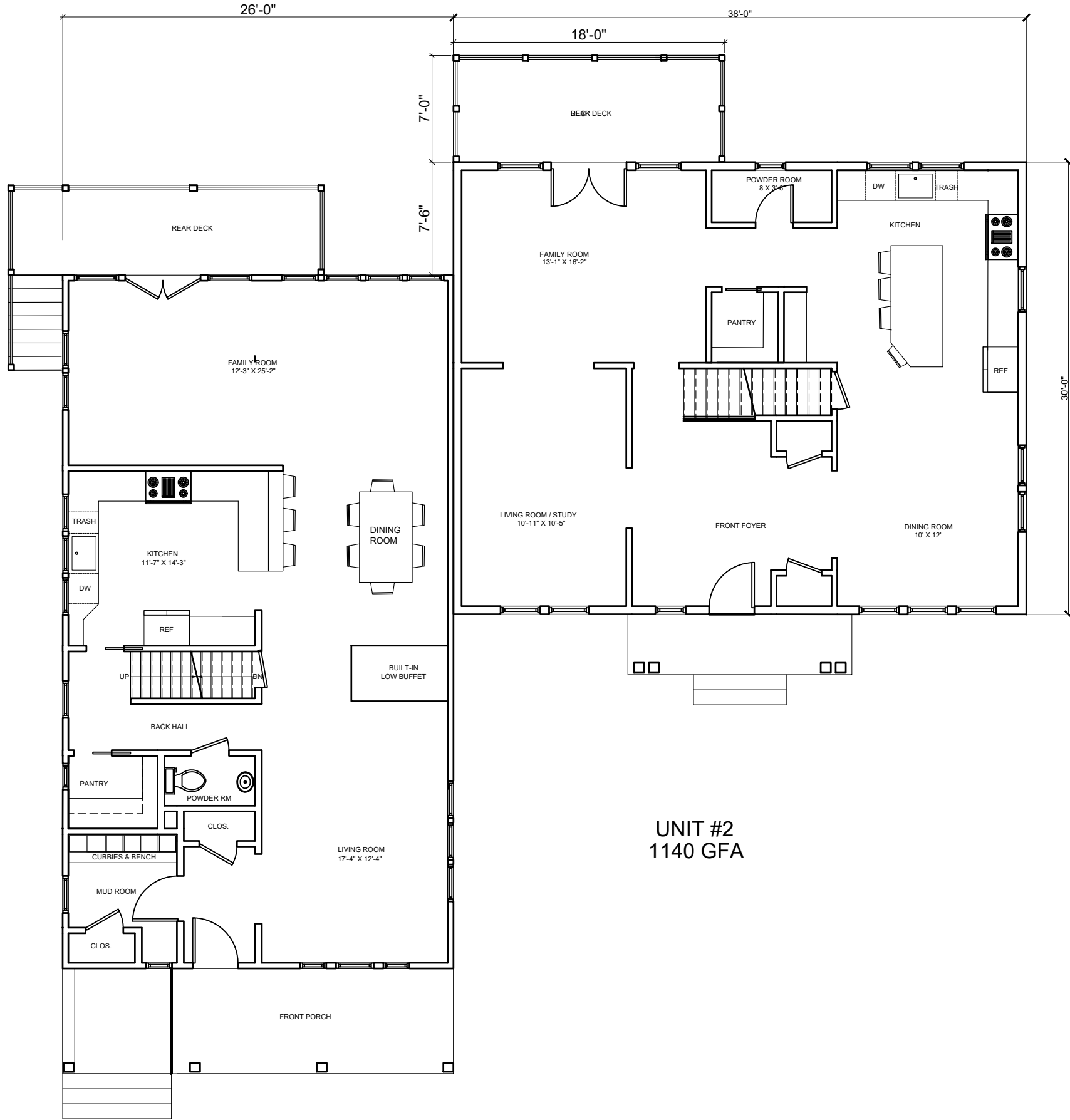
SECOND FLOOR
1192.17 GFA

SECOND FLOOR PLAN
1/8" = 1'-0"



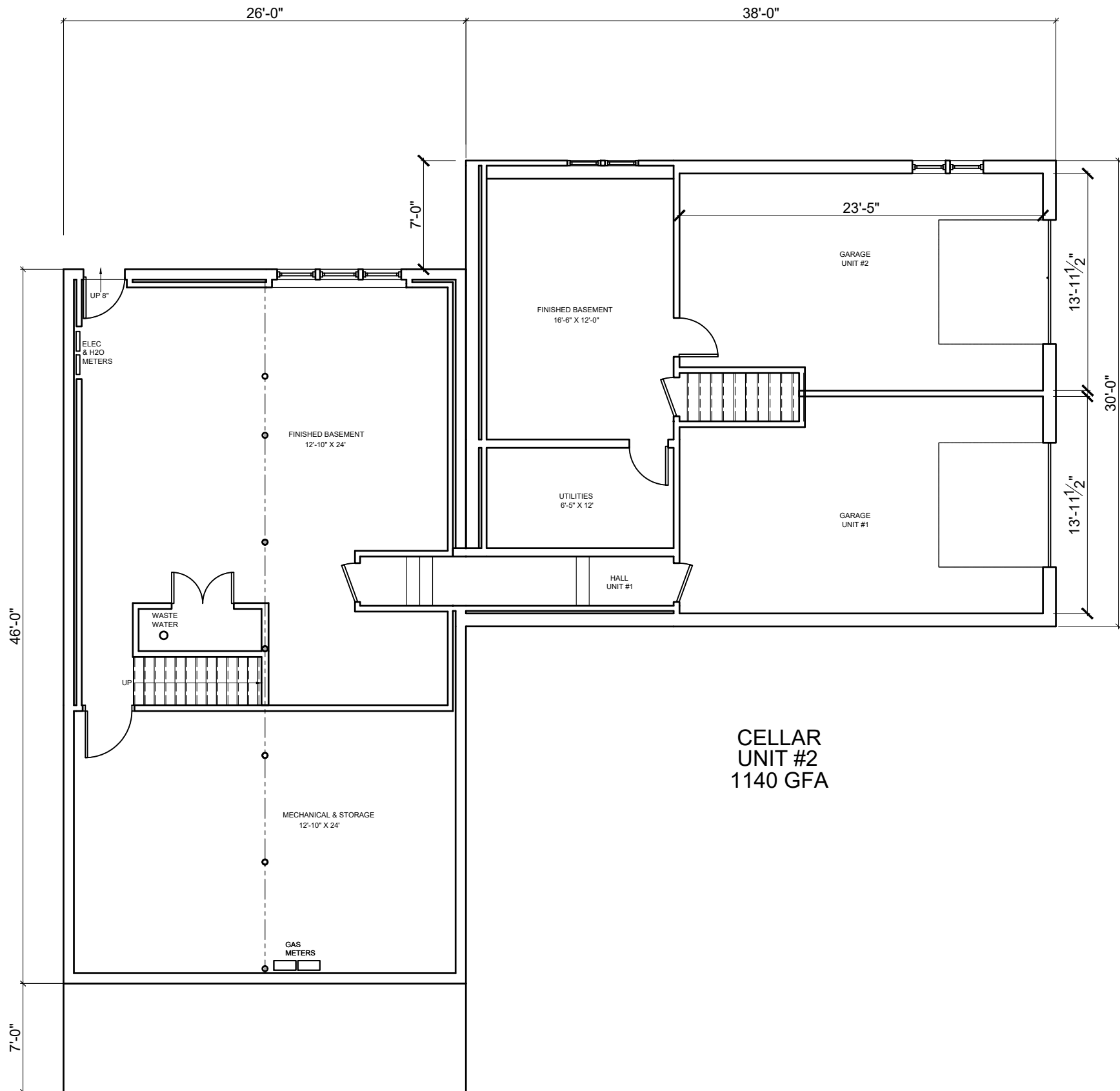
UNIT #1
ATTIC FLOOR W DORMER
331 GFA

ATTIC PLAN
1/8" = 1'-0"



FIRST FLOOR
1192.17 GFA

FIRST FLOOR PLAN
1/8" = 1'-0"



UNIT #1
1192 GFA

BASEMENT PLAN
1/8" = 1'-0"

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34-36 GLEN AVENUE
Arlington, MA

SPECIAL PERMIT APP
JUNE 23, 2025 revised

SP-3



REAR ELEVATION
3/16" = 1'-0"



FRONT ELEVATION
3/16" = 1'-0"

DRAWING LIST

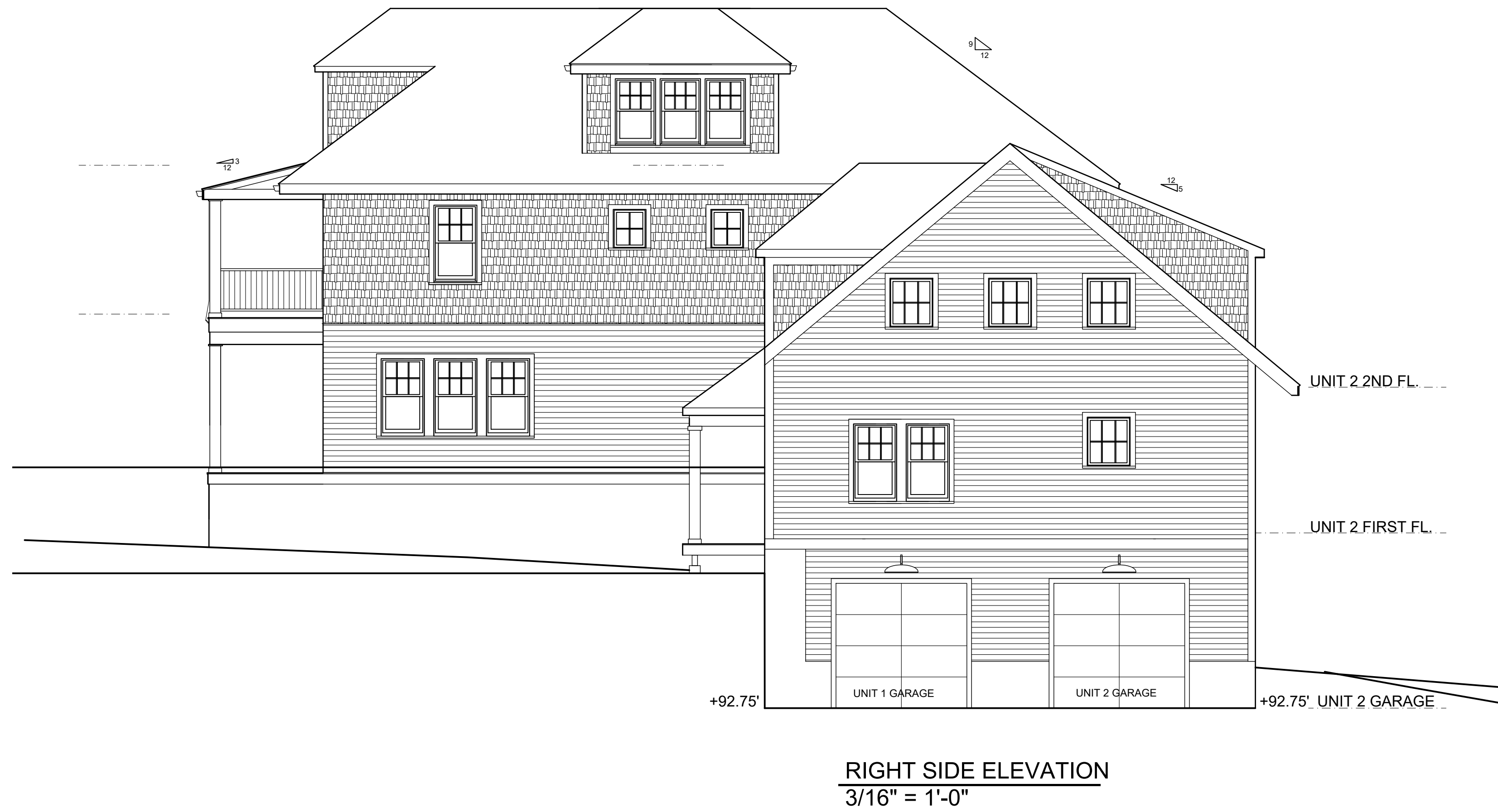
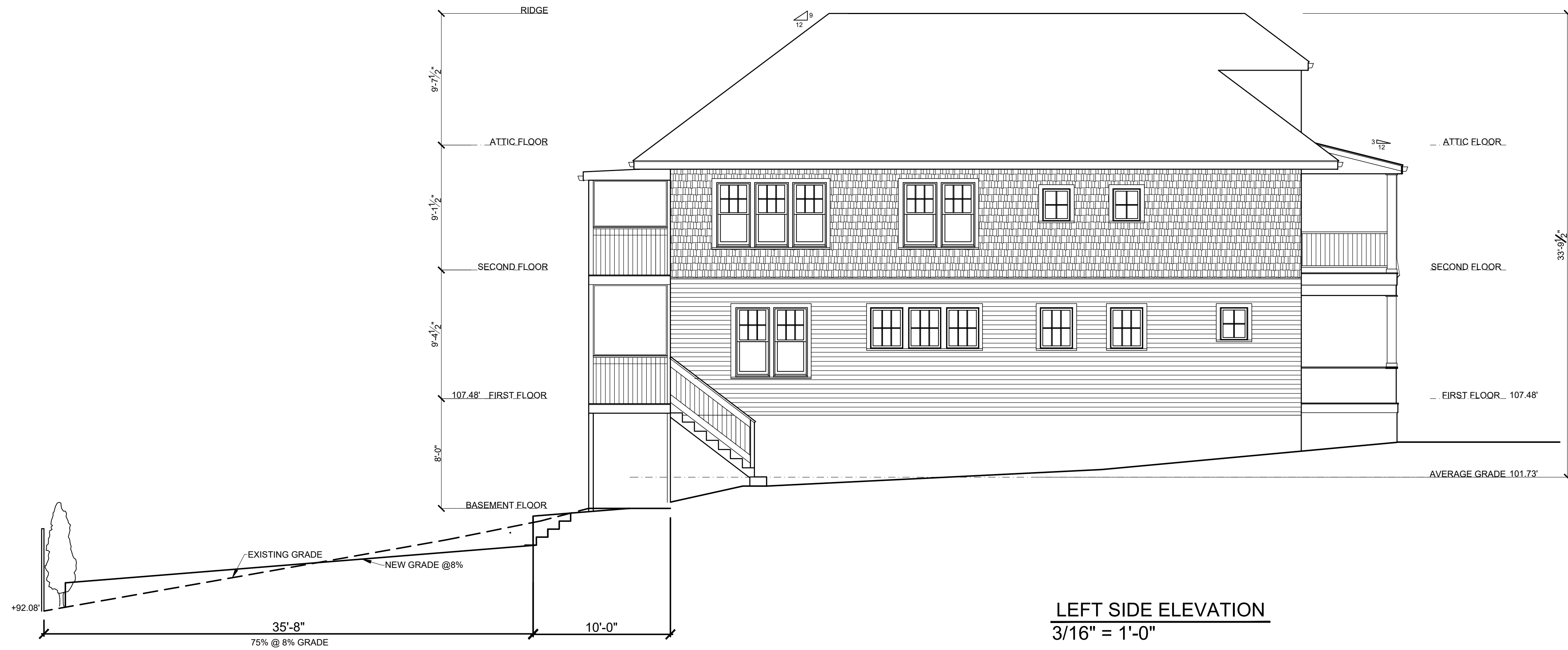
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**34-36 GLEN AVENUE
Arlington, MA**

SPECIAL PERMIT APP
JUNE 23, 2025 revised

SP-4



DRAWING LIST

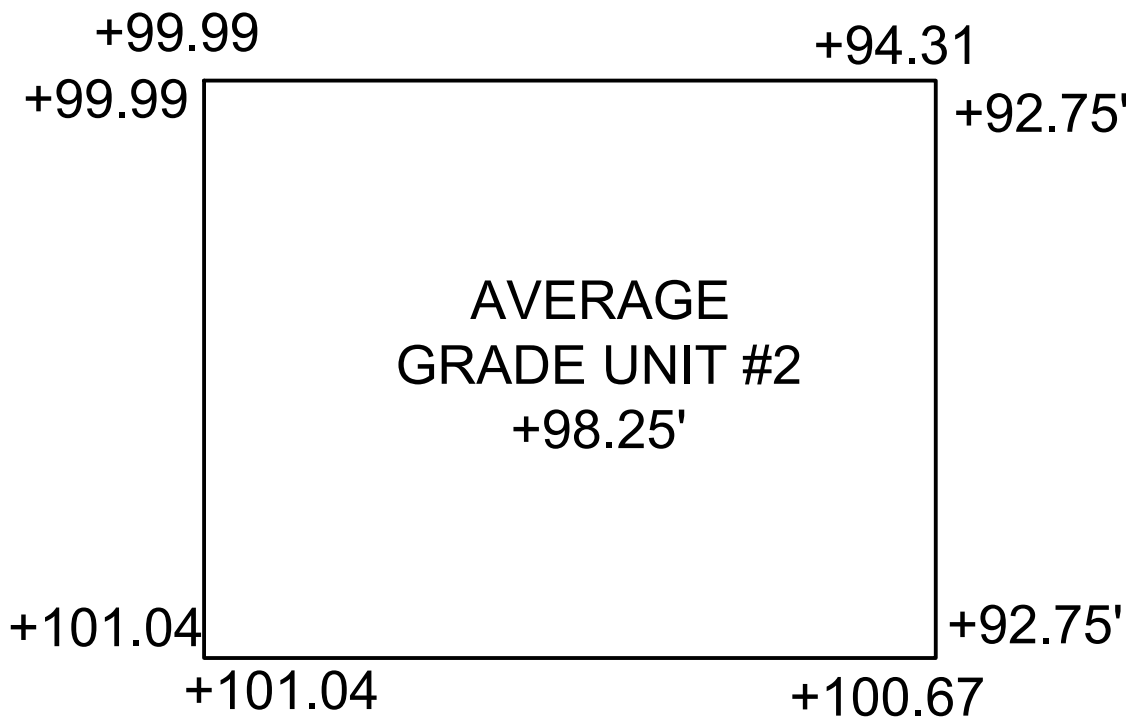
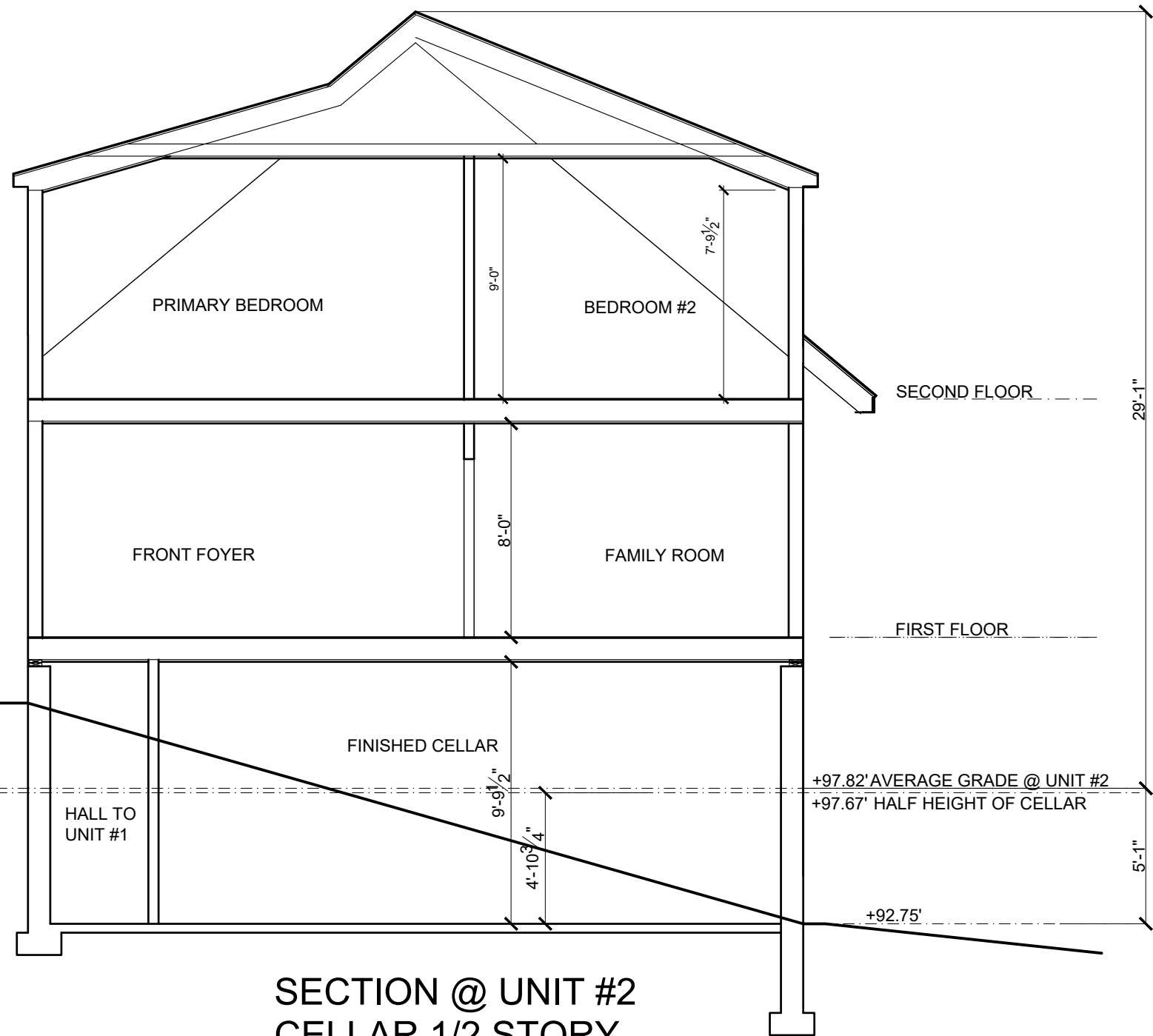
The use of these plans and specifications is restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reuse, reproduction, or publication by any method in whole or part is prohibited without the express written permission of the architect. Title to the plans and specifications and authorization of their reuse remains exclusively with the architect.

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34-36 GLEN AVENUE
Arlington, MA

SPECIAL PERMIT APP
JUNE 23, 2025 revised

SP-5



CELLAR 1/2 STORY CALC

NOTE: AVERAGE GRADE/HEIGHT FOR UNIT #1 PROVIDED BY ENGINEER

AVERAGE GRADE ACROSS SITE AT MIDDLE
 $103.2 - 90.39 = 12.81/105.29$ (SITE DEPTH) = 12.1%

PERCENT GRADE ACROSS UNIT #1 OPEN SPACE
 $95.45 - 91.53 = 3.92/25$ (WIDTH) = 15.68%

CALCULATIONS FOR GRADE %

DUPLEX CALCULATION

DUPLEX OVERLAP
 $30' - 7.5' = 22.5'$ OVERLAPPING

$22.5' / 30 = 75\%$ >>> SUBSTANTIAL

PERMEABILITY CALCULATIONS

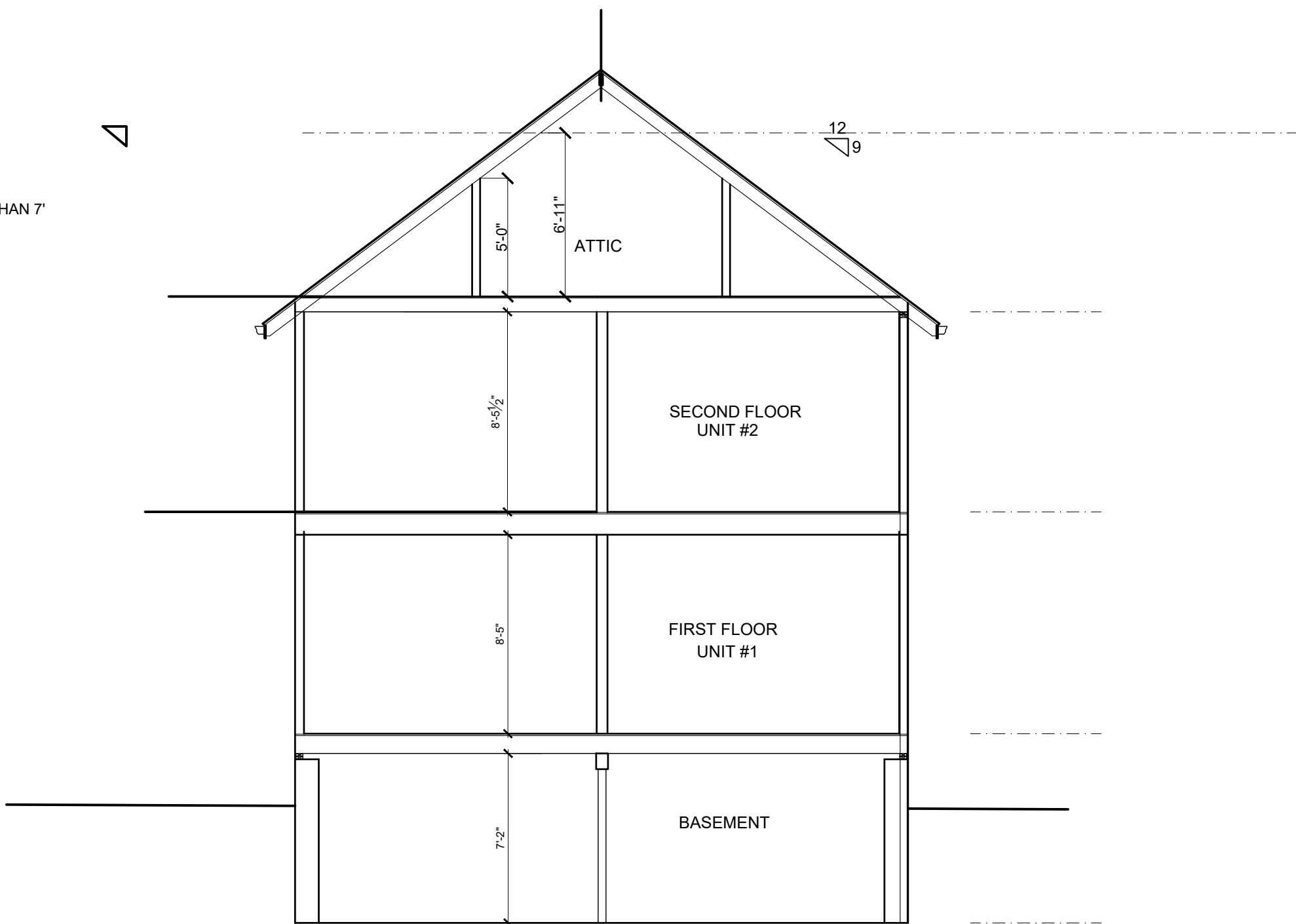
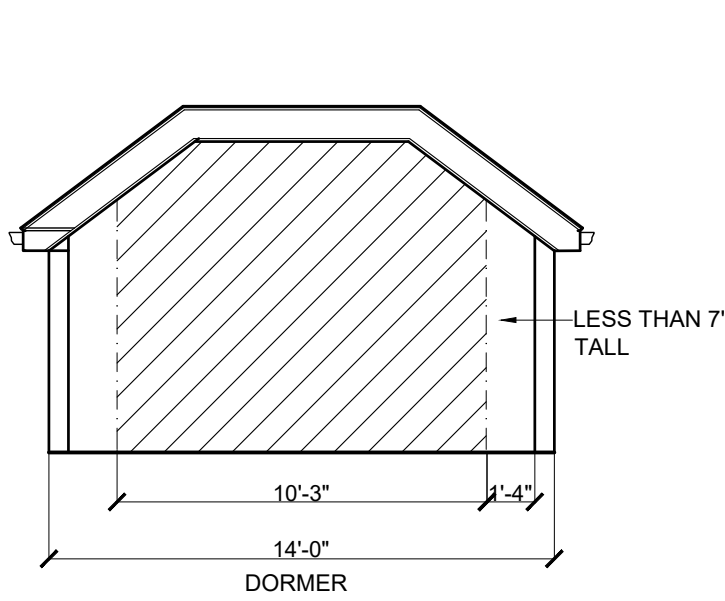
IMPERVIOUS SURFACES ADDED:

DRIVEWAY	679 SF
UNIT #2 FOOTPRINT	1140
TOTAL:	1819 SF

IMPERVIOUS SURFACES REMOVED:

FRONT PAVED AREA	1182 SF
ACCESSORY GARAGE	360
TOTAL:	1542 SF

TOTAL IMPERVIOUS ADDED:
 $1819 - 1542 = 277$ SF



From: Jeff Rikeman <jrikeman@town.arlington.ma.us>

Date: May 13, 2025 at 7:33:18 AM EDT

To: Aram Nalbandyan <alphacdinc@gmail.com>, William Copithorne
<wcopithorne@town.arlington.ma.us>, Jack Ajoian <jackajoian@gmail.com>

Subject: Re: 34-36 Glen Ave

Aram, The road you are speaking of is private and would be the responsibility of the abutters.
The Engineering Dept. may have info on the betterment process for private ways.

Jeff Rikeman

Highway Supervisor

Town of Arlington

office number 781-316-3318

From: Aram Nalbandyan <alphacdinc@gmail.com>

Sent: Monday, May 12, 2025 1:54 PM

To: William Copithorne <wcopithorne@town.arlington.ma.us>; Jeff Rikeman
<jrikeman@town.arlington.ma.us>; Jack Ajoian <jackajoian@gmail.com>

Subject: 34-36 Glen Ave

Hi Bill and Jeff

We recently purchased the property at 34-36 Glen Ave, and would like to inquire about whom
to contact regarding repairs to the side road in order to gain access to the garage. Please see
pictures attached.

Thank you,

Aram Nalbandyan

Alpha Construction



Town of Arlington, Massachusetts

Docket #3855 63 Chester St (continued)

Summary:

OpenGov link: <https://arlingtonma.portal.opengov.com/records/210659>

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	3856_63_Chester_St_abutter_list_and_map.pdf	3856 63 Chester St abutter list and map
▢ Reference Material	3856_63_Chester_St_Legal_Ad_6-24-2025.pdf	3856 63 Chester St Legal Ad 6-24-2025
▢ Reference Material	3856_63_Chester_St_application_V-25-7.pdf	3856 63 Chester St application V-25-7
▢ Reference Material	3856_63_Chester_St_Plot_Plan.pdf	3856 63 Chester St Plot Plan
▢ Reference Material	3856_63_Chester_St_owner_letter.pdf	3856 63 Chester St owner letter
▢ Reference Material	3856_63_Chester_St_photos.pdf	3856 63 Chester St photos

**CERTIFIED ABUTTERS LIST**

Date: May 29, 2025

Subject Property Addresses: 63 CHESTER ST, ARLINGTON, MA

Subject Property ID: 153-11-5

Search Distance: 300 Feet - Zoning

					MAILING ADDRESS			
Parcel ID:	Property Location	Owner 1	Owner 2	Mailing Address 1	Mailing Address 2	Town	State	Zip
152-8-9	100 GRAND VIEW RD	CARMICHAEL SANDRA L / TRUSTEE	QUENTIN L CARMICHAEL JR REV TR	100 GRAND VIEW RD		ARLINGTON	MA	02476
152-9-11	99 GRAND VIEW RD	HARTMAN MARK R & LILLIAN		99 GRAND VIEW RD		ARLINGTON	MA	02476
152-9-12.A	103 EASTERN AVE	JACOB PHILIP	PELTRE BEATRICE	103 EASTERN AVE		ARLINGTON	MA	02476
152-9-13	107 EASTERN AVE	BLACKMAN TIMOTHY J ETAL/ TRS	TIMOTHY J BLACKMAN 2010 REVOCA	107 EASTERN AVENUE		ARLINGTON	MA	02476
152-9-14	111 EASTERN AVE	PARTRIDGE JACQUELYN R	PARTRIDGE CHRISTOPHER	111 EASTERN AVENUE		ARLINGTON	MA	02476
152-9-15	113 EASTERN AVE	GOLDBERG RICHARD/ETAL	GOLDBERG SALLY G	113 EASTERN AVENUE		ARLINGTON	MA	02476
152-9-16.A	117 EASTERN AVE	GLADSTONE PETER D/TRUSTEE	PORTNOY JENNIFER A/TRUSTEE	117 EASTERN AVENUE	JENNIFER A PORTNOY REVOCABLE TRUST	ARLINGTON	MA	02476
153-1-1.A	21 PARK CIR	GREGORY JEREMY R	GREGORY KATHERINE E	21 PARK CIRCLE		ARLINGTON	MA	02476
153-1-2	114 EASTERN AVE	WALLACE IAIN & ERIN		114 EASTERN AVE		ARLINGTON	MA	02476
153-1-3	76 CHESTER ST	GLISIC OGNJEN & KESSA/ TRS	76 CHESTER STREET REALTY TRUST	76 CHESTER ST		ARLINGTON	MA	02476
153-1-4	72 CHESTER ST	KANG SUNNY & BUM-SEUNG		72 CHESTER ST		ARLINGTON	MA	02476
153-1-5	68 CHESTER ST	LINDERT KELLY		68 CHESTER ST		ARLINGTON	MA	02476
153-1-6	64 CHESTER ST	OUELLETTE CHRISTOPHER	OUELLETTE LESLIE A	64 CHESTER STREET		ARLINGTON	MA	02476
153-1-7	156 CEDAR AVE	HARPER JULIA D	FOX PAUL G	156 CEDAR AVENUE		ARLINGTON	MA	02476
153-1-8	152 CEDAR AVE	FARRELL KEVIN J & DIANE H		152 CEDAR AVENUE		ARLINGTON	MA	02476
153-1-9	150 CEDAR AVE	DAVIES RUSSELL W ETAL/ TRS	DAVIES-HOWLETT FAMILY TRUST	150 CEDAR AVE		ARLINGTON	MA	02476
153-2-1	63 EUSTIS ST	HELMUTH CHRISTOPHER F & LESLIE		63 EUSTIS ST		ARLINGTON	MA	02476
153-2-2	92 EASTERN AVE	HO ANDREW	WONG CONNIE	92 EASTERN AVE		ARLINGTON	MA	02476
153-2-3	88 EASTERN AVE	QUINN LARISSA J & SAMUEL N		88 EASTERN AVE		ARLINGTON	MA	02476
153-2-4	74 BELLINGTON ST	MCCOY KEVIN J & KATHLEEN M/ TRS	KEVIN J MCCOY FAMILY TRUST	74 BELLINGTON ST		ARLINGTON	MA	02476
153-2-5	70 BELLINGTON ST	PARRAVANO PAOLO & MARTHA V	TRS/ PARRAVANO JOINT REVOCABLE	70 BELLINGTON ST		ARLINGTON	MA	02476
153-2-6	66 BELLINGTON ST	BARNETT MIRIAM EILEEN	SWAMY HARSHA	66 BELLINGTON ST		ARLINGTON	MA	02476
153-2-7	55 EUSTIS ST	FISCHELIS WILLIAM & ELIZABETH/ TRS	WILLIAM FISCHELIS LIVING TRUST	55 EUSTIS ST		ARLINGTON	MA	02476
153-2-8	59 EUSTIS ST	MILLER MATTHEW A & CATHERINE		59 EUSTIS ST		ARLINGTON	MA	02476
153-2-9.A	51 EUSTIS ST	MCINNIS LEAH JANE	PAIKIN DAVID NEIL	51 EUSTIS ST		ARLINGTON	MA	02476
153-2-10	22 FISHER RD	ABBOTT DAVID & CLAIRE		22 FISHER RD		ARLINGTON	MA	02476
153-2-11	26 FISHER RD	BURKE JAMES P		26 FISHER RD		ARLINGTON	MA	02476
153-2-12	30 FISHER RD	PRAGER GEORGINA		30 FISHER RD		ARLINGTON	MA	02476
153-2-13	62 BELLINGTON ST	MULVIHILL HELENA M EST OF		62 BELLINGTON ST		ARLINGTON	MA	02476
153-4-6	36 CHESTER ST	OTTENHEIMER DANIEL E-ETAL	WEBER SARA	36 CHESTER ST		ARLINGTON	MA	02476
153-4-7	42 CHESTER ST	KEOHANE JANET		42 CHESTER ST		ARLINGTON	MA	02476
153-4-8	48 CHESTER ST	GREY DOROTHY A		48 CHESTER ST		ARLINGTON	MA	02476
153-4-9	52 CHESTER ST	CONNOR AURORA B/CHRISTOPHER W		52 CHESTER ST		ARLINGTON	MA	02476
153-4-10	60 CHESTER ST	MITCHELL MICHAEL & KAITLIN		60 CHESTER ST		ARLINGTON	MA	02476
153-4-11	160 CEDAR AVE	RICHARD W HOLLY & EMILE	CHRISTINE HOLLY REVOCABLE I	23 MESA AVENUE		MILL VALLEY	CA	94941
153-4-12	164 CEDAR AVE	LEWIS DENNIS P	CLARKE WENDY E	164 CEDAR AVE		ARLINGTON	MA	02476

**CERTIFIED ABUTTERS LIST**

Date: May 29, 2025

Subject Property Addresses: 63 CHESTER ST, ARLINGTON, MA

Subject Property ID: 153-11-5

Search Distance: 300 Feet - Zoning

2

					MAILING ADDRESS			
Parcel ID:	Property Location	Owner 1	Owner 2	Mailing Address 1	Mailing Address 2	Town	State	Zip
153-4-13	168 CEDAR AVE	MCFALL REBECCA E ETAL/ TRS	MCFORCE TRUST	168 CEDAR AVE		ARLINGTON	MA	02476
153-5-4	26 EUSTIS ST	GENTILE DAVID & BETTINA K/ TRS	GENTILE REALTY TRUST OF 2023	26 EUSTIS ST		ARLINGTON	MA	02476
153-5-6.A	30 EUSTIS ST	BERNHARD BENJAMIN B D	BERNHARD SUSAN E D	30 EUSTIS ST		ARLINGTON	MA	02476
153-5-7.A	34 EUSTIS ST	SIEGEL BRYAN D	PERKINS TIFFANY	34 EUSTIS STREET		ARLINGTON	MA	02476
153-5-8	43 CHESTER ST	MAGILL MARION/ETAL	DOHAN MARC S	43 CHESTER STREET		ARLINGTON	MA	02476
153-5-9	39 CHESTER ST	POLICELLA WILLIAM V	POLICELLA RICHARD J & LYNN A	39 CHESTER STREET		ARLINGTON	MA	02476
153-5-10	35 CHESTER ST	WEINBERG-SUMMERS PHYLLIS A	SUMMERS JAMES G JR	35 CHESTER ST		ARLINGTON	MA	02476
153-6-4	0-LOT EUSTIS ST	DEPT/CONSERVATION & RECREATION	WATER SUPPLY PROTECTION DIV	STATE TRANSPORTATION BLDG	10 PARK PLZ STE 6620	BOSTON	MA	02116
153-11-1.A	102 EASTERN AVE	SIORAS ERIC & ELAINE		102 EASTERN AVE		ARLINGTON	MA	02476
153-11-2	75 CHESTER ST	CODY DEBORAH A		75 CHESTER STREET		ARLINGTON	MA	02476
153-11-3.B	71 CHESTER ST	BIRMINGHAM MATTHEW CHARLES	BIRMINGHAM ERIN GINA	71 CHESTER ST		ARLINGTON	MA	02476
153-11-4	67 CHESTER ST	ROGERS JOHN J III	ROGERS KRISTIN	67 CHESTER ST		ARLINGTON	MA	02476
153-11-5	63 CHESTER ST	RAM RAJEEV J & CAITLIN CROSS/ TRS	2020 RAM FAMILY TRUST	63 CHESTER ST		ARLINGTON	MA	02476
153-11-6	46 EUSTIS ST	NGUYEN AMANDA		46 EUSTIS ST		ARLINGTON	MA	02476
153-11-7	42 EUSTIS ST	CHIN HONG & SUSAN C/ TRUSTEES	CHIN NOMINEE REALTY TRUST	42 EUSTIS ST		ARLINGTON	MA	02476
153-11-8	38 EUSTIS ST	SHIELDS NANCY J		38 EUSTIS ST		ARLINGTON	MA	02476
153-11-9.A	47 CHESTER ST	CURCURU SHANE M N/TRUSTEE	HOLBROOK AMY E/TRUSTEE	47 CHESTER ST	2013 CURCABROOK FMLY TRUST	ARLINGTON	MA	02476
153-11-10	51 CHESTER ST	FAN AARON		51 CHESTER ST		ARLINGTON	MA	02476
153-11-11	57 CHESTER ST	COHEN RUSSELL A	COHEN ELLEN VILET	57 CHESTER ST		ARLINGTON	MA	02476
156-3-1.B	25 PARK CIR	WINKLER JOHN M--ETAL	JAMESON DEBORAH L	25 PARK CIRCLE		ARLINGTON	MA	02476
156-3-2	165 CEDAR AVE	LYNCH MICHAEL		165 CEDAR AVE		ARLINGTON	MA	02476
156-3-3	169 CEDAR AVE	DI SPENA JOSEPH V & DENISE		169 CEDAR AVE		ARLINGTON	MA	02476
156-4-7	172 CEDAR AVE	PAUL BERNHARD J	PAUL MARITA	172 CEDAR AVE		ARLINGTON	MA	02476

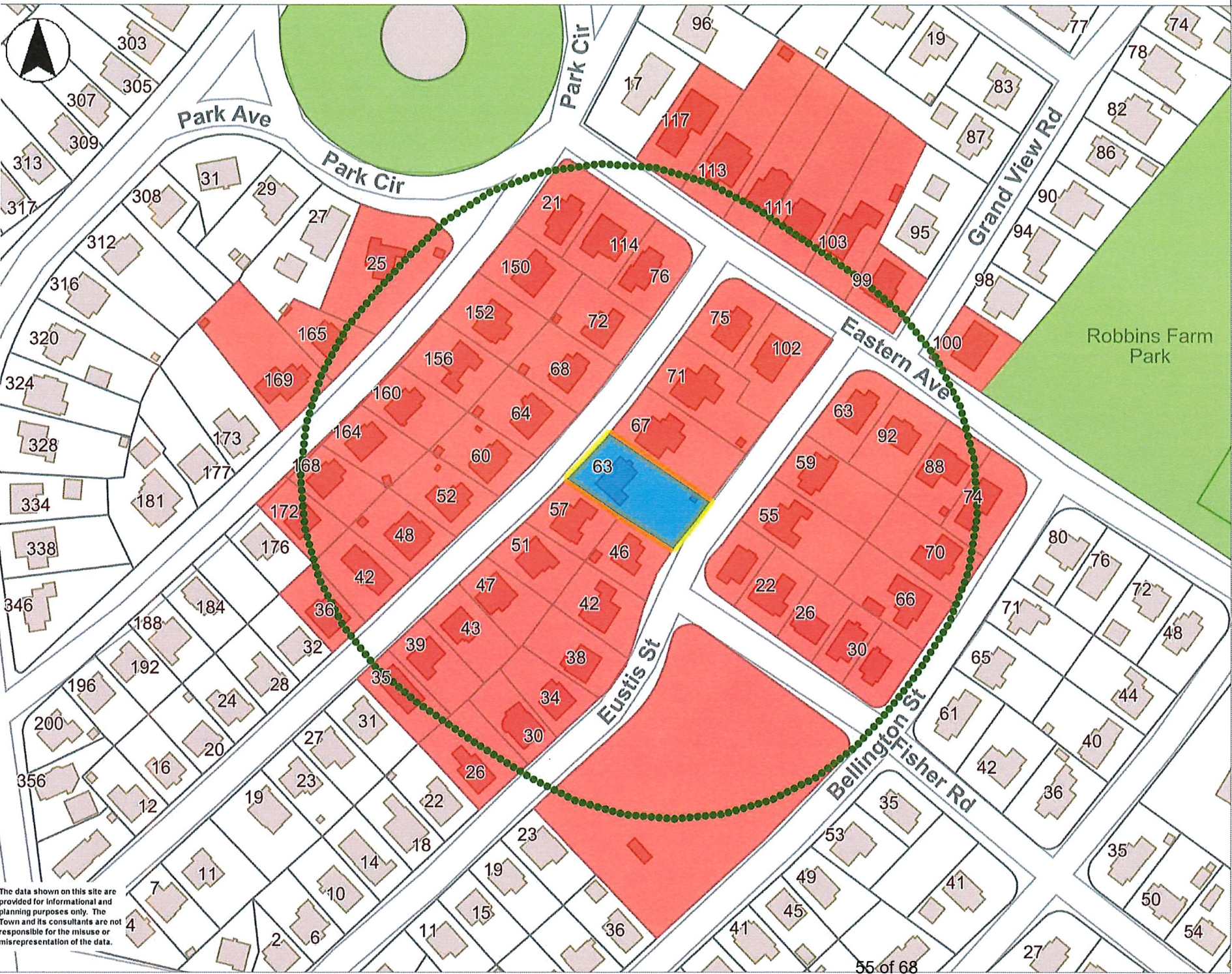
The Board of Assessors certifies the names and addresses of requested parties in interest, all abutters to a single parcel within 300 feet.

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





- 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 - I
 - Street
 - Sidewalk
 - Street Island
 - Driveway
 - Parking Lot
 - Bike Path
 - Roads - For Large Sci
 - Roads - For Small Sci
 - 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.



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE
DOCKET NO 3856

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **Rejeev J and Caitlin C Ram**, on May 21, 2025, a petition seeking to alter their property located at **63 Chester St - Block Plan 153.0-0011-0005.0**. The said petition would require a **Special Permit** under **6.1.10 A** of the Zoning Bylaw for the Town of Arlington.

A hearing regarding the petition will be conducted remotely via "Zoom", **on Tuesday, June 24, 2025, at 7:30 P.M. as soon thereafter as the petitioner may be heard**. To attend the meeting go to <https://www.arlingtonma.gov/connect/calendar>, choose the date of the meeting you wish to attend, register for the Zoom meeting link, and review the documentation relating to this petition. Please direct any questions to: **ZBA@town.arlington.ma.us**

Christian Klein, RA, Chair
Zoning Board of Appeals



V-25-7

Variance Permit

Application (ZBA)

Status: Active

Submitted On: 5/21/2025

Primary Location

63 CHESTER ST

Arlington, MA 02476

Owner

RAM RAJEEV J & CAITLIN

CROSS/ TRS; 2020 RAM FAMILY


TRUST


63 CHESTER ST ARLINGTON, MA


02476

Applicant

 Gelcir Camara

 617-828-2733

 junior@masonworks.me

 37 Country Club Circle
Marlborough , MA 01752

Variance Permit Criteria

Describe the circumstances relating to the soil conditions, shape, or topography especially affecting such land or structures but not affecting generally the Zoning District in which it is located that would substantiate the granting of a Variance.*

Install new driveway with pavers to accomodate a handicap person

Describe how a literal enforcement of the provisions of the Zoning Bylaw, specifically relating to the circumstances affecting the land or structure noted above, would involve substantial hardship, financial or otherwise, to the Petitioner or Appellant.*

Install new driveway with pavers to accomodate a handicap person

Describe how desirable relief may be granted without substantial detriment to the public good. *

Install new driveway with pavers to accomodate a handicap person

Describe how desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw of the Town of Arlington, Massachusetts.*

Install new driveway with pavers to accomodate a handicap person

State Law (MGL Chapter 40a, Section 10) requires that the Zoning Board of Appeals must find that all four (4) criteria are met in order to be authorized to grant a Variance. If any one of the standards is not met, the Board must deny the Variance.

Dimensional and Parking Information

Present Use/Occupancy *

New driveway

Proposed Use/Occupancy *

New driveway to accomodate handicap person

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

0

Proposed Gross Floor Area (Sq. Ft.)*

0

Existing Lot Size (Sq. Ft.)*

0

Proposed Lot Size (Sq. Ft.)* 

0

Minimum Lot Size required by Zoning*

0

Existing Frontage (ft.)*

0

Proposed Frontage (ft.)*

0

Minimum Frontage required by Zoning*

0

Existing Floor Area Ratio*

0

Proposed Floor Area Ratio*

0

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

0

Proposed Lot Coverage (%)*

0

Max. Lot Coverage required by Zoning*

0

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

0

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

0

Minimum Lot Area per Dwelling Unit required by
Zoning*

0

Existing Front Yard Depth (ft.)*

0

Proposed Front Yard Depth (ft.)*

0

Minimum Front Yard Depth required by Zoning*

0

Existing Left Side Yard Depth (ft.)*

0

Proposed Left Side Yard Depth (ft.)*

0

Minimum Left Side Yard Depth required by Zoning*

0

Existing Right Side Yard Depth (ft.)*

0

Proposed Right Side Yard Depth (ft.)*

0

Minimum Right Side Yard Depth required by Zoning*

0

Existing Rear Yard Depth (ft.)*

0

Proposed Rear Yard Depth (ft.)*

0

Minimum Rear Yard Depth required by Zoning*

0

Existing Height (stories)

0

Proposed Height (stories)*

0

Maximum Height (stories) required by Zoning*

0

Existing Height (ft.)*

0

Proposed Height (ft.)*

0

Maximum Height (ft.) required by Zoning*

0

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

0

Proposed Landscaped Open Space (Sq. Ft.)*

0

Existing Landscaped Open Space (% of GFA)*

0

Proposed Landscaped Open Space (% of GFA)*

0

Minimum Landscaped Open Space (% of GFA)
required by Zoning*

0

Existing Usable Open Space (Sq. Ft.)*

0

Proposed Usable Open Space (Sq. Ft.)*

0

Existing Usable Open Space (% of GFA)*

0

Proposed Usable Open Space (% of GFA)*

0

Minimum Usable Open Space required by Zoning*

0

Existing Number of Parking Spaces*

0

Proposed Number of Parking Spaces*

0

Minimum Number of Parking Spaces required by Zoning*

0

Existing Parking area setbacks

0

Proposed Parking area setbacks *

0

Minimum Parking Area Setbacks required by Zoning*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

0

Proposed Slope of proposed roof(s) (in. per ft.)*

0

Minimum Slope of Proposed Roof(s) required by Zoning*

0

Existing type of construction*

0

Proposed type of construction*

0

Open Space Information

Existing Total Lot Area*

0

Proposed Total Lot Area*

0

Existing Open Space, Usable*

0

Proposed Open Space, Usable*

0

Existing Open Space, Landscaped*

0

Proposed Open Space, Landscaped*

0

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

0

Accessory Building, Proposed Gross Floor Area

0

Basement or Cellar, Existing Gross Floor Area ?

0

Basement or Cellar, Proposed Gross Floor Area

0

1st Floor, Existing Gross Floor Area

0

1st Floor, Proposed Gross Floor Area

0

2nd Floor, Existing Gross Floor Area

0

2nd Floor, Proposed Gross Floor Area

0

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

0

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area ?

0

Attic, Proposed Gross Floor Area

0

Parking Garages, Existing Gross Floor Area ?

0

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies,
Existing Gross Floor Area

0

All weather habitable porches and balconies,
Proposed Gross Floor Area

0

Total Existing Gross Floor Area

0 

Total Proposed Gross Floor Area

0 

APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

- Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*

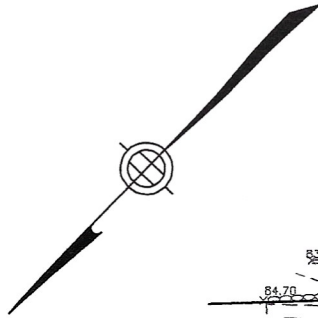


Applicant's Signature*



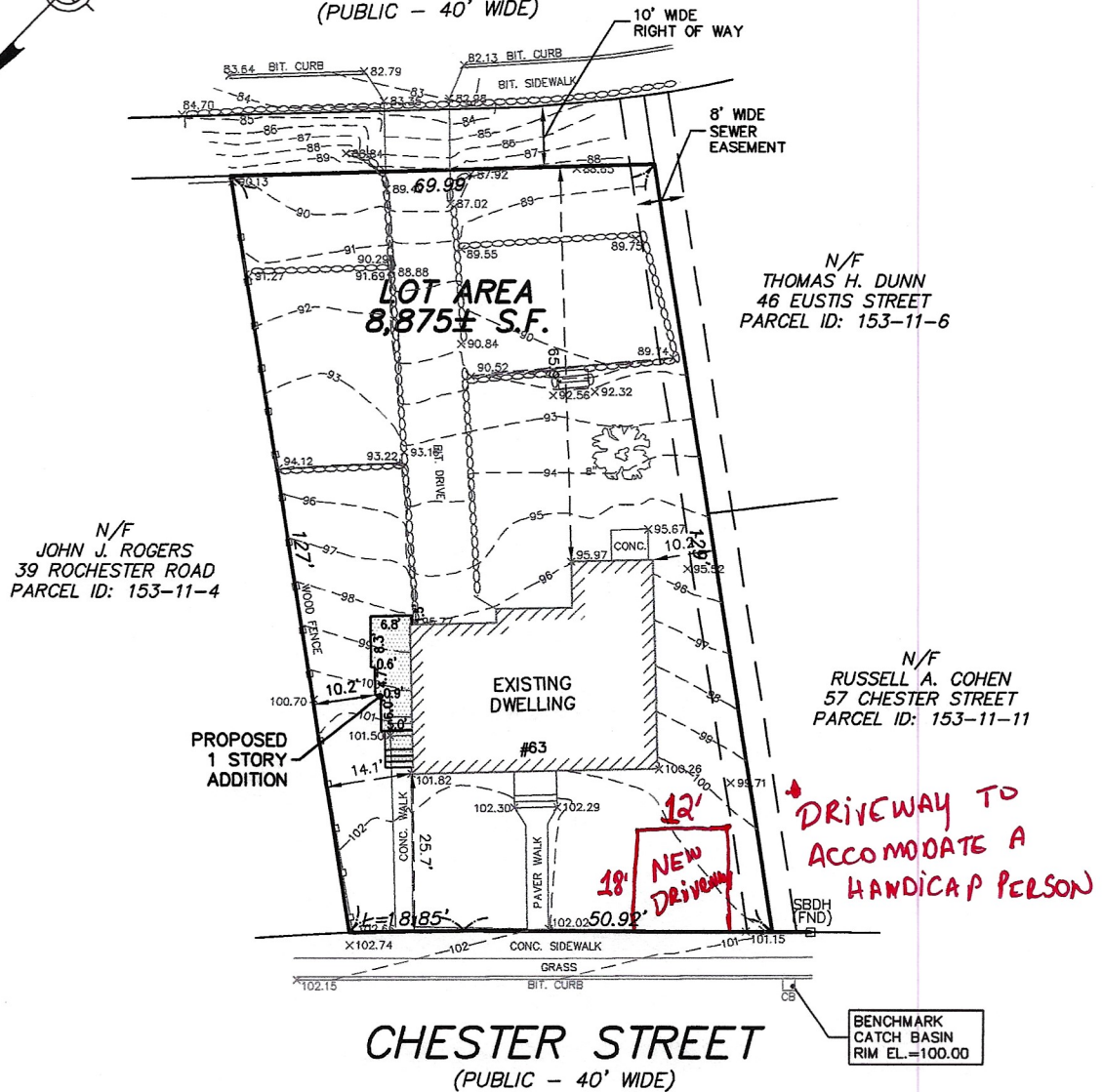
GELCIR CAMARA JR

May 21, 2025



EUSTIS STREET

(PUBLIC - 40' WIDE)

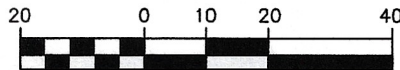


CHESTER STREET

(PUBLIC - 40' WIDE)

PLAN

GRAPHIC SCALE



1" = 20'

ZONING SETBACKS: R1

RECORD OWNER:

RAJEEV J. & CAITLIN C. RAM
BOOK 46558 PAGE 164

PLAN REFERENCE:

LOT 7 ON PLAN No. 164 OF 1945

I HEREBY CERTIFY THAT THIS PLAN IS BASED
ON AN ACTUAL INSTRUMENT SURVEY MADE ON THE
GROUND IN AUGUST 2020 AND THE STRUCTURES
DEPICTED HEREON ARE LOCATED AS SHOWN.

12-14-20

DATE

Scott M. Cerrato
SIGNATURE

SCOTT M. CERRATO
Professional Land Surveyor

24 Pleasant View Drive - Exeter, NH 03833 - 781-775-3724

PLOT PLAN

63 CHESTER STREET
ARLINGTON, MASSACHUSETTS
PARCEL ID: 153-11-5

65 of 68

DECEMBER 14, 2020

regarding zoning meeting 6/24/25

From Caitlin Ram <caitlincav@gmail.com>
Date Tue 6/24/2025 9:36 AM
To ZBA <ZBA@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning,

I am writing regarding the zoning board meeting for 6/24/25.

We are the homeowners at 63 Chester Street.

Our house and main, first floor entrance are located on Chester Street. We have no curb cut, driveway or off street parking place at the main entrance of our house.

We do have a long, steep driveway at the back of our house. This driveway leads to our garage which is located at the basement level of our house. From here you must climb a flight of 13 stairs to get to the main floor of our house.

Currently our elderly parents reside with us (89, and 90 years old).

The proposed off street parking space at the front of our house will allow our disabled parents to exit a car and enter the main floor of our house where they reside with us.

Thank you for your time,

Caitlin Ram



