



TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

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MEMORANDUM

To: Zoning Board of Appeals
From: Jennifer Raitt, Director, Dept. of Planning and Community Development/kl
Date: 2/12/2021
RE: Docket 3648 – 36 Surry Rd; Special Permit under Zoning Bylaw Section 8.1.3 (B)
(Nonconforming Single-Family or Two-Family Dwellings)

The applicant, Akarsh Sheilendranath, seeks a Special Permit in accordance with Section 8.1.3 (B) (Nonconforming Single-Family or Two-Family Dwellings) of the Zoning Bylaw. The applicant seeks to construct a two-story, 518 sf addition to their single-family home in the side yard of the property. The proposal would result in an overall increase in square footage from 2,312 square feet to 2,830 square feet (+518 square feet).

The property is in the R1 Zoning District, and is nonconforming with the Zoning Bylaw's lot size, frontage, front and rear yard setbacks, and usable open space requirements. The proposed addition would not increase any of the existing nonconformities. As part of the construction, the applicants would demolish the nonconforming garage, currently located at the rear left corner of the parcel.

The following is an application of the Special Permit criteria (Zoning Bylaw Section 3.3.3):

Criterion #1: Requested Use

The requested use is permitted in the R1 Zoning District through the granting of a Special Permit.

Criterion #2: Public Convenience/Welfare

This proposal would provide additional living space.

Criterion #3: Undue Traffic Congestion/Impairment of Public Safety

There would not be an increase in traffic congestion or an impairment of public safety.

Criterion #4: Undue Burden on Municipal Systems

There would not be an undue burden on municipal systems.

Criterion #5: Special regulations

This proposal would not result in the need for special regulations.

Criterion #6: Integrity/Character of District; Detrimental to Health, Morals, Welfare

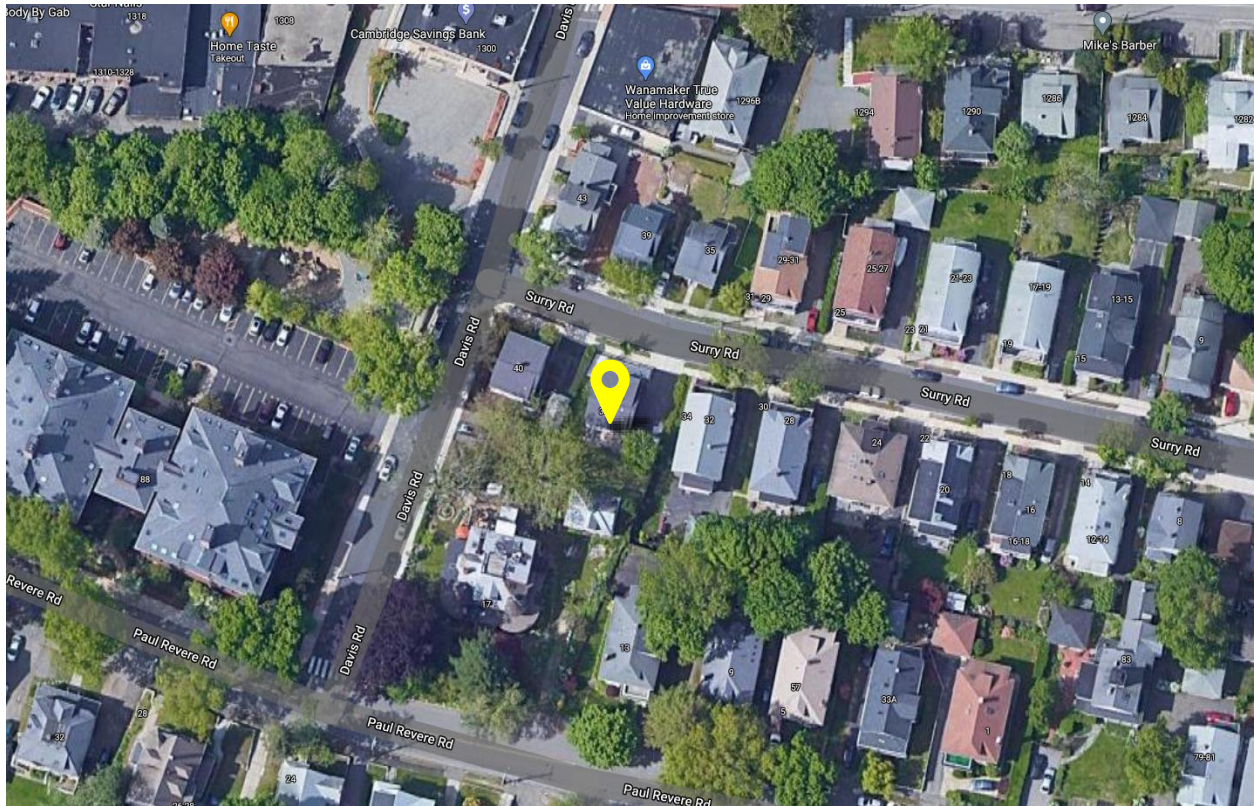
As the aerial photograph of Surry Road demonstrates, most abutting structures occupy the full proportion of the lot frontage allowable by the Zoning Bylaw. The proposed addition would be consistent with the existing spacing and rhythm of structures along

Surry Road. The proposed addition is set back from the principal façade, and its design, materials, and roofline complement the style of the existing structure.

Criterion #7: Detrimental Excess in Particular Use

This proposal would not cause any detrimental excesses.

Below are aerial and street-view photos of the current building:



Recommendation:

The Department of Planning and Community Development maintains that this proposal is consistent with the Zoning Bylaw, and recommends that the Zoning Board of Appeals approve this application.