



**TOWN OF ARLINGTON**  
DEPARTMENT OF PLANNING and  
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE  
ARLINGTON, MASSACHUSETTS 02476  
TELEPHONE 781-316-3090

**MEMORANDUM**

To: Zoning Board of Appeals  
From: Jennifer Raitt, Director, Dept. of Planning and Community Development/kl  
Date: June 22, 2021  
RE: Docket 3660– 10 Sunnyside Avenue; Special Permit under Zoning Bylaw Section 5.5.3  
(Use Regulations for Business Districts)

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The applicant, M.B. Realty Group LLC, seeks a Special Permit in accordance with Section 5.5.3 (table of Use Regulations for Business Districts). The applicant is seeking establish a new location for Column Health business operations in an existing structure with a total gross floor area (GFA) of 7,283 square feet, requiring a change of use from the previous automotive use to an office use. The property is in the B4 Zoning District.

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

Criterion #1: Requested Use

The requested office use is permitted through a Special Permit in the B4 Zone.

Criterion #2: Public Convenience/Welfare

The zoning bylaw explicitly states, “as these [automotive establishments] gradually close, the Town has encouraged conversion of the property to other retail, service, office, or residential use, particularly as part of mixed-use development.”<sup>1</sup>

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

The requested use will not impair the integrity and character of the district or adjoining districts, nor will it be detrimental to the health, morals, or welfare of the neighbors of the property.

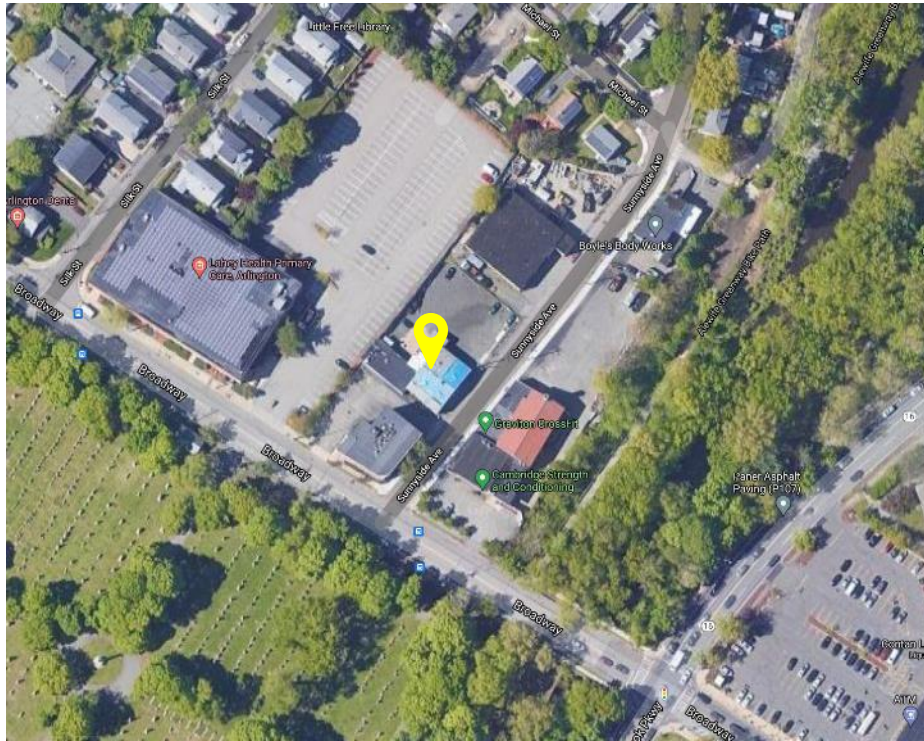
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<sup>1</sup> Arlington Zoning Bylaw, section 5.5.1 (Districts and Purpose),  
<https://www.arlingtonma.gov/home/showpublisheddocument/43413/637533162693430000>

Criterion #7: Detrimental Excess in Particular Use

There would not be any detrimental excesses.

Below are aerial and street-based photos of the property:



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#### Zoning Board of Appeals (ZBA) Decision History

- Docket 3573 (2018): A request by a prior owner for a Variance to perform mechanical work at an autobody repair shop was denied by the ZBA.
- Docket 3257 (2005): Special Permit granted by the ZBA to allow used car sales on the property.
- Docket 1080 (1970): Special Permit request to install two signs denied by the ZBA.

#### Recommendation:

The Department of Planning and Community Development maintains that the proposal for a change of use is consistent with the Special Permit criteria. However, the applicant has not provided the minimum number of required long-term bicycle parking spaces required by Section 6.1.12(D). The applicant is required to provide .5 spaces per 1,000 square feet of GFA, rounded up to the nearest whole number—a total of four spaces. Per Section 6.1.12(C), these spaces are typically located within an enclosed, limited-access area designed so as to protect bicycles from precipitation and from theft.

Additionally, the applicant materials note the intent to install an uplit 20 foot long by 1 foot 1 inch tall sign on the front façade of the building. As per Section 6.2.2(A), a Sign Permit is required prior to installation of any permanent sign and is subject to review by the Department of Planning and Community Development and potentially the Arlington Redevelopment Board. Sign Permit applications are available on the Inspectional Services page of the Town website.<sup>2</sup>

DPCD recommends that the Zoning Board of Appeals request drawings showing the proposed location and quantity of dedicated long-term bicycle parking prior to approving this application.

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<sup>2</sup> Sign Permit Process and required materials: <https://www.arlingtonma.gov/departments/inspectional-services/sign-permit-process>

As noted above, any signage, exterior alterations, and lighting must be reviewed and approved by this department and possibly the Arlington Redevelopment Board.

Related Dockets

- #3645: 5 Forest St— Applicant sought a special permit to establish a consumer service establishment in the B1 Zoning District. Approved with conditions on 2/9/21.
- #3579: 185 Massachusetts Ave—Applicant sought a special permit for a change of use from a retail establishment to a yoga studio in the B3 Zoning District. Approved 10/23/18.