



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: 10/7/2021
RE: Docket 3671 – 24 Ottawa Road; Special Permit under Sections 8.1.3 (B) (Nonconforming Single-Family or Two-Family Dwellings) and 5.3.9(A) (Projections into Minimum Yards)

The applicant, Brian Grady, seeks a Special Permit in accordance with Sections 8.1.3 (B) (Nonconforming Single-Family or Two-Family Dwellings) and 5.3.9(A) (Projections into Minimum Yards) of the Zoning Bylaw. The applicant seeks to construct a two-story addition on the front of a two and three-quarter story structure in the R1 Zoning District. The applicant proposes to add an enclosed mudroom to the front of the addition. The addition would increase the total square footage of the structure from 1,600 to 1,974 square feet (+374 square feet).

The property is in the R1 Zoning District, and is nonconforming with the Zoning Bylaw's lot area, frontage, front, left, and rear yard depths, height in stories, and usable open space requirements.¹ The proposal would create a new nonconformity regarding lot coverage, which would increase from 34.66% to 40.69% (+6.03%).

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

The 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.

¹ There are discrepancies between the height in stories noted in the original application materials and the updated materials, however from the architectural plan set it appears that the existing structure is a nonconforming 2.75 stories. This nonconformity would not be increased by the proposal.

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

The proposed addition provides a modest increase in square footage through projecting the front façade of an existing structure 7.5 feet forward into the front setback, which maintains consistency with the rhythm of other structures on Ottawa Road.² The overall massing and appearance from the street would remain similar to the existing structure. A note on the elevations (sheet A-3) indicates that new shutters will be added to the second story windows, which will add an additional level of detailing to the façade.

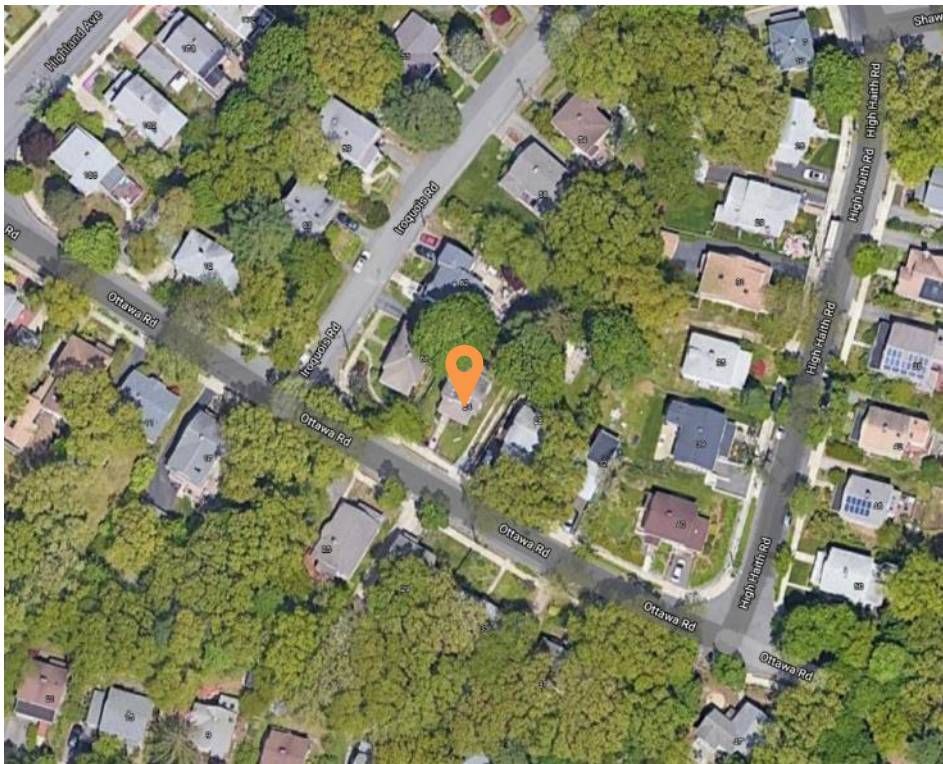
The mudroom addition is not yet prevalent on other structures on Ottawa Road, however most abutting structures have porticos or porches. While those features are not enclosed, they appear to be of similar size and scale to the mudroom proposed by the applicant.

Although not required by zoning, the applicant is encouraged to explore the potential for simplifying the converging roof lines where the sloped ceiling of the second-floor addition meets the third floor, which is already complicated by the two existing rooflines created through the principal sloped roof and the existing dormers. A more organized roof design would improve the renovated structure's contribution to the existing streetscape.³

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:



² Residential Design Guidelines, Principle B-3 (pg. 33)

<https://www.arlingtonma.gov/home/showpublisheddocument?id=54518>

³ Residential Design Guidelines, Principle C-1 (pg. 35)



Recommendation:

The Department of Planning and Community Development (DPCD) recommends that the applicant consider the described aesthetic improvements to the plans. Overall, DPCD maintains that this proposal is consistent with the Zoning Bylaw and recommends that the Zoning Board of Appeals approve this application.