



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: 10/5/2021
RE: Docket 3674 – 9-11 Adams St; Special Permit under Zoning Bylaw Section 8.1.3(B)
(Nonconforming Single-Family or Two-Family Dwellings)

The applicants, Heidi Wettach and Greg Walters, seek a Special Permit in accordance with Section 8.1.3(B) (Nonconforming Single-Family or Two-Family Dwellings) of the Zoning Bylaw. The applicants seek to replace their existing garage with a new, larger garage with Type 1 construction. The proposed accessory structure would increase the total square footage of the accessory structure from 430 to 555 square feet (+125 square feet).

The property is in the R2 Zoning District, and is nonconforming with the Zoning Bylaw's lot area, frontage, front and right side yard depths, lot coverage, and usable open space requirements. Section 5.4.2.B(7) of the Zoning Bylaw notes that a Type 1 private detached garage does not need to conform to side or rear yard setbacks so long as the garage is entirely located within the rear or side yard. The proposed garage would be located entirely within the rear yard, and therefore a rear or side yard setback is not required. The proposed garage would increase the lot coverage from 40% to 44% (+4%).

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 R2 Zoning District through the granting of a Special Permit.

Criterion #2: Public Convenience/Welfare

The proposal would provide additional enclosed parking and storage 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

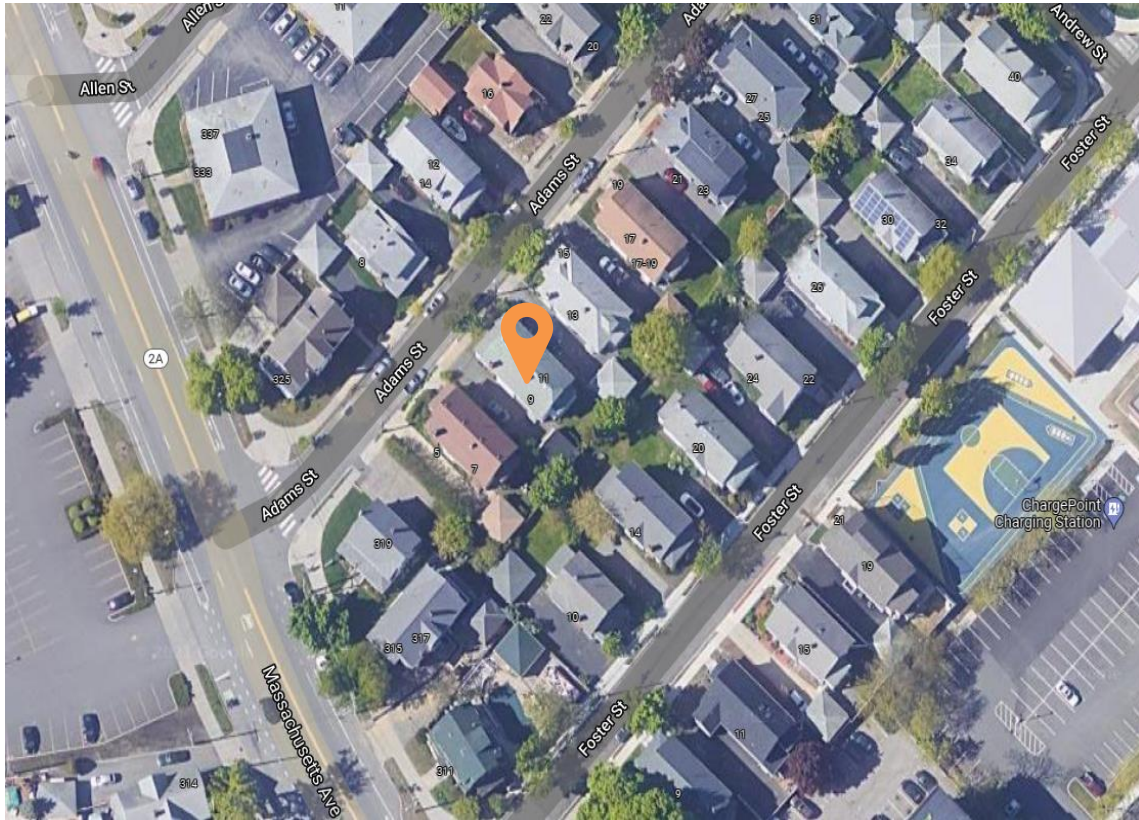
Properties along this portion of Adams Street have either no garage, a one-stall detached garage, or a two-stall detached garage (a portion of which is typically obscured from the street view due to their location in the rear yard setback of a structure). No garage typology predominates. This proposal would not detrimentally impact the neighborhood character, nor will it be detrimental to the health, morals, or welfare of the neighbors of the property.

Criterion #7: Detrimental Excess in Particular Use

This proposal would not cause any detrimental excesses.

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





Recommendation:

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