



**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: Kelly Lynema, Assistant Director, Dept. of Planning and Community Development  
Date: 12/20/2021  
RE: Docket 3682 – 41 Oldham Road; Special Permit under Zoning Bylaw Section 5.3.9(A) (Projections into Minimum Yards) and 5.4.2(B)(6) (Large Additions)

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The applicants, Garr and Lori Tomlinson, seek a Special Permit in accordance with Section 5.3.9(A) (Projections into Minimum Yards) and 5.4.2(B)(6) (Large Additions) of the Zoning Bylaw. The applicants seek to construct a large addition on the rear of the first floor and add second floor to their single-family home, extending the building footprint 20 feet 6 inches into the rear yard. The proposal would result in an increase in square footage from 3,723 to 5,946 square feet (+2,223 square feet). Lot coverage would increase from 16% to 25% (+9%).

The applicants also seek to construct a 336 square foot porch along half of the front façade of the renovated structure, which exceeds the maximum 25 square foot projection into a minimum yard allowable by right in the zoning bylaw.

The existing structure conforms with the current Zoning Bylaw's dimensional requirements for the R0 district. The proposed porch would introduce a new nonconformity by reducing the front yard setback from 29.8 feet to 21.8 feet (-8 feet). 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 through a Special Permit in the R0 zoning district.

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

The Engineering Division should review the application's stormwater analysis report to determine whether the addition will increase the surface water runoff rate relative to the predevelopment runoff rate, as per Article 15 of the Town Bylaw.

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

In the last 20 years at least nine homes on Oldham Road have been demolished and rebuilt, and several more have received substantial renovations. Additionally, the immediately abutting structures on either side of 41 Oldham Road have large open front porches. The proposed addition and proposed front porch complement the style and pattern of the other structures along Oldham Road.

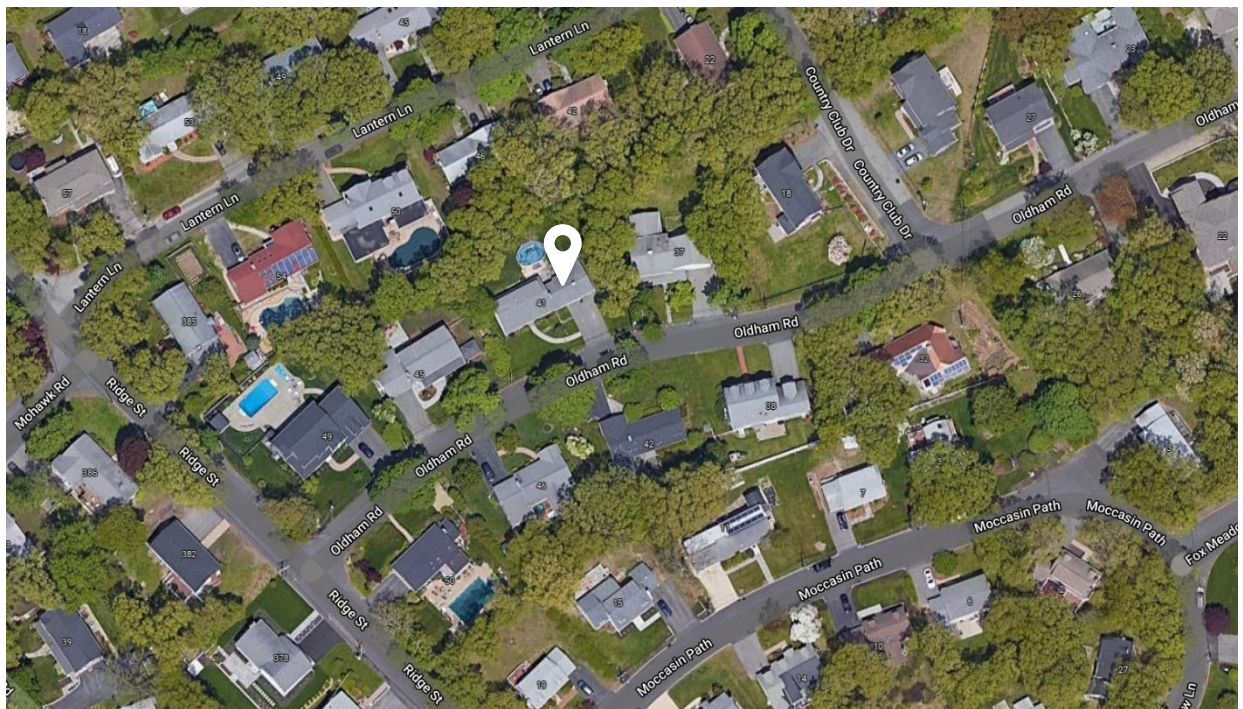
The addition is designed to renovate the existing structure from a ranch style home into a contemporary colonial. While the renovated structure will be significantly larger, the elements of the structure—windows, dormers, garage doors, and main entry—are adequately ornamented, and balance the proportion of the structure creating a welcoming appearance and improving the streetscape.<sup>1</sup>

This proposal does not threaten neighborhood character, nor is it detrimental to health, morals, or welfare.

Criterion #7: Detrimental Excess in Particular Use

There would not be any detrimental excesses.

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



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<sup>1</sup> Residential Design Guidelines, Principles A-1, A-2, A-3, B-1, B-2, B-3, C-1  
<https://www.arlingtonma.gov/home/showpublisheddocument?id=54518>





Recommendation:

The Department of Planning and Community Development maintains that the proposal is consistent with the Special Permit criteria and therefore recommends that the Zoning Board of Appeals approve this application.

Related Dockets:

- #3656: 53 Pine Ridge Rd – Applicant sought a special permit to create a large addition of 1,822 square feet to their single-family home in an R1 district.
- #3614: 20 Beacon St – Applicant sought a special permit to create a large addition of 1,896 square feet to their single-family home in an R2 district, citing a desire to remain in their property instead of moving away from Arlington. Approved on 1/28/20.
- #3603: 34 Governor Rd – Applicants sought a special permit to create a large addition of 1,575 square feet to their single-family home, citing a desire to accommodate a growing family and love for the neighborhood. Approved on 9/27/19.