



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 3683 – 66 Freeman St; Special Permit under Zoning Bylaw Section 8.1.3(B)
(Nonconforming Single-Family or Two-Family Dwellings)

The applicants, Robyn Bigs and Nathaniel Fuller, 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 construct an addition of a shed dormer on the right side of the finished third story. The addition would increase the total square footage of the structure from 4,148 to 4,738 square feet (+590 square feet). Although not identified in the drawings, the application materials state that less than half of the area of the 3rd story will have a height greater than seven 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, and landscaped and usable open space requirements. No other existing nonconformities would be created or increased by this proposal.

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 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.

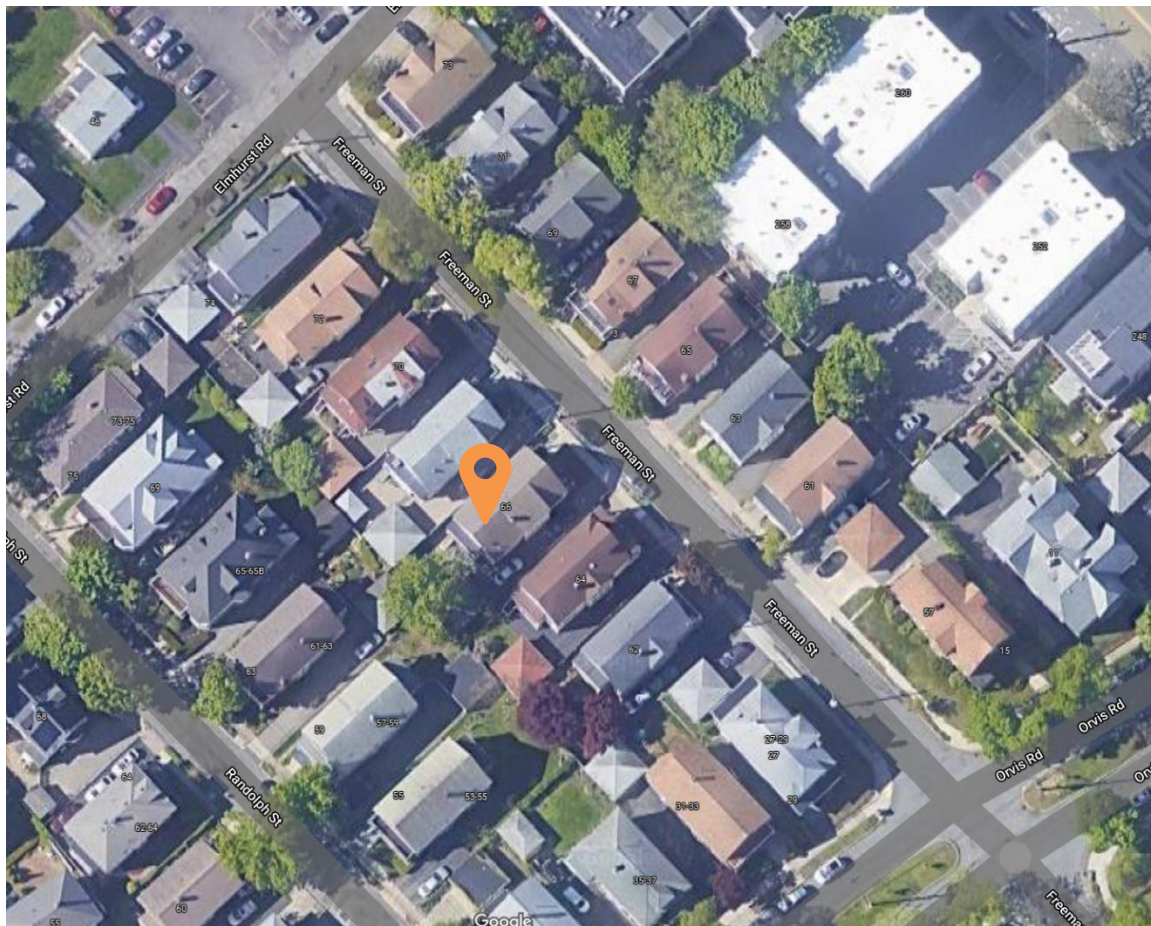
Criterion #6: Integrity/Character of District; Detrimental to Health, Morals, Welfare

Shed dormer additions are prevalent throughout the area and along Freeman Street, although most structures have only a single dormer instead of dormers on both sides of the roof. Although not required by zoning, the applicant is encouraged to explore the potential for minor adjustments to the location of the dormer windows to align them with existing windows on the side façade. The applicant is also encouraged to set back the front of the proposed dormer to align with the front of the existing dormer.¹ These changes would improve the renovated structure's contribution to the existing streetscape.

Criterion #7: Detrimental Excess in Particular Use

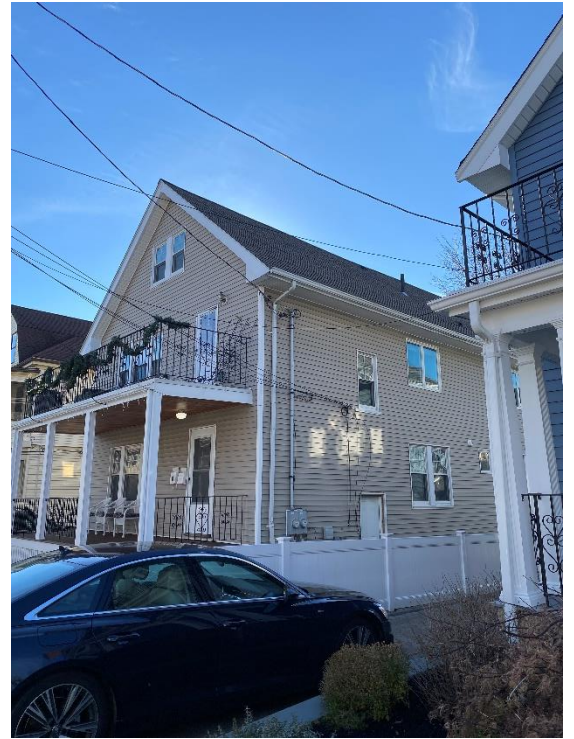
This proposal would not cause any detrimental excesses.

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



¹ Residential Design Guidelines, Principle C-1, pg. 36.

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



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.