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Dear Zoning Board of Appeals,

I am writing to object to the new house that is being proposed to be built on 39 Woodside Lane that is being portrayed as an “addition” but is more than doubling the size of the current house. I object for the following reasons:

- (1) It is too large for the neighbors and diminishes the neighborhood. The attached spreadsheet (Exhibit 1) presents data on the houses from 5 through 75 Woodside Lane.
 - a. The average size of houses from 5 through 75 Woodside Lane is actually 1,500 and the median house size on the street is 1,436. In other words, half of the houses are less than 1,435 square feet.
 - b. The houses from 25 through 38 Woodside Lane are all 700 square feet.
 - c. One third of houses from 5 through 80 Woodside Lane are less than 1,000 square feet
 - d. One third are between 1,000 and 1,500 square feet.
 - e. Only 2 houses are more than 2,000 square feet, including one that is out of scale for the neighborhood that was recently enlarged that has reduced the visibility of neighbors.
 - f. The developer only selected very large, out of scale houses to compare to the proposed addition. The “comparison houses” do not provide an accurate set of comparisons for houses on Woodside Lane.
 - g. The proposed addition will abut public open space.
 - h. The scale of the proposed addition does not meet the bylaw provision that, “Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.”
- (2) The “addition” will reduce green space that is needed for storm water run-off and it is not clear the developer has a plan to mitigate water issues caused from taking up green space.
- (3) In sum, the proposed “addition” is detrimental to the neighborhood and does not meet the Zoning By Law provision 3.3.3 G.

Thank you for considering this objection.

Diane Schilder

Attachment