

Dear Zoning Board of Appeals,

I am writing in objection of the variance application from the owner/developer of 39 Woodside Lane. I am unsure if I will be able to attend the meeting this evening in time for the scheduled portion regarding this application, so am writing this email to document my objections.

The proposed design is not in scale with the existing homes along the stretch of Woodside Lane where the property resides. The original homes, predominantly built in the 1950s, were cottages of approximately 700 square feet. Over the years many of these properties have elected to build additions which bring their square footages closer to 1500 square feet on average. The 4145 sq ft total floor area proposed in this application is grossly out of scale with existing properties. While there have been two homes of this size built within this area in recent years, they were also developer-driven projects without sensitivity to the existing character of the neighborhood.

In addition, the design of this addition includes building along the full length of the front setback and completely within the Northeast side setback, due to the existing nonconforming garage structure. Most properties in this zone are set much further back from the road, and do not completely cover the available frontage PLUS the side setback. In this context, this design proposal is out of step with the surroundings.

I recommend rejection of this variance application so that the developer will build within their allotted buildable area. Design adjustments in-line with the Arlington Residential Guidelines would also be recommended so that the front facade can be of a similar scale to those that currently exist in this neighborhood.

Thank you for hearing my objection.

Best,

Kristina Osborn  
co-owner 30 Woodside Lane