



TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

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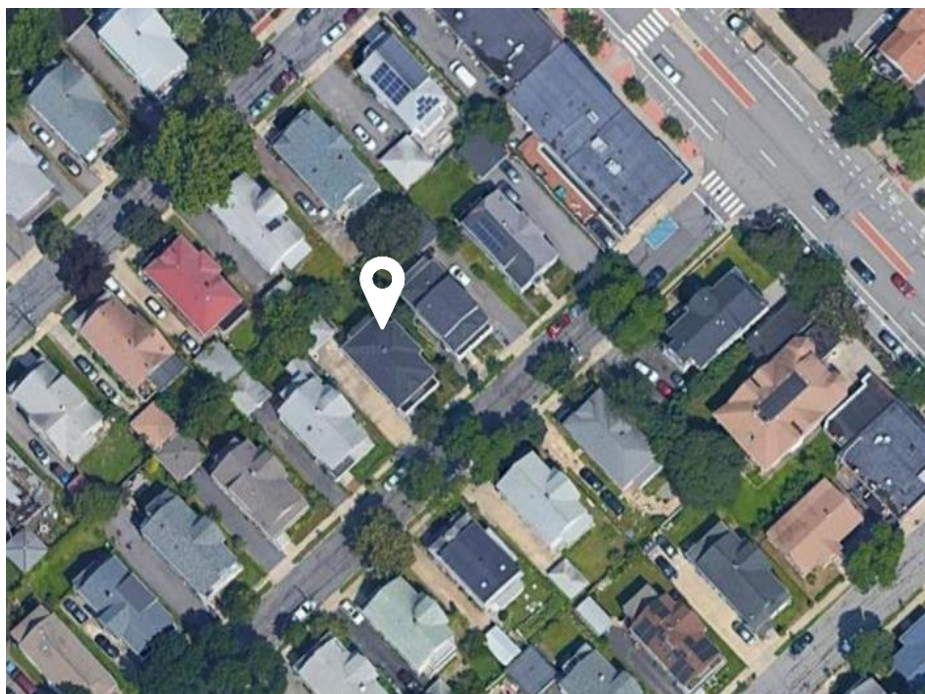
MEMORANDUM

To: Zoning Board of Appeals
From: Claire Ricker, Director, Dept. of Planning and Community Development
Marisa Lau, Senior Planner
Date: 11/4/2022
RE: Docket 3721 – 13-15 Melrose St; Special Permit under Zoning Bylaw 8.1.3(B)
Nonconforming Single-Family or Two-Family Dwellings

The applicant, James Fleming, seeks a Special Permit in accordance with Section 8.1.3.B - Nonconforming Single-Family or Two-Family Dwellings of the Zoning Bylaw. The applicant seeks to construct an addition of two dormers and make other interior and exterior renovations to a two-family home. The proposal would add 180 square feet of living area to the attic. The total square footage of the structure would increase from 2,986 SF to 3,166 SF (+180 SF) under the proposal.

The structure is in the R2 Zoning District and is nonconforming with the Zoning Bylaw's lot size; frontage; front and right side yard; lot coverage; and usable open space requirements. The project reduces the overall usable open space from 26.4% to 24.9% (under the minimum requirement of 30%). The applicant is not increasing the footprint of the existing structure. The addition would not increase any of the nonconformities of the existing structure.

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





Summary of Analysis:

The Department of Planning and Community Development (DPCD) maintains that this proposal is permitted by right under Section 8.1.3.A - Nonconforming Single-Family or Two-Family Dwellings of the Zoning Bylaw.

Recommendation:

DPCD recommends withdrawal of the application for a Special Permit.

Related Dockets:

- #3716: 70-72 Oxford St – Applicant sought a special permit to construct an addition of two shed dormers on a nonconforming lot in the R2 Zoning District. Approved 9/27/2022.
- #3710: 33 Varnum St – Applicant sought a special permit to construct an addition of two shed dormers on a nonconforming lot in the R2 Zoning District. Approved 8/30/2022.
- #3706: 13-15 Adams St – Applicant sought a special permit to construct a dormer addition on a nonconforming lot in the R2 Zoning District. Approved 8/9/2022.
- #3700: 38-40 Newport St – Applicant sought a special permit to construct an addition of two shed dormers on a nonconforming lot in the R2 Zoning District. Approved 7/12/2022.