



TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

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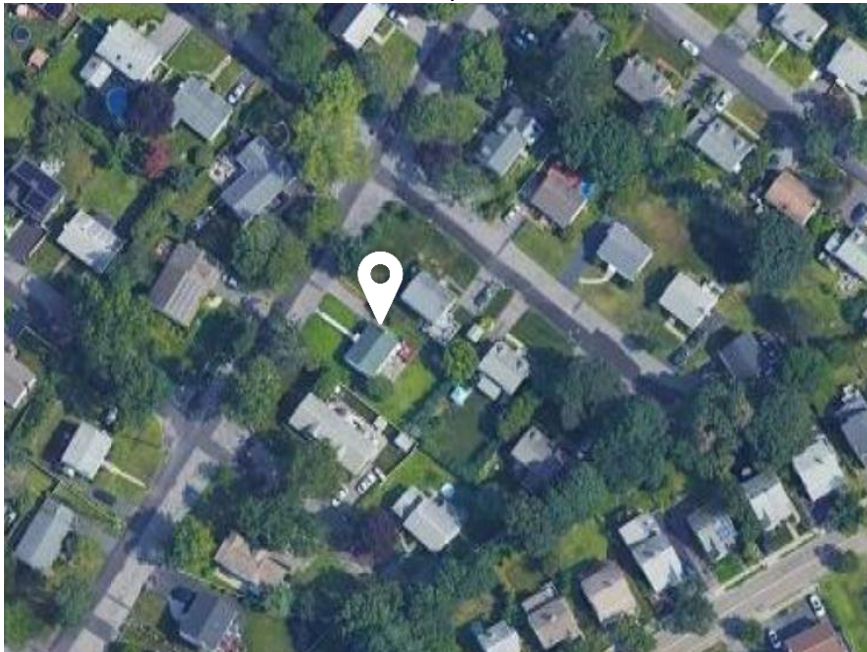
MEMORANDUM

To: Zoning Board of Appeals
From: Claire Ricker, Director, Dept. of Planning and Community Development
Marisa Lau, Senior Planner
Date: 12/6/2022
RE: Docket 3725 – 160 Wollaston Ave; Special Permit under Zoning Bylaw Section 5.3.9(A)
Projections into Minimum Yards

The applicant, Kesenia Owbo-Ovuakporie, seeks a Special Permit in accordance with Section 5.3.9(A) Projections into Minimum Yards of the Zoning Bylaw. The applicant seeks to construct a new 4,679 SF single family home on a vacant lot where a single family home was recently demolished. Staff note that due to the proposed increase in gross floor area outside of the demolished building footprint a Special Permit under Section 5.4.2(B)(6) Large Additions is needed. The applicant should also request variances to reduce the dimensional requirements for usable open space and the rear yard setback. Under the proposal, the total square footage of the structure would increase from 2,678 SF to 4,679 SF (+2,001 SF) and lot coverage would increase to 31.8% from an unspecified amount.

The structure is in the R-1 Zoning District and prior to demolition did not have any nonconformities. The project increases the size of the building footprint and reduces the overall usable open space (under the minimum requirement of 30%) and landscaped open space, creating new nonconformities.

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





Summary of Analysis:

The Department of Planning and Community Development (DPCD) maintains that this proposal is not permitted by right under the Zoning Bylaw.

Recommendation:

DPCD recommends the applicant withdraw the application for a Special Permit under Section 5.3.9(A) Projections into Minimum Yards and either revise the proposal to be consistent with the Zoning Bylaw, or submit the following:

- Special Permit application under Section 5.4.2(B)(6) Large Additions
- Variance application under Section 5.4.2 (Dimensional and Density Requirements)