

Dear Members of the Arlington Zoning Board of Appeals,

We live in the Call-Bartlett House at 216 Pleasant Street in Arlington and would like to express our point of view that the development of 212 Pleasant will be detrimental to the welfare of the immediate neighborhood. The plan as it stands will adversely affect the enjoyment, view, and access to Spy Pond for us and our neighbors. Our home will be turning 170 years old next year and we are only the sixth owners since it was built by Henry Call in 1854. At that time, the properties of 214, 216 and 212 were all part of the estate, with 218 as the horse stables. The properties remained connected by deed and/or family for the next 100 years until the early 1950s when our little cul-de-sac emerged as it is today.

Much like 170 years ago, the residents of this unique little area have a bond more closely resembling family than neighbors. We suggest that the neighbors who know the area intimately should have a more substantial say than developers in evaluating how this expansion will impact the integrity, character, health, morals, and welfare of the area. Upon a closer examination of this special permit application, we believe the ZBA will find the adverse effects to the character, history, and integrity of the neighborhood far exceed and outweigh any benefit brought by building the proposed home. This development is neither essential nor desirable to public convenience or welfare. Turning this cottage into a modern 4-bedroom home will not only destroy the historical connection to surrounding homes, but also result in increased traffic and negative impact to pedestrian safety as there are 3 blind turns between Pleasant Street and the cottage, on which children regularly play.

In keeping with history, reason and conscience, and consistent with Section 3.3 of the Zoning Bylaw, we strongly hope and expect the ZBA to deny this application. If this application is approved however, we'd like to request a special condition within the approval to prevent parking within the deeded easement which gives us access to Spy Pond.

Parking Plan and Easement

While in the application, it's stated that there are currently *two parking spaces* in the lot, historically, in the past decades, there has only been *one car* parked in the lot. This is based on our firsthand experience, communication with previous owner, and from our neighbors who have lived here for 16 years. The proposed addition of living space will lead to increased number of residents at 212 Pleasant Street. We would request the petitioner modify the plan to clearly delineate the parking area for the new proposed home by showing how that parking area would fit the proposed two cars. We have serious concerns that the expansion of this home will result in future impediment to our deeded easement to access Spy Pond and want to avoid future conflicts amongst the neighbors. We would like the public record to reflect a parking plan, confirming easement won't be blocked in the final submitted plan.

Character of the Neighborhood

Additionally, we have concerns surrounding how such a large addition would impact the character of our neighborhood, the use and enjoyment of our home, the surrounding neighborhood and our quality of life *long term*. We have been in our home for almost 8 years, and Chia-Yun Jess owned a condo down on Pleasant Street before we got married. We love this neighborhood and appreciate how unique and wonderful it's situated – its proximity to Route 2 and Alewife, and more importantly, our access to Spy

Matt Dawson and Chia Yun Sun
216 Pleasant Street, Arlington, MA, 02476

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Pond. We spent many wonderful summer hours in our kayaks and canoe, and we love to skate on the pond when it freezes over. We often take our friends on canoe rides and made many wonderful memories on Spy Pond – exploring Elizabeth Island and observing nature with our niece and nephews, watching Arlington Town day fireworks from the water, skating under the moonlit frozen lake, having neighborhood parties on the frozen pond, or chatting with the ice fishermen. These are unique characteristics only people who live here would understand and appreciate. This is one of the main reasons we live here in our home – we love the suburban nature of our neighborhood, and we treasure the histories of Spy Pond. The original owner of our home was mentioned in a documentary making a business by harvesting ice from Spy Pond. Preserving the characteristics and making renovations respectfully is extremely important to us, and the current proposed plan is out of scope of our charming neighborhood.

Respectfully,

Matt Dawson and Chia Yun Sun