



TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

MEMORANDUM

To: Zoning Board of Appeals
From: Claire Ricker, AICP, Director, Dept. of Planning and Community Development
Marisa Lau, Senior Planner
Date: 3/24/2023
RE: Docket 3733 – 212 Pleasant Street; Special Permit under Zoning Bylaw 5.4.2.B(6)
Districts and Uses (Large Additions)

The applicant, Nellie Aikenhead, seeks a Special Permit in accordance with Section 5.4.2.B(6) Districts and Uses (Large Additions) of the Zoning Bylaw. The applicant seeks to construct a two-story addition to a one-story single-family home. The addition would increase the total square footage from 822 SF to 2,175 SF (+1,353 SF or a 165% increase over the existing structure). Under the proposal the lot coverage would increase from 12.1% to 17.3% (+5.2%).

The existing structure is located on an interior lot in the R1 Zoning District and is nonconforming with the Zoning Bylaw's frontage and side yard requirements on the northern side. The proposed addition would extend the building footprint 5 feet 3 inches into the western side yard decreasing the setback from 20 feet 9 inches to 15 feet 6 inches (10 feet required). The footprint would also be extended approximately 2 feet into the rear (southern) yard. A cantilevered rear porch is proposed. The building height would increase from 17 feet 3.5 inches to 26 feet 1 inch under the proposal (+8 feet 9.5 inches). The addition would not increase any of the existing nonconformities.

The following is an application of the Special Permit criteria (Zoning Bylaw Section 3.3.3):

Criterion #1: Requested Use

The requested use is permitted through a Special Permit in the R1 zoning district.

Criterion #2: Public Convenience/Welfare

This proposal would provide additional living space.

Criterion #3: Undue Traffic Congestion/Impairment of Public Safety

There would not be an increase in traffic congestion or an impairment of public safety.

Criterion #4: Undue Burden on Municipal Systems

There would not be an undue burden on municipal systems.

Criterion #5: Special regulations

This proposal would not result in the need for special regulations.

Criterion #6: Integrity/Character of District; Detrimental to Health, Morals, Welfare

The proposal includes an indoor/outdoor room in the basement, a two-story addition located in the rear yard, and a new upper level with 999 SF of gross floor area.

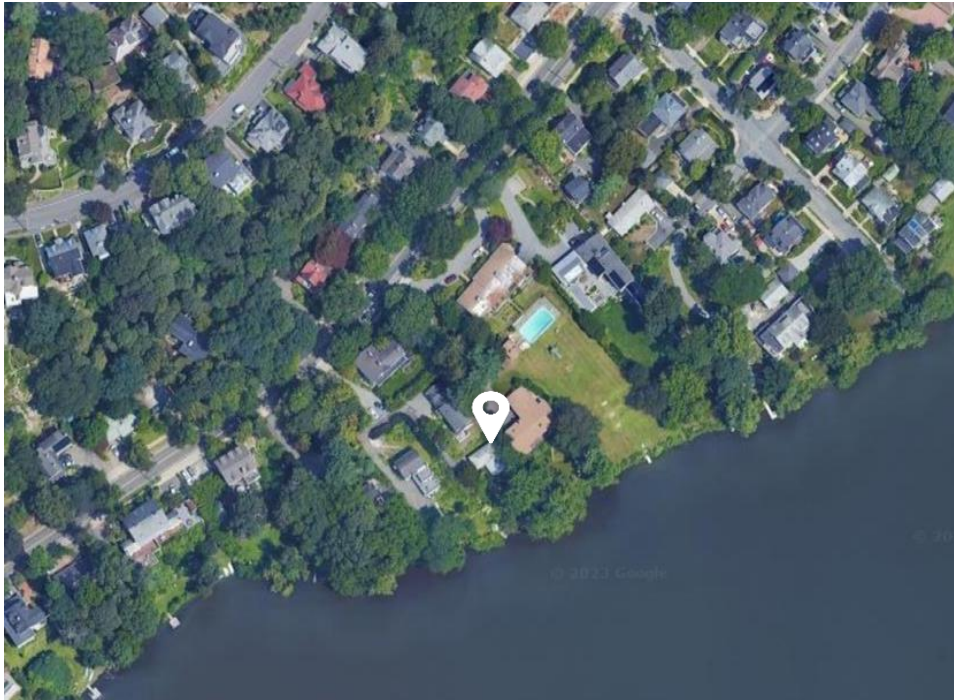
The subject property is located on an interior lot that abuts Spy Pond along the rear property line. The property is approximately 200 feet from the nearest public way, which is Pleasant Street. Homes in the vicinity include a range of architectural styles, typically Colonial, Old Style, and Cape-style as well as some Ranch and contemporary-style homes to the east of Pleasant St. The addition is designed to complement the scale and style of adjacent homes in the neighborhood. The proposed design includes a flat roof that reduces the impact of the increased mass of the addition.¹ Overall, this proposal would not detrimentally impact the neighborhood character of the district or adjoining districts, nor will it be detrimental to the health, morals, or welfare of the neighbors of the property.

The property is within the Pleasant St. Historic District and the proposed project has been issued certificates of appropriateness by the Arlington Historic District Commission for exterior changes.

Criterion #7: Detrimental Excess in Particular Use

There would not be any detrimental excesses.

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



¹ Residential Design Guidelines, Principles A-1, A-2, B-1, B-3 and C-1
<https://www.arlingtonma.gov/home/showpublisheddocument?id=54518>



Summary of Analysis:

The Department of Planning and Community Development (DPCD) maintains that this proposal is consistent with the Special Permit criteria in Section 3.3.3, A through G, of the Zoning Bylaw.

Related Dockets:

- #3709: 49 Valentine Rd – Applicant sought a special permit to create a large addition of 882 square feet to their single family home for additional living space. Approved 8/30/22.
- #3699: 68 Brantwood Rd – Applicant sought a special permit to create a large addition of 2,028 square feet to their single-family home citing a desire to update and modernize their childhood home for their family. Approved 6/14/22.
- #3688: 44 Edmund Rd – Applicant sought a special permit to create a large addition of 776 square feet to their single-family home to accommodate a growing family. Approved 5/24/22.