

To: Arlington Zoning Board of Appeals

From: Nellie Aikenhead and Mark Halliday

Date: July 27, 2023

Re: Revised Application for Special Permit – 212 Pleasant Street

We respectfully request that the ZBA re-open our hearing for a Special Permit for a large addition at 212 Pleasant Street. Our architectural and engineering plans have not changed at all. However, after many conversations with Inspectional Services and careful review of the relevant portions of the zoning bylaws, including the definitions, we have revised a few figures and corrected some language in the application form (summary below). None of these changes affect the compliance of our project.

1. Most importantly, Inspectional Services and the zoning bylaw are clear that the square footage of an addition does not include a second floor built over an existing footprint, so we have adjusted our request accordingly. We are asking for a Special Permit to construct a 936 sq ft addition. The extra 186 sq ft over what is allowed by right will enable us to construct a full height walk-out basement, which, since it is located at the rear of the house, will not be visible to the neighbors. We are also requesting approval for the option to utilize the Exemption for Energy Efficient Homes.
2. We calculated the footprint of the addition (312 sq ft) based exactly on our architectural plans rather than using a rounded 350 sq ft number.
3. Based on Gross Floor Area (GFA) figures provided by the surveyor (and now included on the survey, a copy of which is attached hereto), we have corrected the GFA figures in the application.
4. The change in GFA automatically caused the figures that are based on GFA, including landscaped open space, usable open space, and floor area ratio, to adjust.
5. Rather than calculating Usable Open Space based on the entire backyard, which is 111% of GFA, the surveyor identified 1,159 sq ft, that meet slope, size, and minimum percentage of GFA requirements. We verified the slope is well below the maximum allowed using a slightly different area suggested by Inspectional Services.

As you know, our project has been reviewed and approved by every relevant board and commission in Arlington. We received a unanimous vote of approval from the Historic District Commission and a unanimous vote of approval from the Conservation Commission. We have obtained approval from staff in the Engineering Department for our stormwater management

plan, an OK from the Arlington Tree Warden, and a signoff from the Arlington Fire Department. Our project has been vetted by staff in the Department of Planning and Community Development, who concluded that it was consistent with the Special Permit provisions.

In addition, we have tried to be respectful of our neighborhood and thoughtful about our natural environment.

- Our roof height (26' 1") is lower than it could be by almost 9';
- We are proposing just two stories instead of the allowable 2 ½ stories;
- Our lot coverage is 17% instead of the allowable 35% maximum;
- Our usable open space is 35% of GFA, even without including 2/3s of the backyard;
- Our landscaped open space is 30% of GFA, which is well above the required 10% minimum; and
- We plan to create a highly energy efficient home that is as close to net-zero as is feasible.

We very much hope that we have produced a plan that the ZBA is able to approve!