

Dear Members of the Zoning Board of Appeals,

As one of the nearby abutters, I recently received a notification from the Zoning Board of Appeals regarding the re-opening of the hearing regarding a proposed large addition to 212 Pleasant Street.

I am writing to express my concern regarding this revised proposal.

I have lived at 215 Pleasant Street for more than thirty years. In the past few years, I have been very fortunate to be able to take a more active role in the Arlington community, serving as a Town Meeting Member for Precinct 10 as well as participating on various Town boards and committees. Unfortunately, I am unable to attend the 8/29 hearing as I have a conflicting meeting as a member of the MBTA Communities Working Group.

Please read this letter in to the public comment in lieu of my attendance at the 8/29 hearing.

My concerns continue to be the ones I expressed at your February 28th meeting. That is that the addition is extremely and overly large relative to the current size of the house, and given the proximity of the site to its immediately abutting neighbors, granting the applicant relief per their application will be an incredible short-term burden during construction, a significant long-term burden in the quality of the experience of living in their homes, and a sizeable expense in the potential reduced value of their properties.

From the applicant's July 27th cover letter, I understand that the applicant has made no substantive change to their original proposal. The re-opening of the hearing is based almost solely upon a new interpretation of the pertinent Town zoning bylaws. I defer, of course, to the expertise of the Zoning Board of Appeals to make a determination as to the accuracy of this re-interpretation.

If the ZBA does agree unfortunately with the applicant's interpretation of the bylaws, I encourage the ZBA to vote against approving the applicant's application, further negatively impacting the neighbors of 212 Pleasant St.

One of the purposes of our zoning bylaws is to protect neighbors from unreasonable and overly burdensome effects of changes made by property owners. The neighbors of 212 Pleasant St. are overwhelmingly opposed to the applicant's proposed changes. I urge the ZBA to respect these neighbors' concerns, and vote against the applicant's proposal.

Sincerely,  
Rebecca Gruber  
215 Pleasant Street