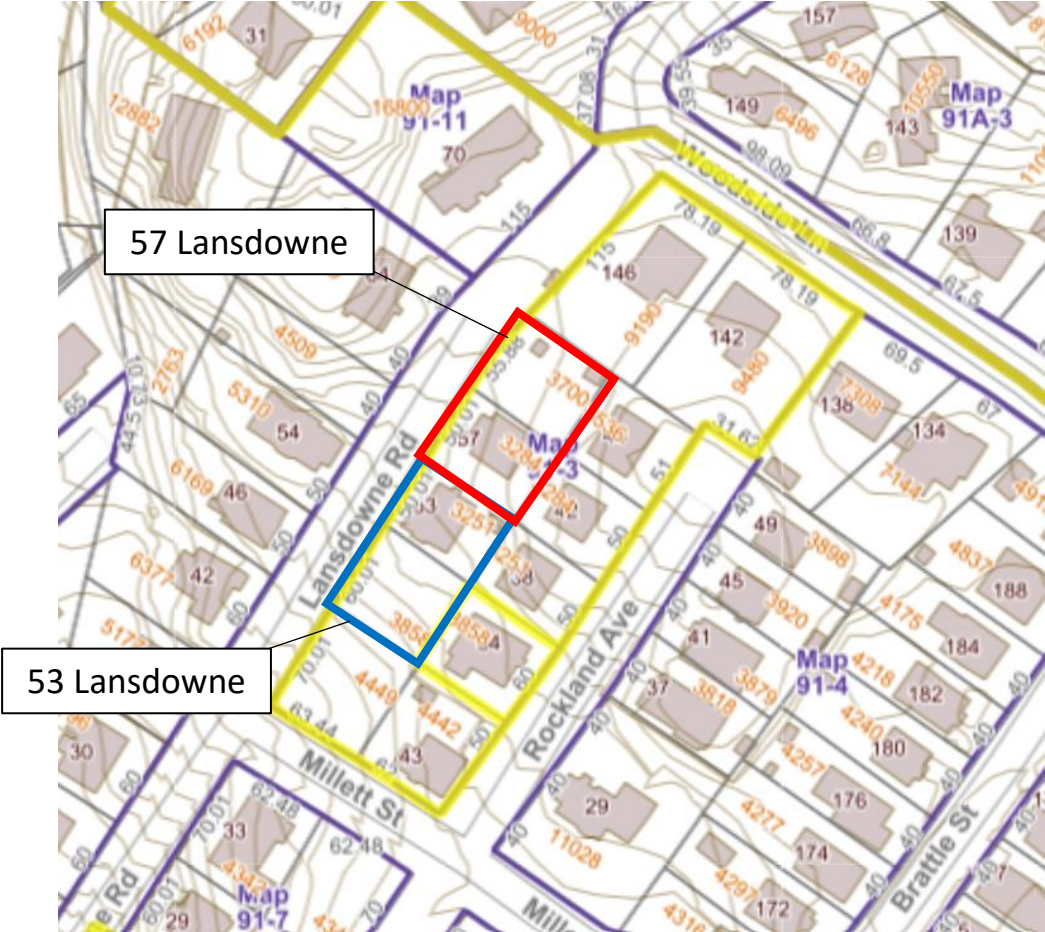
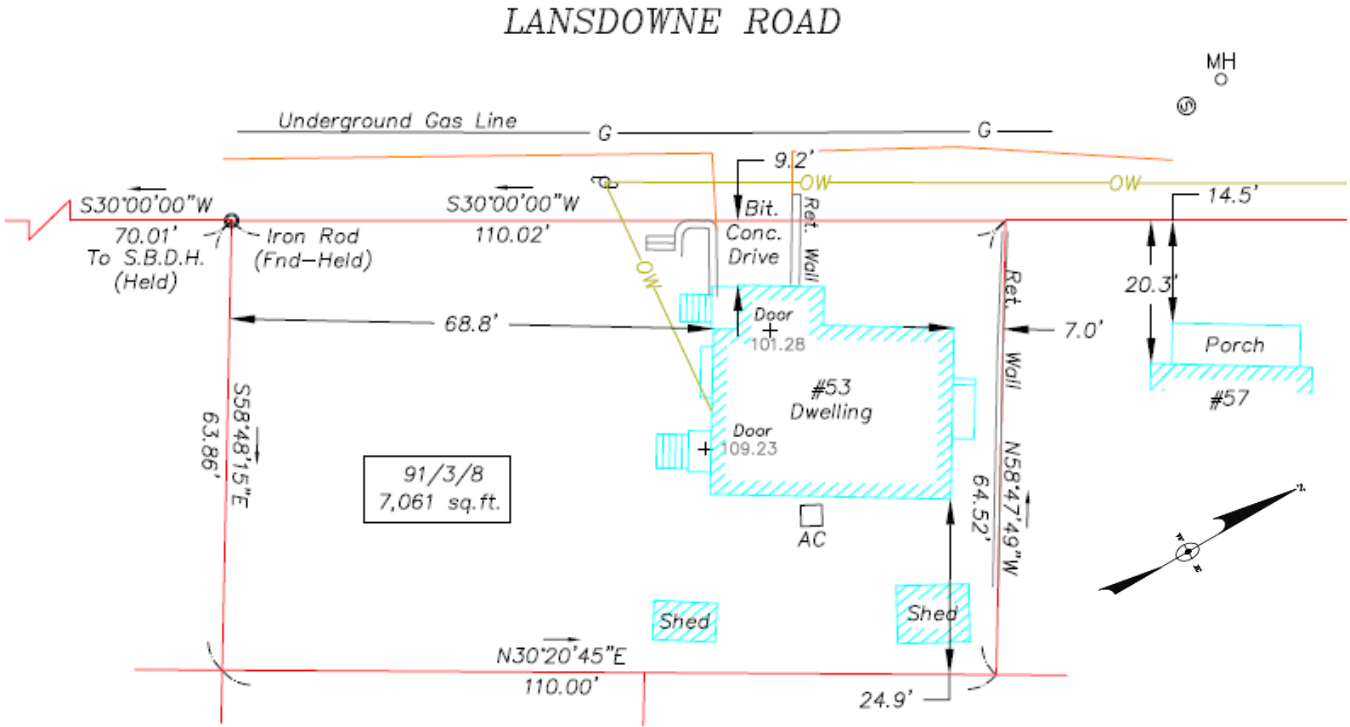


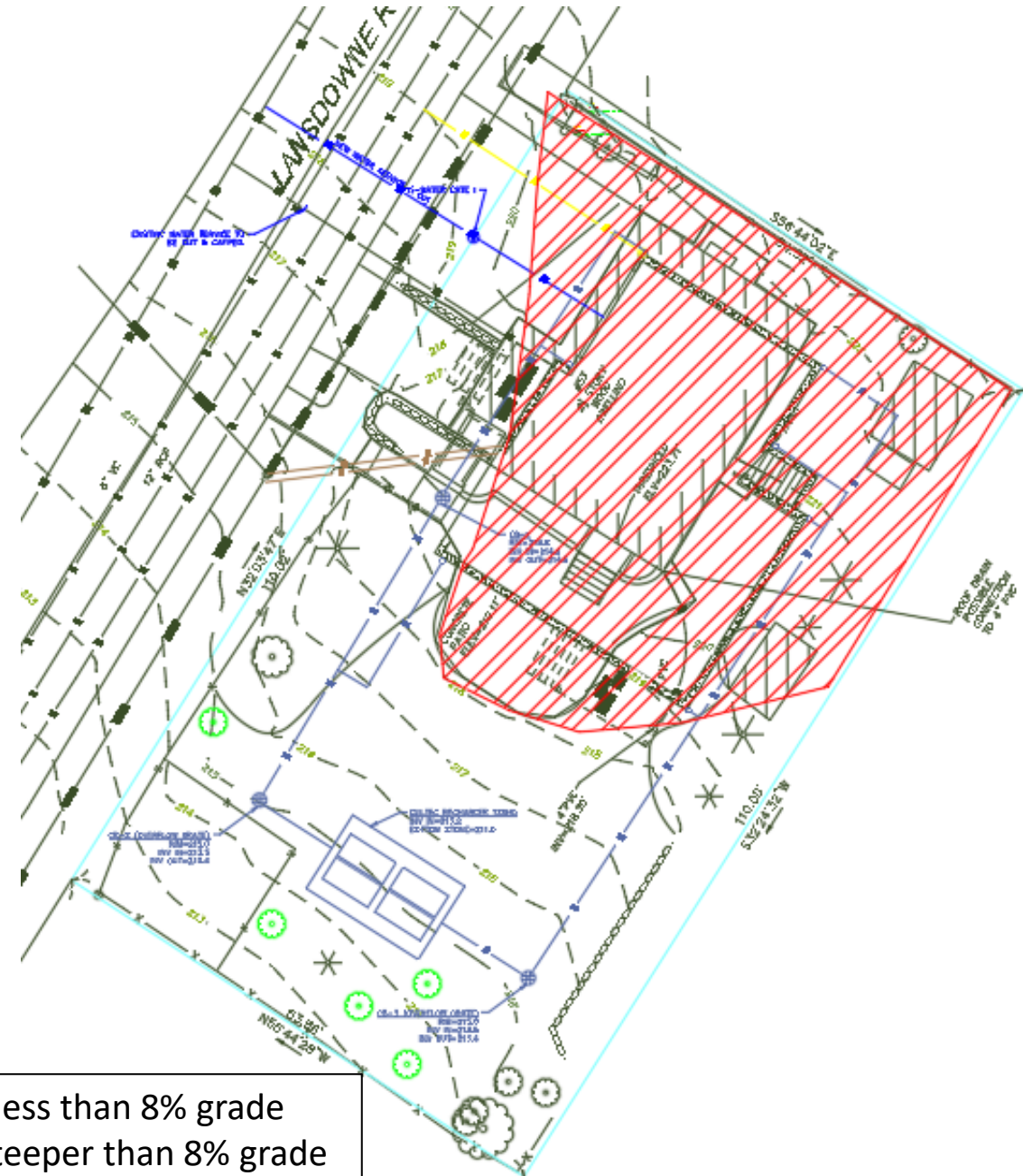
Request for Variance: Front Setback at 53 Lansdowne Road

- Our lot at 53 Lansdowne Road is 110 ft. long by 64 ft. deep. We are in zoning district R1. We currently have a single-family home situated on the north side of the property with a front setback of 9 ft 2 inches
- The south side of the property is currently used as our backyard and open space, which is consistent with our neighbor at 57 Lansdowne Road



Request for Variance: Front Setback at 53 Lansdowne Road

- Lansdowne Road travels up a relatively steep hill that crests at the top and terminates in a dead end
- The topography of our lot is unique in that the south side of the property (currently used as our back yard) has >8% grade, whereas the north side of the property is much flatter, with a grade <8% (**red hashed area**)
- The new construction house was designed to sit on the same flat side of our lot for several reasons:
 - To achieve the required scope of the house
 - To minimize construction and site work burden
 - Maintain current neighborhood character and minimize disruption to our neighbors
- We understand that the zoning bylaws require our front setback to be 25 ft., however our lot is only 64 ft. deep, therefore resulting in 26.1 ft. usable depth for the new house when accounting for a 12.9 ft. rear setback
- This would require us to build a very long and narrow house that would likely go nearly the full length of our usable area to achieve the same square footage



Red hashed area: Slope less than 8% grade
Remaining area: Slope steeper than 8% grade

Request for Variance: Front Setback at 53 Lansdowne Road

- Objective: We are requesting a variance to provide relief to the 25 ft. set back regulation set forth in Section 5.4.2 of the zoning bylaw for the building of a new construction house on our existing property
 - We understand that there are three criteria to be met for a variance to be granted:
 - Criteria 1: Circumstances must relate to the soil conditions, shape, or topography of such land in question
 - Criteria 2: A literal enforcement of the provisions in the ordinance or bylaw would involve substantial hardship, financial or otherwise
 - Criteria 3: Relief must be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law
 - Information relating to the three criteria will be explained below and on the subsequent slide

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- Criteria 1: Circumstances must relate to the soil conditions, shape, or topography of such land in question
 - The majority of the lots in our neighborhood are deep and are oriented perpendicular to the road
 - Our lot is unique in that the long axis of our property dimension runs parallel to the road. We are therefore more impacted by a 25 ft. setback requirement
 - Despite this, most of the houses in our neighborhood have setbacks that are closer than 25 ft.
 - We have a unique combination of the shape and topography of our lot. If we construct based on the 25 ft. required front setback, this would lead us to create a long and narrow house
 - Extending the house further than we have proposed would result in a significant portion of the house being constructed on the >8% sloped portion of the lot
 - The bylaws recognize sloped land >8% as difficult topography to use



Request for Variance: Front Setback at 53 Lansdowne Road

- Criteria 2: A literal enforcement of the provisions in the ordinance or bylaw would involve substantial hardship, financial or otherwise
 - It is the combination of both the shape and topography of the lot that results in construction of a long, narrow house on the sloped portion of our lot
 - Having a significant portion of the house on a >8% slope would increase the cost of the project considerably:
 - Significant additional fill would need to be brought onsite to make the south side of the property more level to ensure that the planned basement is not considered a floor and to maintain the garage under the house.
 - It should be noted that the current plan does not require any additional fill to be brought onsite.
 - Retaining walls would need to be built likely along the entire south side of the property as well as the majority of the road-facing side of the property to appropriately retain this fill material. These walls would need to be constructed with appropriate reinforcement.
 - We would want the walls to be stone to match the neighborhood, which would add additional cost.
 - The cost difference for this alteration is estimated to be in the \$75,000-\$100,000 range above what our current construction estimate is, which is unduly burdensome and would go well beyond what we are financially able to support.

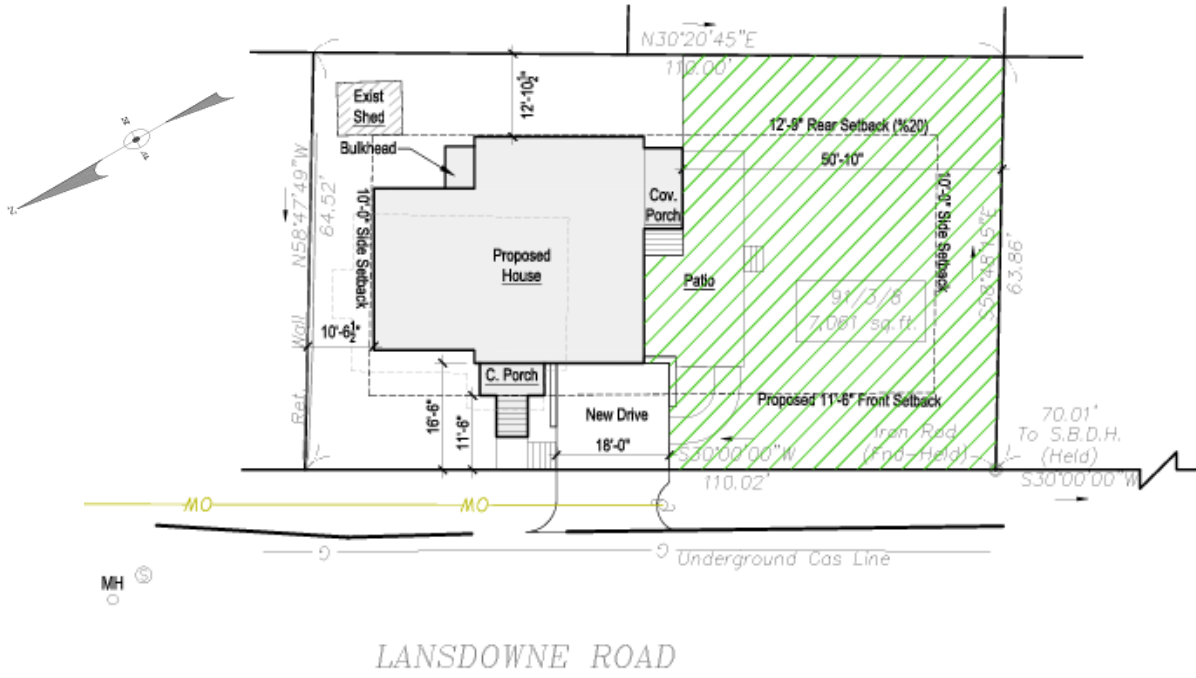
Request for Variance: Front Setback at 53 Lansdowne Road

- Criteria 3: Relief must be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law
 - Our plan uses the land in the best way: by minimizing changes to the site, drainage, and the look of the neighborhood
 - The project is consistent with the Arlington Design Standards:
 - Consistency with the current street elevation. The new house would be proportionally in line with our neighbor at 57 Lansdowne. A 25 ft. setback would be an outlier
 - A more condensed footprint leaves more open space and allows for more natural light on the site
 - Keeping our garage under the house is desirable for off-street parking considerations
 - Improvement to the existing conditions:
 - We will correct the currently non-conforming north side setback (currently 3.8 ft.)
 - The planned design improves the front setback from its current location (9 ft. 2 inches to the current house vs. 16 ft. 6 inches to the planned house and 11 ft. 6 inches to the planned covered porch). This is very consistent with the rest of the street.
 - Building a nicer house will increase the surrounding property values and tax base for the town

Request for Variance: Front Setback at 53 Lansdowne Road

We are therefore requesting a variance to provide relief to the 25 ft. set back regulation set forth in Section 5.4.2 of the zoning bylaw for the building of a new construction house on our existing property

- In our opinion, the new house will be an improvement to the neighborhood and will remain in harmony with the character of the neighborhood and consistent with the purpose of the Arlington Bylaws
- We believe that the project does not derogate from the intent of the Arlington zoning bylaws



Request for Variance: Front Setback at 53 Lansdowne Road

If a variance is not granted, the most logical solution would be to develop a similar project using the existing foundation, and therefore remove the need for a variance. This would not be an ideal solution for the owners or the community for these reasons:

Owners:

- The existing foundation is concrete block foundation which is not used in today's building practices. It would require additional reinforcing to support additional levels. The current basement is quite low and would need additional structure to bring it into today's standards.
- The existing garage under the house, which is important to retain, has a severe driveway pitch towards the house, which makes it difficult to drive into and creates an issue with storm water entering the house. If the slab height remains consistent, this will be extremely difficult to fix
- The house project will cost more and be an inferior product.

Neighborhood/Community:

- Working with the existing footprint will keep the house extremely close on left side, which is the side that has a neighboring house.
- The renovated house will be closer to the street than the proposed new house, less conforming to the required setbacks.