

Record No: V-25-9

Variance Permit
Application (ZBA)

Status: Active

Submitted On: 11/13/2025




Primary Location

190 MYSTIC VALLEY PKWY
Arlington, MA 02474

Owner

BRAWER NAFTALI; BRAWER
NEHAMA DINA
190 MYSTIC VALLEY PKWY
ARLINGTON, MA 02474

Applicant

 Dina Brawer
 917-691-9119
 dinabrawer@hotmail.com
 190, mystic valley parkway
Arlington, MA 02474

Variance Permit Criteria

Describe the circumstances relating to the soil conditions, shape, or topography especially affecting such land or structures but not affecting generally the Zoning District in which it is located that would substantiate the granting of a Variance.*

A 10 foot sewer easement runs across the property and in order to conform to bylaws, the driveway would have to sit right above the easement which doesn't seem ideal.

In addition, cars accessing the driveway from Park street would drive over the manhole. Finally, a beautiful mature tree on Park street would need to be removed.

Describe how a literal enforcement of the provisions of the Zoning Bylaw, specifically relating to the circumstances affecting the land or structure noted above, would involve substantial hardship, financial or otherwise, to the Petitioner or Appellant.*

Due to the above constraints - we have considered a driveway accessed from Mystic Valley Parkway. This however would incur substantial hardship due to restricted sightlines on MVP and would cause the petitioner excessive stress such as that the new driveway would have no useful benefit.

Describe how desirable relief may be granted without substantial detriment to the public good. *

The proposed project fits well within the established development pattern and will not impose additional burdens on municipal services, parking, or circulation. The design respects neighborhood scale, preserves privacy and sightlines, and does not create overshadowing or drainage issues. Because the relief does not introduce hazards or nuisances, and maintains the visual and functional integrity of the area, there is no substantial detriment to the public good.

Describe how desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw of the Town of Arlington, Massachusetts. *

The requested relief enables a reasonable and functional use of the property without altering the essential nature of the zoning district or creating detriment to nearby properties. The improvement enhances livability while respecting the bylaw's goals, including maintaining open space, limiting bulk, and ensuring harmonious neighborhood development. Because the project aligns with these purposes and introduces no adverse effects, granting the relief would not substantially derogate from the intent of the Zoning Bylaw.

State Law (MGL Chapter 40a, Section 10) requires that the Zoning Board of Appeals must find that all four (4) criteria are met in order to be authorized to grant a Variance. If any one of the standards is not met, the Board must deny the Variance.

Dimensional and Parking Information

Present Use/Occupancy *

2 family

Proposed Use/Occupancy *

2 family

Existing Number of Dwelling Units*

2

Proposed Number of Dwelling Units*

2

Existing Gross Floor Area (Sq. Ft.)*

4683

Proposed Gross Floor Area (Sq. Ft.)*

4683

Existing Lot Size (Sq. Ft.)*

6985

Proposed Lot Size (Sq. Ft.)* ?

6985

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

114

Proposed Frontage (ft.)*

114

Minimum Frontage required by Zoning*

58

Existing Floor Area Ratio*

0

Proposed Floor Area Ratio*

0

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

20.6

Proposed Lot Coverage (%)*

20.6

Max. Lot Coverage required by Zoning*

35

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

0

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

0

Minimum Lot Area per Dwelling Unit required by Zoning*

3000

Existing Front Yard Depth (ft.)*

22

Proposed Front Yard Depth (ft.)*

22

Minimum Front Yard Depth required by Zoning*

20

Existing Left Side Yard Depth (ft.)*

15

Proposed Left Side Yard Depth (ft.)*

15

Minimum Left Side Yard Depth required by Zoning*

10

Existing Right Side Yard Depth (ft.)*

0

Proposed Right Side Yard Depth (ft.)*

0

Minimum Right Side Yard Depth required by Zoning*

0

Existing Rear Yard Depth (ft.)*

15

Proposed Rear Yard Depth (ft.)*

15

Minimum Rear Yard Depth required by Zoning*

10

Existing Height (stories)

2.5

Proposed Height (stories)*

2.5

Maximum Height (stories) required by Zoning*

2.5

Existing Height (ft.)*

34.2

Proposed Height (ft.)*

34.2

Maximum Height (ft.) required by Zoning*

35

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

1200

Proposed Landscaped Open Space (Sq. Ft.)*

1000

Existing Landscaped Open Space (% of GFA)*

10

Proposed Landscaped Open Space (% of GFA)*

10

Minimum Landscaped Open Space (% of GFA) required by Zoning*

0

Existing Usable Open Space (Sq. Ft.)*

1469

Proposed Usable Open Space (Sq. Ft.)*

1466

Existing Usable Open Space (% of GFA)*

30

Proposed Usable Open Space (% of GFA)*

0

Minimum Usable Open Space required by Zoning*

0

Existing Number of Parking Spaces*

2

Proposed Number of Parking Spaces*

3

Minimum Number of Parking Spaces required by Zoning*

2

Existing Parking area setbacks

0

Proposed Parking area setbacks *

0

Minimum Parking Area Setbacks required by Zoning*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

0

Proposed Slope of proposed roof(s) (in. per ft.)*

0

Minimum Slope of Proposed Roof(s) required by Zoning*

0

Existing type of construction*

5

Proposed type of construction*

5

Open Space Information

Existing Total Lot Area*

6985

Proposed Total Lot Area*

6985

Existing Open Space, Usable*

1469

Proposed Open Space, Usable*

1469

Existing Open Space, Landscaped*

1200

Proposed Open Space, Landscaped*

1200

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

40

Accessory Building, Proposed Gross Floor Area

40

Basement or Cellar, Existing Gross Floor Area 

1276

Basement or Cellar, Proposed Gross Floor Area

1276

1st Floor, Existing Gross Floor Area

1335

1st Floor, Proposed Gross Floor Area

1335

2nd Floor, Existing Gross Floor Area

1381

2nd Floor, Proposed Gross Floor Area

1381

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

0

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area 

648

Attic, Proposed Gross Floor Area

651

Parking Garages, Existing Gross Floor Area 

0

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies, Existing
Gross Floor Area

0

All weather habitable porches and balconies, Proposed
Gross Floor Area

0

Total Existing Gross Floor Area

4680



Total Proposed Gross Floor Area

4683



APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:


- Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*



Applicant's Signature*

 Nehama Dina Brawer
Nov 13, 2025