



**Town of Arlington  
Zoning Board of Appeals**

Meeting Minutes  
Tuesday, August 23 , 2016  
7:45 PM

Present: Roger DuPont, Walter Fey, Christian Klein, and Suzanne Spinney and Joseph Moen

**1. Docket #3509 67-69 Fairmont Street**

The Petitioner, Nancy Zimmerman applied for a special permit under Sec 9.02 (Extension and Alteration) of the Zoning Bylaw for the Town of Arlington seeking to construct an attic addition on a two family dwelling located at 67-69 Fairmont St. The property is located in an R-2 zoning district, and the lot upon which the building is located is 4,355 square feet. the Petitioner Nancy Zimmerman appeared before the Board and was accompanied by her husband, father and architect. Ms. Zimmerman briefly described the proposal to raze the existing hipped roof and construct a new gabled roof with shed dormers to the front and rear. She is proposing the addition to meet the needs of her growing family and to allow her father to stay in the area to continue to receive medical treatment. The Plans submitted indicated that the existing front yard depth is nonconforming at 16.5 feet and would remain 16.5 feet, the existing left side yard width is 11.6 feet and would remain 11.6 feet, the existing right side yard width is 11.5 feet and would remain 11.5 feet, and the existing rear yard depth is 19.5 feet and would remain 19.5. The proposed alterations would increase the existing gross floor area from 3,737 square feet to 4,161 square feet. The proposed addition would increase the height of the existing structure from ~32'-10" to ~34"-6. The proposed addition would remain within the existing foundation walls. The existing Usable Open Space of the property is 0%, because no portion of the existing yard meets the definition of Usable Open Space. Although the required usable open space is increased by the addition, there is no proposed change to the Usable Open Space. The Board discussed that the existing structure and lot are non-conforming as regards usable open space. Pursuant to the Zoning Bylaw, open space must be free of automotive traffic and parking and shall be deemed usable only if (1) at least 75 percent of the area has a grade of less than 8 percent and (2) no horizontal dimension is less than 25 feet. The existing usable open space on the property is 0%, because no portion of the yard has an open area that is 25' X 25'. The proposed attic addition will not create any additional Usable Open Space, so the percentage remains at 0%. The Board did not believe the proposed addition increased the nonconformance of the structure in question. At the

close of the hearing the board unanimously approved their request for a special permit with special conditions.

SO VOTED: 5-0