



**Town of Arlington
Zoning Board of Appeals**

Meeting Minutes
Tuesday, June 26, 2018
7:45 PM

Present: Christian Klein, Vice Chair , Roger DuPont, Joseph Moen, Pat Hanlon and Shawn O'Rourke

1. Docket #3568 35 Sunset Rd.

Mark Woods and Kumiko Sejima-Woods, petitioners. present boards of photos and drawings, propose to demo shed and build larger one. Extend 10" for bathroom plus 3 ft. toward Sunset Rd. Presented plans to members and made argument for addition. Shows 2 sets of plans, alternate would be expensive.

Christian asks if tried to keep bath in house - house is too small.

Shawn says the memo from planning board asks why not on right side of house?- answer is , it would impact driveway.

Roger asks about grade of land- only one other house with same driveway. Joe mentions lot shape is unique. Roger says it's the topography not lot shape. Christian asks if only increase is side yard- answer is yes. Eves don't count for measurement.

Christian asks for questions- none . Considers the four criteria. Asks for motion.

Shawn moves to approve. All in favor.

So Voted: 5-0

2. Docket #3572 47-49 Varnum St.

Lawyer Bruce Fitzsimmons and owner Helen Pereira. Problem is usable open space to gross floor area, looking for additional living space for handicapped son. Change would not be detrimental to neighborhood.

Bruce quoted new changes in updated by laws. Not diminishing open space, not increasing occupants. These improvements common in Arlington.

Roger asks does new version supersede old by law. Rick says goes by date of Special

Permit. As of today future petitions are under new by law.

Christian asks if you increase GFA in basement does it affect UOS? Rick says inside of house has a lot more leeway, no dormer doesn't really matter, dormer changes elevations.

Karen Petho -Read a neighbor asks which side dormer is going on and type/shape? Are they on both sides? yes is answer.

Christian thinks vent in roof will leak in driving rain. Structural issues not on plans. Asks for questions.

Roger moves to approve. All in favor.

So Voted: 5-0

3. Docket # 3555 128 Appleton St

Bob Annese, Esq. is present with owners Nadine and Joseph Solomon. Property in R2 used as single family, wants to be 2 family for son and wife. Need large addition, non conform for frontage. In compliance for rear, which wasn't . In keeping with neighborhood. Asking to use lot as 2 family.

Christian asks about set back on right and the patio. no patio.

Roger asks about calculation to get above 30 % , asks if entire basement will be gone- answer is no.

Rick answers question about usable space because counted basement changes % usable space.- basement just for storage.

Christian asks for questions- none. Requests diagram parking and corrected dimension sheet.

Roger makes motion to vote. All in favor.

So Voted: 5-0