



**Town of Arlington  
Zoning Board of Appeals**

Meeting Minutes  
Tuesday, July 24, 2018  
7:45 PM

Present: Patrick Quinn, Chair, Christian Klein, Vice Chair , Kevin Mills and Shawn O'Rourke

Docket # 3566 2 Garden St. ( continued)  
Docket # 3567 32 Crosby St. (continued)  
Docket # 3575 60 Park Ave. ( continued)

**1. Docket #3574 86 Valentine Rd.**

Nicole and Jerome Stern present. Previous owner had a family room,they want to build 2nd floor above for master bedroom and bath. want to add foundation on both sides. Architect did cut out to comply with setback.

Rick says anything requires a S.P., foot print is widening by 5.6 ft.

Christian asks about doors to living room, asks if it will affect driveway. -no.

Christian asks Rick if by right or S.P. , Rick doesn't recall, but, no open space to begin with.

Patrick asks Rick if any conditions, he's not sure but, will check.

Patrick asks if any questions, moves to approve.

all in favor.

**So Voted 4-0**

**2. Docket #3573 10 Sunnyside Ave.**

George Mikhael is present with John Leone, Esq. States he doesn't want to change lot,

wants to do mechanic work and body work. Says outside changes are a fence, plants,etc.

Bob Leone says purchased May 2016. All repairs done inside building that are required.

Kevin Mills says 25-30 parking spaces.

Christian asks what's changed, George says 4 lifts instead of 2.

Kevin asks if customer volume will change, George says no.

Abutting business owner Harry Allen speaks- since May of 2017, traffic complaints, too many cars, not just on his property. Police have ticketed repeatedly, park on any lot, no consideration. He has paperwork from Better Business Bureau, rated F. Hasn't paid property tax, owes over a hundred thousand in back wages. Has same problems in business in Somerville that they are closing. Cars getting towed, signage is excessive and not permitted. Harry strongly urges the board to reject this application.

Kevin asks how do you address these problems?

George says he's trying with his dad's help. Kevin say's issue is no where to put cars, where will they go? George says at gas stations.

Harry says more than 29 cars in lot, some never leave.

Patrick asks for questions or motion - none.

Shawn makes motion not to approve, neighbors complaints well founded.

Patrick seconds.

Plans to pick another date, see if cars are off St. in meantime.

continued.

**So Voted: 4-0**

**3. Docket # 3571 30 Fairmont St.**

Josh Rosenfield - Owner is present. David Sisson, architect is en route.

Josh has David on speaker phone, asks him to give update on % of usage open space. Surveyor updated site plan. 0 existing, 0 proposed. Basement removed from gross floor

area, also revised for attic gross floor area. Gross floor area not an issue. Basement shouldn't be included.

Patrick asks for existing plot plan, Christian asks for existing and David says same as proposed.

Christian looks up allowable parking, won't have usable open space.

Patrick asks about concrete pad, it was already there. Shed was sitting on pavement. Parking spaces were already there with shed on it. Patrick and Josh find picture of shed on google earth .

Kevin and Patrick were not present for original hearing. Christian has recording for them to listen to, they listen to entire previous hearing.

Shawn asks about attic space change, David says last calculation wasn't correct, changes are.

Patrick asks for motion

Shawn moves to approve.

All in favor.

**So Voted:4-0**