



**TOWN OF ARLINGTON**  
DEPARTMENT OF PLANNING and  
COMMUNITY DEVELOPMENT

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**MEMORANDUM**

To: Zoning Board of Appeals  
From: Jennifer Raitt, Director, Dept. of Planning and Community Development/kl  
Date: 6/22/2021  
RE: Docket 3659 – 55 Sutherland Road; Special Permit under Zoning Bylaw Section 5.3.9  
Projections into Minimum Yards (A)

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The applicant, Ravitha Amarasingham, seeks a Special Permit in accordance with Section 5.3.9 (Projections into Minimum Yards (A)). The applicant seeks to construct an addition of a covered landing / entry porch within the front yard setback of their two-family home, which is in the R2 Zoning District. The proposed covered entry porch is 49.4 square feet, which exceeds the maximum 25 square foot projection into a minimum yard allowable by right in the zoning bylaw (Section 5.3.9 – Projections into Minimum Yards (A)). The purpose of the project is to improve the convenience and safety of the front primary entrance to the dwelling.

The pre-existing home is nonconforming with the Zoning Bylaw's lot area, frontage, front, left, and right yard setbacks. The proposal would not increase any existing nonconformities.

The following is an application of the Special Permit criteria (Zoning Bylaw Section 3.3.3):

Criterion #1: Requested Use

The requested use is permitted in the R-2 Zoning District through the granting of a special permit.

Criterion #2: Public Convenience/Welfare

This proposal would improve the convenience and safety of the owner's entrance to their home.

Criterion #3: Undue Traffic Congestion/Impairment of Public Safety

There would not be an increase in traffic congestion or an impairment of public safety.

Criterion #4: Undue Burden on Municipal Systems

There would not be an undue burden on municipal systems.

Criterion #5: Special regulations

This proposal would not result in the need for special regulations.

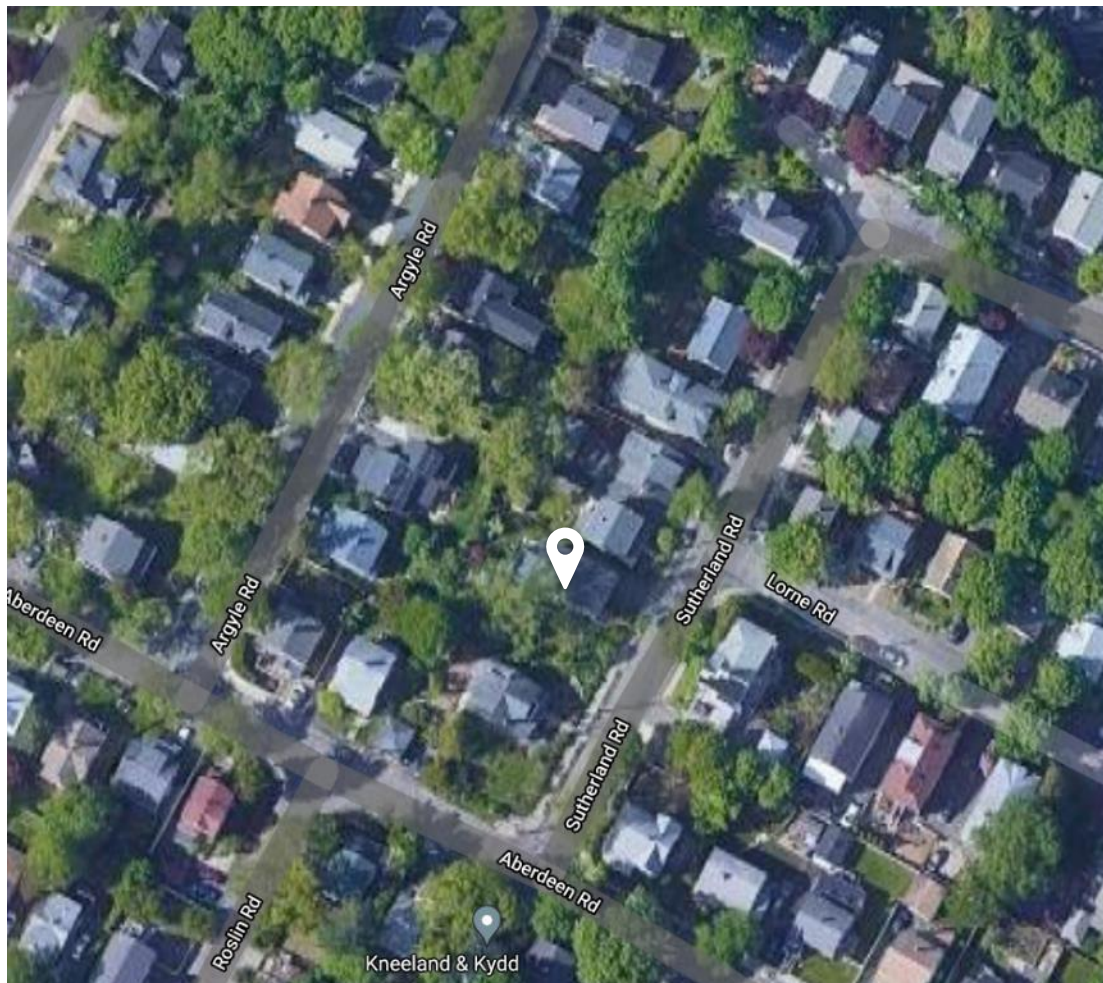
Criterion #6: Integrity/Character of District; Detrimental to Health, Morals, Welfare

While the proposed porch exceeds the maximum square footage allowable by right, the overall proposal is not substantially more detrimental to the neighborhood than the existing nonconforming dwelling. Covered entries are a common feature of structures in the surrounding neighborhood. In addition, the proposed porch will add visual interest to the front façade of the structure, and with the new walkway, will improve the link between the sidewalk on Sutherland Street and the entrance to the house<sup>1</sup>. Overall, this proposal would not detrimentally impact the neighborhood character of the district or adjoining districts, nor will it be detrimental to the health, morals, or welfare of the neighbors of the property.

Criterion #7: Detrimental Excess in Particular Use

This proposal would not cause any detrimental excesses.

Below are aerial and street-based photos of the current building:



<sup>1</sup> Principle C-1, Residential Design Guidelines, available at <https://www.arlingtonma.gov/home/showpublisheddocument/54518/637472609831970000>



Recommendation:

The Department of Planning and Community Development maintains that this proposal is consistent with the Zoning Bylaw, and recommends that the Zoning Board of Appeals approve this application.

Related Dockets:

3641: 69 Epping St – Applicant sought

- #3641: 69 Epping St—Applicant sought a special permit to add a mudroom and portico within the minimum front yard setback in an R1 district, citing safety and weather concerns. Approved on 1/12/21.
- #3608: 68 Margaret St—Applicant sought a special permit to increase the size of the existing entryway to 43 square feet, citing the need for weather protection and other structures on their street with entryways larger than 25 square feet. Approved on 10/29/19.