



**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  
Marisa Lau, Senior Planner  
Date: 1/7/2022  
RE: Docket 3685 – 47 Crosby St; Special Permit under Zoning Bylaw Section 5.3.9 Projections into Minimum Yards (A)

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The applicant, Tyler Patrick and Meredith DiMola, seek a Special Permit in accordance with Section 5.3.9 (Projections into Minimum Yards (A)). The applicant seeks to add an enclosed mudroom and open porch to the front façade of the existing structure. The proposed mudroom and porch addition is approximately 196 square feet, which exceeds the maximum 25 square foot projection into a minimum yard allowable by right in the zoning bylaw. The purpose of the project is to improve the convenience, safety and appearance of the existing structure by converting an uncovered landing to a covered porch and mudroom entry to the dwelling.

The structure is in the R1 Zoning District and conforms with the dimensional requirements of the Zoning Bylaw. The proposed porch would project forward approximately 9 feet from the front façade. A new nonconformity would be created by decreasing the front yard setback from 28.5 feet to 19.5 feet (change of +/- 9 feet).

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-1 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.

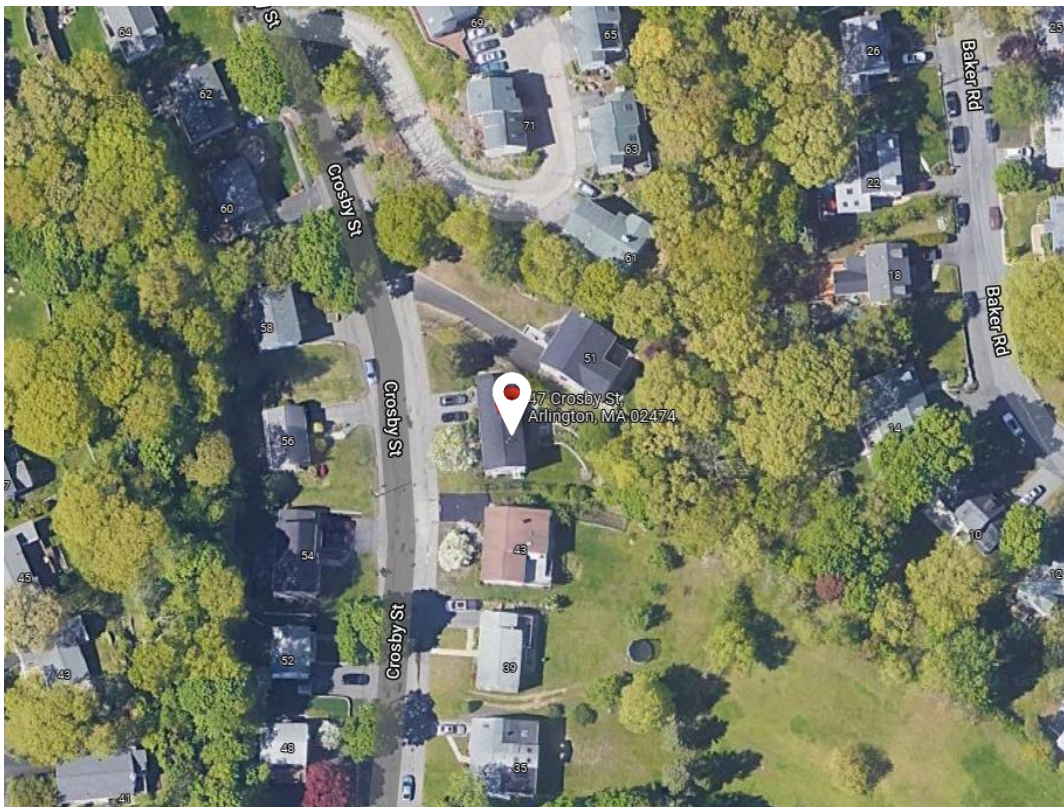
Criterion #6: Integrity/Character of District; Detrimental to Health, Morals, Welfare

While the proposed front porch exceeds the maximum square footage allowable by right, the overall proposal is not substantially more detrimental to the neighborhood than the existing structure. While there are few porticos or porches on nearby abutting structures on Crosby Street, the overall massing and appearance from the street would remain similar to the existing 2-story structure with the mudroom and porch addition. The features will also introduce human-scaled architectural variation to the overall streetscape and add visual interest to the front façade of the structure.<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:



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<sup>1</sup> Principle B-1 (pg. 26) and C-1 (pg. 34), Residential Design Guidelines (pg. 34), 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:

- #3671: 24 Ottawa Rd – Applicant sought a special permit to construct an addition, including an enclosed mudroom, on the front façade of the structure. Approved on 10/12/21.
- #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.