



**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: 5/12/2022  
RE: Docket 3696 – 82 Grandview Rd; Special Permit under Zoning Bylaw Section 5.3.9(A)  
Projections into Minimum Yards

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The applicant, Chad Mikkelson, seeks a Special Permit in accordance with Section 5.3.9 (A) Projections into Minimum Yards. The applicant seeks to add a covered porch along more than half of the front façade of the existing structure. The proposed porch is approximately 162 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 single-family dwelling by converting an uncovered landing to a covered porch entry.

The structure is in the R1 Zoning District and is nonconforming with the Zoning Bylaw's left side yard requirements. The proposed porch would project forward approximately 8.5 feet from the front façade, and the new entry stair would project forward another 4.2 feet. The proposed changes reduces overall usable open space. A new nonconformity would be created by decreasing the front yard setback from 29.2 feet to 20.7 feet (change of +/- 8.5 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

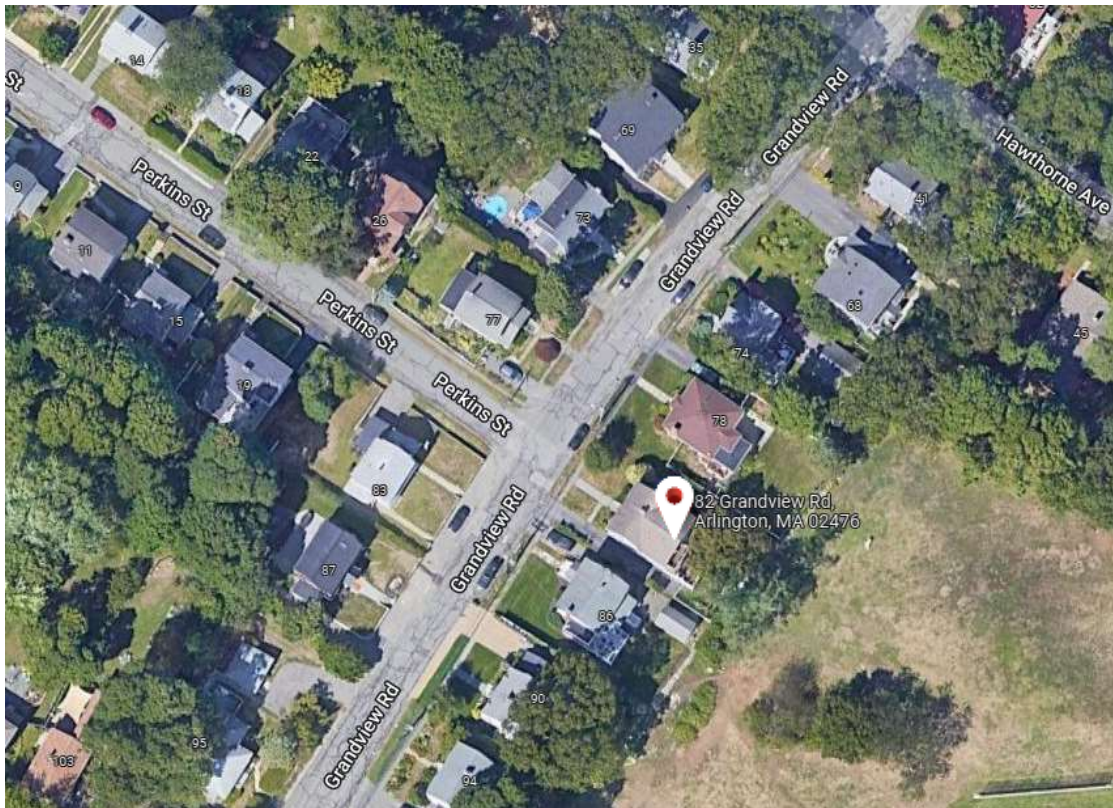
While the proposed front porch exceeds the maximum square footage allowable by right, the overall proposal is not substantially more detrimental to the neighborhood than the existing structure. Covered or enclosed entries are a common feature of structures in the surrounding neighborhood. Both adjacent homes have porticos, and homes located across the street have an enclosed entry way or porch. Two examples of homes with porches extending the full width of the front façade are located nearby on Hawthorne Ave.

Consistent with the Residential Design Guidelines, the proposed design will introduce human-scaled architectural variation to the overall streetscape by distinguishing the property from similar adjacent homes. Additionally, the porch element will 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:



<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:

- #3685: 47 Crosby St – Applicant sought a special permit to construct an enclosed mudroom and covered porch to the front façade of the structure. Approved on 1/11/22.
- #3684: 121 Brattle St – Applicant sought a special permit to construct an enclosed entryway and two dormers on the front façade of the structure. Approved on 1/11/22.
- #3664: 14 Nicod St – Applicant sought a special permit to construct a full-length porch on the front façade of the structure. Approved on 9/14/21.