TOWN OF ARLINGTON
Inspectional Services Department
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MEMORANDUM

To: Zoning Board of Appeals

From: Mike Ciampa, Director of Inspectional Services

Date: April 30, 2024

Re: Inspectional Services Memo

Docket #3790 38-40 Milton Street

This property is a two-family dwelling in an R2 residential zoning district. The applicant is seeking permission to extend and enclose the first-floor open porch. The applicant is seeking a Special Permit under Section 5.3.9 D Projections into Minimum Yards, as the existing porch projects into the front setback. The second floor will also be replaced and extended at a less nonconforming projection than the existing porch.

The applicant also proposes to enclose the rear porches, which do not project into the rear setback. Inspectional Services believes that the large triangular area in the rear yard meets the usable open space requirement. While Inspectional Services has used triangles for usable open space in the past, the applicant has been informed that the Zoning Board of Appeals will need to determine whether the open space requirement has been met.