

From: Chris Loreti

Sent: Friday, July 11, 2025 1:01 PM

To: Rachel Zsemary; Kin Lau; Eugene Benson; Stephen Revilak; Shaina Korman-Houston

Cc: Claire Ricker; Michael Ciampa

Subject: 225 Broadway

Dear ARB Chair Zsemary and ARB Members,

I will not be able to attend the hearing on Monday for the proposed development at 225 Broadway. Please include these written comments in the docket for the hearing.

This development is being considered under Section 5.9 of Arlington's Zoning Bylaw. Section 5.9.4 lists exceptions to the dimensional standards that are applicable to projects developed under this standard. Absent from the list of exceptions is the requirement for the minimum front yard width (which is not the same as "frontage"). As described in the bylaw excerpt below, the minimum front yard width is 50' up to the building wall. The 225 Broadway lot is only 45' wide, however, and thus the front yard cannot meet the minimum width requirement. Therefore, this lot is not buildable for the proposed development, and it cannot be permitted.

This is fortunate as it will protect the neighboring properties from inadequate 5' side yard setbacks that are being proposed. As shown in the photos below, the homes to either side of this lot are located approximately 5' from the property line. As proposed, the new development would be within about 10 feet (and closer at the roof lines) of the neighboring homes. As demonstrated by the Bowdoin St. garage fire several years ago, which was believed to have ignited a nearby home, such minimal building separations are inadequate to protect the life and property of abutters. (See photos and links to news coverage of that fire below.)

In addition to violating the minimum front yard width requirement, the proposed development also violates the the parking standards of Section 6 of the Zoning Bylaw (see below). Dimensions are not provided for the four vehicle parking spaces, but they do not appear to meet the standards of Section 6.1.11.A. The parking clearly does not meet the standard of Section 6.1.11.D (5). Backing out of this garage onto Broadway is not allowed for a four-unit building, and the proposed garage does not contain adequate space for vehicles to turn around.

In summary, the by-right development of projects under Section 5.9 following Site Plan Review is allowed only if those projects comply with Arlington's Zoning Bylaw. This one clearly does not. Therefore, it should not receive Site Plan Review approval or a building permit. I have copied the Director of Inspectional Services on this message to notify him of the violations of the bylaw.

Thank you for considering these comments.

Christopher Loreti

56 Adams St.

Town Meeting Member, Precinct 7

5.4.B Exceptions to Minimum Lot Area, Minimum Front Yard Lot Width, Frontage, Open Space, Side Yard, and Height Requirements in the R0, R1, and R2 Districts.

(4) Front Yard Minimum Lot Width Requirements and Exceptions. *The minimum front yard lot width shall be 50 feet at all points between the front lot line and the nearest building wall...*

6.1.11.A Parking and Loading Space Standards. *Spaces entered from the front or rear, and stacked spaces, shall have minimum dimensions of 8.5 feet by 18 feet. Compact car parking spaces permitted in accordance with Paragraph C(11) below shall be at least 8 feet by 16 feet.*

6.1.11.D (5) *Parking and loading spaces other than those required for single-family and two-family dwellings shall be so arranged to avoid backing of vehicles onto any street.*





East Arlington garage, house fires investigated

UPDATED, Feb. 6: Members of the state Fire Marshal's Office met with town investigators Wednesday, Feb. 5, to discuss the cause of a two-alarm fire in an East Arlington garage the afternoon before, shown in the Arlington Fire Department photo below.



Deputy Chief Ryan Melly reported the alarm for 12 Bowdoin St. came in at 4:25 p.m., went to a second alarm, and the street was closed.

Fire crews from Medford, Somerville and Cambridge responded to the scene, Patch reported. No injuries were reported.

The next day, a second working fire was reported at 5:44 p.m. at the house at 12 Bowdoin, Melly wrote Feb. 6. "Everything is still under investigation at this time, but no injuries were reported on scene," he wrote.

Town resident Steve Morgan wrote that he was on Tufts Street next to the Gibbs School when he took one of two photos he provided.

"I'm told there was probably gasoline in the garage and people could hear it 'popping,'" he wrote.

The high-arching black smoke from the blaze was also caught in a shot from Arlington Center resident Lori Kenshaft.

See these reader-contributed photos >>

<https://yourarlington.com/arlington-archives/safety/fire/16698-fire-020520.html?highlight=WyJib3dkb2luIwiYm93ZG9pb1InZW5ldmEiXQ==>

Second fire breaks out at Bowdoin Street home

Jesse Collings jcollings@wickedlocal.com

Feb. 6, 2020, 2:13 p.m. ET



The side of the house at 12 Bowdoin Street that was damaged by the fire. [Courtesy Photo/Owen Carrigan] *Wicked Local*

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A Bowdoin Street home caught fire almost exactly 24 hours after the Arlington Fire Department extinguished a fire at the same location.

At approximately 5:45 p.m. on Wednesday, Feb. 5, firefighters were called to 12 Bowdoin St. to put out a fire that was burning on the second floor of the home. According to Arlington Fire Chief Kevin Kelley, the fire began in a bedroom and spread into the attic. Firefighters were able to get the fire under control at approximately 6:15 p.m. No injuries were reported.

Kelley said that the cause of the second fire was likely related to the damage the building had sustained from the first fire, and that the department did not believe the fire was suspicious.

<https://www.wickedlocal.com/story/arlington-advocate/2020/02/06/second-fire-breaks-out-at/64738354007/>