V-24-3

Variance Permit Application (ZBA)

Status: Active

Submitted On: 3/22/2024

Primary Location

529 SUMMER ST

Arlington, MA 02474

Owner

CLYMAN JEREMY; RUBINSTEIN LARA

Summer 529 ARLINGTON, MA 02474

Variance Permit Criteria

Describe the circumstances relating to the soil conditions, shape, or topography especially affecting such land or structures but not affecting generally the Zoning District in which it is located that would substantiate the granting of a Variance.*

The lot is triangular, with two ajoining streets. The rear street, sunset road, is significantly higher than summer street. The lot is existing non conforming, with restrictions from surrounding roads.

Describe how a literal enforcement of the provisions of the Zoning Bylaw, specifically relating to the circumstances affecting the land or structure noted above, would involve substantial hardship, financial or otherwise, to the Petitioner or Appellant.*

The homeowner would like to remain at the property, they currently reside with their family and have a home office on the ground level for clients. The lot shape and restricition by roads does not allow for addition by-right. In order to gain space for their family they would require a variance.

Describe how desirable relief may be granted without substantial detriment to the public good. *

The location of the addition does not affect neighbors or pedestrians in any way. It is discrete and tastful addition to the home. It keeps the scale and character similar to other additions nieghbors' currently have in their rear yard. The addition is a single story, so light and air would still be able to penetrate neighbors yards.

Describe how desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw of the Town of Arlington, Massachusetts.*

The zoning by-law does not take into consideration non-conforming unique lots that occur in the fabric of Arlingtons landscape. This unique lot shape and size is hard to conform, the character of the addition is within the scale and feeling of the surrounding neighborhood.

State Law (MGL Chapter 40a, Section 10) requires that the Zoning Board of Appeals must find that all four (4) criteria are met in order to be authorized to grant a Variance. If any one of the standards is not met, the Board must deny the Variance.

Dimensional and Parking Information

Present Use/Occupancy *

Residential

Proposed Use/Occupancy *

Residential

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

1900

Proposed Gross Floor Area (Sq. Ft.)*

2115

Existing Lot Size (Sq. Ft.)*

4375

Proposed Lot Size (Sq. Ft.)*

4375

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

80

Proposed Frontage (ft.)*

80

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*

0.43

Proposed Floor Area Ratio*

0.63

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

18

Proposed Lot Coverage (%)*

23

Max. Lot Coverage required by Zoning*

35

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

4376

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

4375

Minimum Lot Area per Dwelling Unit required by Zoning*

6000

Existing Front Yard Depth (ft.)*

23

Proposed Front Yard Depth (ft.)*

23

Minimum Front Yard Depth required by Zoning*

25

Existing Left Side Yard Depth (ft.)*

12.9

Proposed Left Side Yard Depth (ft.)*

8.7

Minimum Left Side Yard Depth required by Zoning*

10

Existing Right Side Yard Depth (ft.)*

6.9

Proposed Right Side Yard Depth (ft.)*

4

Minimum Right Side Yard Depth required by Zoning*

10

Existing Rear Yard Depth (ft.)*

12.9

Proposed Rear Yard Depth (ft.)*

7.7

Minimum Rear Yard Depth required by Zoning*

18.5

Existing Height (stories)

2.5

Proposed Height (stories)*

2.5

Maximum Height (stories) required by Zoning*

0

Existing Height (ft.)*

30.6

Proposed Height (ft.)*

30.6

Maximum Height (ft.) required by Zoning*

35

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

2075

Proposed Landscaped Open Space (Sq. Ft.)*

1890

Existing Landscaped Open Space (% of GFA)*

118

Proposed Landscaped Open Space (% of GFA)*

96

Minimum Landscaped Open Space (% of GFA) required by Zoning*

10

Existing Usable Open Space (Sq. Ft.)*

705

Proposed Usable Open Space (Sq. Ft.)*

705

Existing Usable Open Space (% of GFA)*

40

Proposed Usable Open Space (% of GFA)*

36

Minimum Usable Open Space required by Zoning*

30

Existing Number of Parking Spaces*

3

Proposed Number of Parking Spaces*

3

Minimum Number of Parking Spaces required by Zoning*

2

Existing Parking area setbacks

0

Proposed Parking area setbacks *

0

Minimum Parking Area Setbacks required by Zoning*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

712

Proposed Slope of proposed roof(s) (in. per ft.)*

412

Minimum Slope of Proposed Roof(s) required by Zoning*

213

Existing type of construction*

Type V wood frame

Proposed type of construction*

Type V wood frame

Open Space Information

Existing Total Lot Area*

4375

Proposed Total Lot Area*

4375

Existing Open Space, Usable*

705

Proposed Open Space, Usable*

705

Existing Open Space, Landscaped*

2075

Proposed Open Space, Landscaped*

1890

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

0

Accessory Building, Proposed Gross Floor Area

0

Basement or Cellar, Existing Gross Floor Area

500

Basement or Cellar, Proposed Gross Floor Area

500

1st Floor, Existing Gross Floor Area

775

New Field

0

1st Floor, Proposed Gross Floor Area

990

2nd Floor, Existing Gross Floor Area

625

2nd Floor, Proposed Gross Floor Area

625

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

0

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area

0

Attic, Proposed Gross Floor Area

0

Parking Garages, Existing Gross Floor Area

0

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies, Existing Gross Floor Area

0

All weather habitable porches and balconies, Proposed Gross Floor Area

0

Total Existing Gross Floor Area

1900

Total Proposed Gross Floor Area

2115