



## SP-24-15

### Special Use Permit Application (ZBA)

Status: Active

Submitted On: 6/11/2024

### Primary Location

39 AMHERST ST  
Arlington, MA 02474

### Owner

SMITH SCOTT B  
39 AMHERST ST ARLINGTON,  
MA 02474

### Applicant

 Vahe Ohannessian

 339-222-8515

 permits@bostonab.com

 586 Pleasant Street  
Suite 6  
Watertown, MA 02472

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## Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. \*\*\*Please LIST BYLAW(S)\*\*\*\* 

5.4.3 - This is a detached single family dwelling and will remain the same use with proposed addition.

Explain why the requested use is essential or desirable to the public convenience or welfare.\*

No change in use - existing single family dwellings in neighborhood are appropriate, desirable and convenient for this district.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.\*

Single family dwelling use remains the same and will be used by the same number of occupants even with the proposed addition, without creating additional traffic or impairing pedestrian safety.

**Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.\***

There will be no additional occupants in the single family dwelling. The ground-level master suite addition is proposed due to the homeowner's physical impairment and difficulty in reaching the second floor bedroom and bathroom.

**Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.\***

None

**Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.\***

The scale of the one-story addition in the rear is appropriate for this neighborhood and maintains the integrity and character of the district, and is not detrimental to the health and welfare of the community or neighborhood.

**Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.\***

The requested use maintains the existing single-family use and only adds accommodations to a physically challenged homeowner without negatively impacting the character of the neighborhood.

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## Dimensional and Parking Information

**Present Use/Occupancy \***

Single Family Detached Dwelling

**Proposed Use/Occupancy \***

Single Family Detached Dwelling

Existing Number of Dwelling Units\*

1

Proposed Number of Dwelling Units\*

1

Existing Gross Floor Area (Sq. Ft.)\*

2375

Proposed Gross Floor Area (Sq. Ft.)\*

2792

Existing Lot Size (Sq. Ft.)\*

4500

Proposed Lot Size (Sq. Ft.)\* 

4500

Minimum Lot Size required by Zoning\*

6000

Existing Frontage (ft.)\*

140

Proposed Frontage (ft.)\*

140

Minimum Frontage required by Zoning\*

60

Existing Floor Area Ratio\*

0

Proposed Floor Area Ratio\*

0

Max. Floor Area Ratio required by Zoning\*

0

Existing Lot Coverage (%)\*

18

Proposed Lot Coverage (%)\*

27.3

Max. Lot Coverage required by Zoning\*

35

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

4500

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

4500

Minimum Lot Area per Dwelling Unit required by Zoning\*

6000

Existing Front Yard Depth (ft.)\*

7.4

Proposed Front Yard Depth (ft.)\*

7.4

Minimum Front Yard Depth required by Zoning\*

20

Existing Left Side Yard Depth (ft.)\*

0

Proposed Left Side Yard Depth (ft.)\*

0

Minimum Left Side Yard Depth required by Zoning\*

0

Existing Right Side Yard Depth (ft.)\*

5.2

Proposed Right Side Yard Depth (ft.)\*

5.2

Minimum Right Side Yard Depth required by Zoning\*

10

Existing Rear Yard Depth (ft.)\*

46.3

Proposed Rear Yard Depth (ft.)\*

30.3

Minimum Rear Yard Depth required by Zoning\*

18

Existing Height (stories)

2

Proposed Height (stories)\*

2

Maximum Height (stories) required by Zoning\*

2.5

Existing Height (ft.)\*

31.4

Proposed Height (ft.)\*

31.4

**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.)\***

2790

**Proposed Landscaped Open Space (Sq. Ft.)\***

2619

**Existing Landscaped Open Space (% of GFA)\***

62

**Proposed Landscaped Open Space (% of GFA)\***

58.2

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

10

**Existing Usable Open Space (Sq. Ft.)\***

0

**Proposed Usable Open Space (Sq. Ft.)\***

0

**Existing Usable Open Space (% of GFA)\***

0

**Proposed Usable Open Space (% of GFA)\***

0

**Minimum Usable Open Space required by Zoning\***

30

**Existing Number of Parking Spaces\***

2

**Proposed Number of Parking Spaces\***

2

**Minimum Number of Parking Spaces required by  
Zoning\***

1

**Existing Parking area setbacks**

10

**Proposed Parking area setbacks \***

10

**Minimum Parking Area Setbacks required by Zoning\***

20

**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.)\***

0

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

0

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

0

**Existing type of construction\***

V-B

**Proposed type of construction\***

V-B

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## Open Space Information

**Existing Total Lot Area\***

4500

**Proposed Total Lot Area\***

4500

**Existing Open Space, Usable\***

0

**Proposed Open Space, Usable\***

0

**Existing Open Space, Landscaped\***

62

**Proposed Open Space, Landscaped\***

58.2

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## 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 ?

620

Basement or Cellar, Proposed Gross Floor Area

620

1st Floor, Existing Gross Floor Area

793

New Field

—

1st Floor, Proposed Gross Floor Area

1210

2nd Floor, Existing Gross Floor Area

562

2nd Floor, Proposed Gross Floor Area

562

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 ?

400

Parking Garages, Proposed Gross Floor Area

400

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

2375



Total Proposed Gross Floor Area

2792

