Town of Arlington, MA

March 25, 2025

SP-25-6

Special Use Permit Application (ZBA)

Status: Active

Submitted On: 3/25/2025

Primary Location

29 HEMLOCK ST
Arlington, MA 02474

Owner

BENDER KATHRYN M
29 HEMLOCK ST ARLINGTON, MA 02474

Applicant

Shira Lion
781-962-4192
steinliondesign@gmail.com
20 Linden Street
Arlington, MA 02476

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)**

Large Additions 5.4.2-B6; Non-conforming Single-family Dwelling 8.1.3-B; Projections into Minimum Yards 5.3.9-C and D

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

Not Applicable. The request is to expnd a single-family home on the same property – it has no bearing on public convenience or welfare.

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

Not Applicable. The addition ot the home will not infringe upon the road or sidewalk in any way, nor will it limit visibility of drivers or pedestrians or cause congestion.

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.*

Not Applicable. The requested use is unchanged from its original, which is an owner-occupied single-family home. There will be no added bathrooms or any plumbing fixtures added or greater water use required after the renovation. For this reason, no overload of any public systems will occur, nor hazards of any kind.

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.*

While the dwelling has an existing non-conforming front setback, the requested relief for the addition will actually create a more uniform rhythm to the street as neighboring homes are flush (or close to flush) with the proposed addition.

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.*

At the street edge, the same amount of landscape space and hardscape (steps, low walls, etc) are maintained and are to be fully revamped with a new landscape design and new plantings. The Large Addition relief would allow the proposed 241sf. addition, which sits more than ten feet from the public's engagement with the building. The addition to the living space is also proposed to be nine feet above street level. The front facade will have more windows and a change in cladding material to make the home more visually inviting from the street. The character and cohesion of homes along Hemlock Street will not be negatively affected according to the intent and purpose of the ByLaw.

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.*

Not Applicable. The use is unchanged. The proposed addition of 241 square feet will give the homeowner space to add an elevator for accessibility purposes as she ages in place. The second floor addition will give her ample space to continue her work as an artist while staying in her home. even with more limited mobility.

Dimensional and Parking Information

Present Use/Occupancy *

Residential/ Single-family

Proposed Use/Occupancy *

no change

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

1888

Proposed Gross Floor Area (Sq. Ft.)*

2129

Existing Lot Size (Sq. Ft.)*

3768

Proposed Lot Size (Sq. Ft.)*

3768

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

50

Proposed Frontage (ft.)*

50

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*

0.33

Proposed Floor Area Ratio*

0.39

Max. Floor Area Ratio required by Zoning*

0.35

Existing Lot Coverage (%)*

16.1

Proposed Lot Coverage (%)*

17.5

Max. Lot Coverage required by Zoning*

35

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

3768

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

3768

Minimum Lot Area per Dwelling Unit required by Zoning*

0

Existing Front Yard Depth (ft.)*

17.6

Proposed Front Yard Depth (ft.)*

12.6

Minimum Front Yard Depth required by Zoning*

20

Existing SECOND Front Yard Depth (ft.)*

0

Proposed SECOND Front Yard Depth (ft.)*

0

Minimum SECOND Front Yard Depth required by Zoning*

0

Existing Left Side Yard Depth (ft.)*

16.3

Proposed Left Side Yard Depth (ft.)*

16.3

Minimum Left Side Yard Depth required by Zoning*

10

Existing Right Side Yard Depth (ft.)*

7.2

Proposed Right Side Yard Depth (ft.)*

7.2

Minimum Right Side Yard Depth required by Zoning*

0

Existing Rear Yard Depth (ft.)*

26.6

Proposed Rear Yard Depth (ft.)*

26.6

Minimum Rear Yard Depth required by Zoning*

0

Existing Height (stories)

2.5

Proposed Height (stories)*

2.5

Maximum Height (stories) required by Zoning*

2.5

Existing Height (ft.)*

29

Proposed Height (ft.)*

29

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.)*

2826

Proposed Landscaped Open Space (Sq. Ft.)*

2826

Existing Landscaped Open Space (% of GFA)*

75

Proposed Landscaped Open Space (% of GFA)*

75

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

10

Existing Usable Open Space (Sq. Ft.)*

2980

Proposed Usable Open Space (Sq. Ft.)*

2961

Existing Usable Open Space (% of GFA)*

79

Proposed Usable Open Space (% of GFA)*

78.5

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

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.)*

5

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

5

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

0

Existing type of construction*

wood frame

Proposed type of construction*

wood frame

Open Space Information

Existing Total Lot Area*

3768

Proposed Total Lot Area*

3768

Existing Open Space, Usable*

79

Proposed Open Space, Usable*

78.5

Existing Open Space, Landscaped*

75

Proposed Open Space, Landscaped*

75

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

612

Basement or Cellar, Proposed Gross Floor Area

612

1st Floor, Existing Gross Floor Area

617

1st Floor, Proposed Gross Floor Area

749

2nd Floor, Existing Gross Floor Area

659

2nd Floor, Proposed Gross Floor Area

767

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

1888

Total Proposed Gross Floor Area

2128

APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

• Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*

☑

Applicant's Signature*

Shira Steinberg Lion
Mar 25, 2025