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April 28, 2022

**RE: Development Narrative - 14 Sycamore Street**

The two (2) family dwelling at 14 Sycamore Street is on a 3,476 Square Foot lot. It is located in a Neighborhood Residence (NR) Zoning District.

The project proposed is the construction of a 9' by 43' bituminous driveway. There is currently no parking available on the site. This project would create off street parking for 3 vehicles. Currently there is a concrete walk way in the location of the proposed driveway. A 7' by 43' portion of an existing concrete walk on the locus parcel will be removed and replaced with bituminous concrete. There will be an additional 2' by 43' of bituminous concrete to be placed within an easement across the property located at 8-10 Sycamore Street. This easement was granted to the owners of 14 Sycamore Street by a Deed recorded with the Middlesex South District Registry of Deeds at Book 76073, Page 547, for the purpose of building a driveway within the easement. The improvements will require a new curb cut at the existing granite curb along Sycamore Street. There will be no change to the drainage patterns of stormwater runoff as a result of this project. There will also be a net decrease in the impervious area on the parcel.

The structure is located within zoning setbacks. There will be no modification to the existing structure, as a result there will be no change to any of the existing setbacks to the dwelling.

The green score of the existing current conditions as calculated according the Somerville Zoning Ordinance, Section 10.4 is 32, the required Green Score is 35. To comply with the green score, 137 S.F. of an existing deck will be removed and grass will be planted in its place. Additionally, a new rhododendron and approximately six to eight hostas will be planted in the front yard.

14 Sycamore Street Green Score Evaluation

Lot Size (Sq. Ft.) = 3476

Existing Conditions

|                | Count | Sq. Ft | Multiplier |      |
|----------------|-------|--------|------------|------|
| Landscape Area | 1     | 878    | 0.6        | 527  |
| Small Tree     | 1     | 50     | 0.6        | 30   |
| Large Tree     | 2     | 450    | 0.6        | 540  |
|                |       |        |            | 1097 |

Green Score = 0.32

Proposed Conditions

|                    | Count | Sq. Ft | Multiplier |      |
|--------------------|-------|--------|------------|------|
| Landscape Area     | 1     | 1015   | 0.6        | 609  |
| Small Tree         | 2     | 50     | 0.6        | 60   |
| Large Tree         | 2     | 450    | 0.6        | 540  |
| Vegetation         | 6     | 12     | 0.3        | 22   |
| De-paved Area      | 1     | 137    | 0.1        | 14   |
| Visible Landscape  | 1     | 135    | 0.1        | 14   |
| Visible Vegetation | 6     | 12     | 0.1        | 7    |
| Visible Small Tree | 2     | 50     | 0.1        | 10   |
|                    |       |        |            | 1275 |

Green Score = 0.37