



City of Somerville

## PLANNING, PRESERVATION, & ZONING

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

October 24, 2022

Creative Property Solutions  
c/o Don Hughes  
180 North Street,  
Somerville, MA 02144

Dear Don,

Your application for a Plan Revision to your approved plans at 8-10 Sycamore Street (ZBA 2019-61), case number P&Z22-136, has been deemed *de minimis* and accepted. Please see notes below and attached exhibits.

- Planting and landscape plan changes to accommodate individual lawn areas and small patios for each unit.
- Inclusion of a small lawn area in the right side front yard.

As required by SZO §5.3.8, I find that the proposed change;

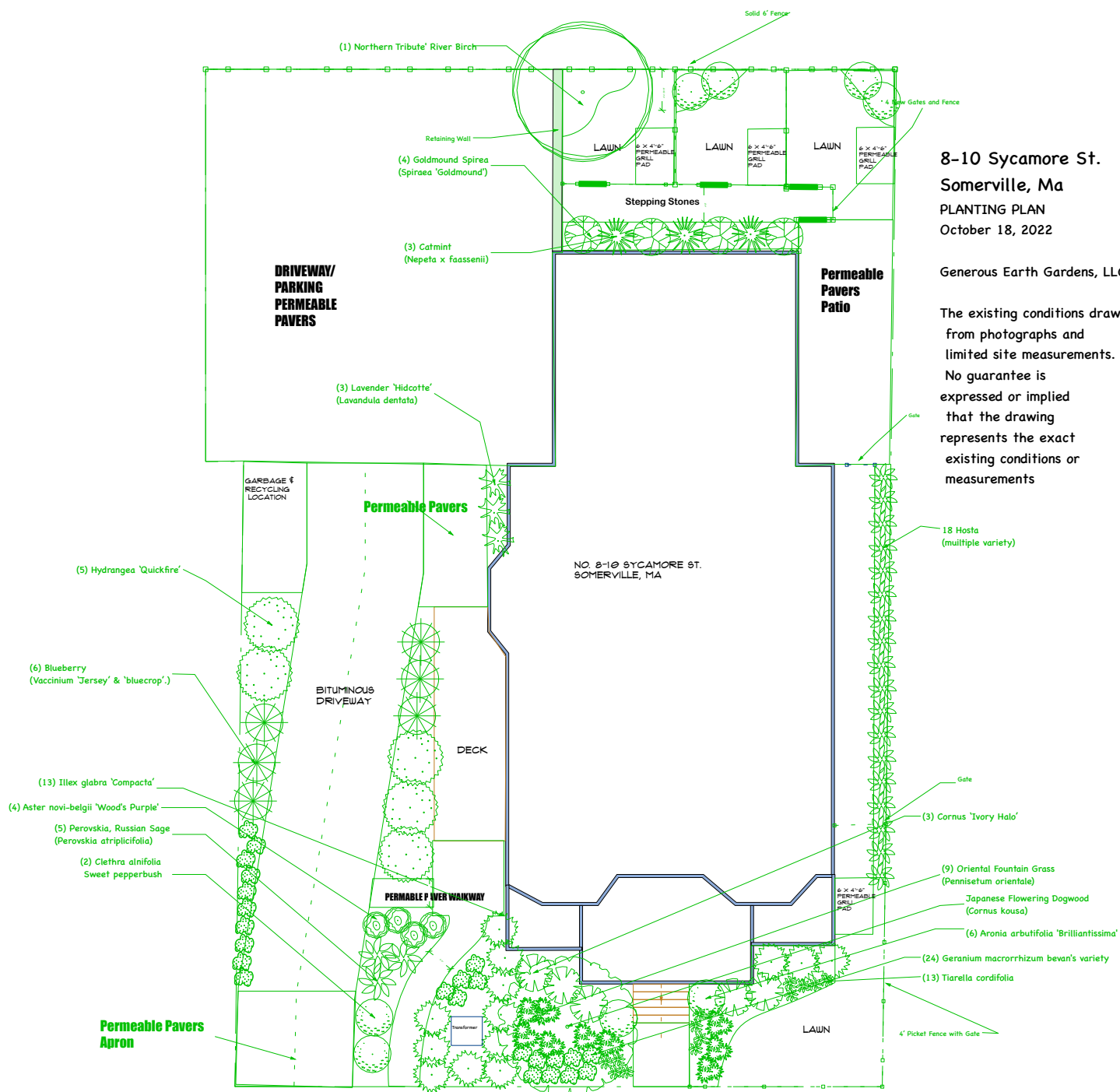
- i. Changes would not contravene the legal notice, any finding, or condition of the SPGA in the original approval;
- ii. Changes would not detrimentally impact matters of substance identified in meeting minutes of original hearings;
- iii. Changes would not alter the character of the development; and
- iv. Changes would be so insignificant as not to be noticeable to persons generally familiar with the original approval.

Please check additional outstanding conditions of the approval and bring the stamped plans to the Inspectional Services so that they may proceed with your project. If you have not done so already, contact Planning Staff at least five working days in advance of a request for a final inspection by Inspectional Services to ensure the proposal was constructed in accordance with the revised plans and the conditions attached to the approval.

Sincerely,

Sarah Lewis, RA, LEED-AP, CNU-A  
Director of Planning, Preservation, & Zoning

Cc: file  
ISD  
Khalsa Design – Jeff Ryan



8-10 Sycamore St.  
Somerville, Ma  
PLANTING PLAN  
October 18, 2022

Generous Earth Gardens, LLC.

The existing conditions drawing is derived from photographs and limited site measurements. No guarantee is expressed or implied that the drawing represents the exact existing conditions or measurements



ZONING CHART - SOMERVILLE					
NB ZONE	REQUIRED	EXISTING	PROPOSED	REVISED	REMARKS
MIN. LOT SIZE	N/A	3,900 SF	3,900 SF	3,900 SF	COMPLIES
LOT AREA/DU 1-2DU	875 SF / DU	1DU = 3,900 SF / DU	4DU = 975 SF/DU	4DU = 975 SF/DU	COMPLIES
FAR	2.0 (14,534 SF)	0.47 (1,849 SF)	1.0 (3,887 SF)	1.0 (3,887 SF)	COMPLIES
MAX GROUND COVER	80% (3,120 SF)	24% (934 SF)	33% (1,261 SF)	33% (1,261 SF)	COMPLIES
LANDSCAPE AREA	10% (727 SF)	41% (1,593 SF)	34% (1,290 SF)	27% (1,016 SF)	COMPLIES
PERMEABLE AREA	N/A	41% (1,593 SF)	53% (2,071 SF)	60% (2,345 SF)	COMPLIES
MAX HEIGHT	40'-0" / 3ST	30 - 4" / 3 ST	32 - 2" / 3 ST	32 - 2" / 3 ST	COMPLIES
FRONT SETBACK	N/A	3' - 11"	4' - 1"	4' - 1"	COMPLIES
LEFT SIDE SETBACK	N/A	0' - 6"	5' - 0"	5' - 0"	COMPLIES
RIGHT SIDE SETBACK	N/A	4' - 5"	22' - 5"	22' - 5"	COMPLIES
REAR SETBACK	10'-0" + 2'-0" PER STORY ABOVE GROUND FLOOR (14' - 0") (FOOTNOTE 13: REDUCTION FOR SHALLOW LOTS) REAR YARD SETBACK= 10'-0"	29' - 9"	11' - 0"	11' - 0"	COMPLIES
FRONTAGE	N/A	52' - 0"	52' - 0"	52' - 0"	COMPLIES
PARKING	EXISTING	PROPOSED	4 SPACES (COMPACT)	4 SPACES (COMPACT)	DOES NOT COMPLY
	UNIT 1 - 2 BR 1.5 SPACE REQ.	UNIT 1 - 2 BR 1.5 SPACES REQ.  UNIT 2 - 2 BR 1.5 SPACES REQ.  UNIT 3 - 2 BR 1.5 SPACES REQ.  UNIT 4 - 2 BR 1.5 SPACE REQ.  6 SPACES REQ.			

6. Projections into side yards: Bays, bay windows and oriel windows (provided that said bays, bay windows or oriel windows encumber no more than one-third of the length of the side of the structure they project from), balconies, chimneys, flues and fire escapes, steps down from the first story, and cornices, belt courses, leaders, sills, pilasters, lintels, decks, unenclosed porches, or other similar structures and ornamental features may project into a required side yard not more than one-quarter (1/4) of the required setback, nor more than three (3) feet in any case.

13. Reduction of rear yards for shallow lots: For each foot by which a lot is less than one hundred (100) feet deep on the effective date of this Ordinance, three (3) inches may be deducted from the required depth of the rear yard, provided that no rear yard shall be less than ten (10) feet.

LOT DEPTH= 75'-0"  
100'-75'= 25'  
25 X 3'= 75"  
14'- 6.25'= 7.75'  
MIN. REAR YARD SETBACK= 10'-0"

“This plan is for informational and illustrative purposes only. The preparer of this plan makes no claim to its accuracy. This plan shall not be used or relied upon in any circumstance. A certified Land Surveyor shall provide an official certified plot plan.”

ZONING PLAN LEGEND	
	EXISTING FOOTPRINT
	PROPOSED ADDITION
	LANDSCAPE
	PAVERS
	REQUIRED SETBACKS
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PROJECT NAME  
**Sycamore St Residences**

PROJECT ADDRESS  
**8-10 Sycamore St,  
Somerville, MA**

CLIENT  
**DON HUGHES**

ARCHITECT  
  
17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-8682

CONSULTANTS:

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OF PROSECUTION UNDER LAW

REGISTRATION

Project number 18148  
Date 05/28/2020  
Drawn by AB/TC  
Checked by JSK  
Scale As indicated

REVISIONS		
No.	Description	Date
1	Address Identification	08/12/2020

ARCHITECTURAL  
SITE PLAN

**A-020**

Sycamore St Residences