

## Narrative:

**To:** Zoning Board of Appeals  
City of Somerville

**Proj.#:** 19002

**From:** Bennie Ber

**Proj. Name:** Parking Canopy  
92 Orchard Street, Somerville

### Zoning Relief Sought

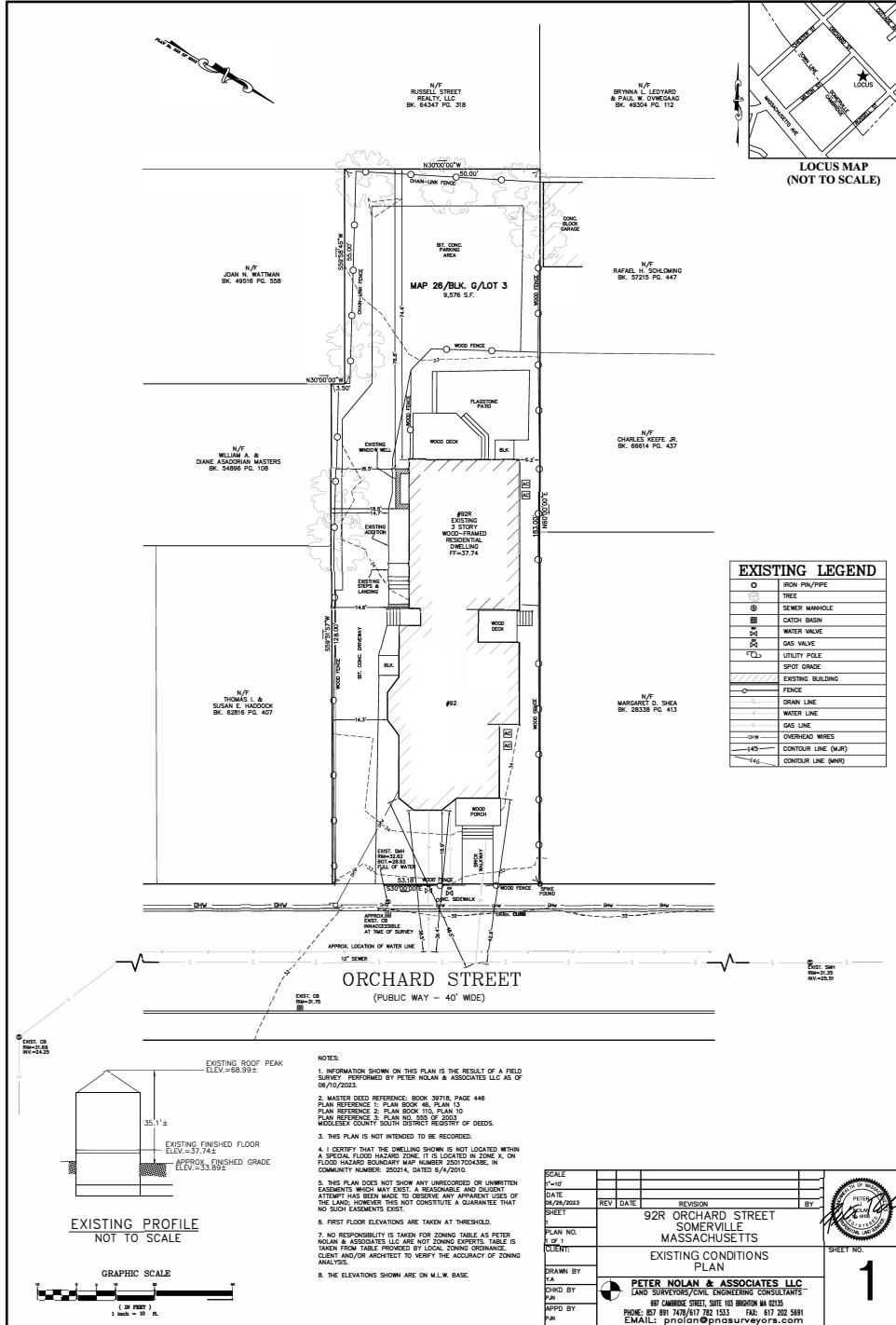
The applicant, Bennie Ber (“Applicant” or “Petitioner” – Architect for the proposed work), seeks zoning relief for constructing a suspended car canopy for four cars over an existing asphalt paved parking area, at 92R Orchard Street. Specifically, Applicant requests a Hardship Variance, pursuant to Section 15.3 of the City of Somerville Zoning By-Law.



*View of Parking Canopy*

### Existing Conditions Description

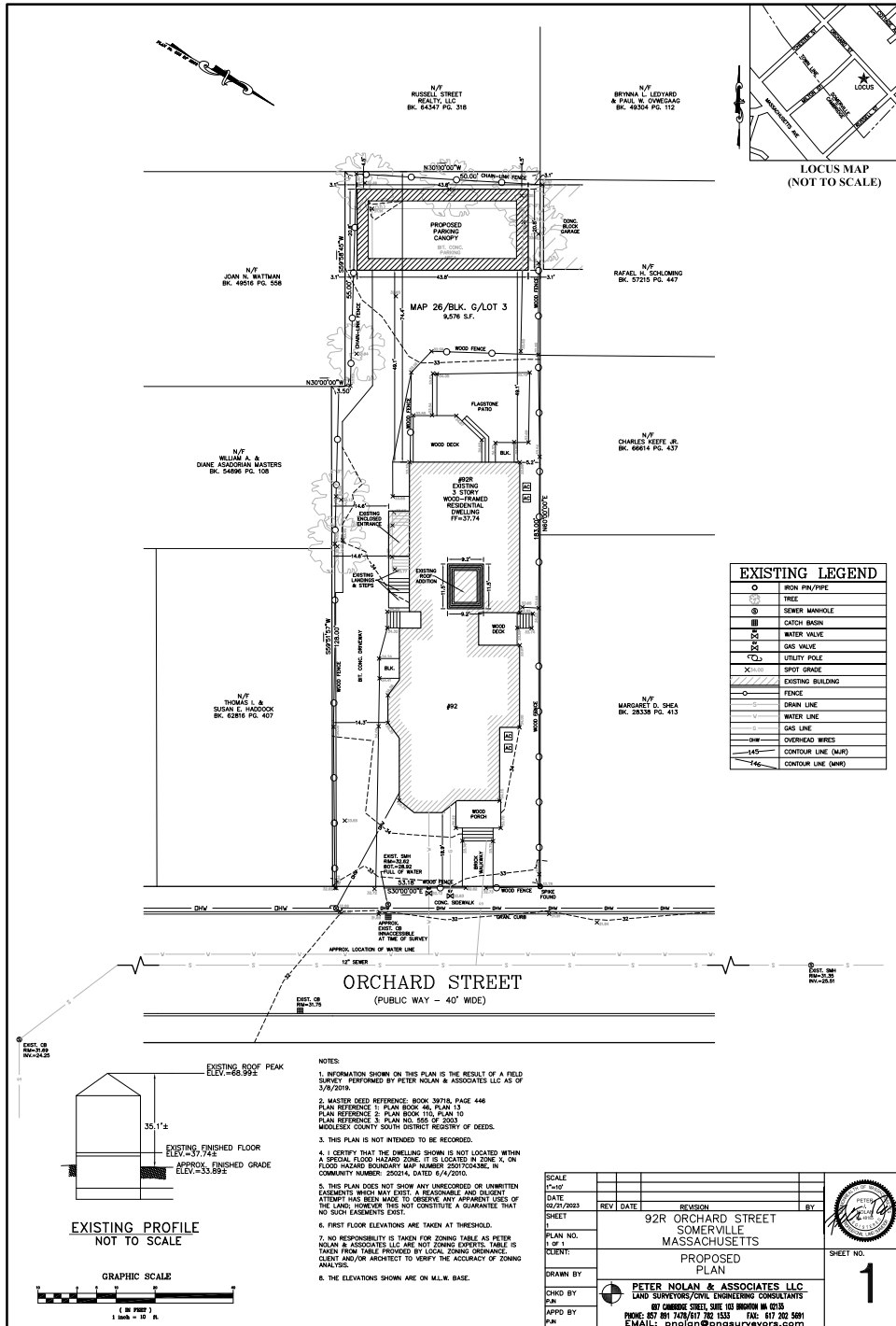
92 Orchard Street is a two family residence. The City of Somerville Assessors' Database lists 92 Orchard as a 5 Bedroom unit with a Living Area of 2,570 square feet and 92R Orchard as a 4 Bedroom unit with a Living Area of 1,972 square feet. Each unit uses two cars. Currently, the parking area at the rear of the lot is sized to accommodate four cars.



Site Plan - Existing Condition

### Proposed Work Description

Construction of a structure with a suspended canopy over an existing asphalt paved parking area for four cars, with Electric Vehicle charging provisions. No increase in impervious area is proposed.





*View from the driveway, showing the current rear parking*



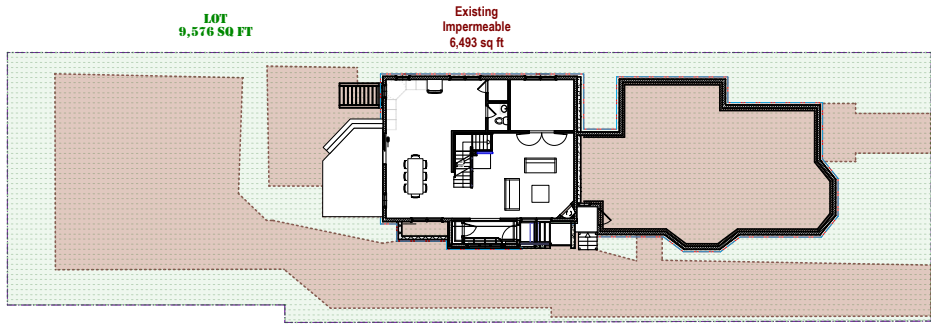
*Proposed Car Canopy - View from Driveway*



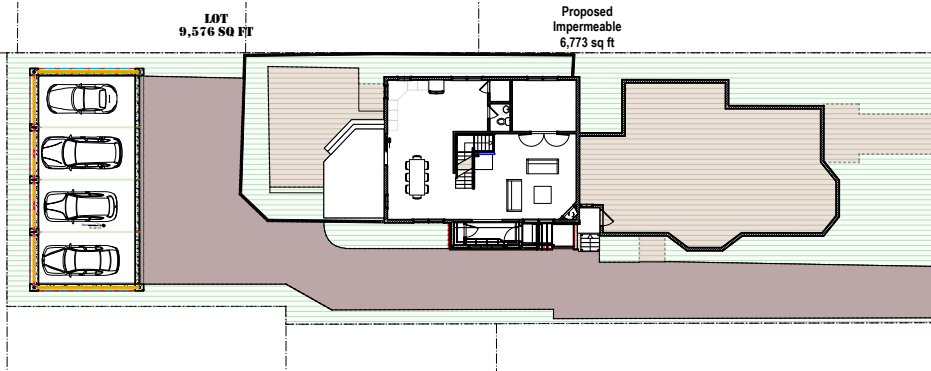
*View of Existing parking condition.*



*View of Proposed Parking Canopy.*

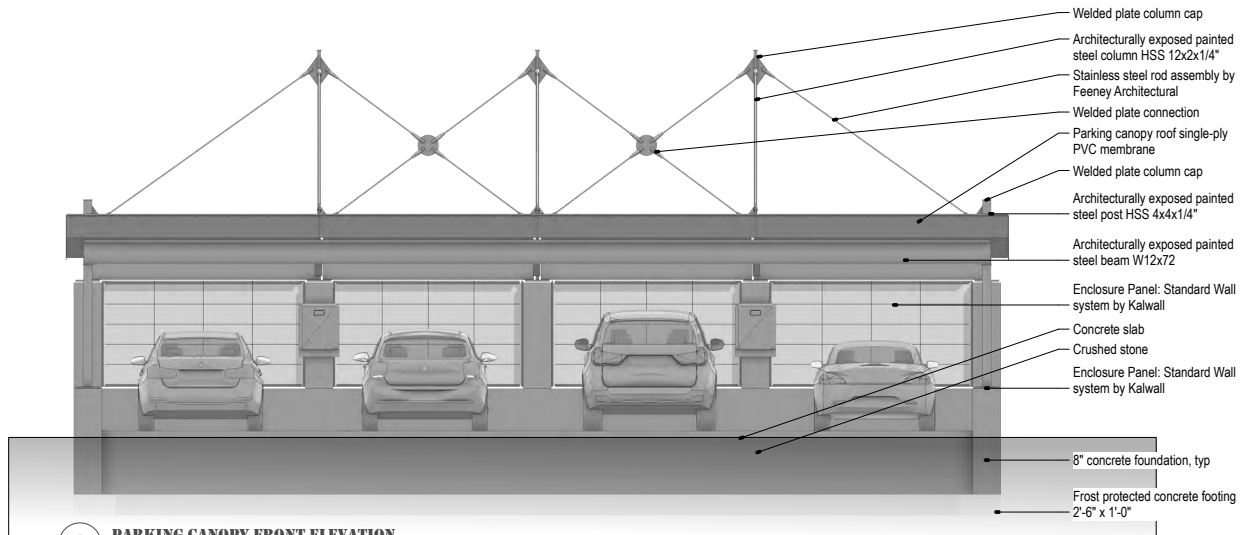


**1 LOT COVERAGE DIAGRAM - EXISTING**  
SCALE: 1/16" = 1'-0"

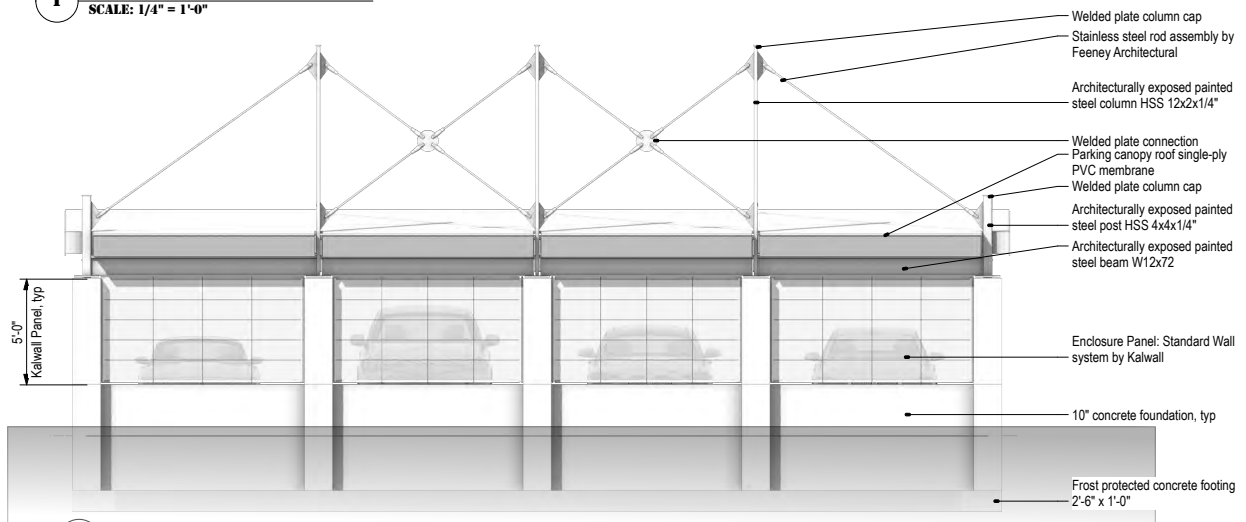


**1 LOT COVERAGE DIAGRAM - PROPOSED**  
SCALE: 1/16" = 1'-0"

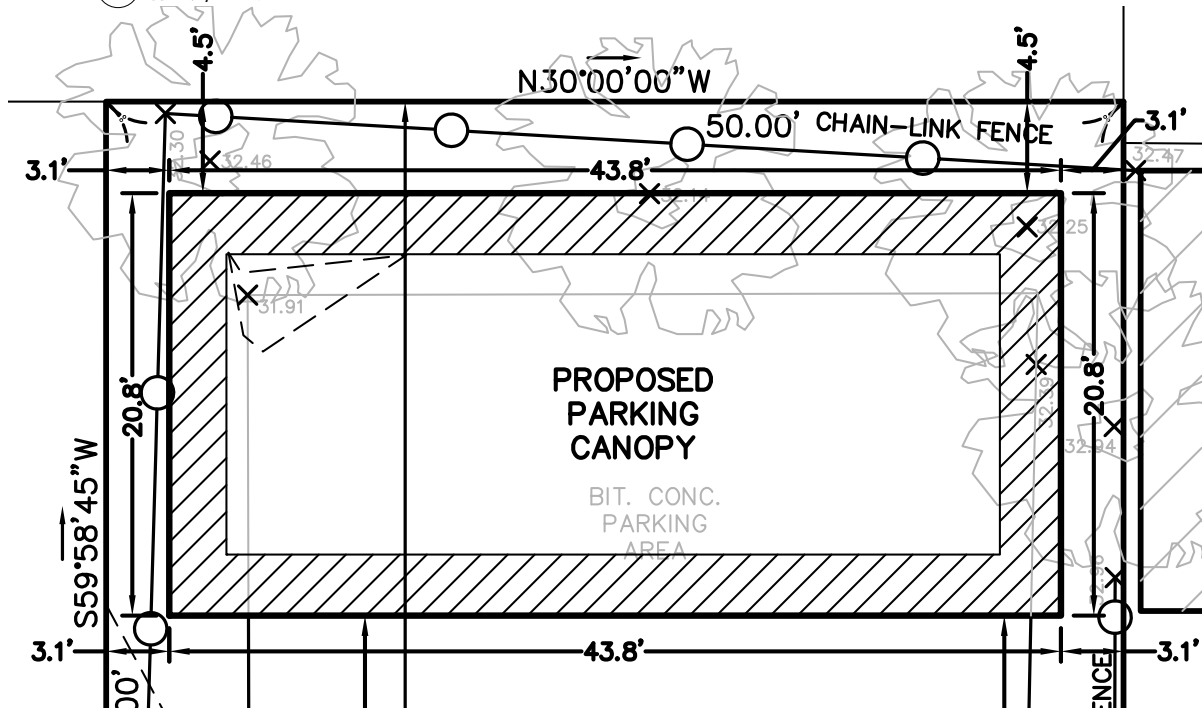
Lot Coverage Tabulation		
Lot Area		Area
	Custom	9,576 SF
	<b>Total Lot Area</b>	<b>9,576 SF</b>
Existing Lot Coverage		Area
	Impermeable	6,493 SF
<b>Total</b>	<b>Total</b>	<b>6,493 SF</b>
	<b>Existing Lot Coverage</b>	<b>67.8%</b>
Proposed Lot Coverage		Area
	Impermeable	6,773 SF
<b>Total</b>	<b>Total</b>	<b>6,773 SF</b>
	<b>Proposed Lot Coverage</b>	<b>70.7%</b>



**1 PARKING CANOPY FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 PARKING CANOPY ELEVATION - REAR**  
SCALE: 1/4" = 1'-0"

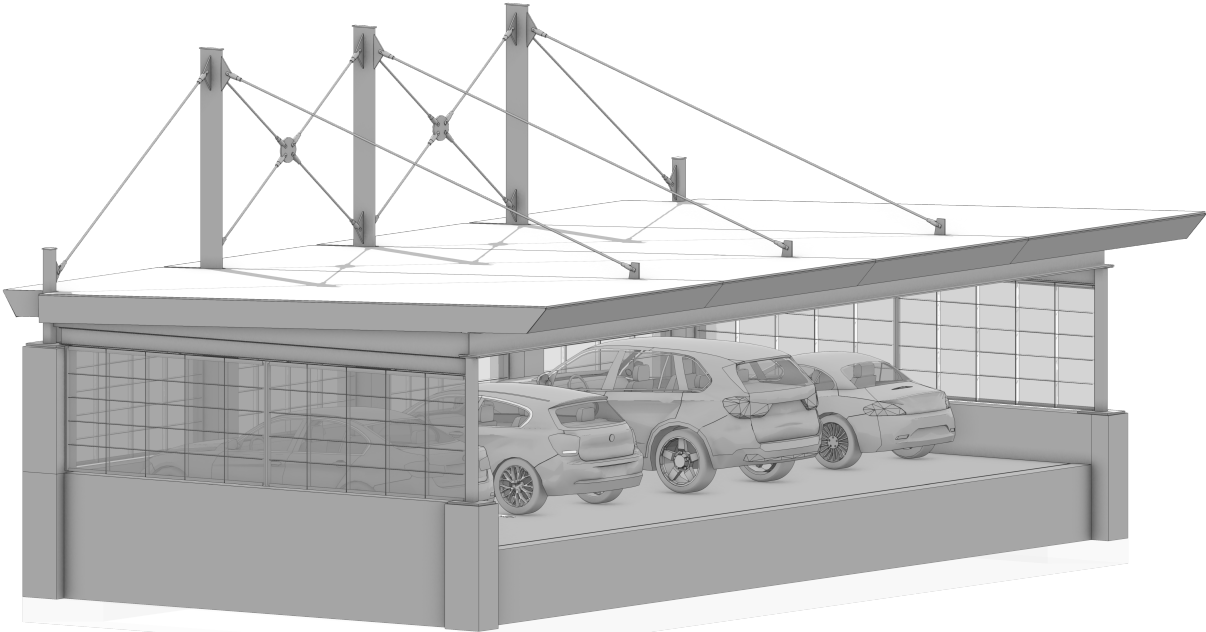


### Argument for Variance

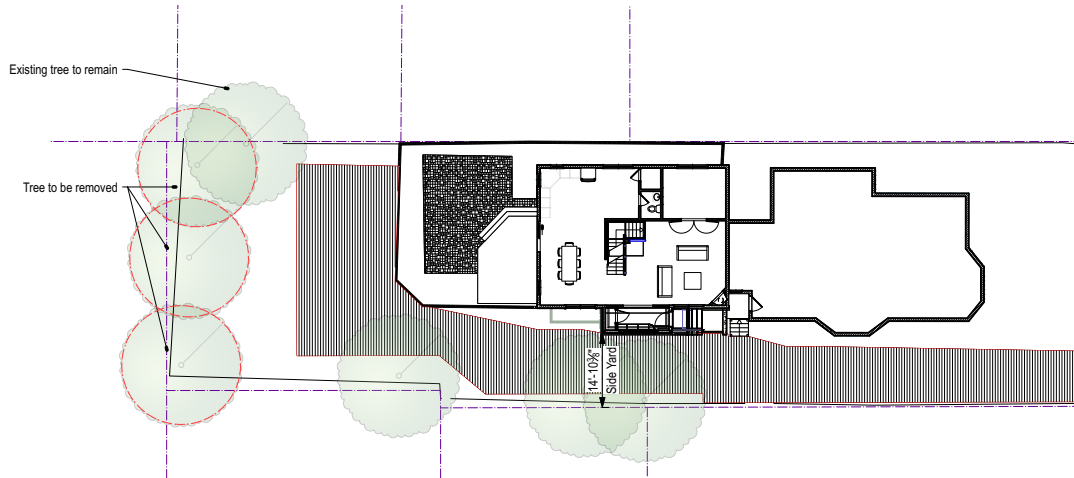
1. Relief is requested for increase of number of motor vehicles in carport from allowable 2 to 4 (SZO 10.2.2.d): currently there are four off-street, surface parking space existing on the property. No increase of parking spaces is proposed, and the proposed work will not increase demand for on-street parking. The proposed work includes the provision of electric vehicle (EV) charging stations, which will result in decrease of tailpipe emissions and an improvement in air quality for the community, and reduction of climate harm. The carport canopy will protect the charging stations and vehicles from snow, rain, leaves, and falling tree limbs. The protection from snow will significantly reduce and simplify the need for snow removal during winter storms, contributing to a reduction of snow plow traffic on public street and lessening demand for on-street parking during snow-clearing operations. It would divert roof rainwater to a planted area in the rear of the property, reducing surface runoff onto city streets. **Hardship: this carport serves two large dwelling units, each potentially owning multiple motor vehicles; 4-car carport is necessary for safety and convenience, especially in snowy or rainy conditions.**



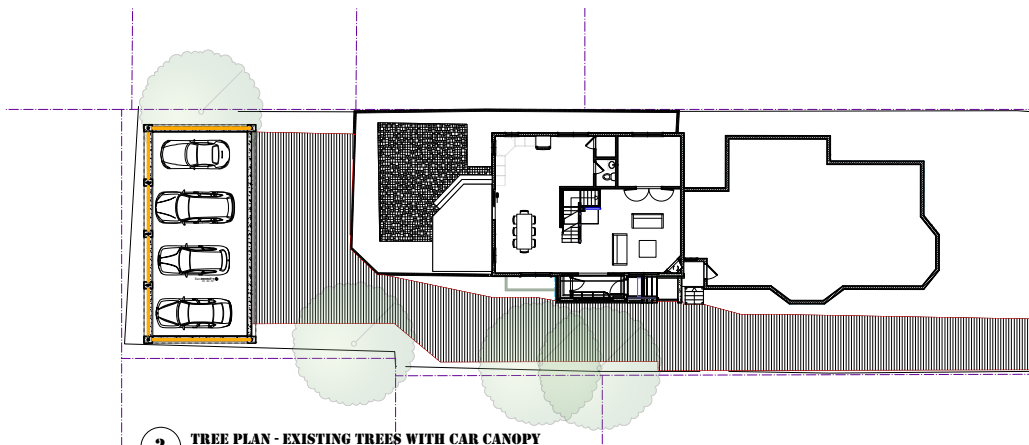
*View of Parking Canopy with Existing Building*



## Tree Plans



**2 TREE PLAN - DEMOLITION**  
SCALE: 1/16" = 1'-0"



**2 TREE PLAN - EXISTING TREES WITH CAR CANOPY**  
SCALE: 1/16" = 1'-0"

