

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

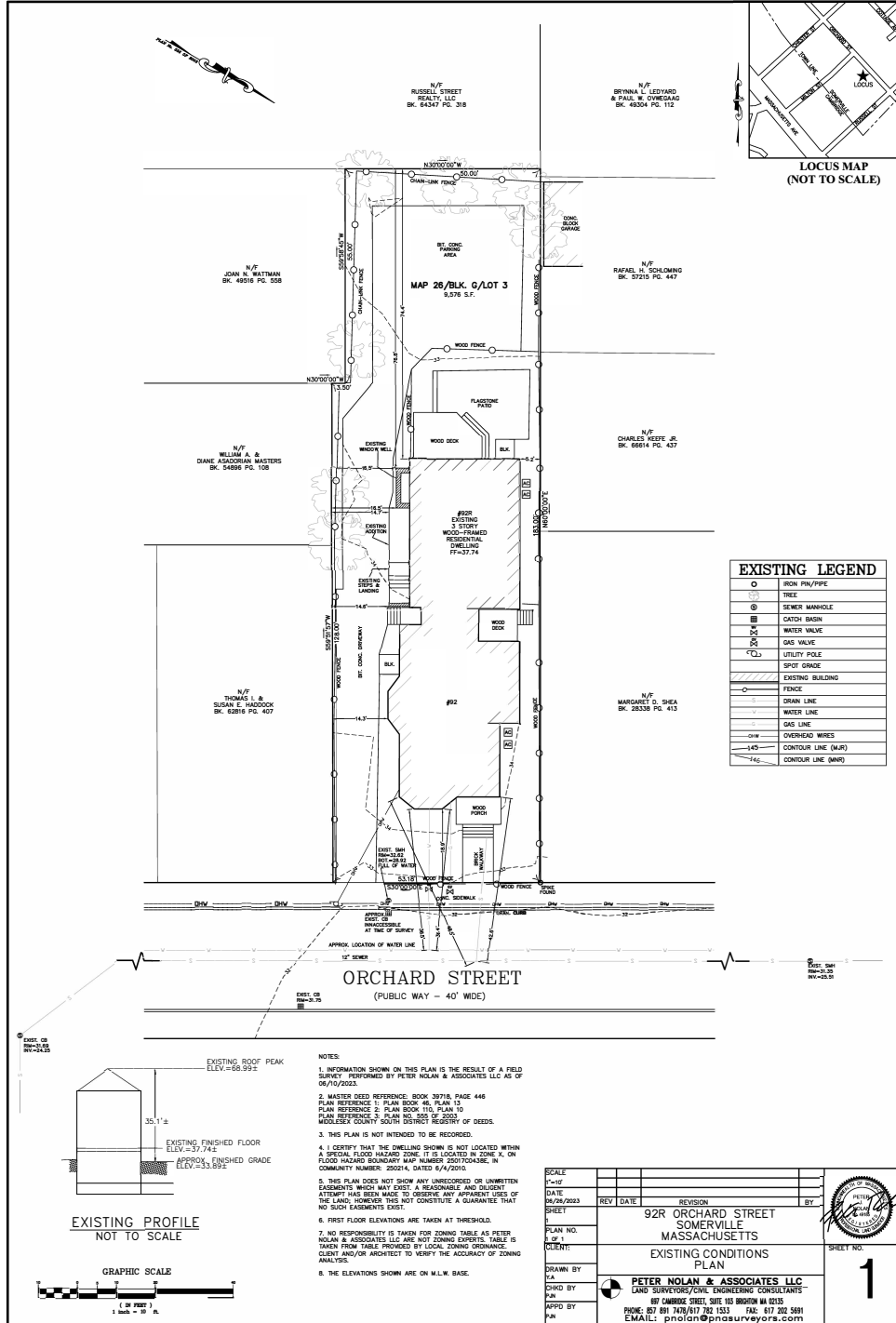
The applicant, Bennie Ber (“Applicant” or “Petitioner” – Architect for the proposed work), seeks zoning relief for constructing a suspended car canopy for four cars over an existing asphalt paved parking area, at 92R Orchard Street. Specifically, Applicant requests a Hardship Variance, pursuant to Section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



View of Parking Canopy

Existing Conditions Description

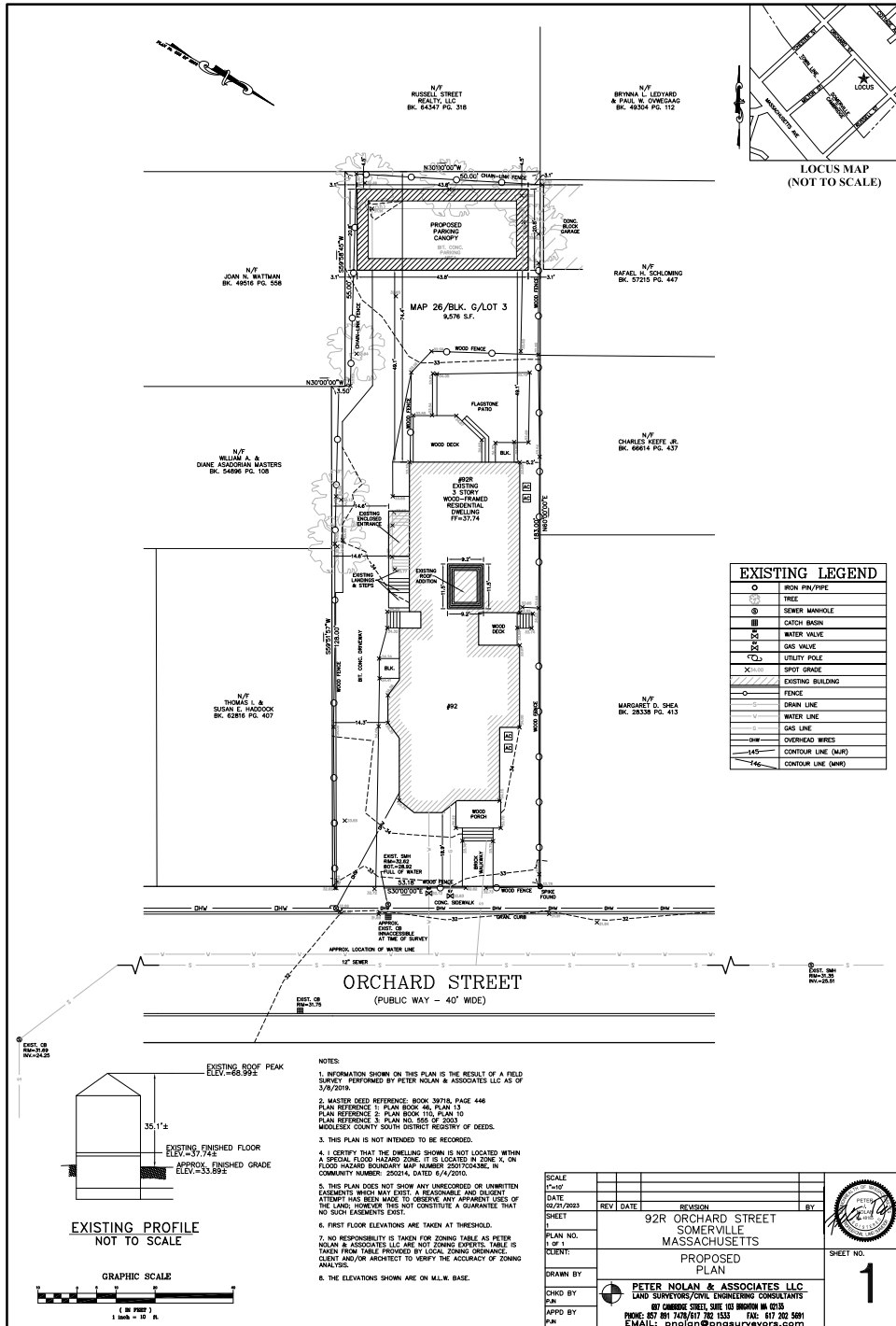
92 Orchard Street is a two family residence. The City of Somerville Assessors' Database lists 92 Orchard as a 5 Bedroom unit with a Living Area of 2,570 square feet and 92R Orchard as a 4 Bedroom unit with a Living Area of 1,972 square feet. Each unit uses two cars. Currently, the parking area at the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



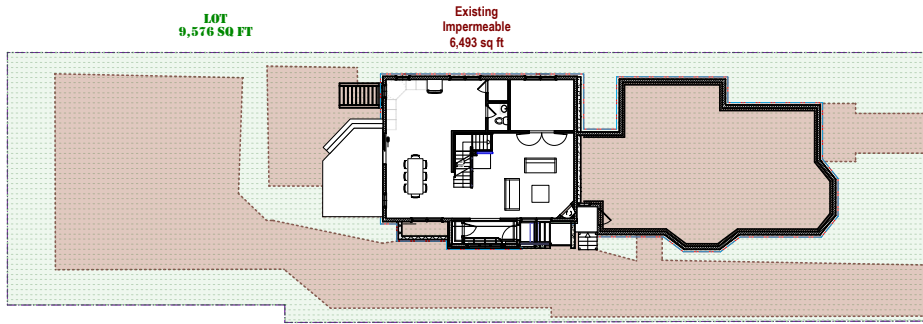
Proposed Car Canopy - View from Driveway



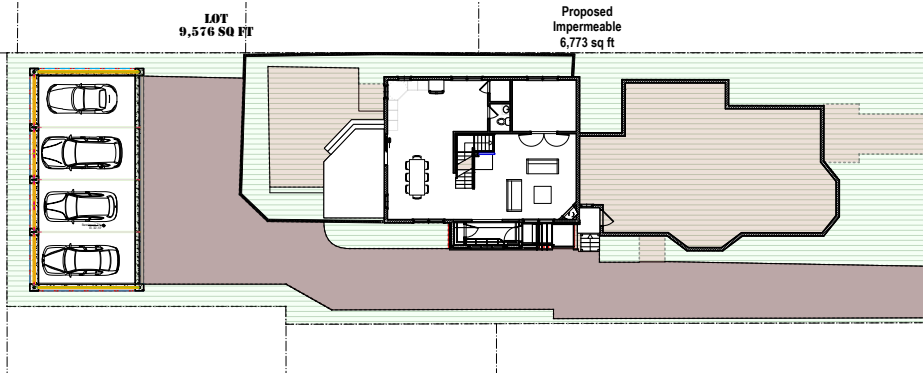
View of Existing parking condition.



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"

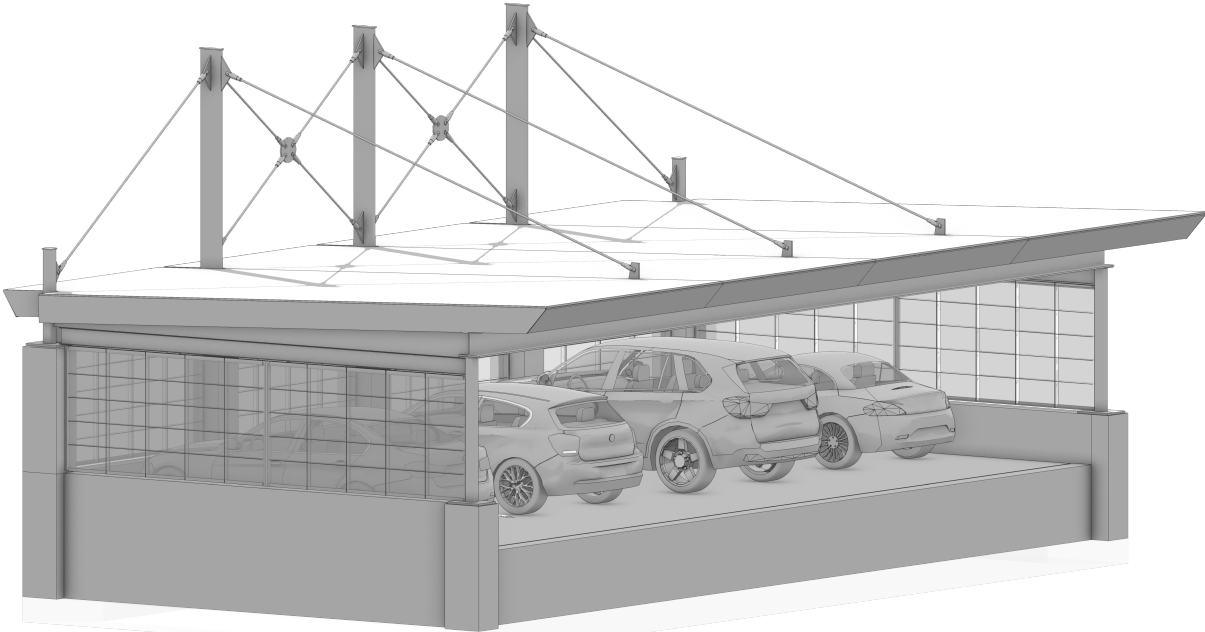
Lot Coverage Tabulation		
Lot Area		Area
	Custom	9,576 SF
	Total Lot Area	9,576 SF
Existing Lot Coverage		Area
	Impermeable	6,493 SF
Total	Total	6,493 SF
	Existing Lot Coverage	67.8%
Proposed Lot Coverage		Area
	Impermeable	6,773 SF
Total	Total	6,773 SF
	Proposed Lot Coverage	70.7%

Argument for Variance

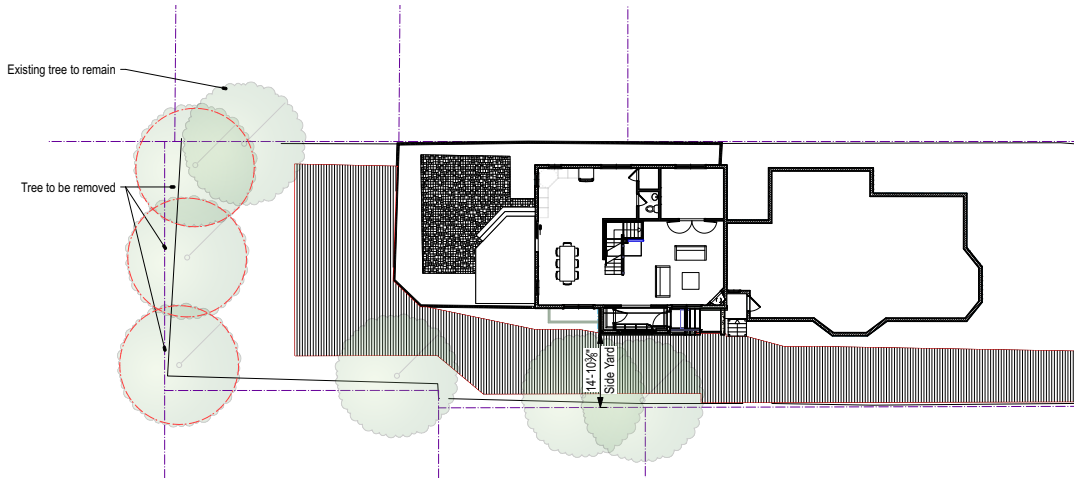
1. Relief is requested for Lot Coverage in excess of 60% max. permitted by SZO 3.1.8.a. The existing Lot Coverage is 67.8%; The proposed Lot Coverage is 70.7%. This de-minimus increase is proposed to be offset by added planting of native, drought-resistant plants per plans. While the nominal impervious area is slightly increased, approximately 1,200 square feet of reflective, cool roofing membrane will be shading dark asphalt paving, reducing urban heat island effect. The proposed carport canopy is sized to fit current standards of vehicle types and sizes likely to be parked on this property, given its character. Relief is requested from provisions of SZO 14.1.7.b.ii. **Hardship: safety and convenience when maneuvering vehicles.**



View of Parking Canopy with Existing Building



Tree Plans



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

