

## RDA AREA DESCRIPTION

29 HOWLAND LANE

12 Jan 2021

The property is a 0.44 acre lot in a residential single family zone containing a 1738 sf single family wood framed cape style home. There is an asphalt driveway and two car garage. The three adjoining neighbor's properties are all separated by fences at the lot lines. The lot has frontage on Cushing Pond. The waters edge runs along the southern edge of the property and is approximately 30 feet beyond the existing chain link fence enclosing the southern and eastern sides of the back yard. The northern side has a wooden fence with the house enclosing the western edge. The house is outside the 50 foot zone but within the 100 foot buffer. The property contains a front yard and fenced backyard with a mix of grass lawn, pine and beech trees, shrubs and myrtle ground cover. The southwest region along the pond has an area of large rhododendron. Oak trees, pine trees and English Ivy as well as various wild plants extend all along the property's southern edge. There is a flagstone patio and retaining wall off the basement that faces the pond. Granite blocks step down to a small flagstone area near the shoreline. There are a few exposed rock cropping's throughout the back and sides of the of the property. The septic is in the front lawn and is served by modern aerobic system.

The area of the proposed project is all within the fenced backyard and outside the 50 foot zone. There would be minimal change to the general appearance roofline or footprint of the building but the new room would provide about 220 sf of added heated living area to the existing 1738 sf home.

## RDA WORK DESCRIPTION

29 HOWLAND LANE, HINGHAM, MA

12 January 2021

The proposed work involves removing an existing attached 12'x13' wooden unheated screened porch and adjoining 16'x13' wooden deck at the back of the house, to be replaced with a 12'x18' wood framed fully insulated and heated "family" room attached to the house and opening directly to the existing kitchen. The rear and side wall will align with the existing porch footprint while the south side "front" wall will extend a few feet into what currently is the existing deck, but to not go beyond the existing south facing kitchen wall and will remain entirely within the existing footprint of the porch and deck. The structure will be built to code on approved footings (similar to current) with a fully enclosed and insulated crawlspace. Roof and siding to match existing house. The room is to open to and step down onto a proposed new stone patio (permeable) that will require a stone retaining wall to provide a level surface. The stone retaining wall is to match the style and character of the existing stone walls elsewhere on the property to the extent possible. Please see the attached concept floor plan and computer birdseye perspective, Hoyt survey dated April 20, 2020 and images of the existing screen porch. Note that the April survey reflects a larger addition which we have since decided to scale back to this proposal herein. All work is contained entirely within the existing fenced backyard and accessed from the driveway.

The area of the proposed project is all within the fenced backyard and outside the 50 foot zone. There would be minimal change to the general appearance roofline or footprint of the building, but the new room would provide about 220 sf of heated family room living area to the existing 1738 sf home. The current deck and porch total 370 sf.