

ARCHITECT

**ICON**  
ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT

**Stantec**

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KEY PLAN

	11/16/2021	COMP. PERMIT
	10/25/2021	DD SET
	06/03/2021	COMP. PERMIT

PROJECT NUMBER: 210801871

DRAWN BY: AJ

CHECKED BY: GR

SHEET TITLE

ZONING PLAN

**C-100**

	REQUIRED/ALLOWED	EXISTING	PROPOSED
MINIMUM LOT SIZE	5,000	12,090	12,090
MAXIMUM F.A.R.	2.0	0.32	4.62
MINIMUM LOT WIDTH	N/A	78'	78'
MAXIMUM HEIGHT**	50' (60-70 W/ PBI)	30'±	81'
MINIMUM FRONT YARD*	15' + (H/10) = 15+(81/10) = 23.1'	27.6'	26'
MINIMUM FRONT YARD PROJECTIONS	5'	27.6'	21'
MINIMUM SIDE YARD*	(H+L)/6 = (81+127)/6 = 35'	14.8'	5'-4" WEST, 8'-10" EAST
MINIMUM SIDE YARD PROJECTIONS	3'	14.8'	0' WEST, 6'-6" EAST
MINIMUM REAR YARD*	(H+L)/6 = (81+72)/6 = 25.5' (MIN. 30')	62'	4'-6"
MINIMUM REAR YARD PROJECTIONS	10'	62'	2'
MINIMUM LANDSCAPE OPEN SPACE	10%	2,173/5,200=42%	750/55,888=1.3%
MINIMUM USABLE OPEN SPACE	10%	639± SF	0
MINIMUM AMOUNT OF PARKING SPACES***	Parking Requirements in the Transit Parking Overlay District: 1.4 spaces per one-bedroom unit Number of spaces required = 76 spaces	13	0

\*MINIMUM YARDS HAVE BEEN CALCULATED ASSUMING A 81' HEIGHT AND 127' LENGTH SIDE YARD, 72' LENGTH REAR YARD.  
 \*\*81' MAXIMUM HEIGHT INCLUDES BUILDING FINISHED FLOOR BEING 2' ABOVE EXISTING GRADE AT CENTERLINE OF ROAD  
 \*\*\*TRANSIT PARKING OVERLAY DISTRICT, AND THIS PROJECT IS FOR "CONGREGATE ELDERLY HOUSING" AND THE BYLAW ALLOWS FOR 20% OF THE REQUIRED SPACES BY SPECIAL PERMIT WHICH WOULD BE 76 X 20%= 15 SPACES

