

DIMENSIONAL AND PARKING INFORMATION

Property Location: _____ Zoning District: _____

Applicant: _____ Address: _____

Present Use/Occupancy: No. of Dwelling Units and sizes:

Multi-family residential: 26 DUs in one 3.5-story building at 840 Mass. Ave, 31 DUs in one 6-story building at 846 Mass. Ave, and a two-family structure at 17 Newman Way

Uses and their gross square feet:

840 Mass. Ave: 27,296 GSF residential
846 Mass. Ave: 34,790 GSF residential

Proposed Use/Occupancy: No. of Dwelling Units and sizes:

Multi-family residential: 57 existing DUs and a two-family structure as noted above plus 40 DUs in 2 new buildings comprising (14) 1-bed, (21) 2-bed, and (5) 3-bed units.

Uses and their gross square feet:

Building 1: 30,417 GSF residential; 2,283 GSF commercial (32,700 GSF total)
Building 2: 11,874 GSF residential

* Per §5.8.1.C. of the Zoning Bylaw, because this proposed development is within both the MBMF and NMF overlay districts, the provisions of the MBMF overlay will also be applied to the portion of the development at 17 Newman Way instead of those of the NMF overlay district.

Because no changes are proposed to existing buildings at 840 and 846 Mass. Ave, "Proposed Conditions" are provided for new construction only.

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use
Lot Size			min.
Frontage	846 Mass. Ave: 160.7' 840 Mass. Ave: 29.4', 39.7' 17 Newman Way: 45.5'	Building 1: 183.9' Building 2: 63.9'	min.
Floor Area Ratio ¹			max.
Lot Coverage (%), where applicable			max.
Lot Area per Dwelling Unit (sf)			min.
Front Yard Depth (feet)	846 Mass. Ave: 21.3', 14.4' 840 Mass. Ave: 25.3'	Building 1, Mass. Ave: 7.5' Building 1, Newman: 12' Building 2: 15'	min. Building 1: 0' per MBMF overlay Building 2: 15' per MBMF overlay
Side Yard Width (feet) right side	840 Mass. Ave: 92.9' 17 Newman Way: 18.3'	Building 1: > 5', see plans Building 2: ~13.4'	min.
left side	846 Mass. Ave: 92.3'		min.
Rear Yard Depth (feet)	846 Mass. Ave: N/A 840 Mass. Ave: N/A 17 Newman Way: 54.75'	Building 1: > 20', see plans Building 2: ~38.4'	min.
Height stories	846 Mass. Ave: 6 840 Mass. Ave: 4 17 Newman Way: 2.5	Building 1: 6 Building 2: 3	stories ² max. 4 per MBMF overlay, max. 6 w/ MBMF overlay bonuses
feet	846 Mass. Ave: ~51.5' 840 Mass. Ave: ~38' 17 Newman Way: ~33'	Building 1: 64'-9" Building 2: 40'-10"	Feet max. 52' per MBMF overlay, max. 78' w/ MBMF overlay bonuses
Open Space (% of G.F.A. or lot size) ³			min.
Landscaped (sf)			(sf)
Usable (sf)			(sf)
Parking Spaces (#) ⁴			min.
Parking Area Setbacks (feet) (where applicable)	846 Mass. Ave: 17.5' (front), 0' (side) 17 Newman Way: 3 to 7.5' (rear), 0 to 7.8' (side)	Building 2: 5' (side/rear)	min. 10', or 5' side/rear w/ fence
Loading Spaces (#)			min.
Bicycle Parking ⁵ short term			min.
long term			min.

¹ FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

² Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height.

³ Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA or lot size, depending on the zoning district. On a separate page, show how you determined the open space area amounts.

⁴ See Section 6.1, Off-Street Parking and Section 5.9.4.F. If requesting a parking reduction, refer to Section 6.1.5.

⁵ See Section 6.1.12, Bicycle Parking, or refer to the [Bicycle Parking Guidelines](#).

Floor Area Ratio

Present Conditions

846 Mass. Ave (excluding unenclosed balconies): (5,799 GSF per floor) x (6 stories) = 34,794 GSF

840 Mass. Ave (excluding unenclosed balconies): (6,822 GSF per floor) x (4 stories) = 27,288 GSF

17 Newman Way: ((1,554 GSF per floor) x 2 full stories) + (1,045 GSF for 0.5 story) = 4,153 GSF

$(34,794 \text{ GSF}) + (27,288 \text{ GSF}) + (4,153 \text{ GSF}) = \underline{66,235 \text{ GFA}}$

$66,235 \text{ GSF} \div (61,185 \text{ SF site area}) = \mathbf{1.08 \text{ FAR}}$

Proposed Conditions

Building 1 (excluding elevator overrun): ((5,586 GSF) x 4 stories) + ((5,178 GSF) x 2 stories) = 32,700 GSF

Building 2 (excluding unoccupied attic): (3,958 GSF per floor) x 3 stories = 11,874 GSF

$(\text{Existing } 66,235 \text{ GSF}) + (32,700 \text{ GSF}) + (11,874 \text{ GSF}) = \underline{110,809 \text{ GFA}}$

$110,809 \div (61,185 \text{ SF site area}) = \mathbf{1.81 \text{ FAR}}$

Open Space

Per §5.3.22(C), open space requirements are to be calculated as a percent of GFA.

See above for calculation of GFA in Present and Proposed Conditions.

Present Conditions

Open space (site area exclusive of building footprints, surface parking, and driveways): 27,886 SF

$27,886 \text{ SF} / 66,235 \text{ GFA} = \mathbf{42.1\%}$

Proposed Conditions

Open space (site area exclusive of building footprints, surface parking, and driveways): 22,522.5 SF

$22,522.5 \text{ SF} / 110,809 \text{ GFA} = \mathbf{20.3\%}$