

34.5 Beacon Street, Unit 8/9S, Tudor Building Residence

6/30/2016; Revised 12/21/16

Parcel ID: 0501604000

Address: 34 HF Beacon Street (34.5)

Zoning District: Boston Proper

Zoning Subdistrict: H-2-65

Parameters	Allowable	Section Ref.	Current	Remarks	Proposed*	
FAR	2.0	13-1 Table B, 15-1	7.26	Pre-existing, Non-conforming	7.27	
HEIGHT	65'	16-1	121'-6"	Pre-existing, Non-conforming	No change	
FRONT YARD	20' Joy St Beacon St	12' 13-1 Table B, 18-1, 18-2**	0'	Pre-existing, Non-conforming	No change	
SIDE YARD	17'***	13-1 Table B, 19-4, 19-6	0'	Pre-existing, Non-conforming	No change	
REAR YARD	30'	13-1, Table B, 20-4	0'	Pre-existing, Non-conforming	No change	
SETBACKS	[H+L]/6	13-1 Table B 21-1, 21-2	0'	Pre-existing, Non-conforming	No change	

*Based on the 2009 International Building Code, Chapter 15 (Definition and 1509.2.3), we assume that the 9th floor is not considered a penthouse, but rather a floor, as it is occupied space.

**18-2 specifies "Conformity with Existing Building Alignment," whereas if front yard is required by code and there exist two or more buildings on the same side of the street, the minimum depth shall be the modal front yard depth (Total width of lots with the same Front Yard depth determines modal Front Yard depth on a block).

***13-1 Table B specifies SIDE YARD as $10' + \text{Length of parallel wall}/20$, therefore $10' + 139.25'/20 = 16.97' \rightarrow 17'$

Existing FAR/ Existing Floor GSF Calculations

Headhouse, Level 9	1,614
Level 8	6,130
Level 7	6,259
Level 6	6,289
Level 5	6,289
Level 4	6,289
level 3	6,289
Level 2	6,289
Level 1	6,233

Gross Floor Area	51,681 GSF
Lot Size	7,123 GSF
FAR	7.26