EXISTING GFA (GROSS FLOOR AREA) CALCULATION:

ZONING DISTRICT: H—2—65 BOSTON PROPER

LOT AREA 2,233 SF

ALLOWABLE FAR: 2

ALLOWABLE FLOOR AREA: 4,466 SF

EXISTING FLOOR AREA OF THE BUILDING:

1. GROUND FLOOR: 1,069 SF
2. 1ST FLOOR: 1,069 SF
3. 2ND FLOOR: 1,090 SF
4. 3RD FLOOR: 1,090 SF
5. 4TH FLOOR: 1,069 SF
6. PH: 459 SF
7. BASEMENT: N/A

TOTAL EXISTING FLOOR AREA OF THE BUILDING: 5,846 SF

PROPOSED GFA (GROSS FLOOR AREA) CALCULATION:

ZONING DISTRICT: H—2—65 BOSTON PROPER

LOT AREA 2,233 SF

ALLOWABLE FAR: 2

ALLOWABLE FLOOR AREA: 4,466 SF

PROPOSED FLOOR AREA OF THE BUILDING:

1. GROUND FLOOR: 1,069 SF
2. 1ST FLOOR: 1,069 SF
3. 2ND FLOOR: 1,090 SF
4. 3RD FLOOR: 1,090 SF
5. 4TH FLOOR: 1,069 SF
6. PH: 536 SF
7. BASEMENT: N/A

TOTAL PROPOSED FLOOR AREA OF THE BUILDING: 5,923 SF
ADDITIONAL NEW AREA = 77 SF

ZONING ANALYSIS - 30 CHESTNUT STREET

PARCEL ID:	0501461000
ADDRESS:	30 CHESTNUT STREET, BOSTON, MA 02108
PROPERTY TYPE:	Three Family
CLASSIFICATION CODE:	0105 (Residential Property / THREE-FAM DWELLING)
ZONING DISTRICT	BOSTON PROPER
ZONING SUBDISTRICT	H-2-65
SUBDISTRICT TYPE	APARTMENT RESIDENTIAL
ZONING ARTICLE	AMND 454
MAP NUMBER	1

OVERLAY AREAS

RESTRICTED PARKING	NO CHANGE

BUILDING INFORMATION

EXISTING USABLE GROSS FLOOR AREA	5846 SQUARE FEET
PROPOSED USABLE GROSS FLOOR AREA	5923 SQUARE FEET

DIMENSIONAL REQUIREMENTS	CODE REQUIREMENTS	EXISTING	PROPOSED
LOT SIZE MINIMUM SQUARE FEET	NONE	2233	NO CHANGE
LOT AREA MINIMUM SQUARE FEET FOR ADDITIONAL DWELLING UNIT	NONE	NA	NA
MINIMUM LOT WIDTH	NONE	25.33	NO CHANGE
MAXIMUM FLOOR AREA RATIO	2.0		
HEIGHT LIMITATIONS	65 FEET	50 FEET	NO CHANGE
USABLE OPEN SPACE MINIMUM - SEE SECTION 17 -1 (MET WITH ROOF DECK)	150 SQUARE FEET PER UNIT	3 UNITS	2 UNITS
FRONT YARD MINIMUM DEPTH - SEE SECTION 18-2 (CONFORMITY WITH EXISTING BUILDING ALIGNMENT)	NONE		NO CHANGE
SIDE YARD MINIMUM WIDTH - SEE SECTION 19-4 (NOT REQUIRED IN H DISTRICT)	NONE	NA	NA
REAR YARD MINIMUM DEPTH (10 + L/20) 10 + 54.54/20 = 12.72	12.72 FEET	0 FEET	NO CHANGE