## PROJECT SUMMARY

### PROPOSED PROJECT:
**FOUR- STORY BUILDING W/ PARKING IN LEVEL 1**
(27) RESIDENTIAL UNITS
(1) RETAIL SPACE

### LOT SIZE:
18,118 SQUARE FEET (0.41 ACRES)

### ZONING DISTRICT:
GREATER MATTAPAN NEIGHBORHOOD DISTRICT

### BUILDING HEIGHT:
44'-0"

### BUILDING AREA:
28,000 SQUARE FEET TOTAL

<table>
<thead>
<tr>
<th>Level</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 1</td>
<td>2,659</td>
</tr>
<tr>
<td>Level 2</td>
<td>9,800</td>
</tr>
<tr>
<td>Level 3</td>
<td>9,800</td>
</tr>
<tr>
<td>Level 4</td>
<td>9,800</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>33,059</strong></td>
</tr>
</tbody>
</table>

### UNIT SUMMARY:
**LEVEL 1**
PARKING AND RETAIL

**LEVEL 2**
(8) 2-BEDROOM UNITS
(1) 1-BEDROOM UNITS
9 UNITS

**LEVEL 3**
(8) 2-BEDROOM UNITS
(1) 1-BEDROOM UNITS
9 UNITS

**LEVEL 4**
(8) 2-BEDROOM UNITS
(1) 1-BEDROOM UNITS
9 UNITS

**TOTAL: 27 UNITS**

### AVERAGE UNIT AREA
792 SF
### ZONING ANALYSIS

**ARTICLE 60**  
**GREATER MATTAPAN NEIGHBORHOOD DISTRICT**

**SECTION 60.7**  
**THREE FAMILY RESIDENTIAL SUB. DISTRICT (3F)**

<table>
<thead>
<tr>
<th></th>
<th>REQUIRED</th>
<th>PROPOSED</th>
<th>COMPLIANCE</th>
<th>VARIANCE RELIEF</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT WIDTH</td>
<td>45'</td>
<td>--</td>
<td>YES</td>
<td>--</td>
</tr>
<tr>
<td>LOT FRONTAGE</td>
<td>45'</td>
<td>--</td>
<td>YES</td>
<td>--</td>
</tr>
<tr>
<td>F.A.R.</td>
<td>0.8</td>
<td>176</td>
<td>NO</td>
<td>YES</td>
</tr>
<tr>
<td>BUILDING HEIGHT</td>
<td>3 STORIES/ 35'</td>
<td>4 STORIES/ 45'</td>
<td>NO</td>
<td>YES</td>
</tr>
<tr>
<td>OPEN SPACE/ UNIT</td>
<td>600 SF</td>
<td>308 SF</td>
<td>NO</td>
<td>YES</td>
</tr>
<tr>
<td>SET BACKS</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FRONT</td>
<td>10'</td>
<td>10'</td>
<td>YES</td>
<td>--</td>
</tr>
<tr>
<td>SIDE</td>
<td>7'</td>
<td>7</td>
<td>YES</td>
<td>--</td>
</tr>
<tr>
<td>REAR</td>
<td>30'</td>
<td>30'</td>
<td>YES</td>
<td>--</td>
</tr>
<tr>
<td>PARKING</td>
<td>1/UNIT</td>
<td>27</td>
<td>YES</td>
<td>--</td>
</tr>
</tbody>
</table>

**MORTON STREET RESIDENCES**

**ZONING ANALYSIS**

**BOSTON, MA**

**AUGUST 14, 2018**
MORTON STREET RESIDENCES
SITE CONTEXT IMAGES

BIRDS EYE VIEW
ORIENT AVE. CONTEXTVIEW FROM SITEMA-1A TOWARD SITE
MORTON ST. TOWARDS SITE
WILDWOOD ST. TOWARDS SITE
MORTON ST. CONTEXT
MORTON ST. INTERSECTION

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
MORTON STREET RESIDENCES
OVERALL FACADE VIEW

BOSTON, MA
AUGUST 1, 2018