

151 LIVERPOOL STREET

REV.	DATE	DESCRIPTION
1	X-XX-XX	XXX

151 LIVERPOOL STREET
EAST BOSTON, MA
ZONING REVIEW

ITEM	
ZONING DISTRICT	EAST BOSTON NEIGHBORHOOD DISTRICT CC, ARTICLE 53
EXISTING USE	
PROPOSED USE	36 RESIDENTIAL UNITS
LOT SIZE	8,720 ± S.F.

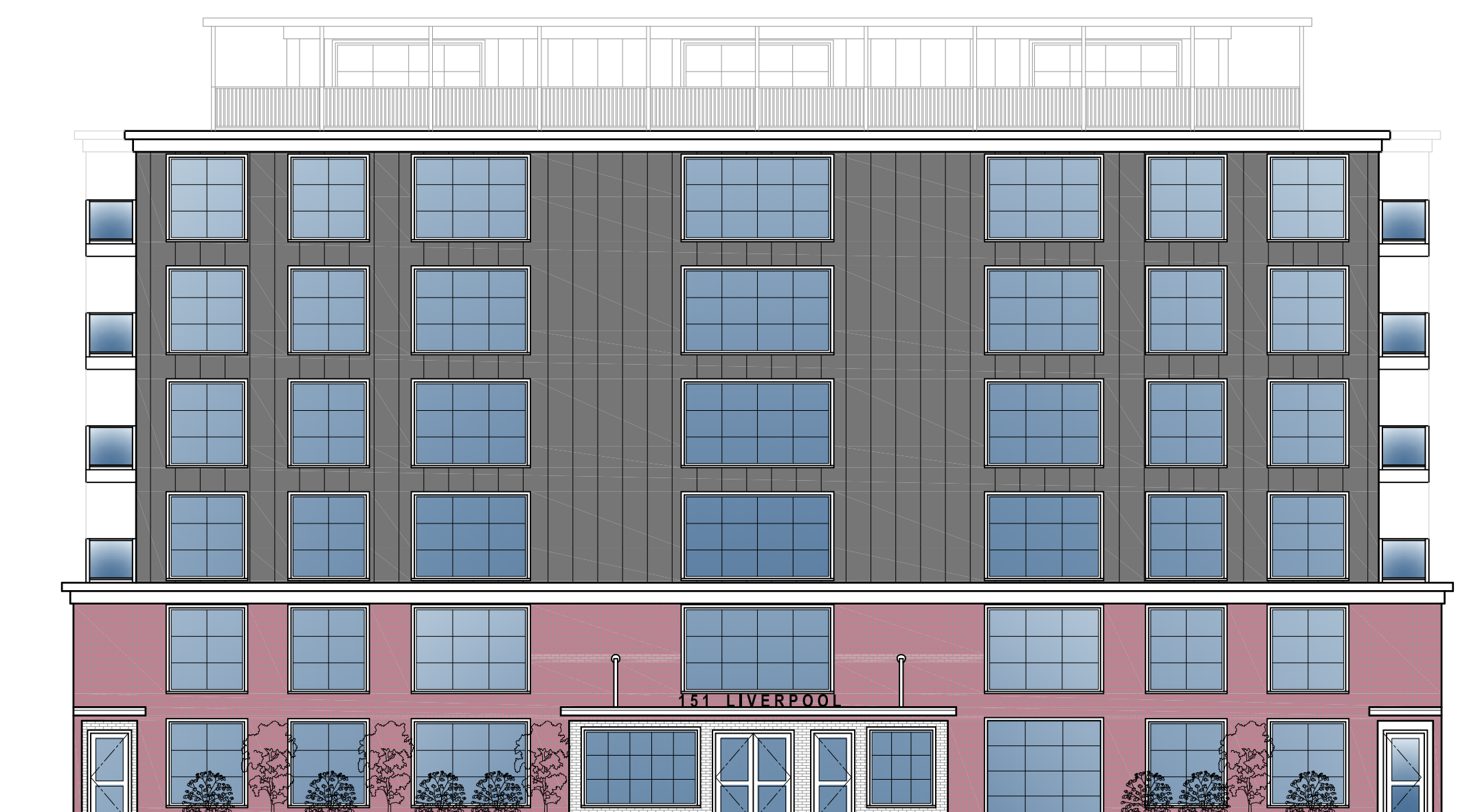
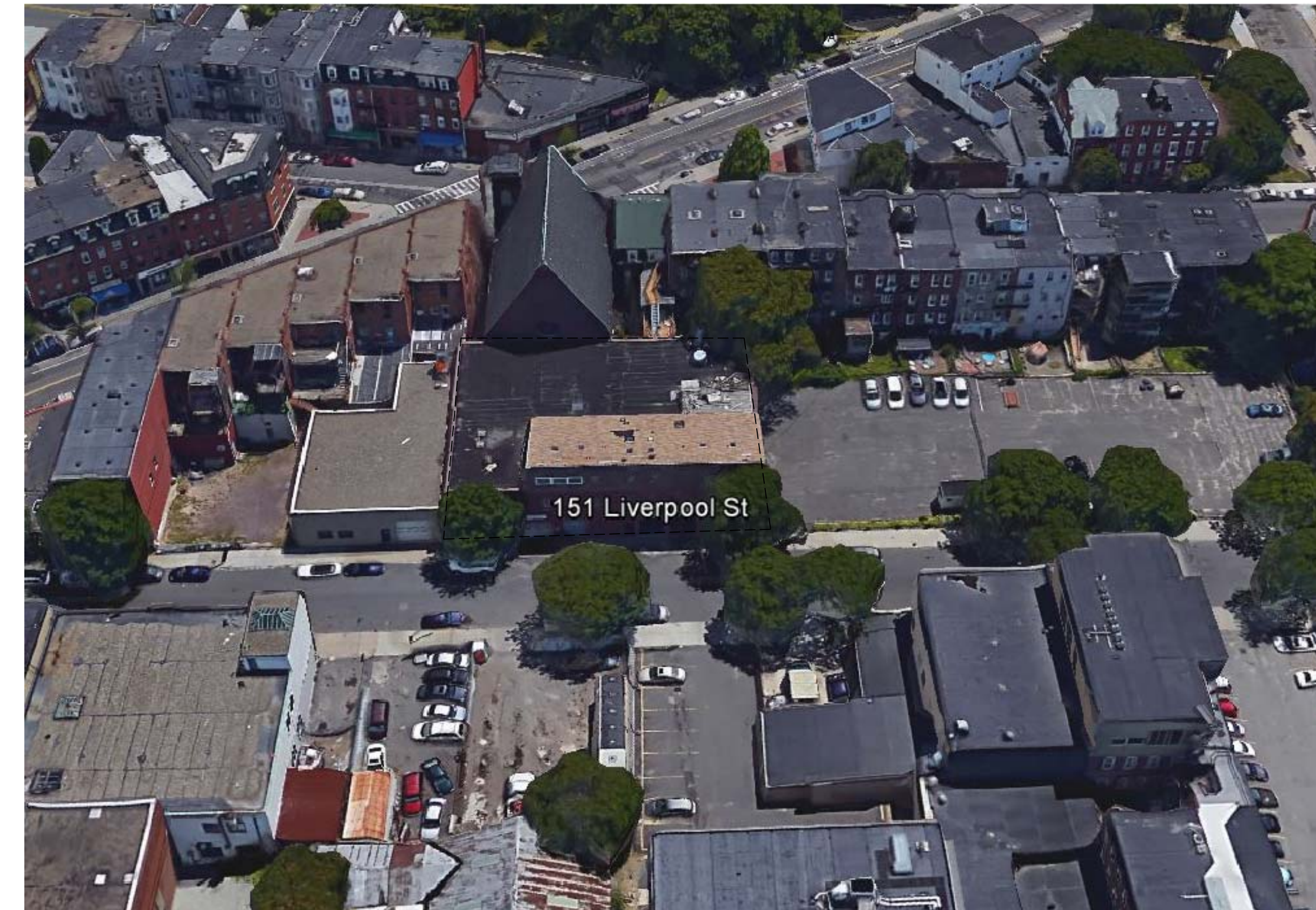
DIMENSIONAL REGULATIONS

ITEM	REQUIRED	PROJECT AS-APPROVED	PROPOSED
MIN. LOT SIZE	NONE	8,720 ± S.F.	8,720 ± S.F.
MIN. LOT WIDTH	NONE	109' ±	109' ±
MIN. LOT FRONTAGE	NONE	109' ±	109' ±
MAX. FLOOR AREA RATIO	1.0	2.96 (25,811 ± SQ. FT.)	4.45 (38,782 ± Sq. Ft.)
MAX. BUILDING HEIGHT	35'	58' ±	55' ± / 64' ±
MIN. USABLE OPEN SPACE	50 SQ. FT. PER UNIT	100 S.F. ± PER UNIT	154 S.F. ± PER UNIT (5,544 SQ. FT.)
MIN. FRONT YARD	NONE	0' ±	2' ±
MIN. SIDE YARD	NONE	0' ±	0' ±
MIN. REAR YARD	20'	0' ±	0' ±

PARKING REQUIREMENTS

10+ UNITS :	2 SPACES PER UNIT	1.5 SPACE PER UNIT	1 SPACE PER UNIT (36 SPACES)
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UNIT BEDROOM BREAKDOWN		
1 BEDROOM	6 UNITS	(605 SQ. FT. - 606 SQ. FT.)
2 BEDROOM	28 UNITS	(880 SQ. FT. - 1,181 SQ. FT.)
3 BEDROOM	2 UNITS	(1,181 SQ. FT.)
TOTAL:	36 UNITS	



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PROJECT #
15-172
DATE: 7-27-16
REV:
SCALE:
NONE
DRAWN BY:
CD
CHECKED BY:
R.P.B.

ZONING SHEET

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GENERAL NOTE:
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.