



FIRST FLOOR PLAN
 UNIT # 1 = 1227 S.F.
 UNIT # 2 = 44 S.F.

44 MATHER STREET, BOSTON - ZONING REVIEW

Zoning, Use Lot Area	
Neighborhood District	Article : Underlying Zoning, Dorchester Neighborhood, Sub District : 2F-5000 Map No. 5A-5E, Article 65
Existing Use	Residential - One Family
Proposed Use	Residential - Two Family
Lot Area	4,513 sq.ft.

Dimension Regulations
 Table B

ITEM	REQUIRED	EXISTING	PROPOSED
TYPE OF USE	2 FAMILY	1 FAMILY	2 FAMILY
MIN. LOT SIZE	5,000	4,513	4,513
MIN. LOT WIDTH	40'	84'	84'
MIN. LOT FRONTAGE	40'	84'	84'
MAX. ALLOWABLE FAR	0.5	0.46 (2,009 S.F.)	0.94 (4,239 S.F.)
MAX. ALLOWABLE BUILDING HEIGHT	35'	35'-2"	35'-0"
MIN. USABLE OPEN SPACE/ PER DWELLING UNIT	750		718
MIN. FRONT YARD	15'	19'-7"	EXISTING
MIN. SIDE YARD	10'	13'-2"	EXISTING
MIN. REAR YARD	20'	30'-7"	EXISTING

GENERAL NOTE: 1' 0' 1' 5' 10'

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.