

44 MATHER STREET, BOSTON ZONING REVIEW

ZONING, USE, LOT ARE	
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 S.F.

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

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