

# 168 Hampshire Street Zoning: Dimensional Requirements and Proposed Conditions

| ZONING ANALYSIS  | F.A.R.             | Lot Area                                    | Lot Area / D.U.   | Lot Width                 | Yard Dims (min)   |   |   |   | Bldg. Height***                               | Open Space   |
|--|--------------------|---|---|---------------------------|---|---|---|---|---|--|
|  |                    |   |   |                           | Front 1<br>Hampshire St   | Front 2<br>Prospect St  | Side 1  | Side 2  |   |  |
| Zone Requirement (Res. C-2B)   | 1.75               | 5,000sqft (min.)                            | 600sqft (min.)  | 50' (min.)                | H+L<br>4 or 10' min.  | H+L<br>4 or 10' min.  | H+L<br>5  | H+L<br>5  | 65' max<br>for lots abutting<br>Hampshire St. | 15% (min.)<br>= 1,385.6 sqft                                   |
| Zone Requirement (Res. C-1)  | 0.75               | 5,000sqft (min.)                            | 1500sqft (min.)   | 50' (min.)                | H+L<br>4 or 10' min.  | H+L<br>4 or 10' min.  | H+L<br>5  | H+L<br>5  |   | 30% (min.)<br>= 258.9 sqft                                     |
| Existing Conditions  | 0.17               | 10,100 Total<br>9237 in C-2B,<br>863 in C-1 | 9237/600 = 15.40<br>863/1500 = 0.56<br>(15 DUs allowed) | Varies 82.9' to<br>131.5' | 9.9'  | 2.9'  | 51.75'  | 39.7'   |   | 833 sqft<br>Non-compliant                                      |
| Proposed Conditions  | See Calcs<br>below | no change                                   | 15 dwelling units<br>Complies                           | no change                 | 5' (38' to street<br>centerline)<br>See Calcs based on<br>multiple planes<br>Variance Requested | 3' (28' to street<br>centerline)<br>See Calcs based on<br>multiple planes<br>Variance Requested | 19.89'<br>See Calcs<br>based on<br>multiple planes<br>Variance<br>Requested | 20'<br>See Calcs<br>based on<br>multiple planes<br>Complies | 53,466' (Avg.)<br>Complies                    | 2,683 sqft<br>Complies<br><br>(1,644.5 sqft Total<br>Required) |
| <p>Max allowable FAR: (9237sq ft in Business A (Res C-2B)x 1.75) + (863sq ft in Res. C-1x 0.75) = 16,165 + 647 = 16,812 sq ft<br/>           FAR bonus for Affordable Units (30%): 16,812sq ft x 1.30 = 21,856sq ft max. allowable FAR (= 2.164)<br/>           Proposed GFA = 23,543 sq ft, FAR = 2.33 Variance requested (exceeds allowable by 7.7%)</p> |                    |   |   |                           |   |   |   |   |   |  |

| AREA ANALYSIS | Proposed GFA                                 |
|---------------|--|
| Basement      | 418 sq ft                                    |
| 1st Floor     | 4,497 sq ft                                  |
| 2nd Floor     | 5,488  |
| 3rd Floor     | 5,488  |
| 4th Floor     | 5,488  |
| Penthouse     | 2,164 [ 1,422 (penthouse)<br>+ 742 (decks) ] |
| Total         | 23,543                                       |

| INCLUSIONARY HOUSING BONUS** | Proposed DUs | Inclusionary DUs (15%) | FAR Bonus   | Allowable FAR |
|------------------------------|--------------|------------------------|---|---------------|
|                              | 15           | 2 Units                | + 30%   | 2.164         |
|                              |              | 3 Units proposed       | 2,522 sq ft min. designated for inclusionary units (50% of 5,044 FAR bonus) |               |

|   |  |          |      |
|---|--|----------|------|
| 168 Hampshire Street<br>Cambridge, MA 02139 | <br>33 1/2 Union Square<br>Somerville, MA 02143 | Date:    | C1.2 |
|   |  | 10/12/11 |      |