

Zoning Compliance Calculations and Graphics

Proposed 8-Unit Development

**18 White St
Cambridge**

Contents

	Item	Sheet
1	Zoning Compliance Table	1
2	Gross Floor Area FAR Compliance	2
3	Site Dimensional Compliance	3

**Revised
20 Feb 2013**

18 White St Proposed 8-Unit Residential Development**BC Base & Mass Ave Overlay District Cambridge – Zoning Compliance Table**

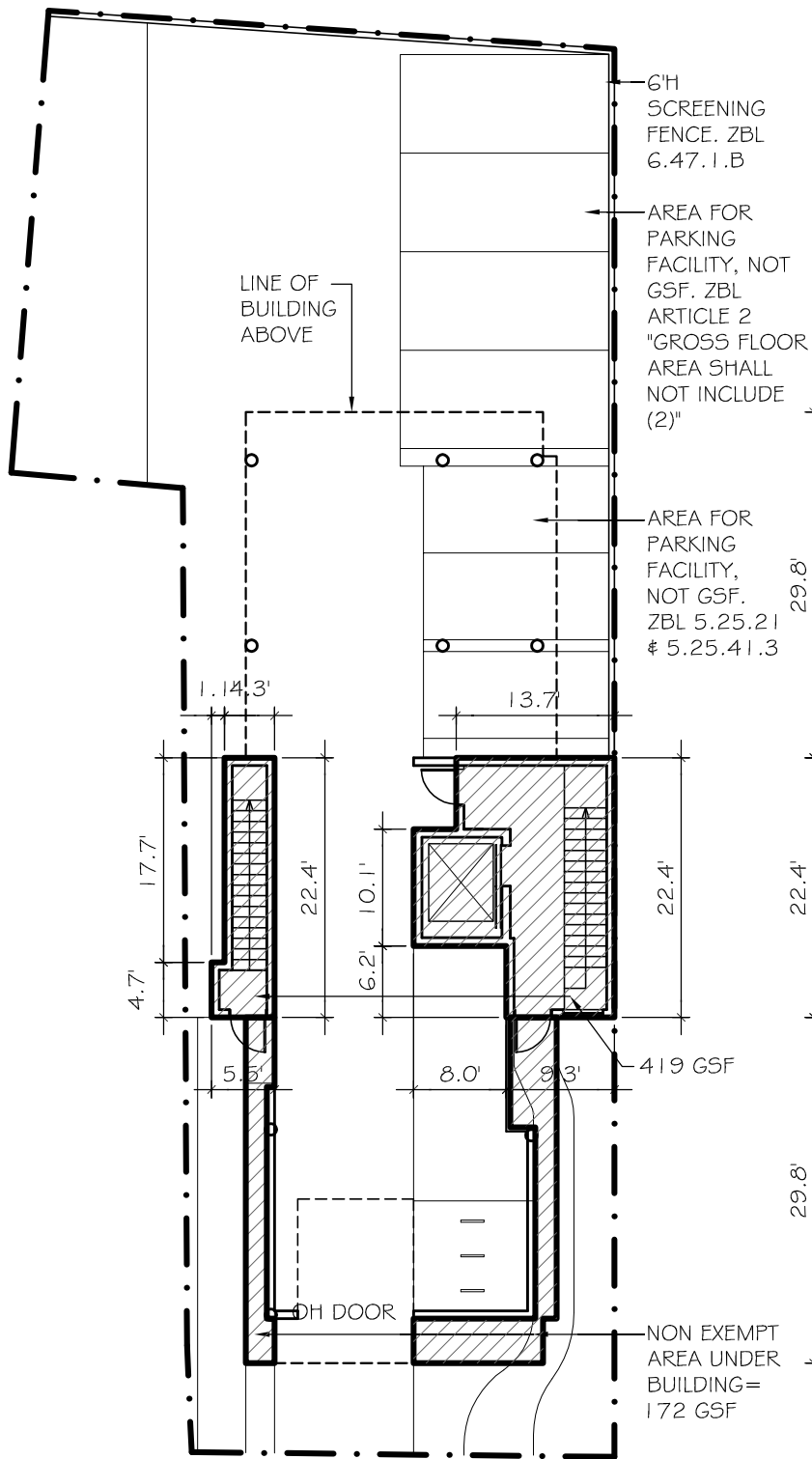
Note: Site is not fronting on Massachusetts Avenue and is not located in the North Massachusetts Avenue Subdistrict (Article 20.110)

	Existing Conditions		Requested Conditions	Ordinance Requirements/Allowed	
Total Gross Floor Area	N/A-SF		9,979-SF	2.0 X 5,080-SF (max.) = 10,160 –SF	Complies
Lot Area	5,080-SF		5,080-SF No Change	No min.	Complies
Gross Floor Area to Lot Area Ratio (FAR)	N/A		1.96	2.0 (max.)	Complies
Lot Area for Each Dwelling Unit	N/A		1,270-SF	500-SF/Dwelling Unit (min.)	Complies
Size of Lot	Width	36.5'	36.5' No Change	No min.	Complies
	Depth	121.5'	121.5' No Change	N/A	Complies
Setbacks in Feet (See Plot Plan)	Front	7.0'+/-	7.7'+/-	No min.	Complies
	Rear	55.0'+/-	31.7'+/-	No min. (see note 1)	Complies
	Right Side	2.0'+/-	0'+/-	No min.	Complies
	Left Side	12.0'+/-	2.2'+/-	No min.	Complies
Size of Building	Height	30.7'+/-	+/-54.0'	55.0' (max.) (see note 2)	Complies
Dwelling Units	N/A		8	10 @ 1 per 500-SF	Complies
Car Parking Spaces	N/A		8	1/dwelling unit	Complies
Bicycle Parking Spaces	N/A		6	1 / 2 dwelling units	Complies
Ratio of Usable Open Space to Lot Area	N/A%	Total	680-SF (13%)	No min.	Complies

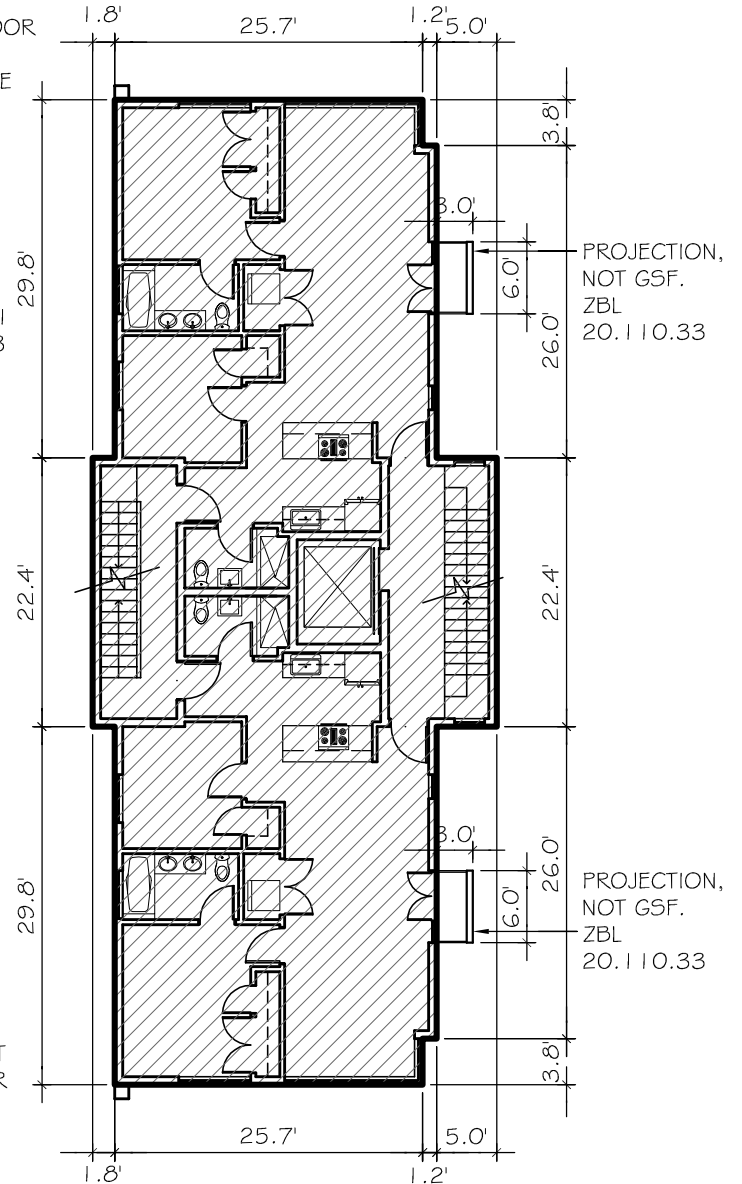
Notes:

1) Per Footnote “j” in Table 5-3. Lots abutting rear lot line are entirely in business district.

2) Per Footnote “g” in Table 5-3 height restriction. No abutting residential district within 50’.



FIRST FLOOR - 591 GSF

SECOND-FIFTH FLOOR - 2,347 GSF EACH
(X4 FLOORS)

GROSS FLOOR AREA CALC

1/16" = 1'-0"



GFA SUMMARY	
FIRST FLOOR	591 GSF
SECOND FLOOR	2,347 GSF
THIRD FLOOR	2,347 GSF
FOURTH FLOOR	2,347 GSF
FIFTH FLOOR	2,347 GSF
TOTAL	9,979 GSF

