DIMENSIONAL AND PARKING INFORMATION

Property Location: 259 Broadway

Zoning District: r-2

Applicant: Steve Bouboulis

Address: 131 Johnson Rd Winchester MA

Present Use/Occupancy: No. of Dwelling Units and sizes:
4 units- 2315sf, 860sf, 860sf, 570sf

Uses and their gross square feet:
Residential

Proposed Use/Occupancy: No. of Dwelling Units and sizes:
5 units- 745sf, 785sf, 740sf, 790sf, 1185sf

Uses and their gross square feet:
Residential

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use
Lot Size	5914	5914	min. 6000
Frontage	146.7'	146.7'	min. 60
Floor Area Ratio[1]	.98	.98	max. n/a
Lot Coverage (%), where applicable	40%	38%	max. n/a
Lot Area per Dwelling Unit (sf)			min. n/a
Front Yard Depth (feet)	8.4'	8.4'	min. 15'
Side Yard Width (feet) right side	15.1'	12.2'	min. 5'
left side			min.
Rear Yard Depth (feet)	7.5'	7.5'	min. 20'
Height stories	3	3	stories[2] 4
feet	36'	36'	Feet 52'
Open Space (% of G.F.A. or lot size)[3]	46%	46%	min. N/A
Landscaped (sf)	34%	34%	(sf) n/a
Usable (sf)	0	0	(sf) n/a
Parking Spaces (#)[4]	5	5	min. 5
Parking Area Setbacks (feet) (where applicable)			min. n/a
Loading Spaces (#)	0	0	min. n/a
Bicycle Parking[5] short term	0	2	min. 1
long term	0	8	min. 8

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[1] FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.
[2] Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height.
[3] Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA or lot size, depending on the zoning district. On a separate page, show how you determined the open space area amounts.
[4] See Section 6.1, Off-Street Parking and Section 5.9.4.F. If requesting a parking reduction, refer to Section 6.1.5.
[5] See Section 6.1.12, Bicycle Parking, or refer to the Bicycle Parking Guidelines.