

N/F
250 Boylston Street
LLC
Bk.58650 Pg.430

N/F
CHS Commercial Owner LLC
Bk.58698 Pg.549

N/F
CHS Commercial Owner LLC
Bk.58698 Pg.549

Zoning Chart		
Zoning	Required	Existing/Proposed
Business 4		
Lot Area	10,000 sf	16,570 sf
Building Height	36'	33.09'
Setbacks		
Front	*10' Average	30.5'
Side	1/2 Bld Height (16.54')	22.9'
Rear	0	51.0'

* Average setback is described in Sec. 1.5.3 in a Business 1, 2, 3 and 4 district, a vacant lot or a lot where a building is set back more than 10 feet is counted as though occupied by a building set back 10 feet.
Note: Existing buildings of abutting lots are set back more than 10 feet from street line, therefore the average front setback required is 10 feet.

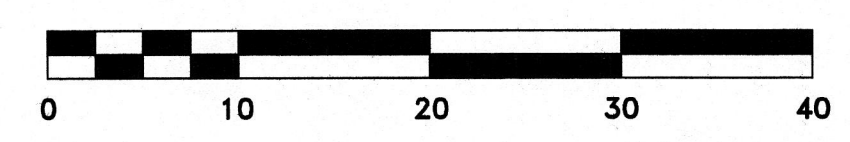
Landscaped Areas

UTILITIES SHOWN WERE TAKEN FROM ACTUAL ON THE GROUND LOCATIONS AND BEST AVAILABLE INFORMATION AND MAY OR MAY NOT BE COMPLETE OR CORRECT. VERIFY IN FIELD PRIOR TO ANY EXCAVATION.

232 Boylston Street, Newton, MA
Section 83 Block 2 Lot 9
Proposed Conditions Site Plan
 Scale: 1"=10' December 2, 2019
VERNE T. PORTER Jr., PLS
 Land Surveyors - Civil Engineers
 354 Elliot Street Newton, Massachusetts 02464

Project: 19012
 Checked By: V. Porter Jr.
 Drawn By: R. Jardine Jr.

REVISIONS	
DATE	DESCRIPTION
11-13-20	MISCELLANEOUS/COMMENTS
12-14-20	HP ACCESSIBLE AISLE
2-9-21	MISCELLANEOUS/COMMENTS



Sheet 2 of 3