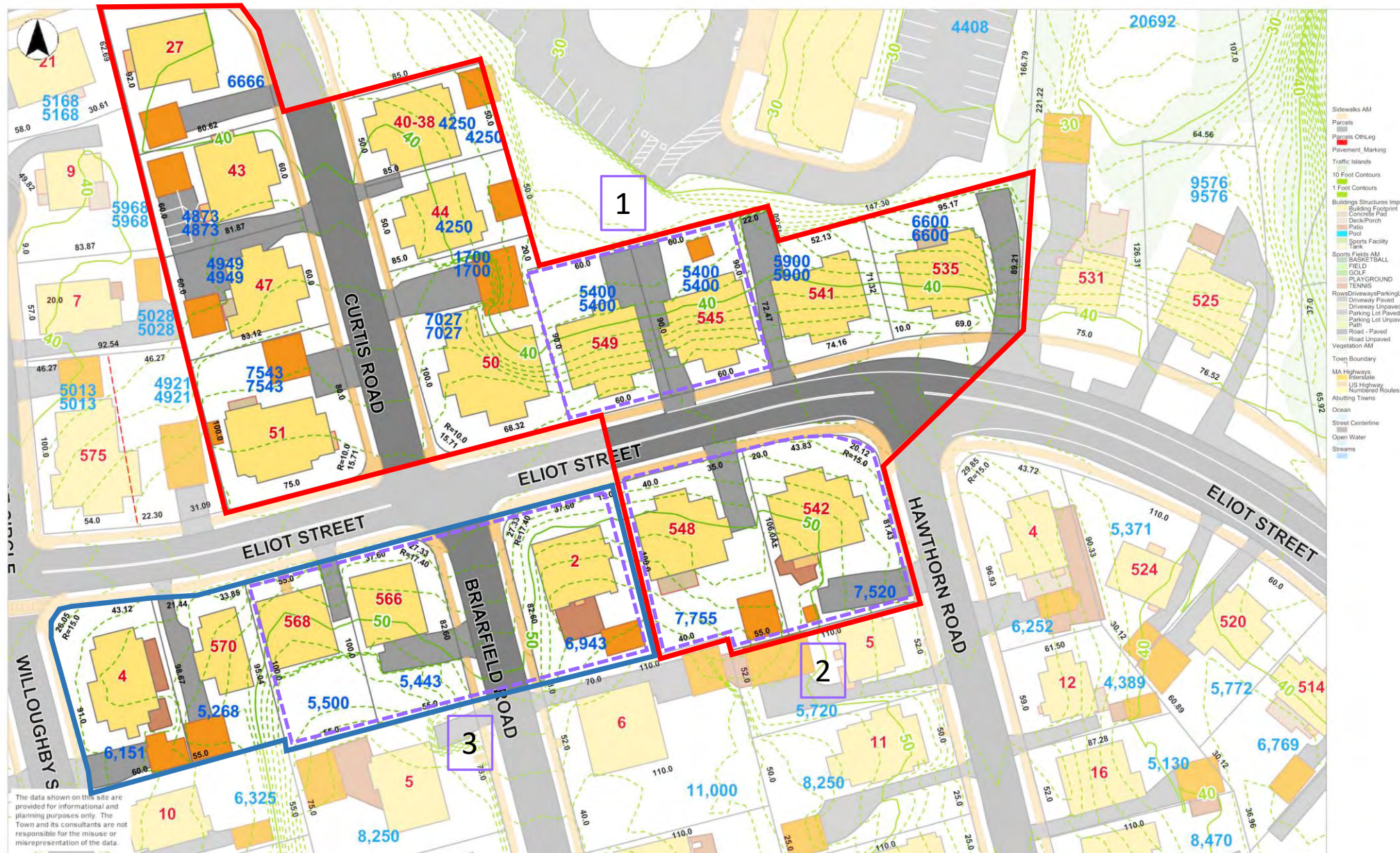


EXISTING CONDITIONS SNAPSHOT AT ELIOT, CURTIS, BRIARFIELD STREETS



2-Family

1-Family

Lots Studied

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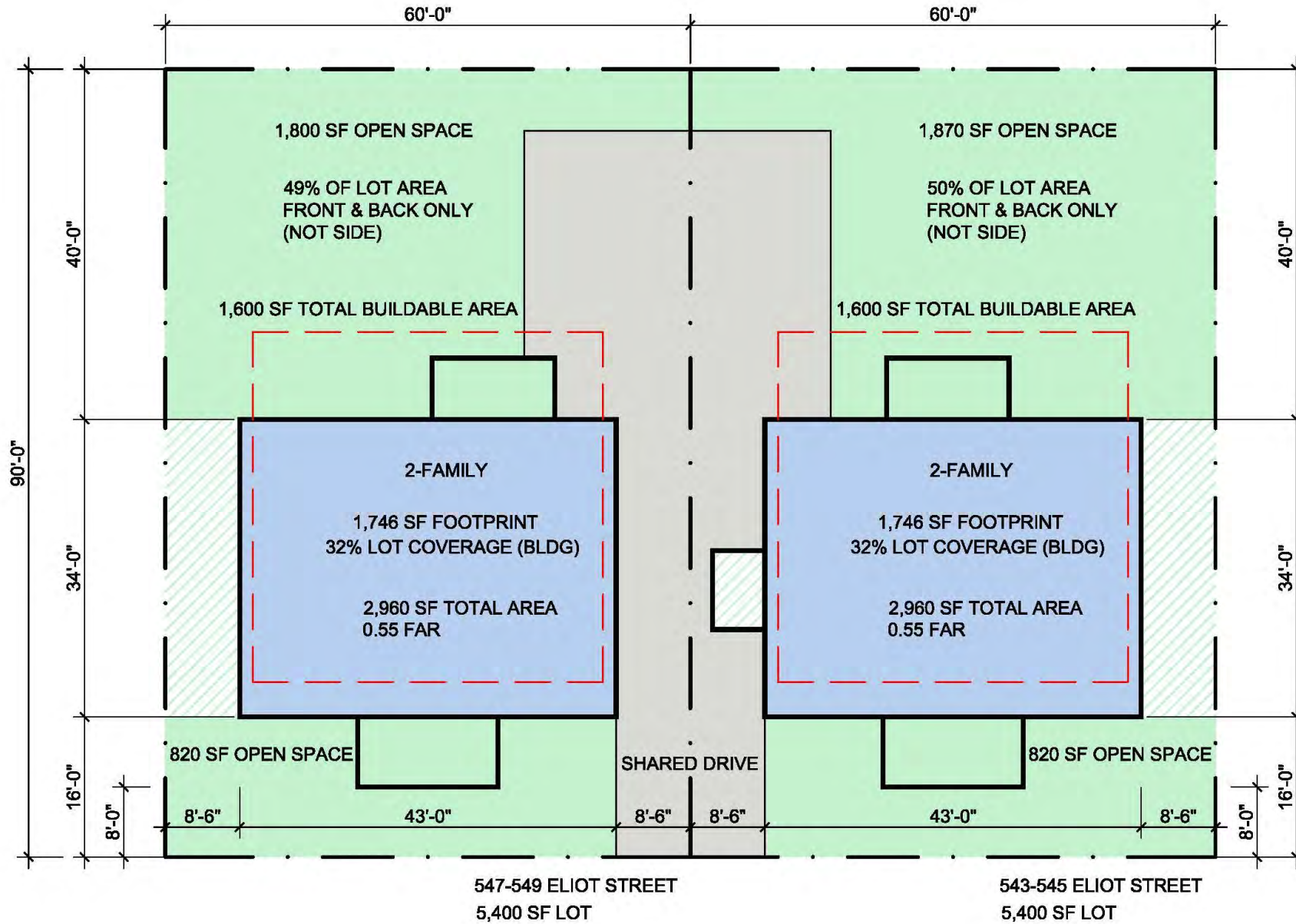
MapsOnline Site



547-549 Eliot Street



543-545 Eliot Street



2-Family

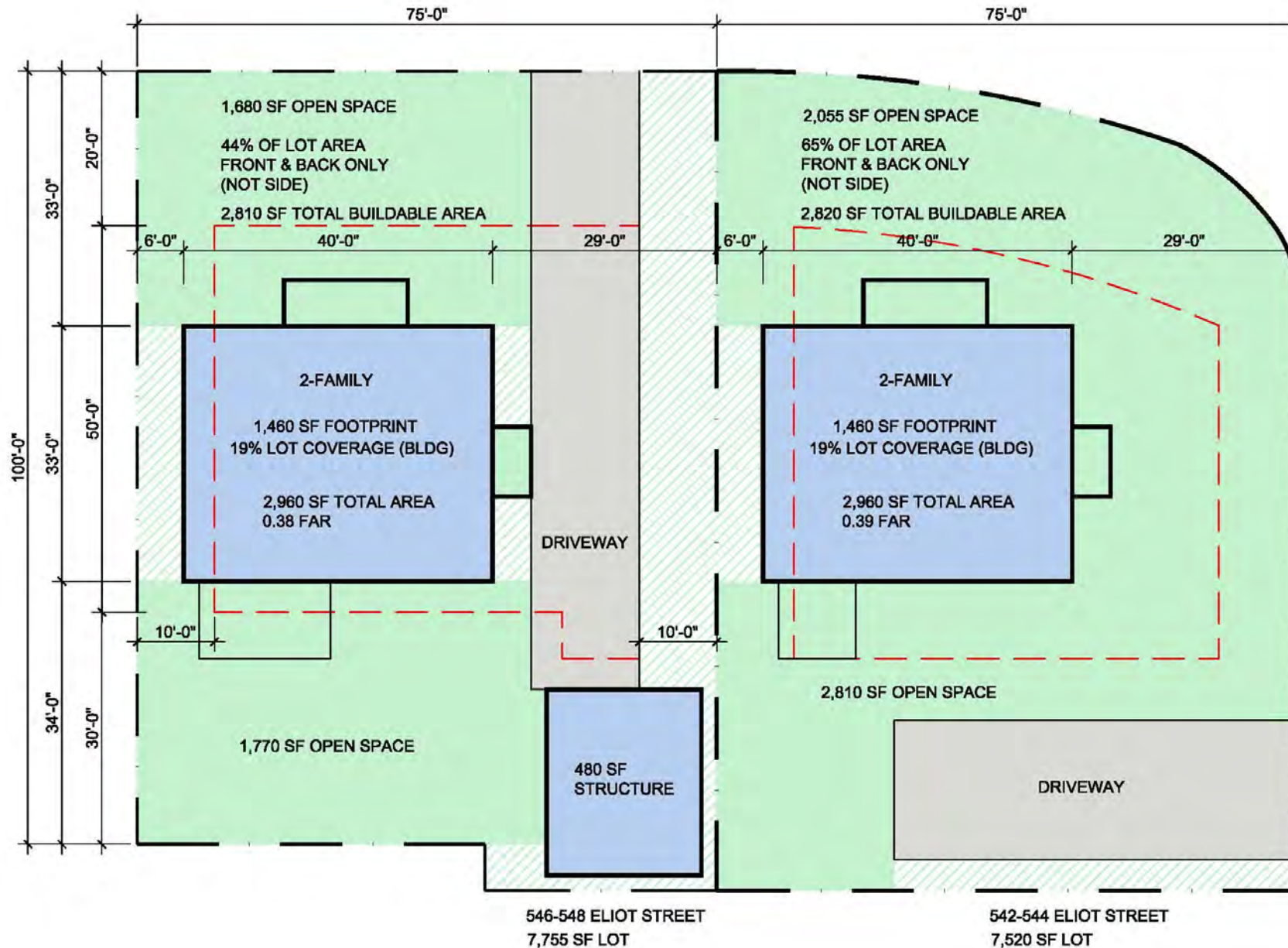
Built in 1915 (before zoning adopted) – do not meet zoning

2 Units each parcel
 Lot area: 5,400 sf each
 Building area: 2,960 sf
 Front yard setback: 8'
 Rear yard setback: 40'
 Side yard setback 1: 8.8'
 Side yard setback 2: 8.5'
 Height in stories: 2.5
 Lot coverage (buildings): 32%
 Open Space: 50%
 Floor Area Ratio: 0.55

ELIOT ST.



542-544 and 546-548 Eliot Street



2-Family

Built in 1918 and 1922
(before zoning adopted)
– do not meet zoning

2 Units each parcel
Lot area: 7,500 +/- sf
Building area: 2,960 sf
Front yard setback: 33'
Rear yard setback: 340'
Side yard setback 1: 6'
Side yard setback 2: 29'
Height in stories: 2.5
Lot coverage (buildings):
19%
Open Space: 44-60%
Floor Area Ratio: 0.38-
0.39

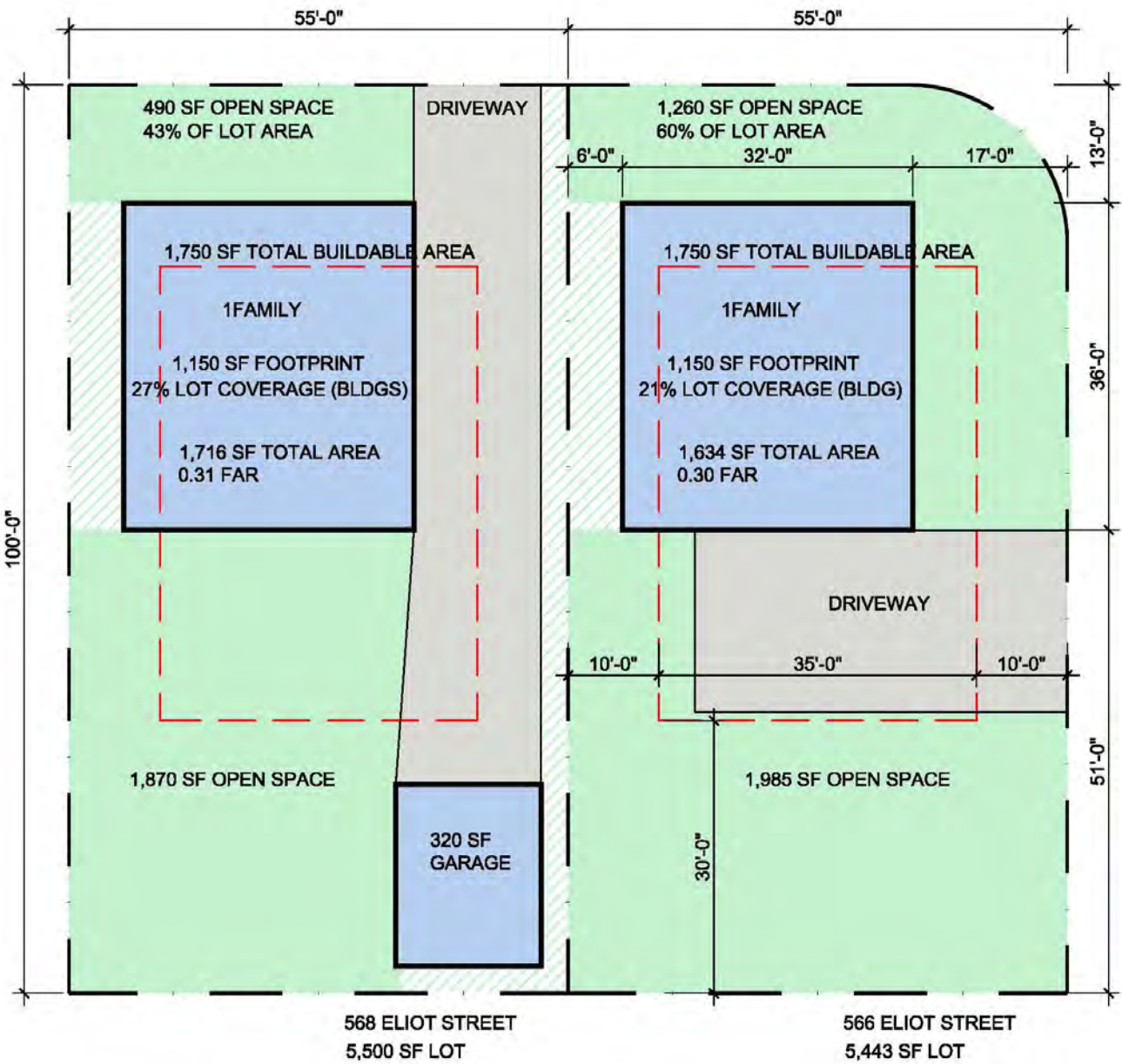


2 Briarfield Road

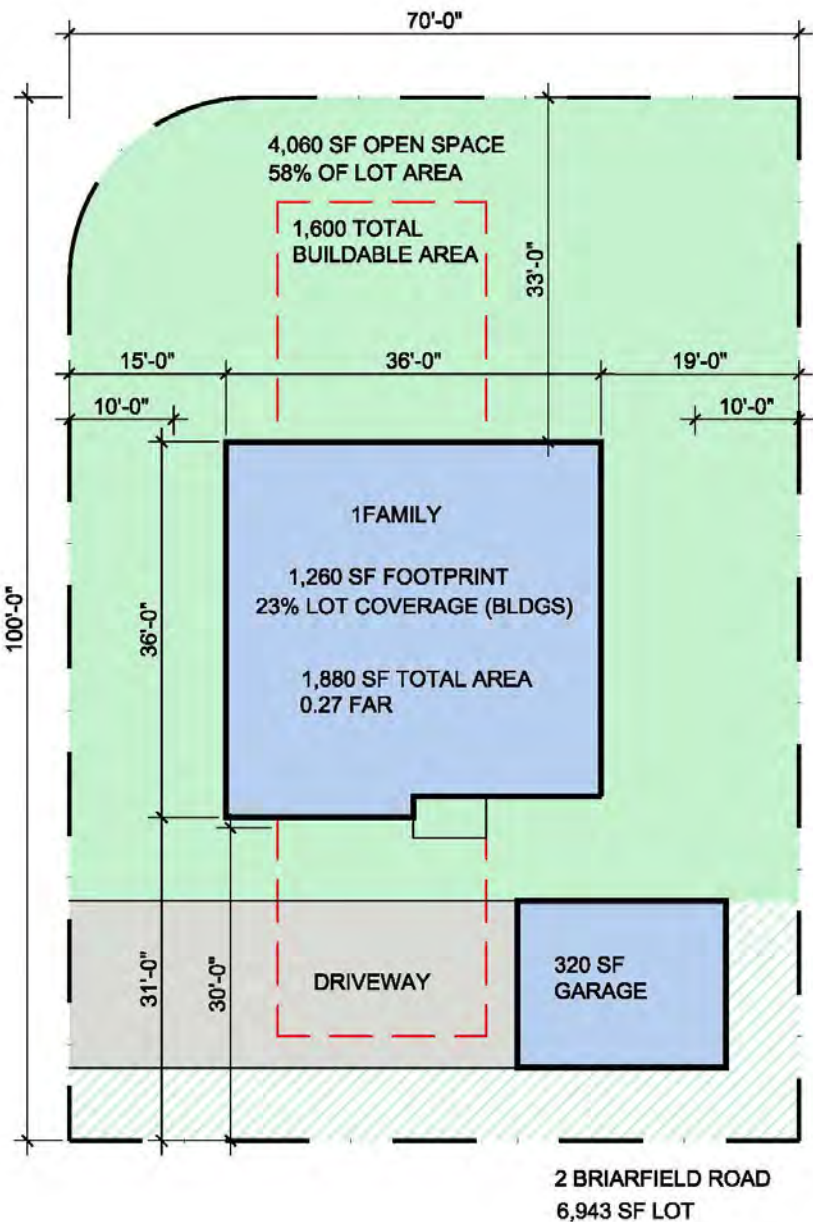


566 and 568 Eliot Street

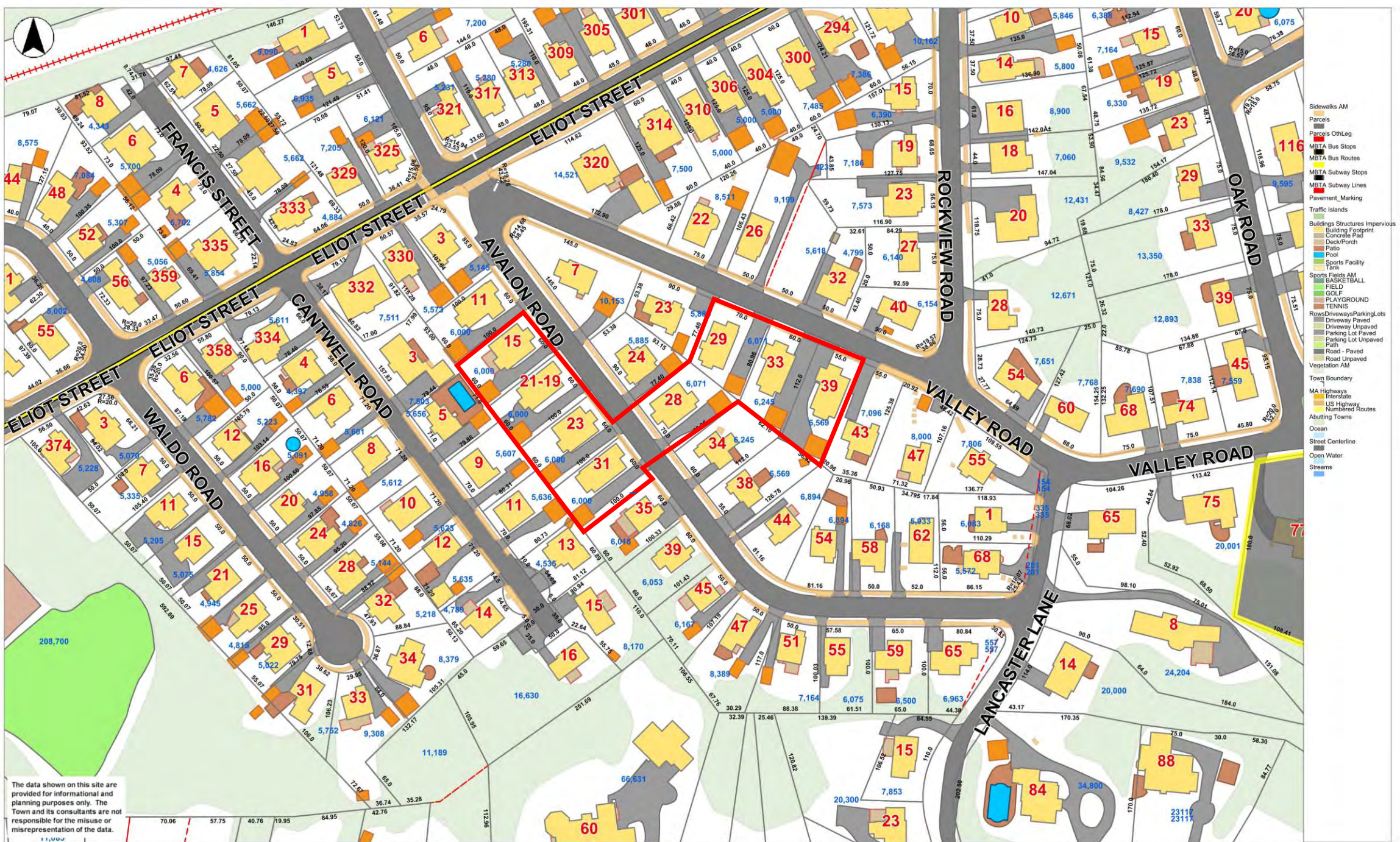
ELIOT ST.



1-Family



EXISTING CONDITIONS SNAPSHOT AT AVALON & VALLEY ROADS



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- Sidewalks AM
- Parcels
- Parcels OthLeg
- MBTA Bus Stops
- MBTA Bus Routes
- MBTA Subway Stops
- MBTA Subway Lines
- Pavement_Marking
- Traffic Islands
- Buildings Structures Impervious
- Building Footprint
- Concrete Pad
- Deck/Porch
- Patio
- Pool
- Sports Facility
- Tank
- Sports Fields AM
- BASKETBALL
- FIELD
- GOLF
- PLAYGROUND
- TENNIS
- Rows/Driveways/Parking/Lots
- Driveway Paved
- Driveway Unpaved
- Parking Lot Paved
- Parking Lot Unpaved
- Path
- Road - Paved
- Road Unpaved
- Vegetation AM
- Town Boundary
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Abutting Towns
- Ocean
- Street Centerline
- Open Water
- Streams



(9) 2-family structures each on +/- 6,000 sf lots. All built before zoning and not compliant with min. lot size, front and side yard setbacks. Single-families are not compliant either.

Zoning District: RC
 Min. Lot Size: 7,500 sf
 Front Yard Setback: 20'
 Rear Yard Setback: 30'
 Side Yard Setback: 10'

2-Family

Built in 1925 (before zoning adopted) – does not meet zoning

2 Units

Lot area: 6,000 sf

Building area: 2,432 sf

Front yard setback: 15'

Rear yard setback: 47'

Side yard setback 1: 8'

Side yard setback 2: 20'

Height in stories: 2.5

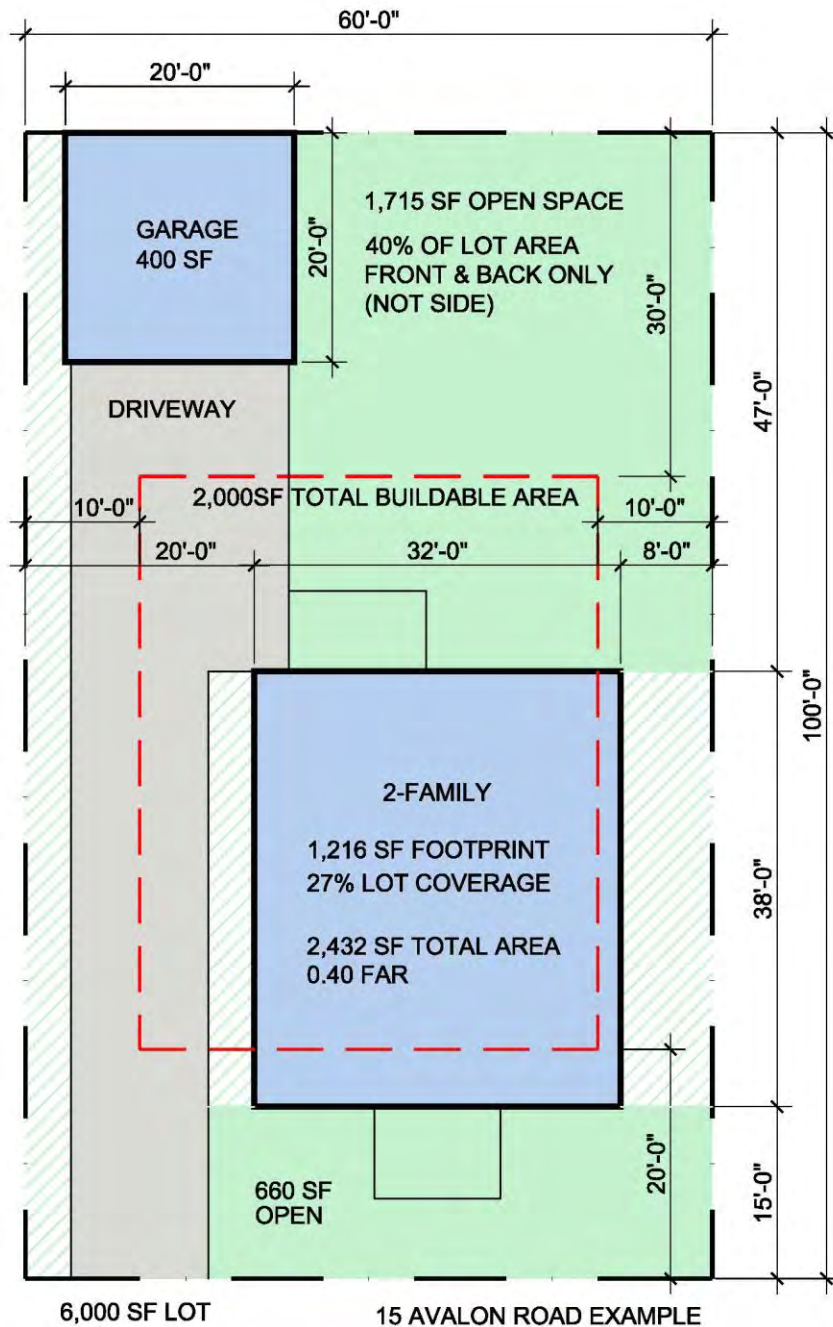
Lot coverage (buildings): 27%

Open Space: 40%

Floor Area Ratio: 0.40



15 Avalon Road: 2-Family
Architecture: hip roof with single center entry and dormer



2-Family

Built in 1919 (before zoning adopted) – does not meet zoning

2 Units

Lot area: 6,000 sf

Building area: 3,375 sf

Front yard setback: 15'

Rear yard setback: 41'

Side yard setback 1: 5'

Side yard setback 2: 29'

Height in stories: 3

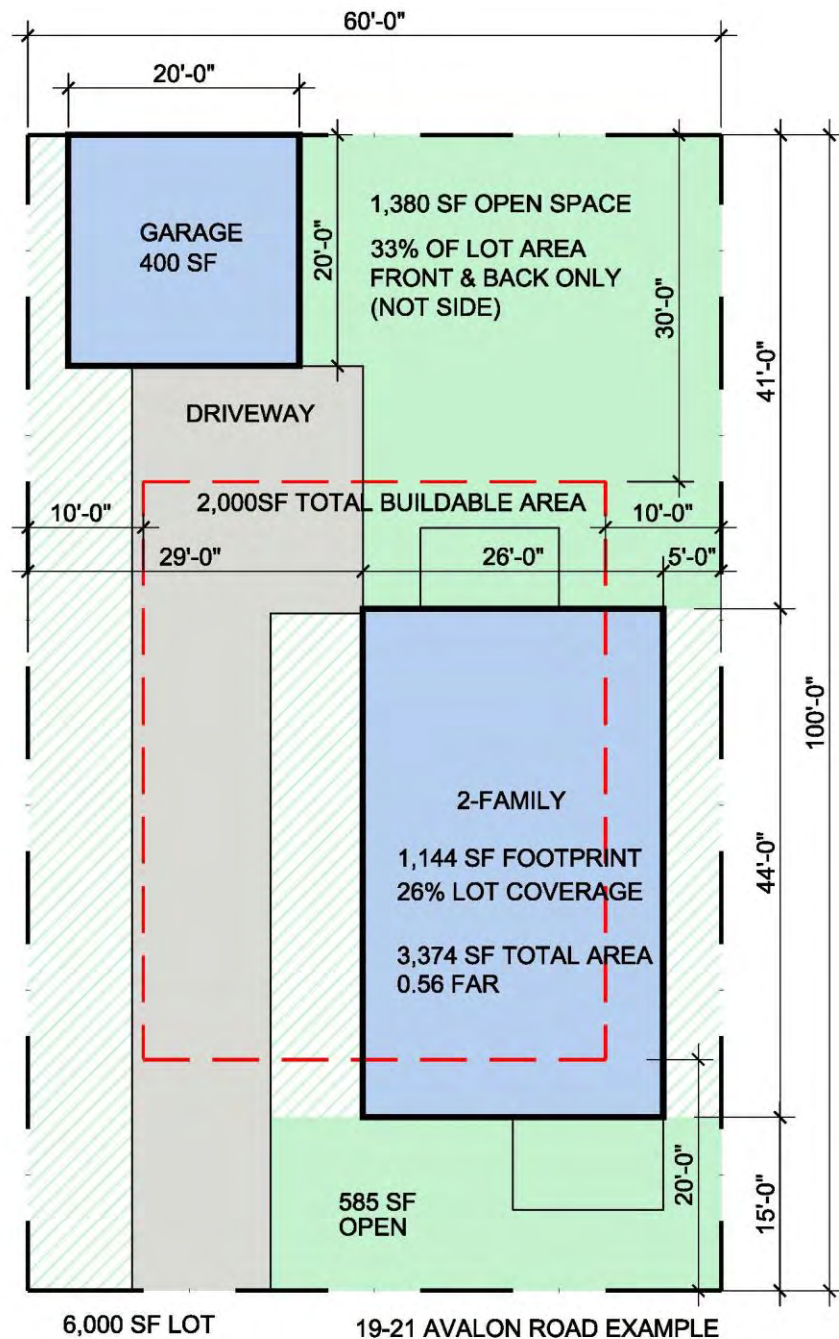
Lot coverage (buildings):
26%

Open Space: 33%

Floor Area Ratio: 0.56



19-21 Avalon Road: 2-Family
Architecture: Gambrel roof with double entry and shed dormers at sides



2-Family

Built in 1920 (before zoning adopted) – does not meet zoning

2 Units

Lot area: 6,000 sf

Building area: 2,673 sf

Front yard setback: 15'

Rear yard setback: 47'

Side yard setback 1: 5'

Side yard setback 2: 28'

Height in stories: 2.5

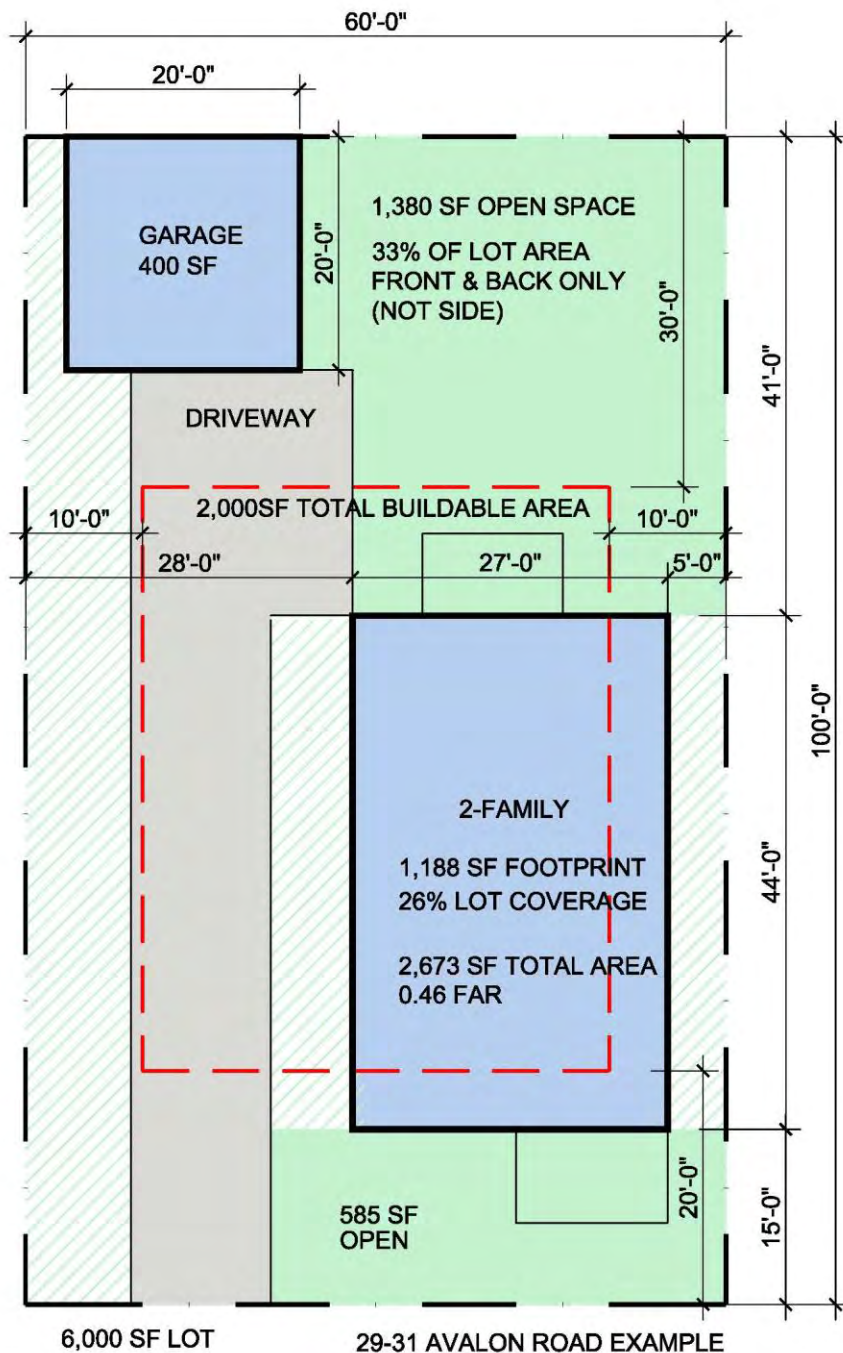
Lot coverage (buildings): 26%

Open Space: 33%

Floor Area Ratio: 0.46

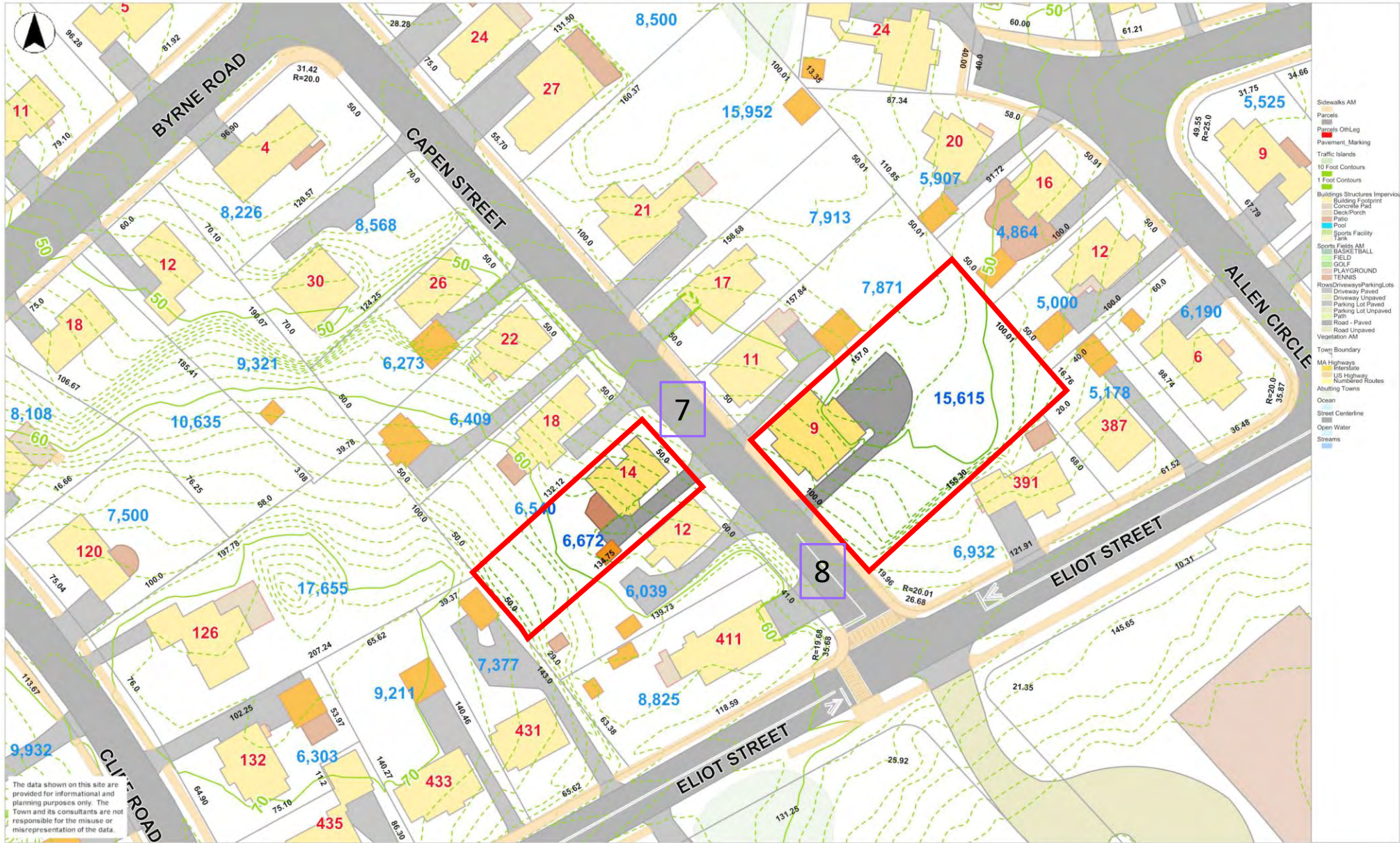


29-31 Avalon Road: 2-Family
Architecture: Gable roof with double entry



EXISTING CONDITIONS SNAPSHOT AT CAPEN STREET





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- Sidewalks AM
- Parcels
- Parcels Off/leg
- Pavement Marking
- Traffic Islands
- 10 Foot Contours
- 1 Foot Contours
- Buildings Structures Impervious
- Building Footprint
- Concrete Pad
- Deck/Porch
- Patio
- Pool
- Sports Facility
- Tank
- Sports Fields AM
- BASEBALL
- FIELD
- GOLF
- PLAYGROUND
- TENNIS
- Roads/Driveways/Parking/Lots
- Driveway Paved
- Driveway Unpaved
- Parking Lot Paved
- Parking Lot Unpaved
- Path
- Road - Paved
- Road Unpaved
- Vegetation AM
- Town Boundary
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Adjoining Towns
- Ocean
- Street Centerline
- Open Water
- Streams

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MapsOnline Site

1-Family

Built in 1900 (before zoning adopted) – does not meet zoning

1 Units

Lot area: 6,672 sf

Building area: 2,673 sf

Front yard setback: 8'

Rear yard setback: 47'

Side yard setback 1: 2'

Side yard setback 2: 17'

Height in stories: 2.5

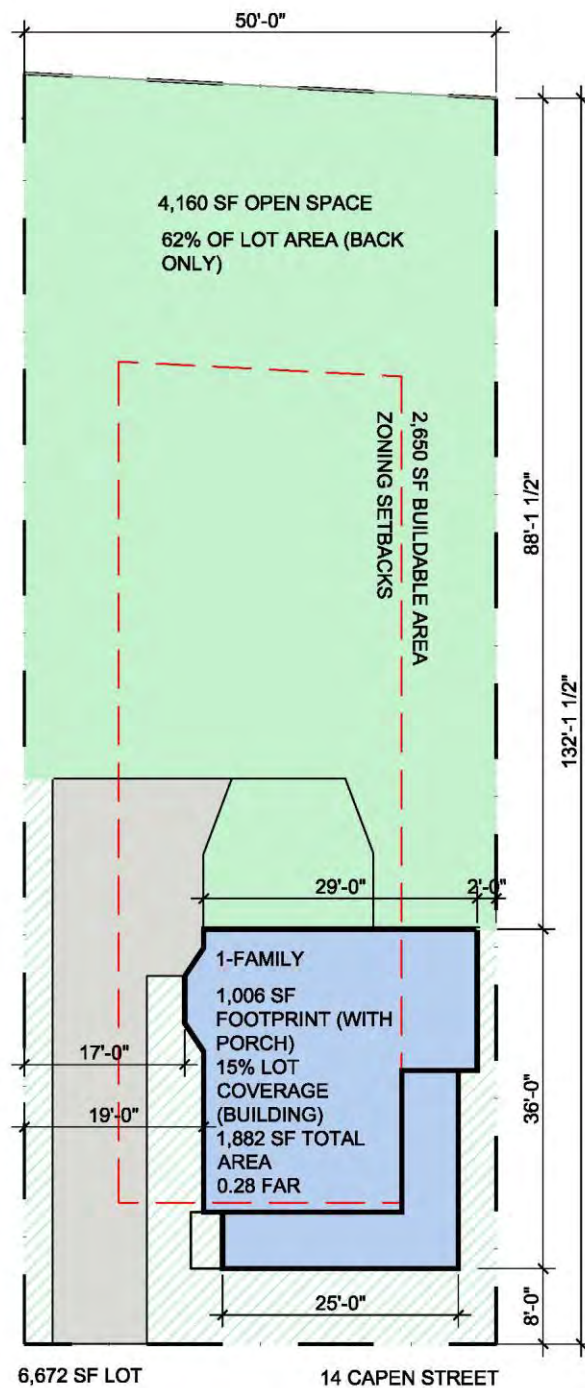
Lot coverage (buildings): 15%

Open Space: 62%

Floor Area Ratio: 0.28



14 Capen Street: 1-Family



2-Family

Built in 1920 (before zoning adopted) – does not meet zoning

2 Units

Lot area: 15,615 sf

Building area: 3,000 sf

Front yard setback: 5'

Rear yard setback: 109'

Side yard setback 1: 1'

Side yard setback 2: 59'

Height in stories: 2.5

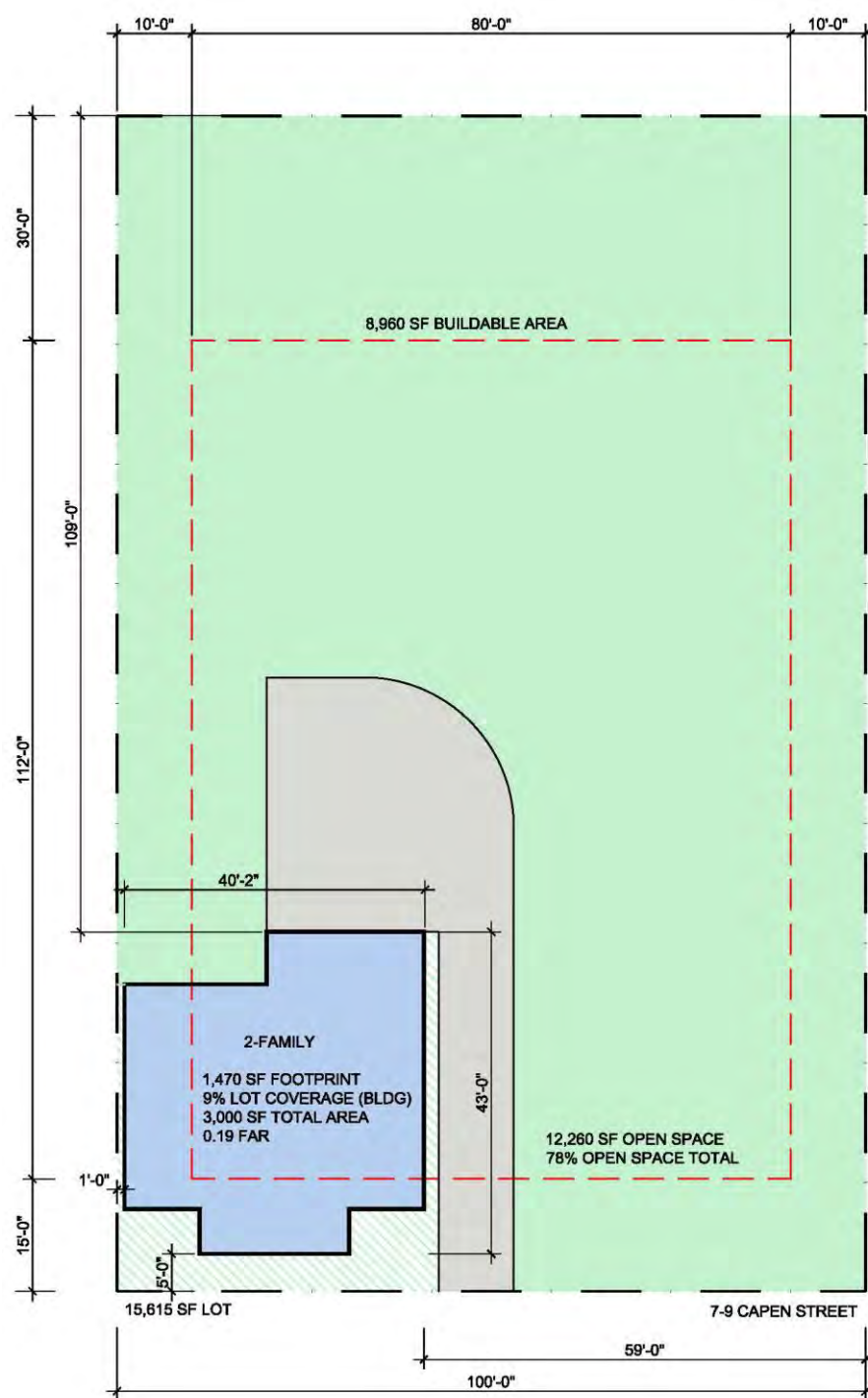
Lot coverage (buildings):
9%

Open Space: 78%

Floor Area Ratio: 0.19



7-9 Capen Street



EXISTING CONDITIONS SNAPSHOT AT BROOK ROAD & COLUMBIA PARK



(6) 2-family structures
Total of 12 units
Total lot area: 18,400 sf
(0.42 acres)
29 units/acre

(6) 2-family structures
(8) 1-family structures
Total of 20 units
Total lot area: 44,846 sf
(1 acre)
20 units/acre



2-Family

168 Brook Road
Built in 1910
Lot area: 3,000 sf

Columbia Park at Brook Road



160-164 Brook Road at Columbia Park

2-Family

160 Brook Road
2-family
[Built in 1910](#)
Lot area: 3,000 sf

164 Brook Road
2-family
[Built in 1900](#)
Lot area: 3,000 sf

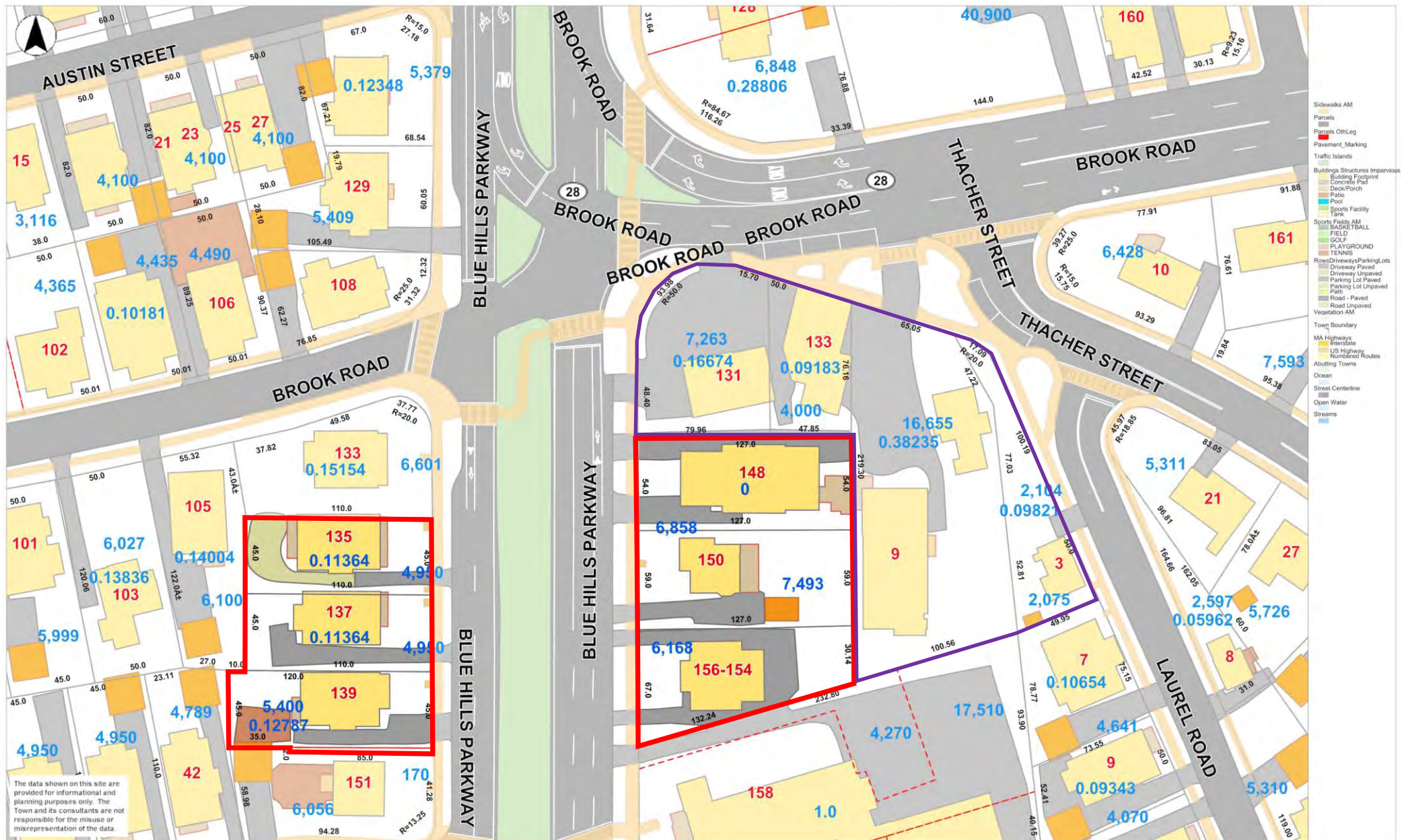


160-164 Brook Road



168 Brook Road

EXISTING CONDITIONS SNAPSHOT AT BLUE HILLS PARKWAY



4-Family, built 1900
3 stories

2-Family, built 1890
2 ½ stories

142 Blue Hills Parkway

150 Blue Hills Parkway



2-Family, built 1910
3 stories

2-Family, built 1918
3 stories

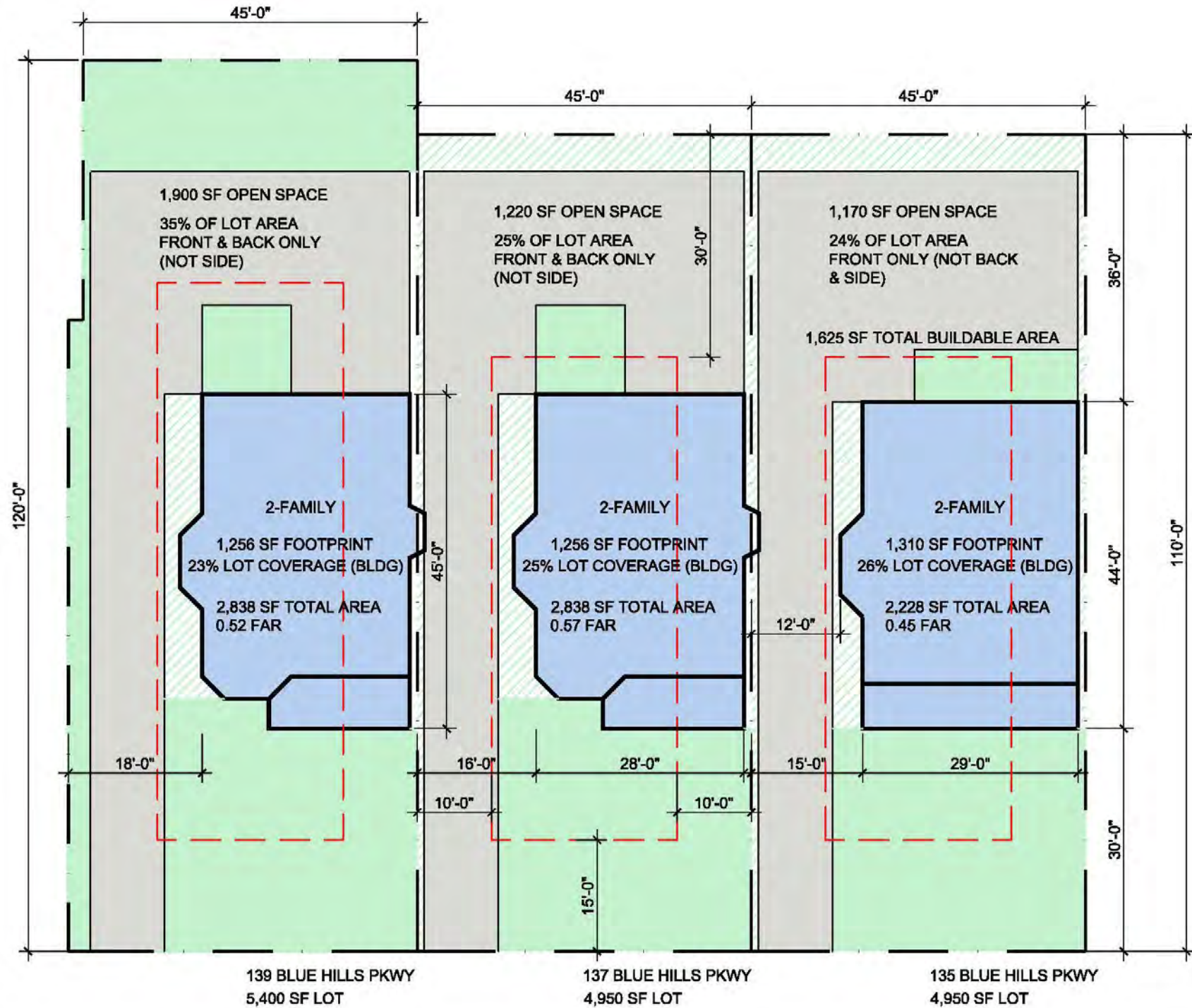
2-Family, built 1900
3 stories

139 Blue Hills Parkway

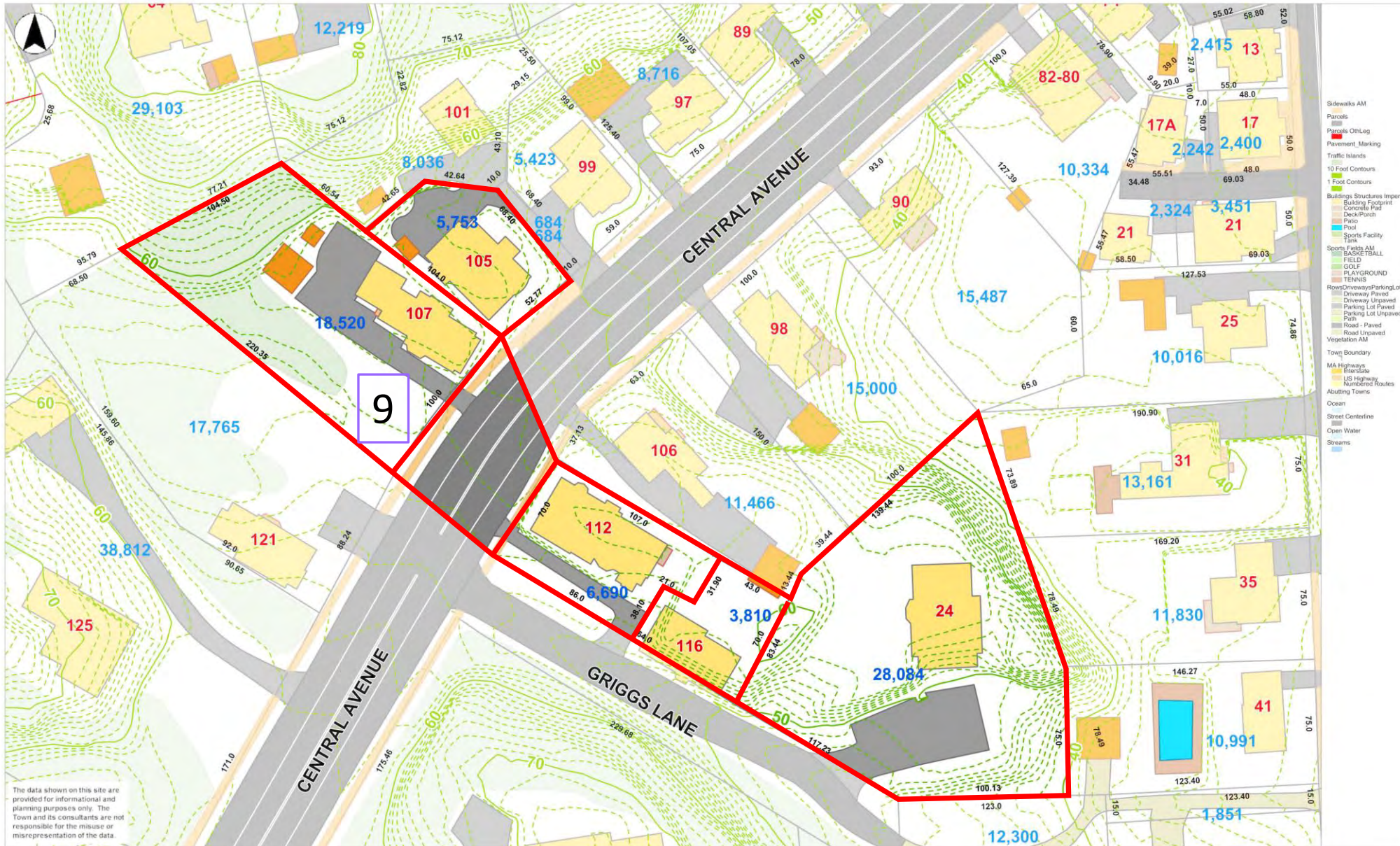
137 Blue Hills Parkway

135 Blue Hills Parkway





EXISTING CONDITIONS
SNAPSHOT 3-4-5 UNITS



- 103-105 Central Ave (1916)
2 Units
- 107 Central Ave (1850)
2 Units
- 114-116 Lane Central Ave (1905)
3 Units
- 112 Central Ave (1900)
2 Units
- 24 Griggs Lane
Built in 1915
- 5 Units
- Lot area: 28,084 sf
- Building area: 5,100sf
- Front yard setback:
- Rear yard setback:
- Side yard setback 1:
- Side yard setback 2:
- Height in stories: 3
- Lot coverage (buildings): 7%
- Open Space: %
- Floor Area Ratio: 0.18



114-116 Central Avenue



24 Griggs Lane

3-Family
114-116 Central

5-Family
24 Griggs Lane

2-Family

Built in 1850 (before zoning adopted) – does not meet zoning

2 Units

Lot area: 18,520 sf

Building area: 3,147 sf

Front yard setback: 3'

Rear yard setback: 6'

Side yard setback 1: 36'

Side yard setback 2: 62'

Height in stories: 2.5

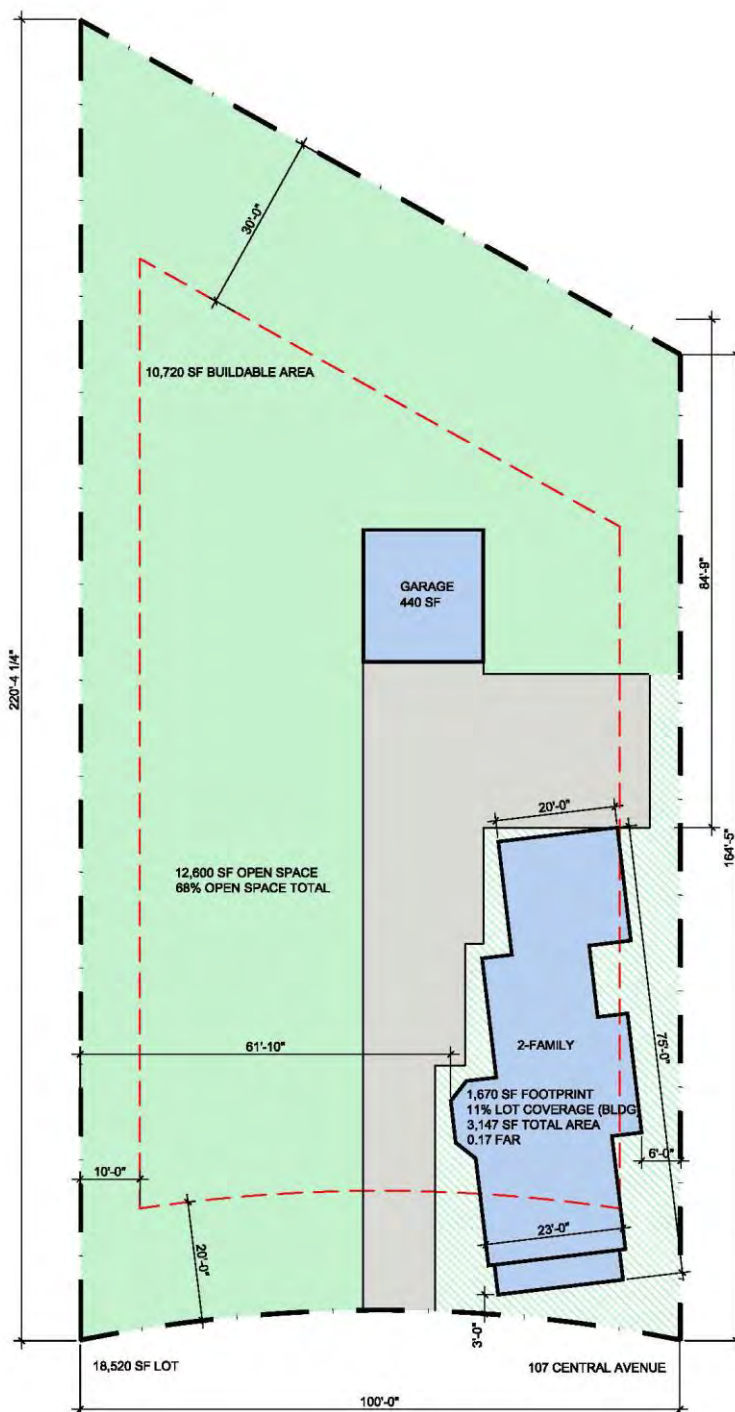
Lot coverage (buildings):
11%

Open Space: 68%

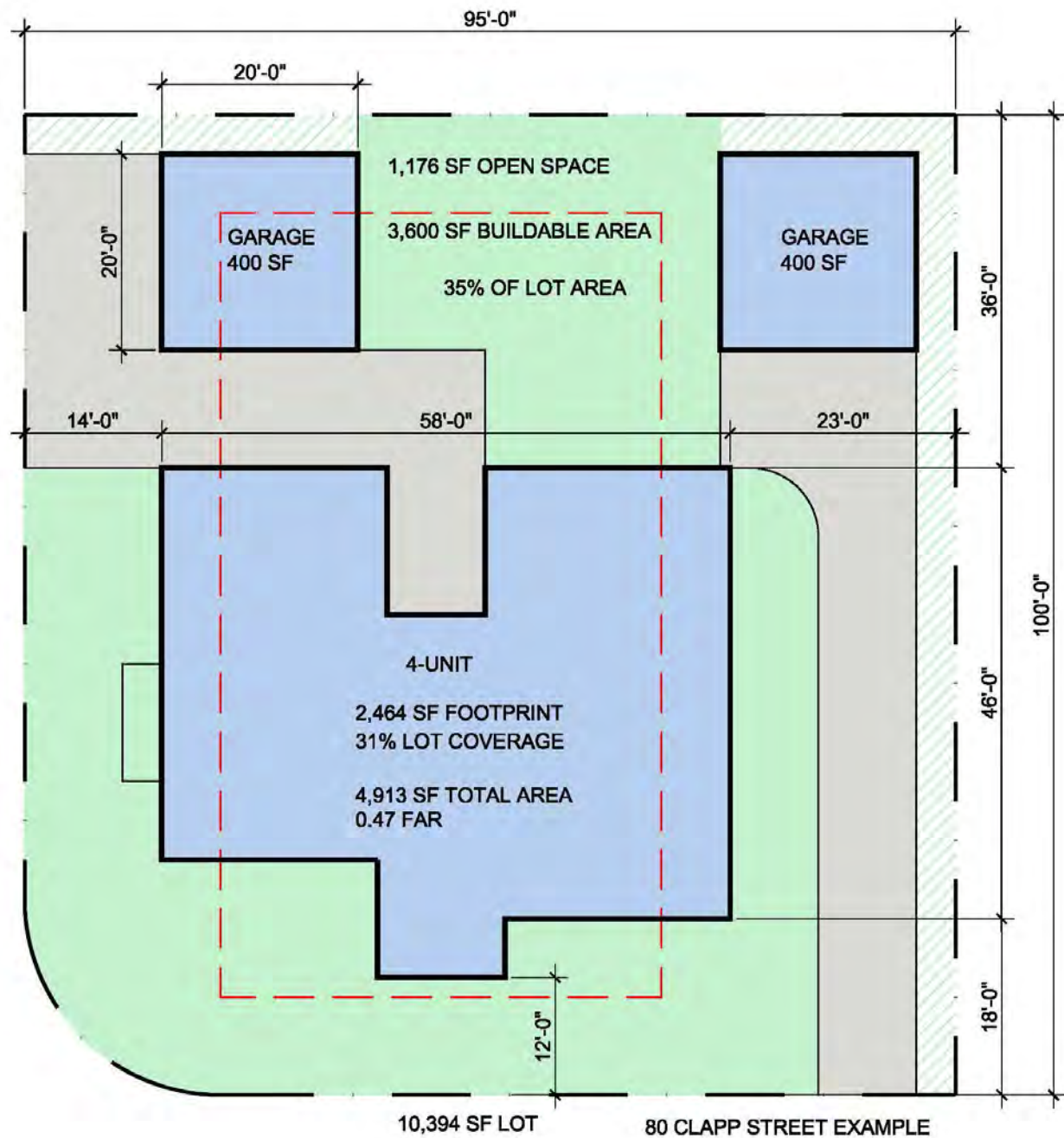
Floor Area Ratio: 0.17



107 Central Avenue







Clapp Street



Bonad Road

4-Family

Built in 1878 (before zoning adopted) – does not meet zoning

4 Units

Lot area: 10,394 sf

Building area: 4,913 sf

Front yard setback: 14'

Rear yard setback: 23'

Side yard setback 1: 36'

Side yard setback 2: 12'

Height in stories: 2

Lot coverage (buildings): 31%

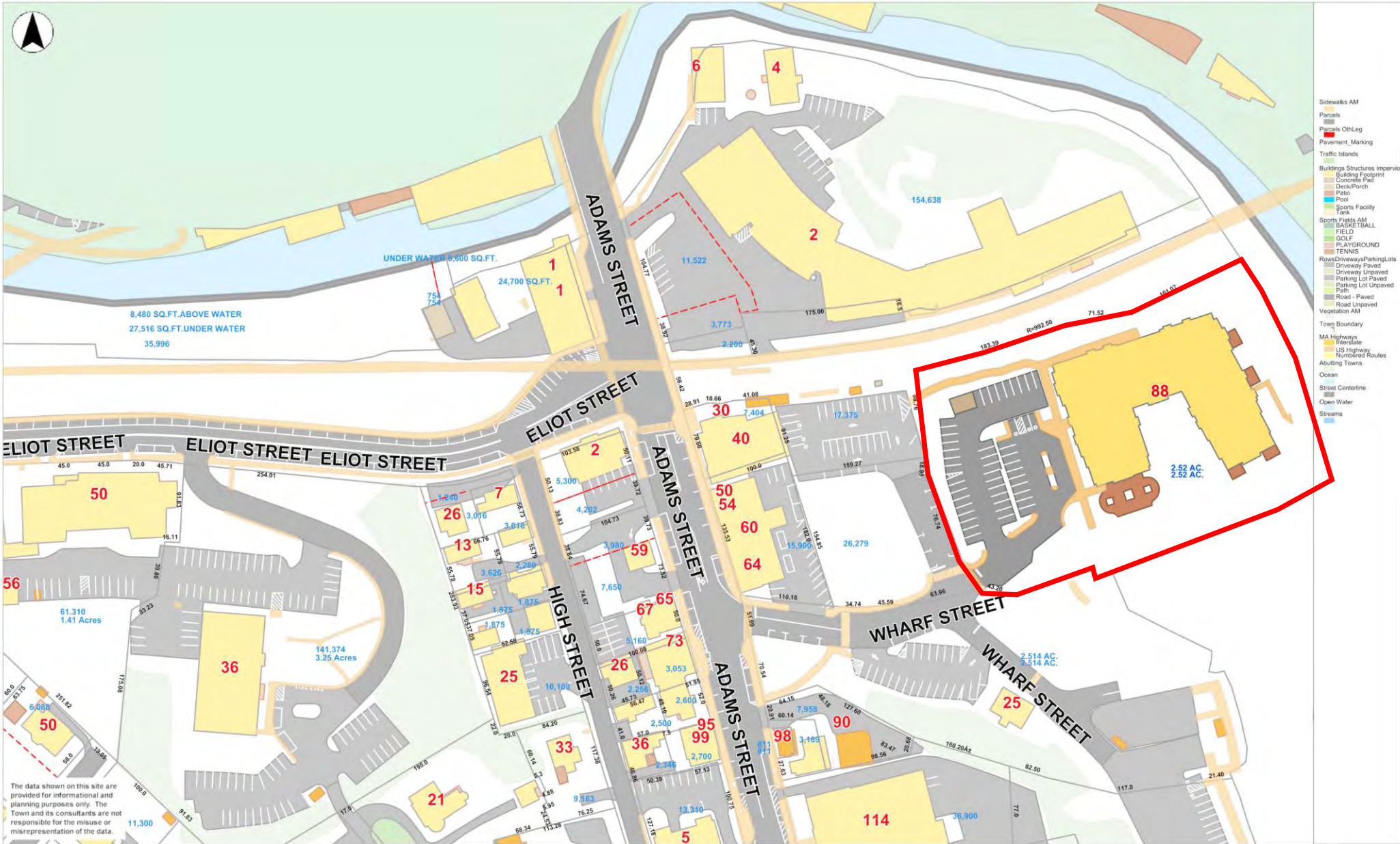
Open Space: 35%

Floor Area Ratio: 0.47



80 Clapp Street

EXISTING CONDITIONS SNAPSHOT MILTON-CENTRAL-MATTAPAN



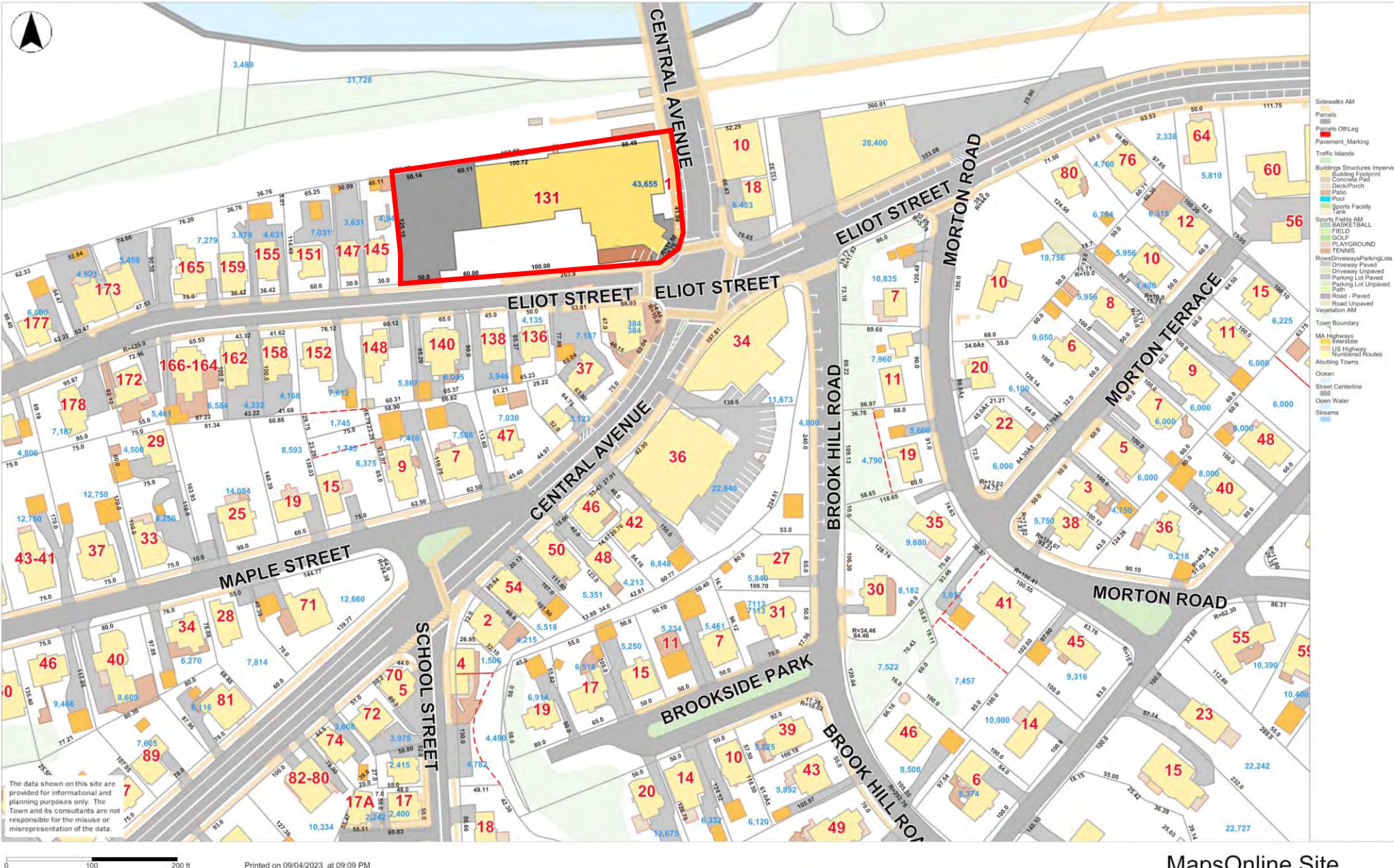
Mixed-Use 88 Wharf Street

Built in 2003 under
Milton Village/Central
Avenue Overlay

73 Units
 Lot area: 109,771 sf
 Building area: 164,670 sf
 Front yard setback: 144'
 Rear yard setback: 38'
 Side yard setback 1: 15'
 Side yard setback 2: 57'
 Height in stories: 6
 Lot coverage (buildings):
 25%
 Open Space: 33%
 Floor Area Ratio: 1.50
 Parking: 133 spaces



Mixed-Use
88 Wharf Street



Mixed-Use

131 Eliot Street

Built in 2021 under
Central Avenue Overlay

38 Units
 Lot area: 43,655 sf
 Building area: 59,043 sf
 Front yard setback: 25'
 Rear yard setback: 8'
 Side yard setback 1: 17'
 Side yard setback 2: 105'
 Height in stories: 4-5
 Lot coverage (buildings): 39%
 Open Space: 30%
 Floor Area Ratio: 1.35
 Parking: 54 spaces



Mixed-Use
131 Eliot Street



Multi-Family

30 Curtis Road

Built in 1971

139 Units
 Lot area: 177,788 sf
 Building area: 96,000 sf
 Front yard setback: 150'
 Rear yard setback: 66'
 Side yard setback 1: 38'
 Side yard setback 2: 38'
 Height in stories: 6
 Lot coverage (buildings): 9%
 Open Space:
 Floor Area Ratio: 0.54
 Parking:

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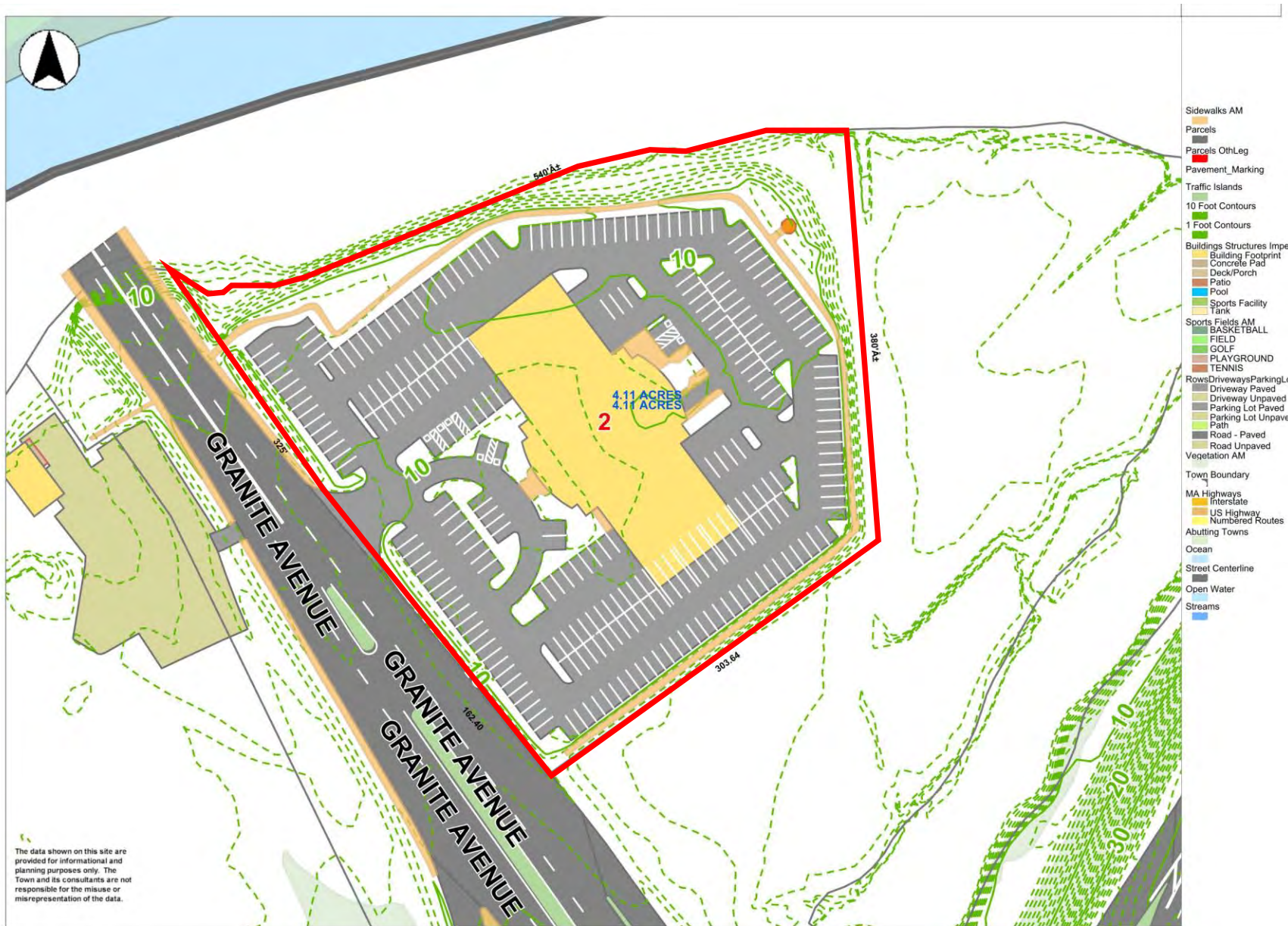
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MapsOnline Site



Multi-Family
30 Curtis Road

EXISTING CONDITIONS SNAPSHOT GRANITE AVENUE



Commercial Office

2 Granite Avenue

Built in 1997

Lot area: 179,000 sf
 Building area: 91,660 sf
 Front yard setback: 150'
 Rear yard setback: 66'
 Side yard setback 1: 38'
 Side yard setback 2: 38'
 Height in stories: 6
 Lot coverage (buildings): 9%
 Open Space:
 Floor Area Ratio: 0.51
 Parking:

0 100 200 ft

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MapsOnline Site



Commercial
Office
2 Granite Avenue

