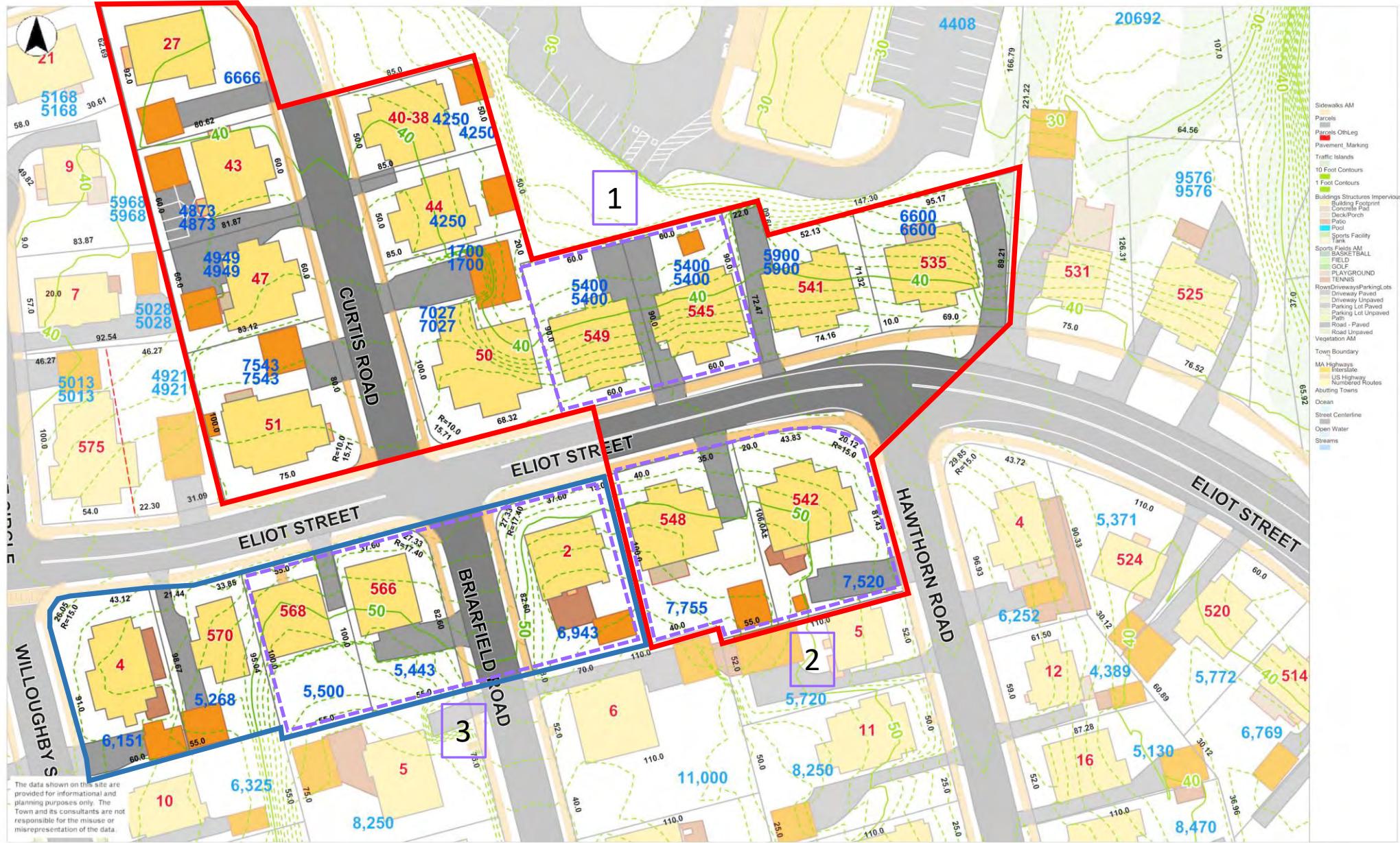


# EXISTING CONDITIONS SNAPSHOT AT ELIOT, CURTIS, BRIARFIELD STREETS



## 2-Family

## 1-Family

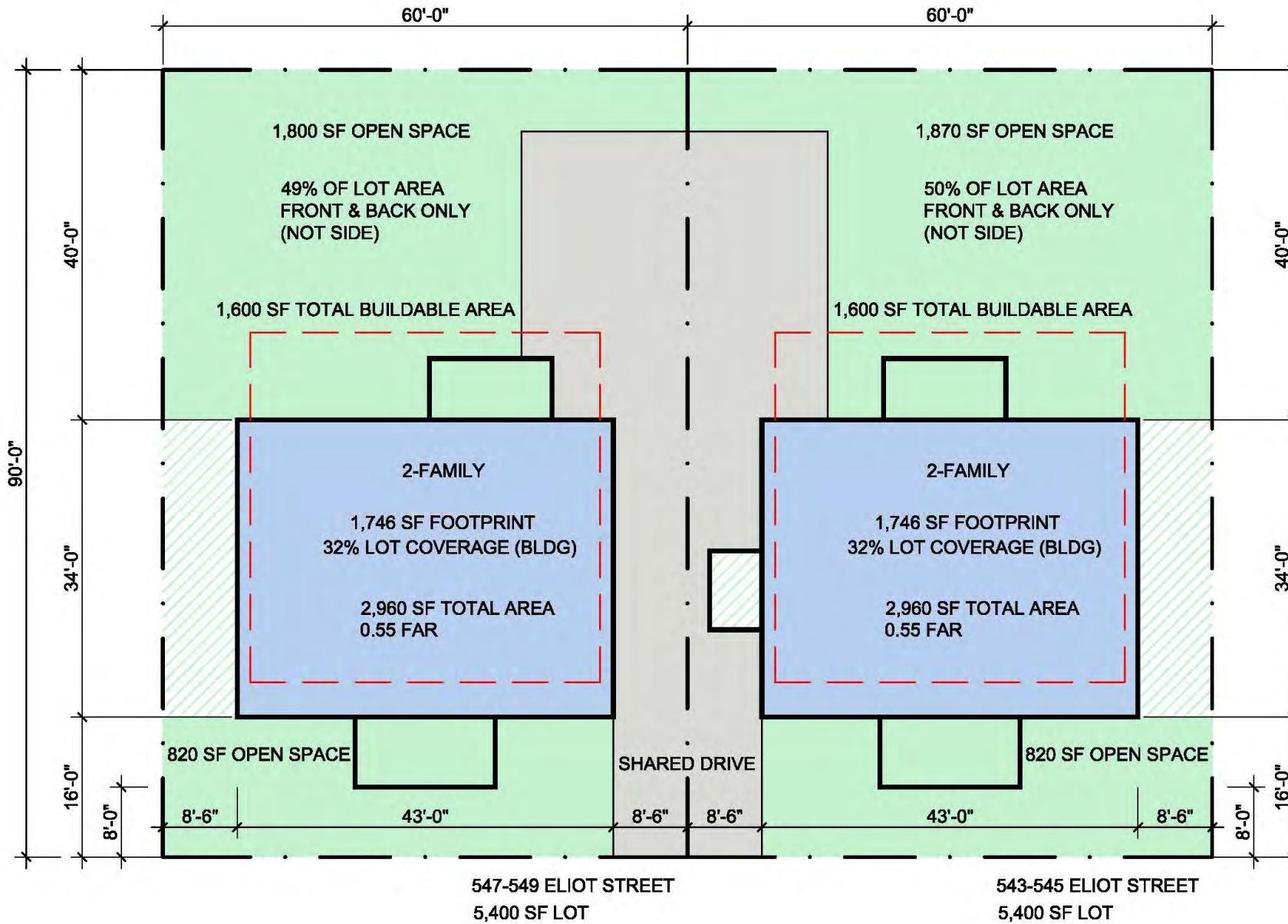
## Lots Studied



547-549 Eliot Street



543-545 Eliot Street



## 2-Family

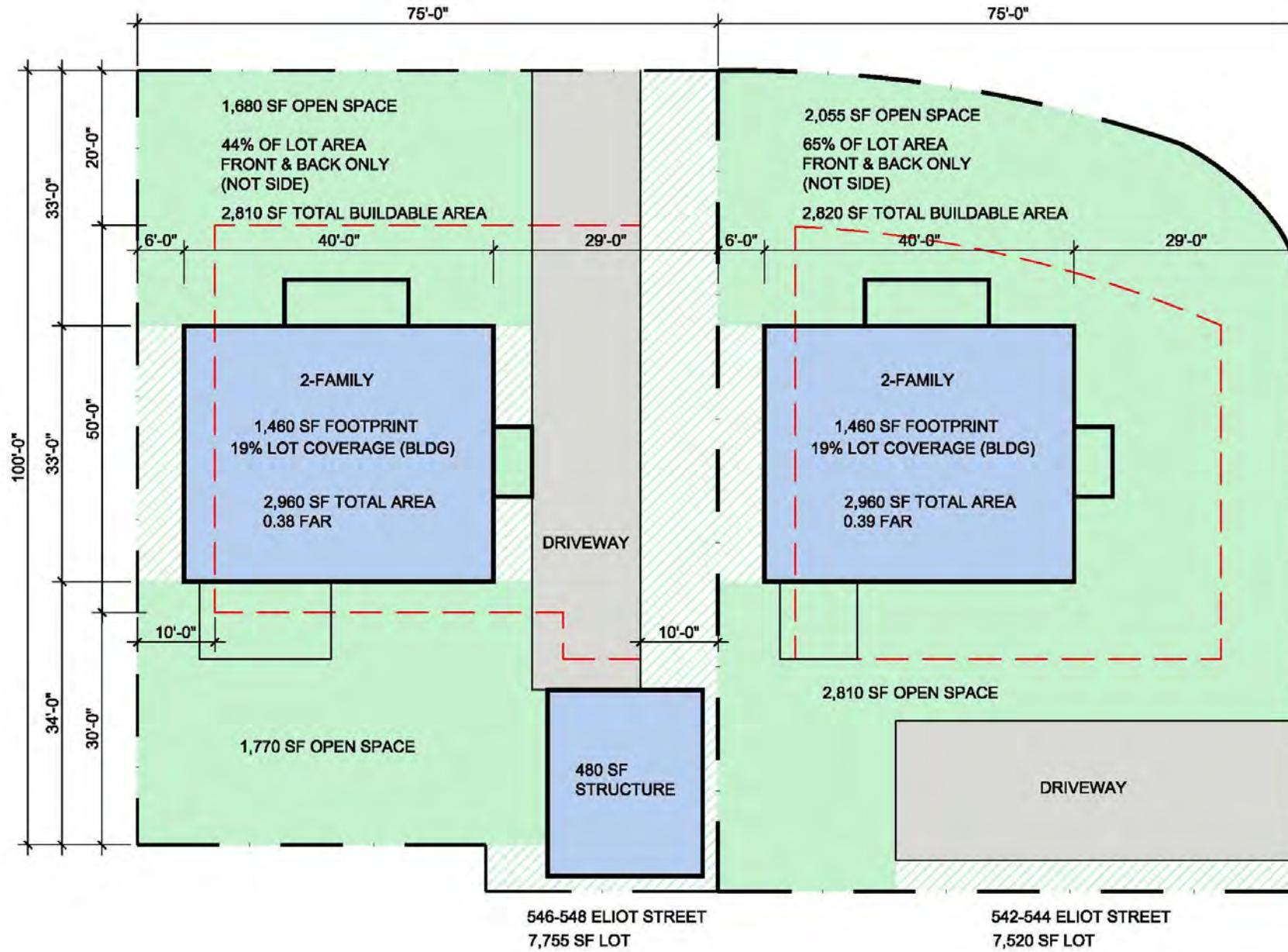
Built in 1915 (before zoning adopted) – do not meet zoning

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

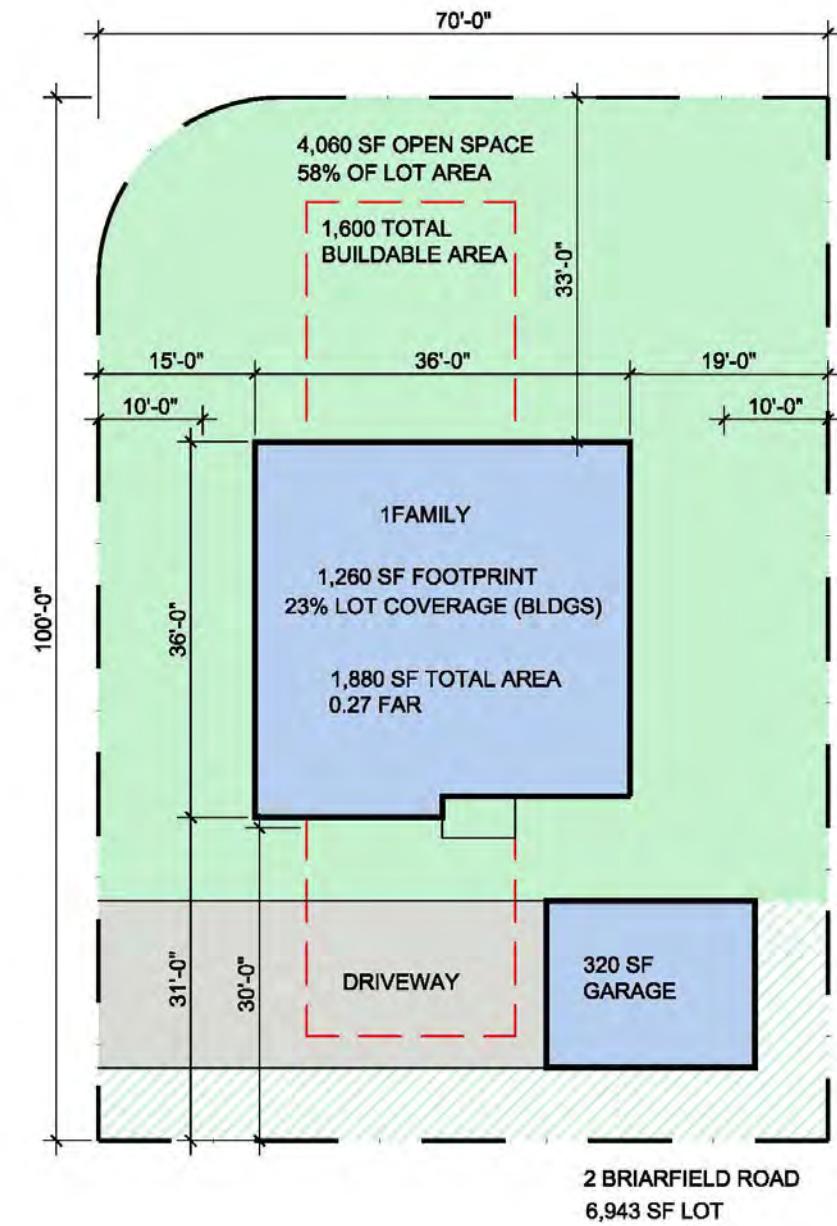
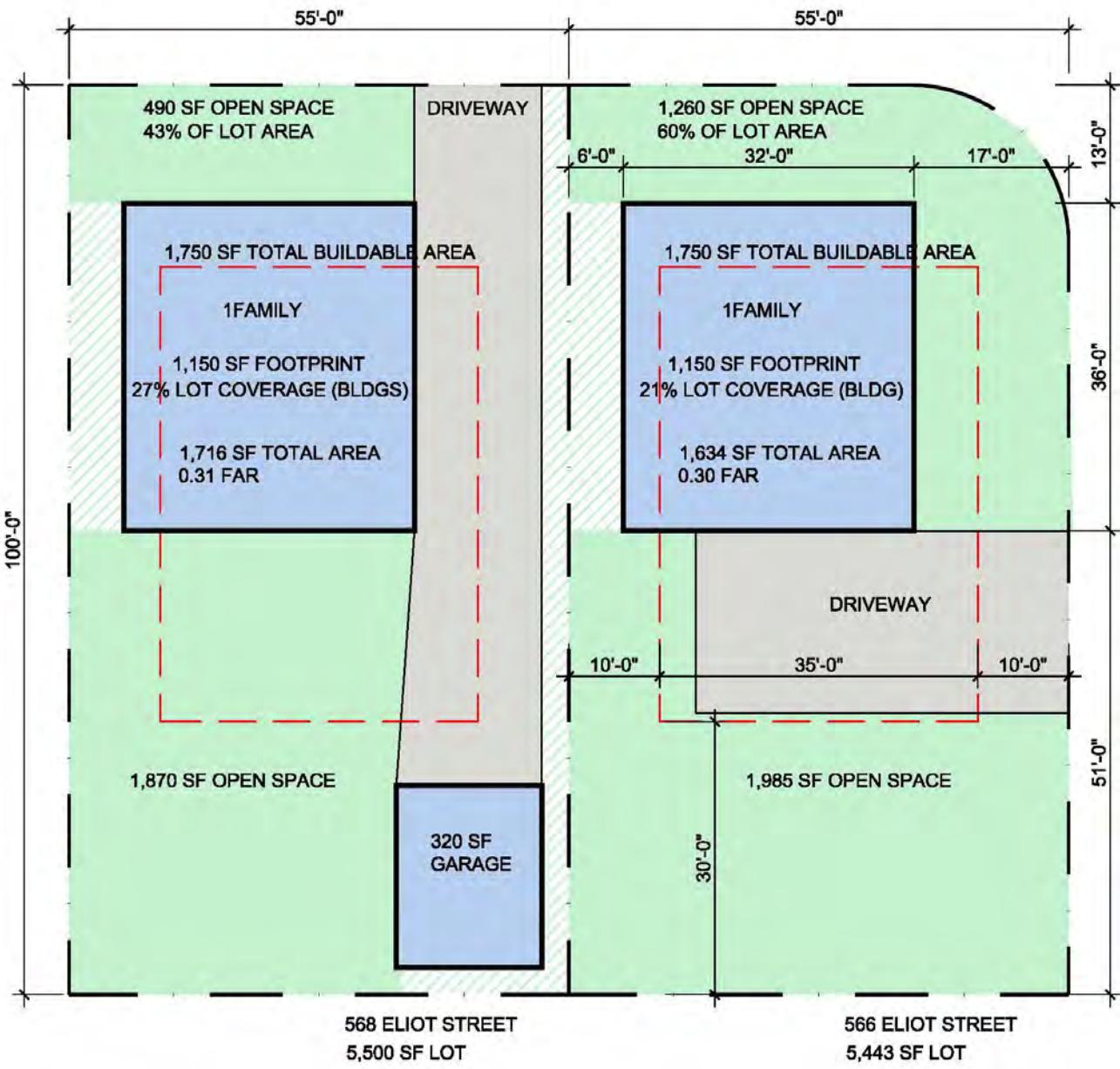


566 and 568 Eliot Street

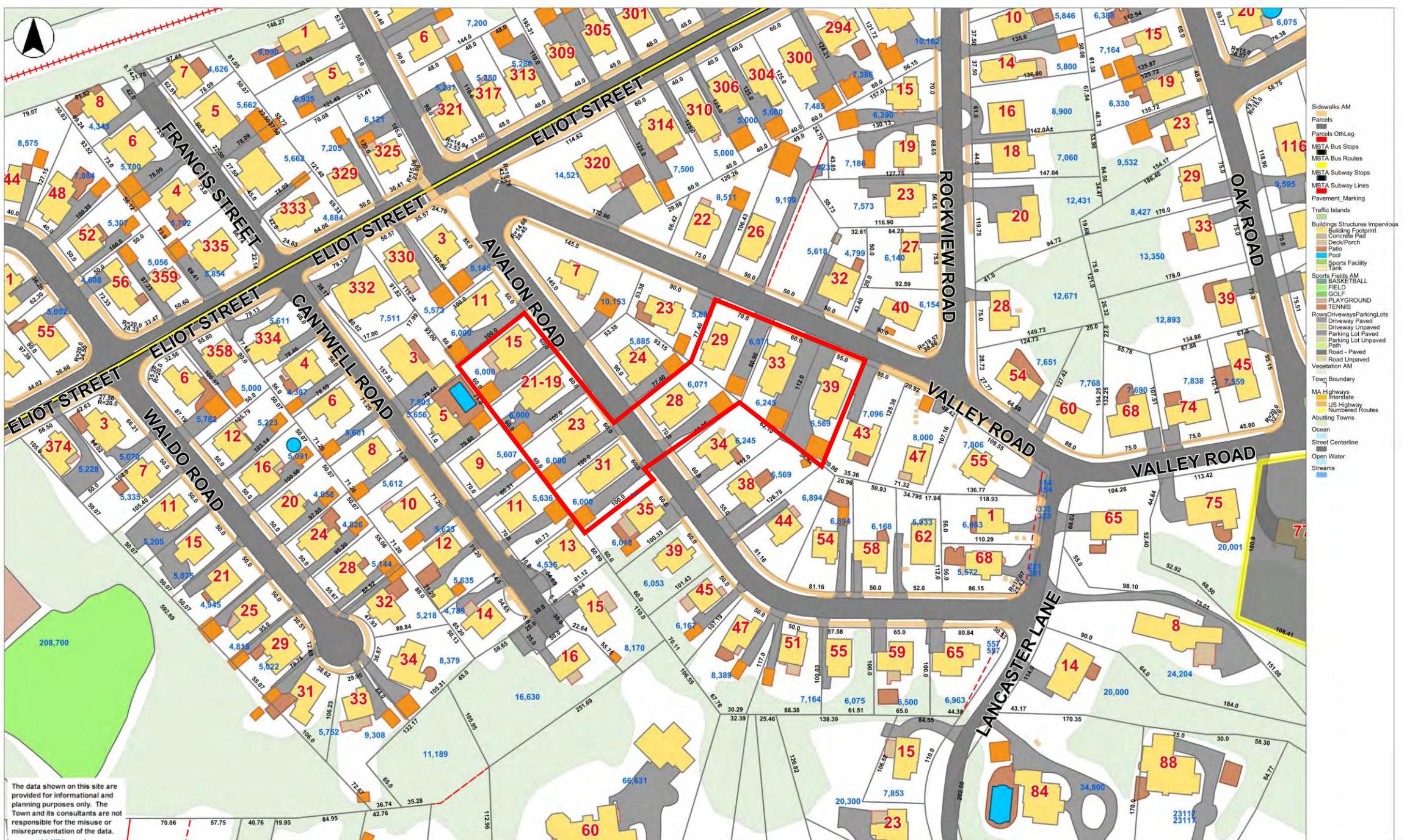
# ELIOT ST.

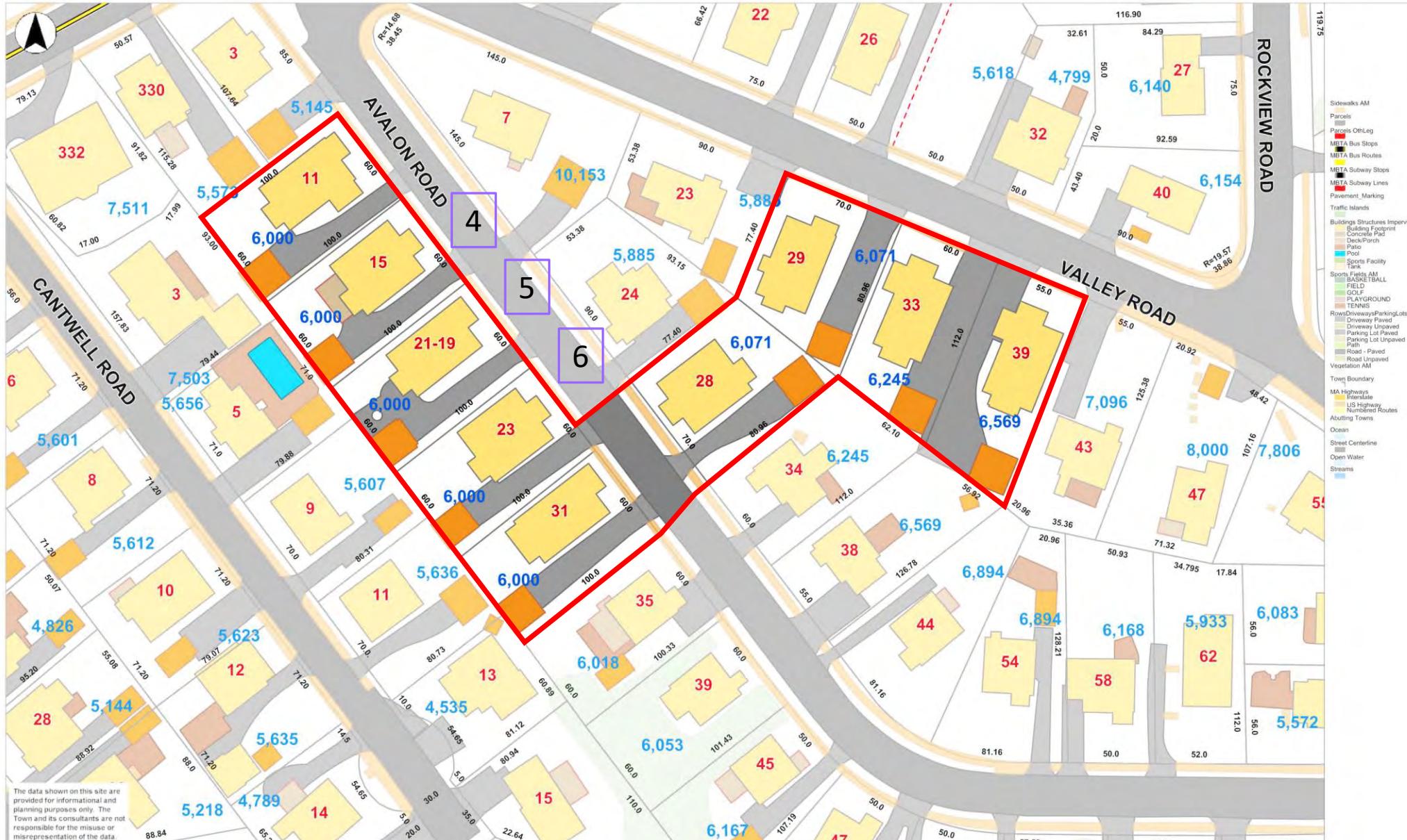
## 1-Family

3



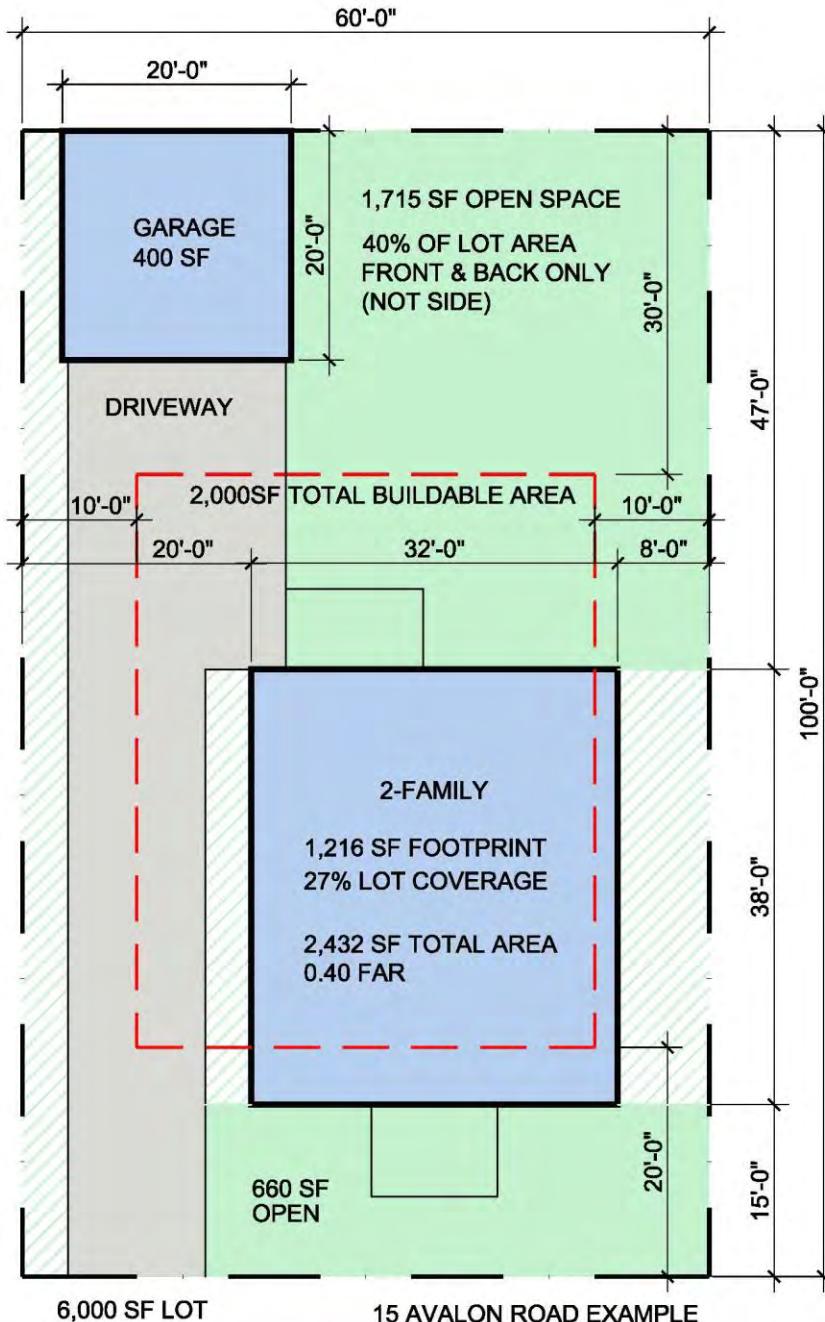
# EXISTING CONDITIONS SNAPSHOT AT AVALON & VALLEY ROADS





(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'

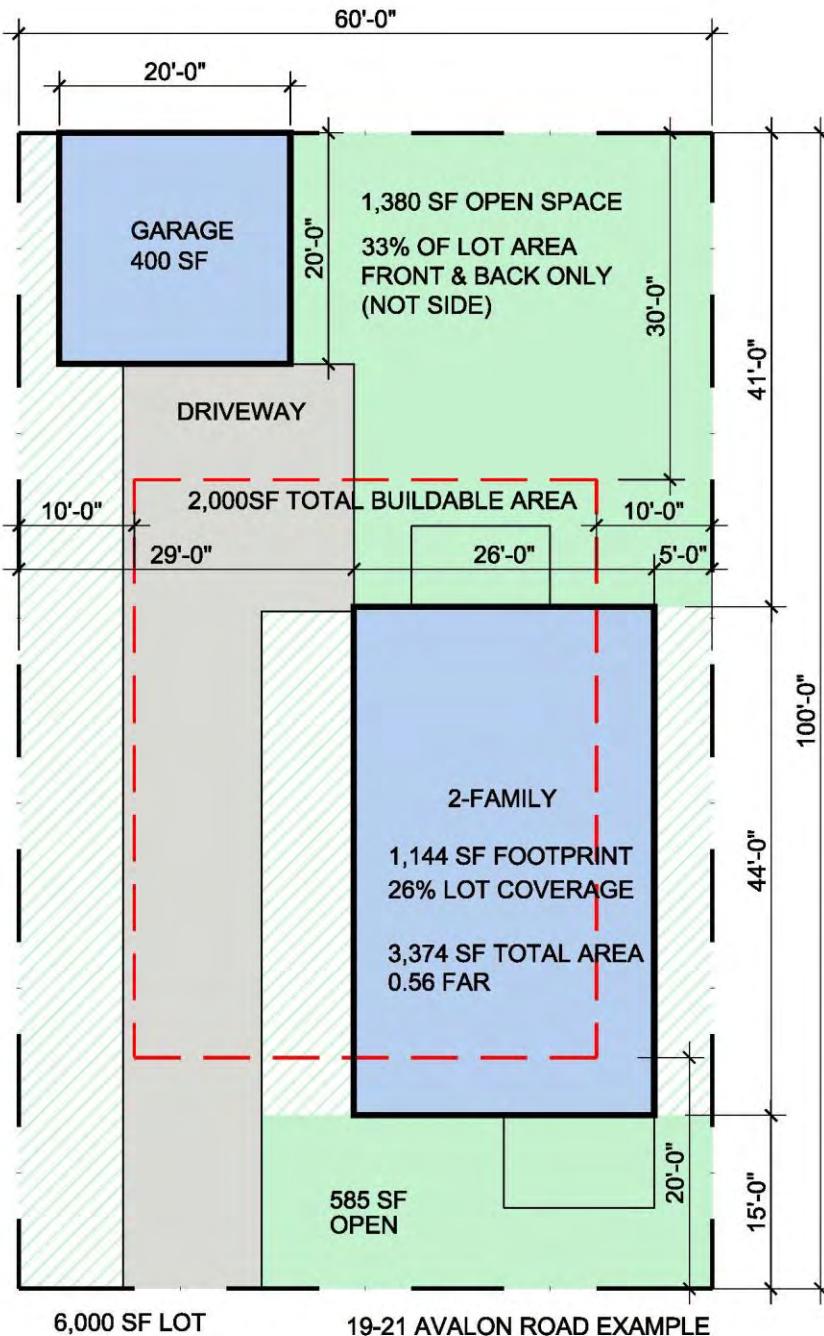
Height in stories: 2.5

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'

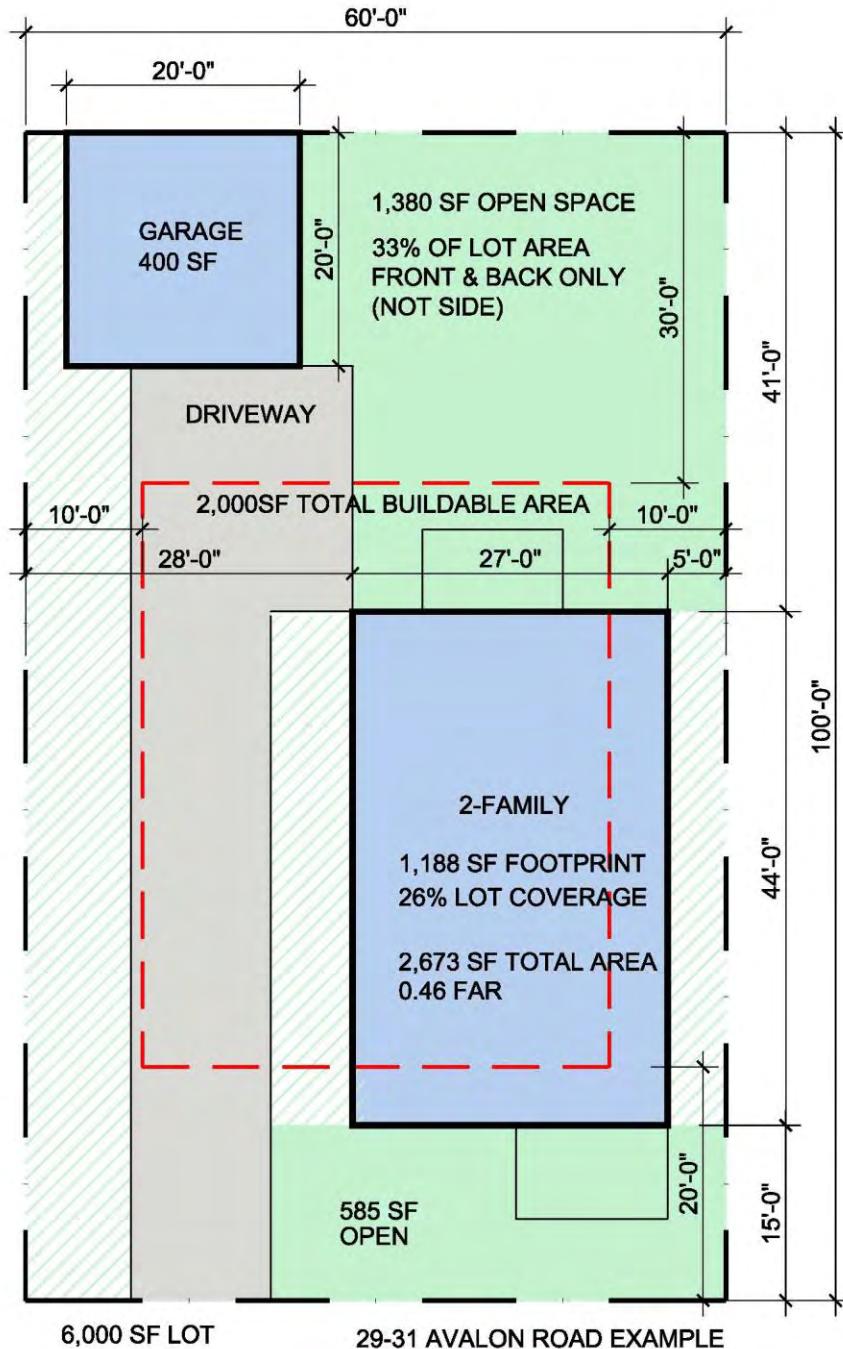
Height in stories: 3

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%

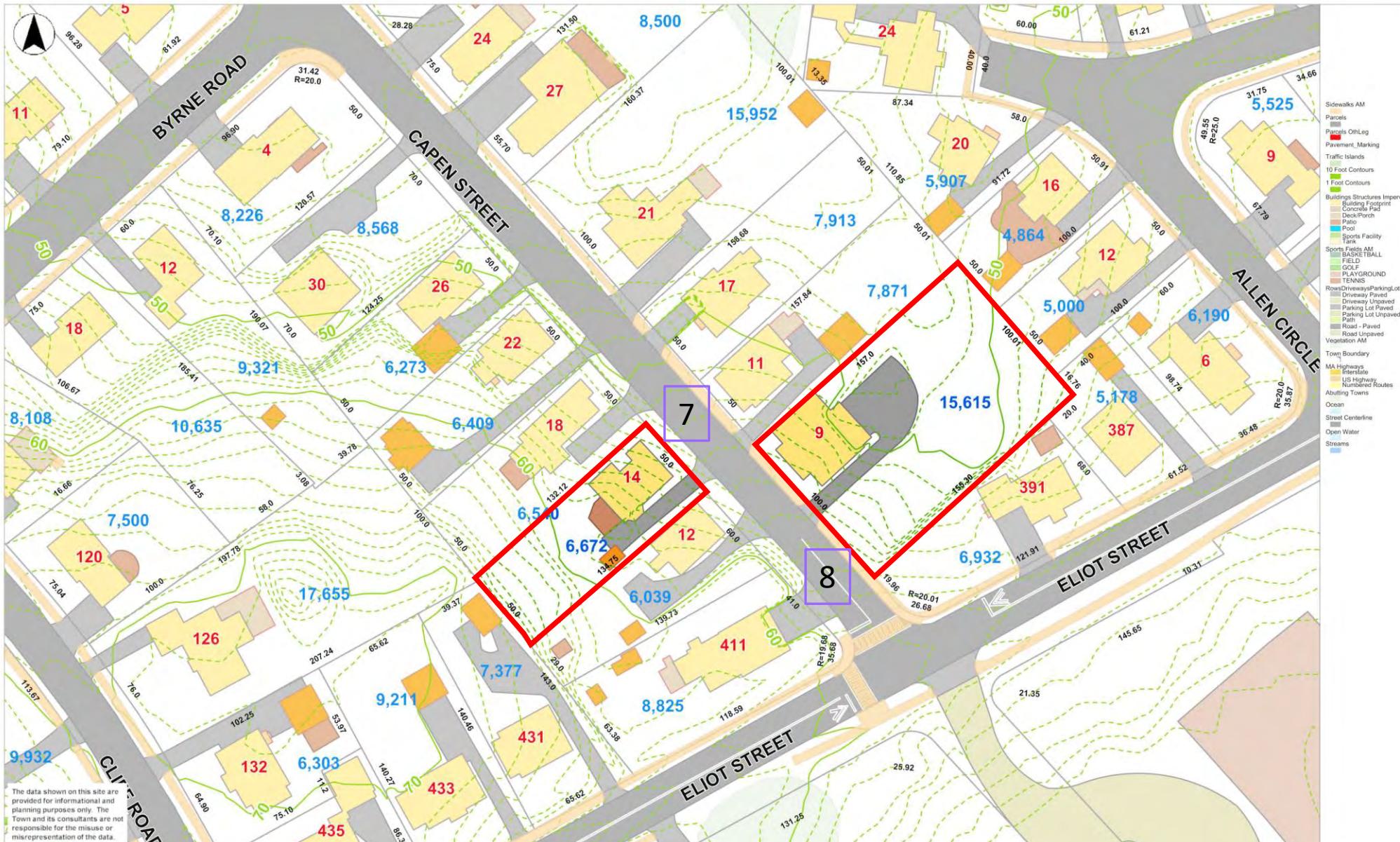
Open Space: 33%

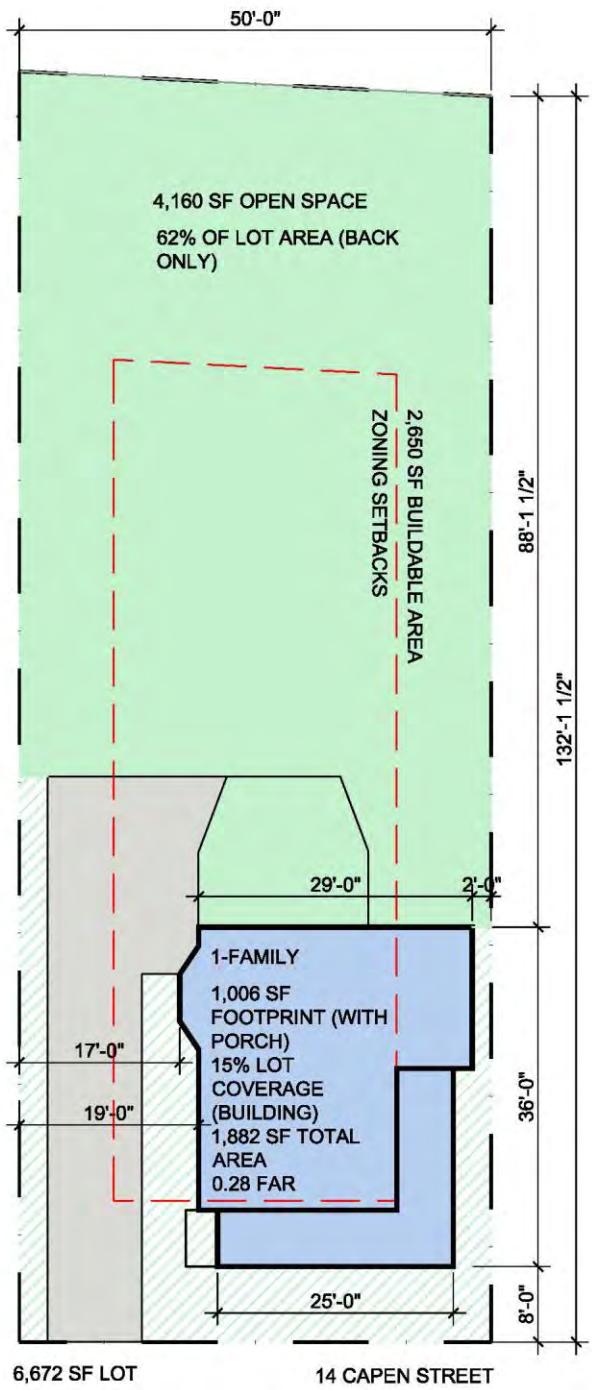
Floor Area Ratio: 0.46

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

# EXISTING CONDITIONS SNAPSHOT AT CAPEN STREET





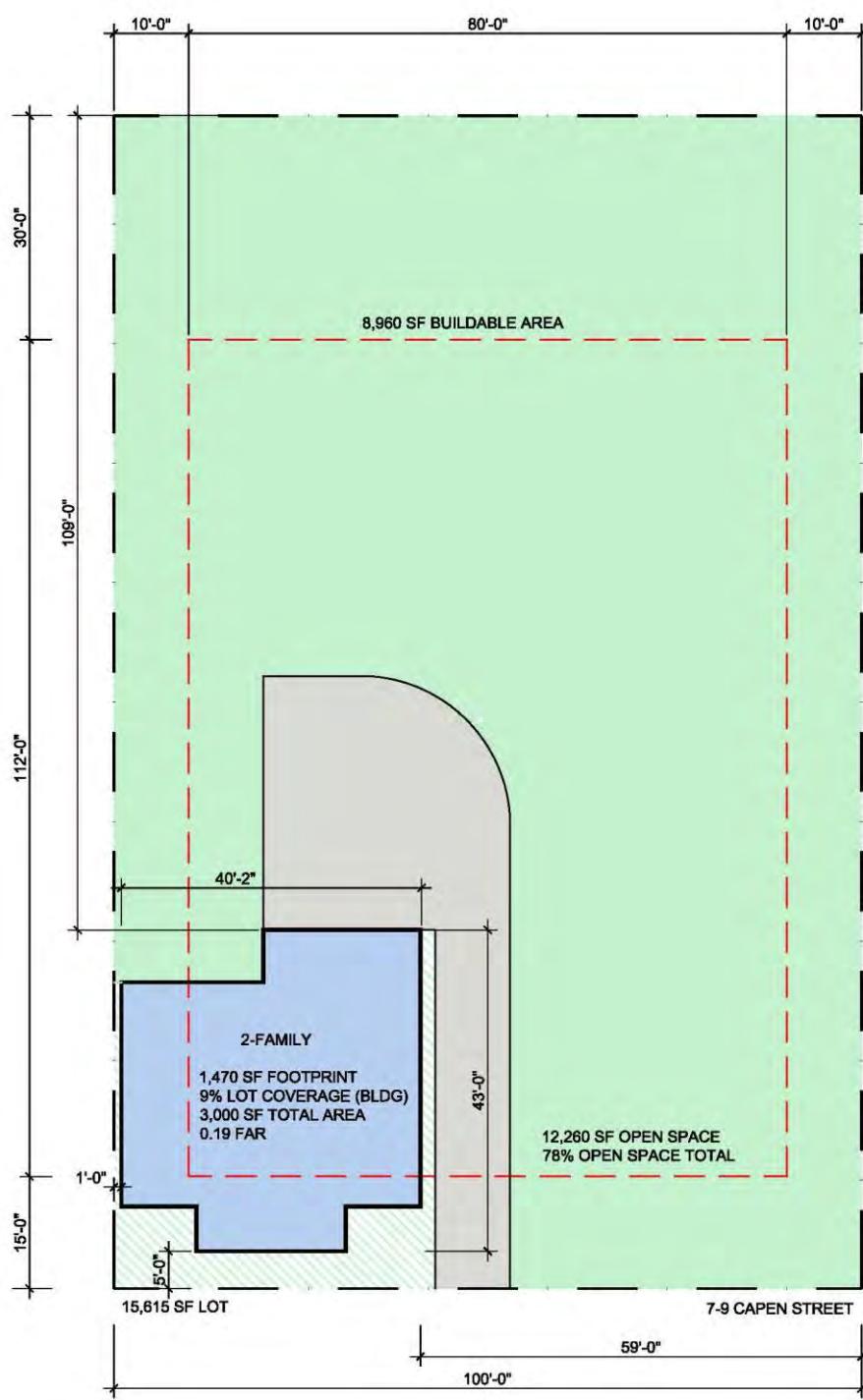


14 Capen Street: 1-Family

## 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



7-9 Capen Street



## 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

# 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



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 at Columbia Park

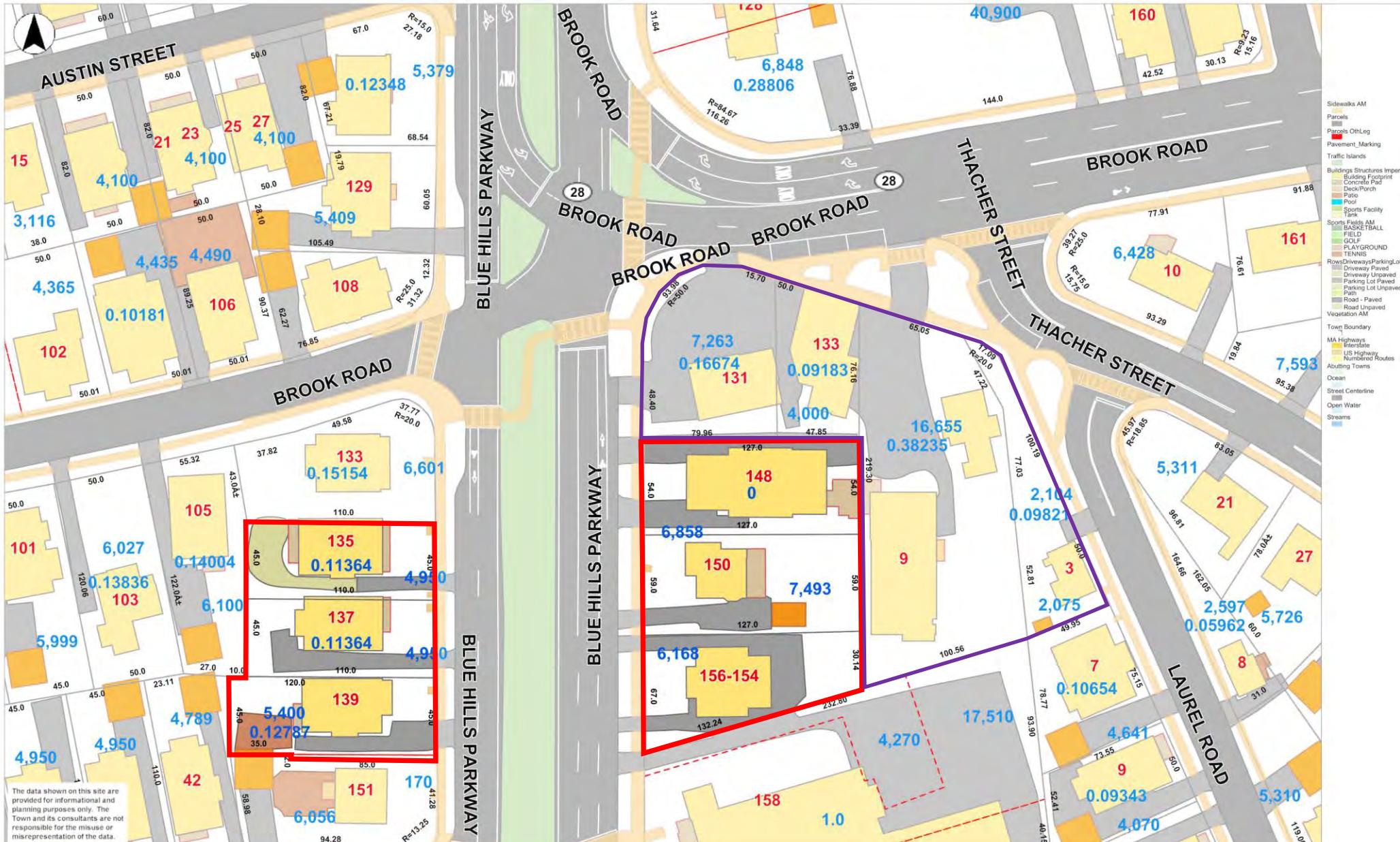


160-164 Brook Road



168 Brook Road

# EXISTING CONDITIONS SNAPSHOT AT BLUE HILLS PARKWAY





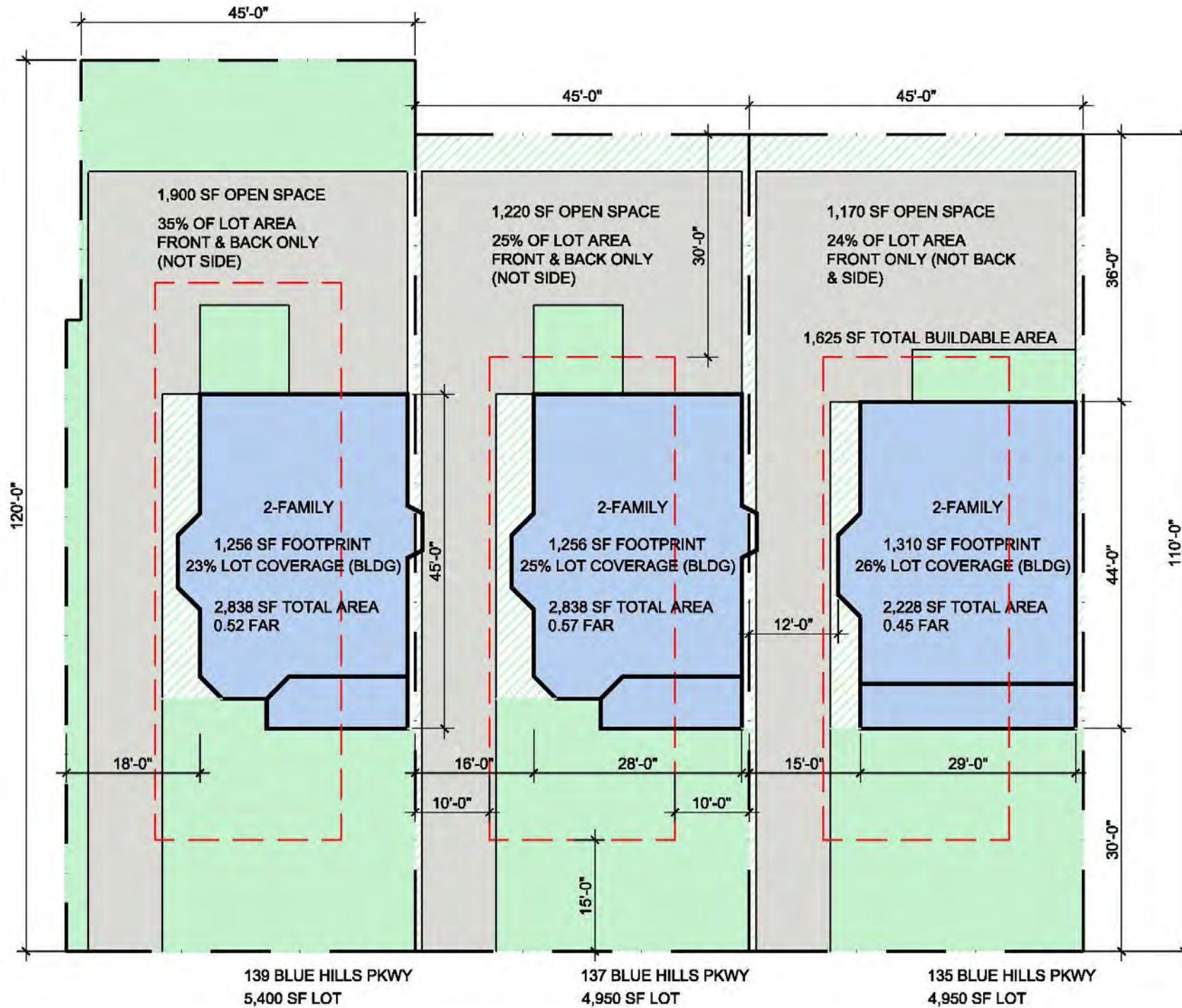
4-Family, built 1900  
3 stories

2-Family, built 1890  
2  $\frac{1}{2}$  stories

142 Blue Hills Parkway

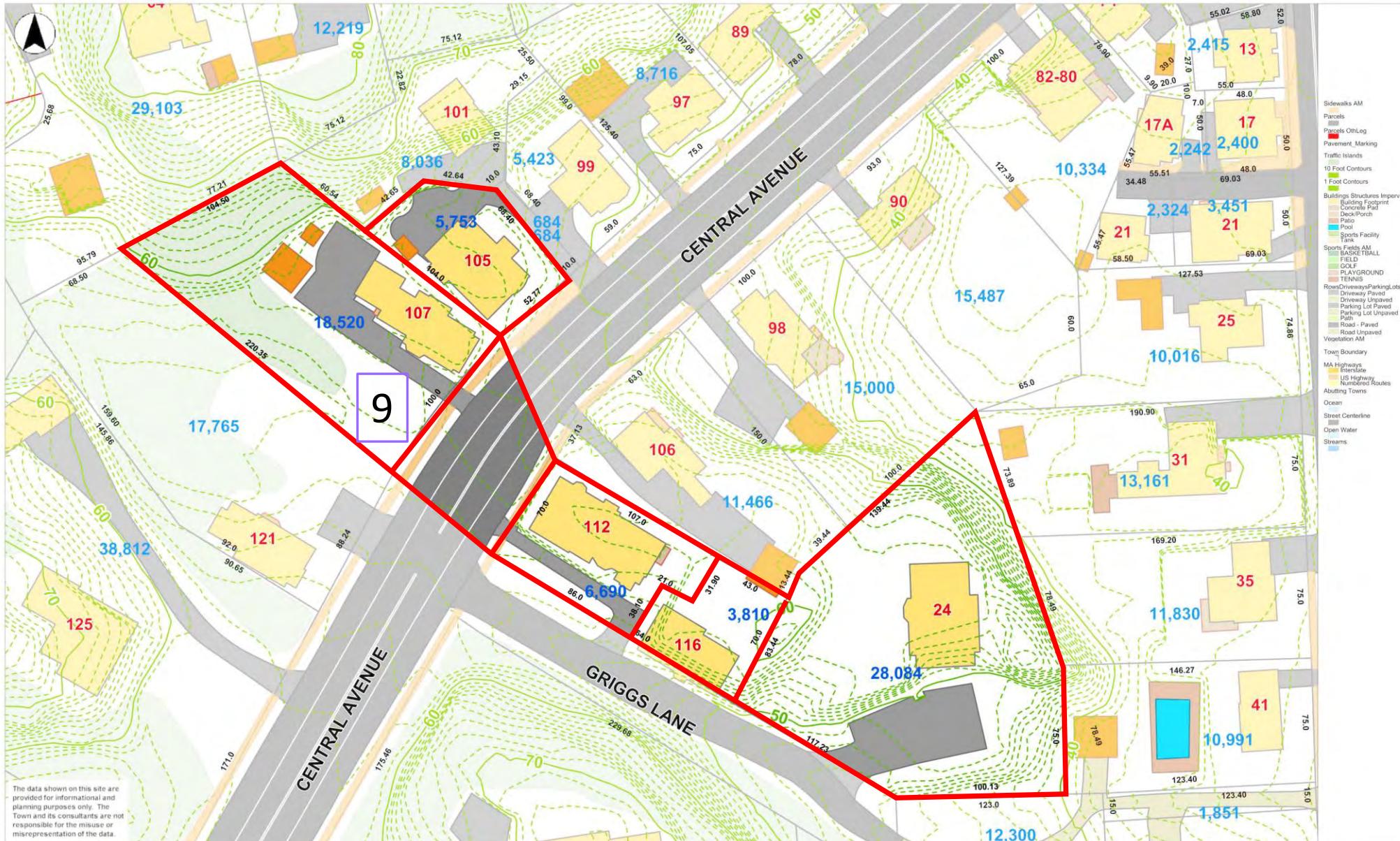
150 Blue Hills Parkway





# 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



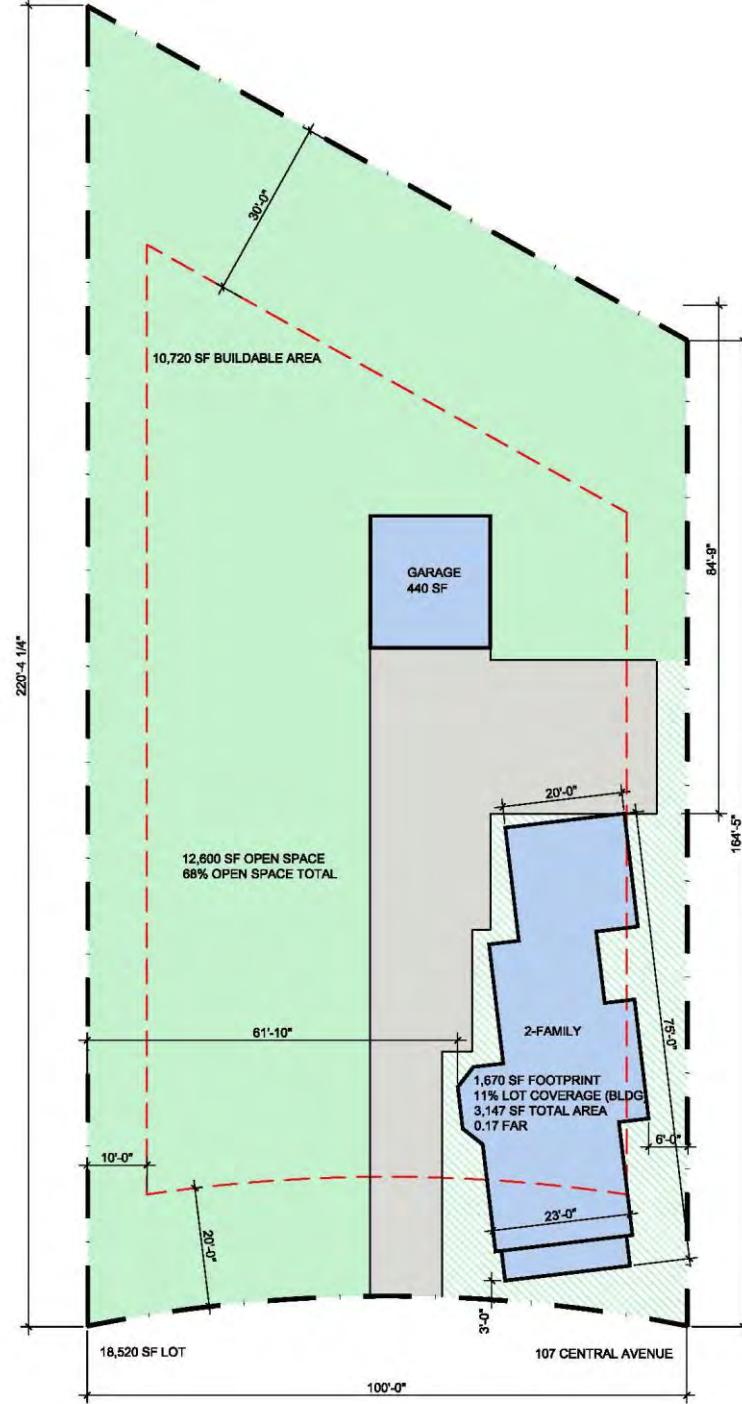
114-116 Central Avenue



24 Griggs Lane

**3-Family**  
114-116 Central

**5-Family**  
24 Griggs Lane



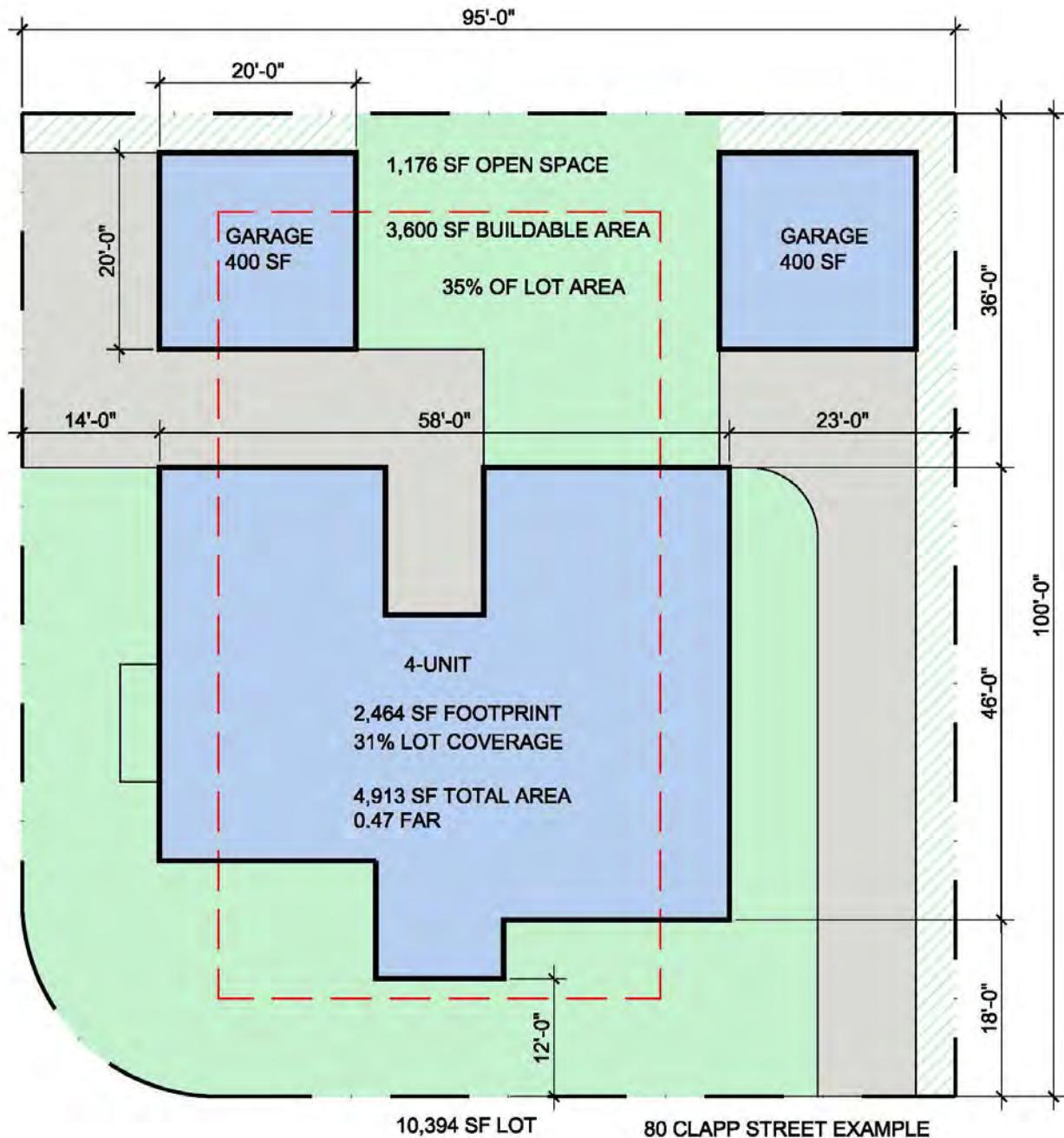
107 Central Avenue

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





4-Family



Bonad Road

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



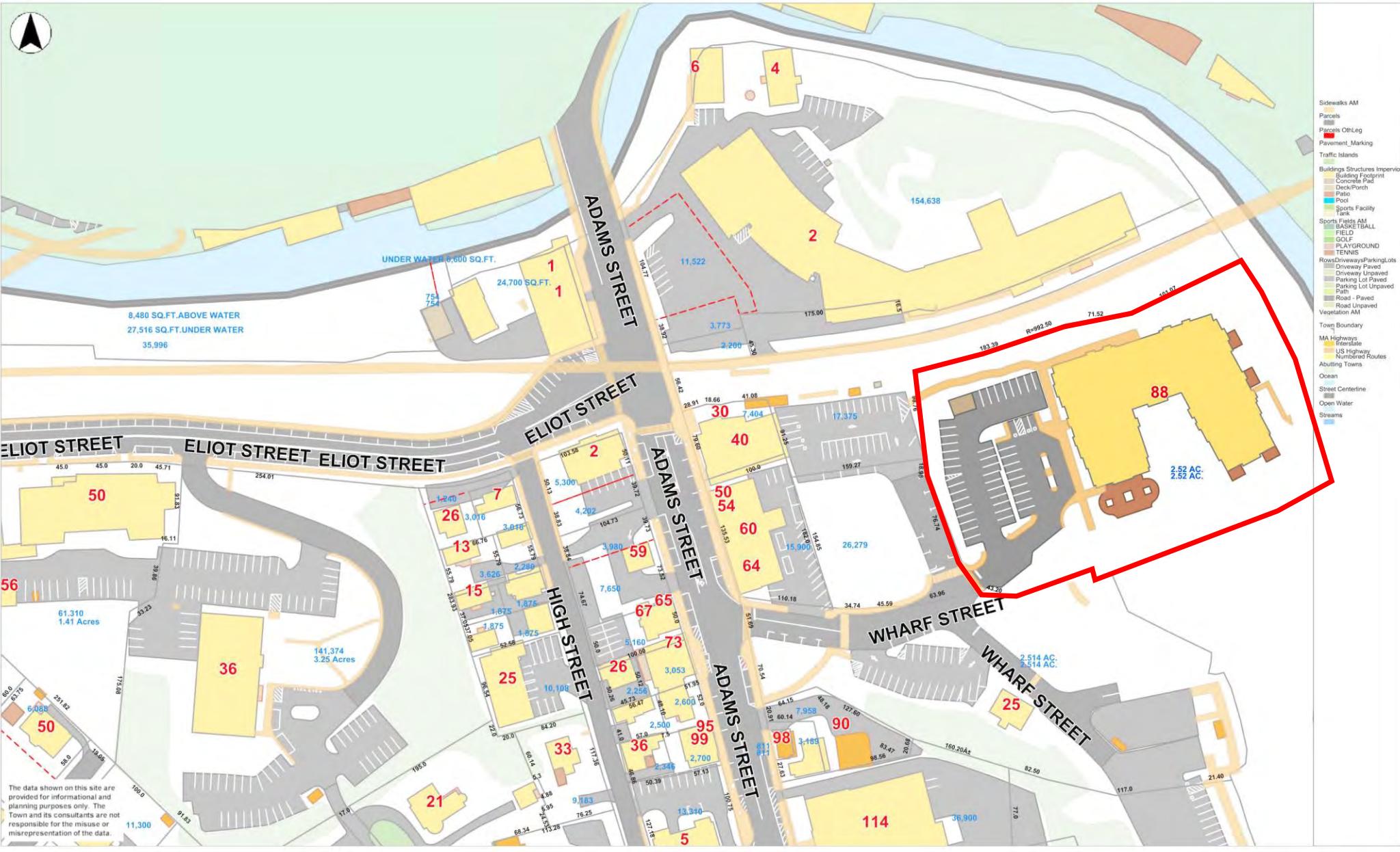
Google

80 Clapp Street

Image capture: Mar 2022 © 2023 Google United States

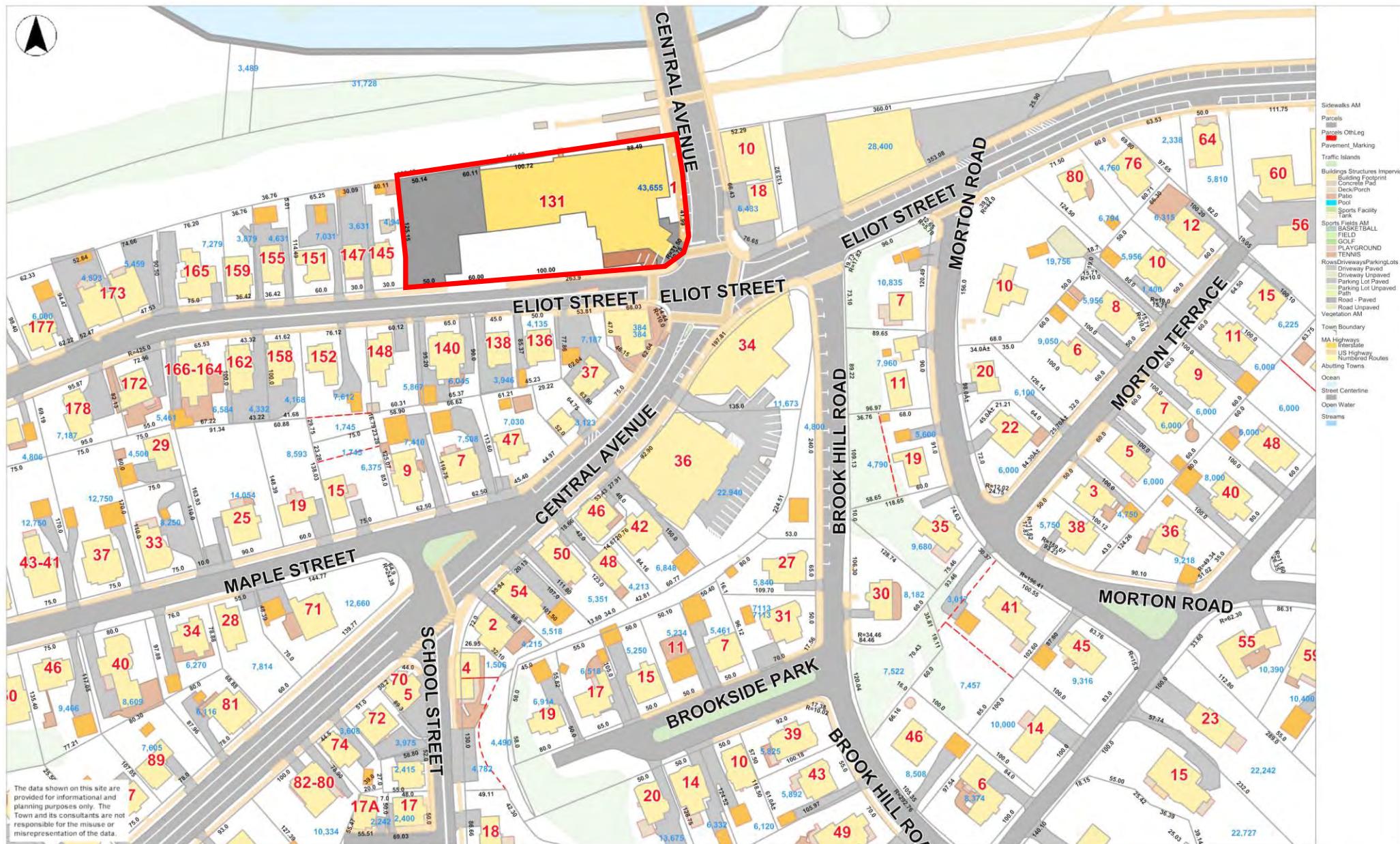
# EXISTING CONDITIONS SNAPSHOT

## MILTON-CENTRAL-MATTAPAN





**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

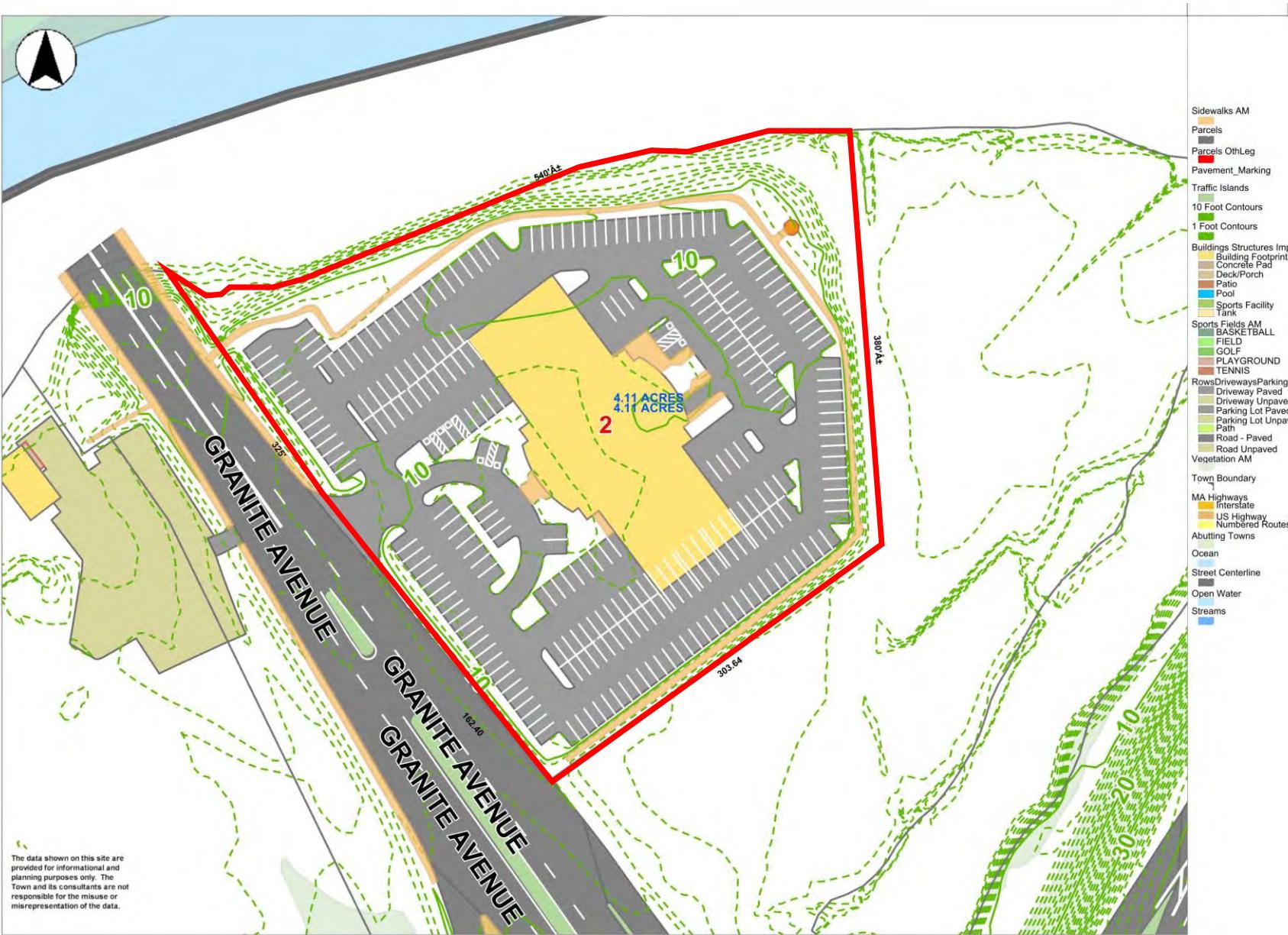
Parking:



**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:



**Commercial  
Office**  
2 Granite Avenue

EXISTING ZONING	DISTRICT	MIN. LOT SIZE - ac	MIN. LOT SIZE - sf	AFFORDABLE UNITS	LOT AREA / UNIT sf	LOT COVERAGE***	FAR	PARKING PER UNIT	HEIGHT - stories	HEIGHT - feet	FRONT YARD	REAR YARD	SIDE YARD	OPEN SPACE**		
Residential	RAA		80,000			10%	2	2.5	35	30/50*	30/50*	15			**tied to size of buildings	
	RA		40,000			15%	2	2.5	35	30/50*	30/50*	15			*** does not apply to single family	
	RB		20,000			20%	2	2.5	35	25/35*	30/40*	12			*for bldg. footprint >5,000 sf	
	RC		7,500			30%	1	2.5	35	20/35*	30	10				
	RD		100,000			25%	1			30						
	RD1	20					0.5									
	RD2						1									
	RE															
Business	B									0	20	6				
Milton Village/Central Overlay			80,000		1,000-2,000	30%	0.8-1.6	2	65			30%				
Milton Village Mixed-Use Overlay			4,000	12%		60%	1.65	1	3 & 4	37-48						
Central Ave Overlay			20,000	10%		50%	1.5-1.72	1.0-1.5	4	45					1 for 1BR, 1.5 for 2BR, 2.25 for 3BR	
Brownfield			100,000	10%		30%	1.2	1.0-2.0		55					1 for 1 BR, 2 for 2BR	

PROPERTY	ZONING	LOT SIZE acres	LOT SIZE sf	AFFORDABLE # UNITS	UNITS/ACRE	LOT AREA / UNIT sf	TOTAL BLDG SF	LOT COVERAGE	FAR	PARKING	PARKING PER UNIT	STORIES	HEIGHT - feet	FRONT YARD	REAR YARD	SIDE YARD	OPEN SPACE
2 Granite Ave	B	4.11	179,000	0	na	na	91,660	10%	0.51		na	5	65'	160'	125'	72'	
36 Central Ave	B + overlay	0.57	22,940	18	2	31.6	1,274	32,472	43%	1.42	47	2.6	4 & 5	46'-6"	5'	45'	0' 14%
36 Eliot St	RC	3.24	141,374	36	0	11.1	3,927	37,650		0.27	54	1.5	4				
50 Eliot St	RC	1.4	61,310	30	2	21.4	2,044	50,440	22%	0.82	40	1.3	4	46'	6'		3'
131 Eliot St	B + overlay	1	43,655	38	4	38.0	1,149	59,043	39%	1.35	54	1.4	4 & 5	49'	25' & 58'	8'	17' & 105' 30%
30 Curtis Rd (Unquity)	RD	4.08	177,788	139	139	34.1	1,279	96,000	9%	0.54			6	58'	150'	66'	38'
88 Wharf St	B + overlay	2.52	109,771	73		29.0	1,504	164,670	25%	1.50	133	1.8	6	65'	144'	38'	15' & 57' 33%
600 Canton Ave (Winter Valley)	M2	21.48	935,669	160	160	7.4	5,848			80	0.5	2 & 3					
Winter Valley approved new		3.00	130,680	36	36	12.0	3,630			32	0.9	3					
Fuller Village-Brush Hill Rd	M2	29.37	1,279,357	165	82	5.6	7,754			235	1.4	3 & 4					
Fuller Village - Blue Hill Ave	M2	31.93	1,367,348	158		4.9	8,654			160	1.0	1 & 3					
Quiset Brook	RE	32.43	1,412,651	80		2.5	17,658					2					
Pine Tree Brook	RD1	32.76	1,427,026	112		3.4	12,741					2					
440 Granite Ave approved	B	0.64	20,212	24	2	37.5	842	62,126		35	1.5	4					
Residences at East Milton	B + RC	1.07	46,609	92	23	86.0	507	130,480	48%	2.7	100	1.1	6				
582 Blue Hill Ave approved	RA	4	174,240	84	21	21.0	2,074	100,995	16%	0.58	130	1.5	5				
648-652 Canton Ave approved	RA	7.7	335,412	116	29	15.1	2,891	151,405	20%	0.45	185	1.6	2 & 3				
485-487 Blue Hills Pkwy approved	RB	2	87,120	52	13	26.0	1,675	70,252	20%	1.2	97	1.9	4				
711 Randolph Ave approved	RA	7.81	340,204	90	23	11.5	3,780	113,392		156	1.7	4 & 5					
728 Randolph Ave approved	RB	1.6	69,696	40	10	25.0	1,742	67,413	20%	0.97	59	1.5	4				
936 Brush Hill Rd approved	RA	0.92	40,200	20	5	21.7	2,010	35,025	30%	0.76	35	1.75	2 & 3				
16 Amor Rd approved	RA	0.93	40,385	16	4	17.2	2,524	22,670	27%	1.8	30	1.9	2.5				