



THE PLANNING & ZONING RESOURCE CORPORATION

1300 South Meridian Avenue, Suite 400 • Oklahoma City, Oklahoma 73108
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ZONING AND SITE REQUIREMENTS SUMMARY

***PZR REPORT*® FOR:**

**185 WATER STREET
BOSTON, MASSACHUSETTS**

Prepared For:

ABC LENDING

Date: Final – 4/15/2011

PZR SITE NUMBER: 12345-1

NATIONAL PLANNING & ZONING CONSULTING SERVICE

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ZONING AND SITE REQUIREMENTS SUMMARY

I. Property Location and Size

1. Jurisdiction:	<i>City of Boston, MA</i>
2. Name:	<i>125 High Street</i>
3. Address:	<i>125 High Street</i>
4. Size:	<i>2.505 Acres or 109,135 Square Feet +/-</i>

II. Existing Land Use and Zoning

1. Date of Existing Ordinance:	<i>March 2008</i>
2. Existing Zoning Designation:	<i>"B-10-D" Planned Development Area (PDA) #16</i>
3. Adjacent Zoning Designation and or Uses if Applicable:	<i>Not Applicable</i>
4. Existing Land Use:	<i>Professional Office Building, Fire Station, Retail</i>

<i>Is The Existing Use in Conformance?</i>	<i>Yes, as Allowed Uses (See Section Article 8, Section 8-7.33, 8-7.34, 8-7.41 for Code reference)</i>
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III. Zoning Regulations

1. Are copies of zoning regulations available for this site?	<i>Yes, Attached</i>
2. If any aspect of the property is not in conformance with current zoning, does the municipality provide ordinances dealing with non-conforming use?	<i>Yes, Attached (For Information Only)</i>

IV. Property Specification

1. Building Set-Back Lines	Required	Existing
a. Front/Side/Rear:	None Required	None

Is The Existing Building in Conformance? 10 for Code reference)	Yes (See Section Article 13, Table B, B-
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<p>2. Building Size</p> <p>a. Maximum Building Height or Stories: Building 1: 100 Feet / 4 - 6 Stories (per PDA #16) Building 2: 400 Feet / 30 Stories (per PDA #16) Building 3: 300 Feet / 21 Stories (per PDA #16)</p> <p><i>SECTION 16-2. Exceptions. The provisions of Section 16-1 shall not apply to belfries, cupolas, domes, monuments, church spires, water towers, observation towers, radio towers, transmission towers, windmills, chimneys, smokestacks, silos, derricks, conveyors, masts, flag poles, aerials, elevator headhouses, water tanks, monitors, signs or other structures normally built above the roof and not devoted to human occupancy, but such structures shall be erected only to such heights, and cover only such areas, as are necessary to accomplish the purpose they are intended to serve.</i></p> <p>b. Existing Building Height or Stories: Building 1: 4 - 6 Stories (Per Survey) Building 2: 30 Stories (Per Survey) Building 3: 21 Stories (Per Survey)</p> <p>c. Building Site Area Requirements: None Required</p>

Is The Existing Building in Conformance? 10 and PDA #16 Page 5 for Code reference)	Yes (See Section Article 13, Table B, B-
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3. Density

a. Building Density Formula:

10.0 Floor Area Ratio, Per Code as modified as follows:

Maximum Floor Area Ratio: 12.85 as a whole (Per PDA #16 Page 14)

(1,402,385 / 109,135= 12.85)

Broken down by Lot:

Lot 1: 5.30 Floor Area Ratio

(43,765/8,255= 5.30)

Lot 2: 12.64 Floor Area Ratio

(904,274/71,562= 12.64)

Lot 3: 15.50 Floor Area Ratio

(454,346/29,318= 15.50)

(Per PDA #16 Exhibit E)

(For purposes of this Plan, the term "gross floor area" shall have the meaning given to it in Section 2-1 (21) of Article 2 of the Boston Zoning Code, as in existence on December 5, 1986 and not as the same may be amended thereafter. And, as customary, gross floor area has been determined by excluding mechanical shafts (including smoke exhaust shafts, toilet pipe shafts, stair pressurization shafts, rain leader shafts, electrical reseres and elevator shafts and overrides), electrical rooms, floor main mechanical rooms, and below-grade parking.)

(Section 2-1 (21) "Floor area, gross", the sum of areas of the several floors of the structure, as measured by the exterior faces of the walls, including fully enclosed porches and the like as measured by the exterior limits thereof, but excluding (a) garage space which is in the basement of a building or, in the case of garage space accessory to a dwelling, is at grade, (b) basement and cellar areas devoted exclusively to uses accessory to the operation of the structure, and (c) areas elsewhere in the structure devoted to housing mechanical equipment customarily located in the basement or cellar such as heating and air conditioning equipment, plumbing, electrical equipment, laundry facilities and storage facilities, provided, however, that in an H-2-45, H-2-65, H-3-65, L-2-65 or B-3-65 district no area in an existing structure previously included in gross floor area and no area in any addition to an existing structure, except areas not used or designed to be used for human occupancy, such as attics, basements, cellars or space under sloping eaves, shall be excludable from gross floor area as area for storage facilities or laundry facilities.)

b. Approximate Building Footprint:

**Footprint Not Shown on Survey /
1,402,385 Square Feet of Gross Floor
Area (Per PDA #16)**

Is The Building Coverage in Conformance? Yes to Density. (See Section PDA #16, Page 14, the footnote located at the bottom of page 14 and Exhibit E for Code reference)

4. Parking

- a. Parking Space Formula:
When the maximum floor area ratio specified in Table B of Section 13-1 for a lot is 8.0 or 10.0, offstreet parking facilities are not required for such lot.
- b. Parking Spaces Required: **None**
- c. Existing Parking Spaces: **712 Total Parking Spaces, Including 17 Handicap Spaces**

Is The Existing Parking in Conformance? Yes (See Section Article 23, Section 23-6.(a) for Code reference)

V. Site History

1. Was special permitting or condition(s) applied to existing zoning? **Yes**
- a. Site Plan Approval or Planned Unit Development?
Development Area #16 (See Attached) **Planned**
- b. Other? **None**
2. Are there any outstanding building or zoning violations on file? **According to Nancy Daley, Violations Department, Inspectional Services, there are no open Zoning or Building code violations.**
3. Is a Certificate of Occupancy available for the site? **Yes, Attached are the Certificates of Occupancy issued in 1990 for Buildings 1, 2 & 3.**

VI. Conclusions

1. Conformance Status: **Legal Conforming**
2. Nonconforming Characteristics of the Site: **Not Applicable**
3. Recommended Action: **Not Applicable**
4. Rebuildability Clause: **Not Applicable**

Other Comments: None

The Planning & Zoning Resource Corporation has relied on information provided by the following:

Municipal Officials

**City of Boston, MA
Jeff Hampton, Zoning Planner
One City Hall Square
Boston, MA 02201
617-918-4308**

Surveyor

**Plumb Bob Surveying
Boston, MA
Survey Dated: 7/28/2006**

This report was prepared by David Anderson. Questions may be directed to David Anderson at 405.840.4344, Extension 3337 or by email to davida@pzs.com. Please reference PZR Site Number 12345-1.