

2nd largest lot on Olive St	3rd most Finished area		2nd largest Footprint		2nd lowest Density	3rd lowest Fin. Area Ratio	Median FAR
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IMMEDIATE NEIGHBORHOOD

9 Total Structures Incl. subject

	# Units	Lot Size	Fin Area	Condo Fin Area Combined	Footprints	Stories	Density per 10,000 sf	Footprint to Lot Area Ratio	Fin Area per 10,000sf	
18 Olive	2		3920	1575	3210	735	2.5	2.67	20.40%	4280
20 Olive			3580	1635		795	2.5			
23 Olive	1		2120	1684		842	2	4.72	39.72%	7943
21 Olive	1		4240	2173		1296	2	2.36	30.57%	5125
25 Olive				1156			2			
27 Olive				1229			2			
29 Olive	6	12460	1243	7337	4098		2	4.82	32.89%	5888
31 Olive				1247			2			
33 Olive				1229			2			
35 Olive				1233			2			
26 Olive	1		7550	2312		1861	2	1.32	24.65%	3062
6 Russia	1		4100	1088		1488	1	2.44	36.29%	2654
3 Russia	1		4010	1728		1050	3	2.49	26.18%	4309
37 Olive	1		3100	1848		840	2.5	3.23	27.10%	5961
22-24 Olive	2	10,758	5,010	5,010	2,505	2	1.86	23.28%	4,657	

Proposed structure is comensurate w/ lot size

Russia 25' front and 25' rear setback read more like side setbacks when facing the structure, results in more open air around it

None of the other corner lots on Olive Street complies w/ a 25' on either of it's frontages

Quick look at Mimap shows the two 25' setbacks are more than most on the street

Low lot coverage means open space, and on this lot, the open space is visible, it isn't in the back yard

2nd largest lot on Olive St	3rd most Finished Area (3/32)		2nd largest Footprint		Bottom fifth Density (6/32)	Bottom fifth Footprint to Lot Area Ratio (6/32)	Bottom half FAR (12/32)
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LOWER OLIVE STREET (WASHINGTON TO MERRIMAC)

Ranked by Finished Area per 10,000 SF (similar to FAR), low to high

	<u># Units</u>	<u>Lot Size</u>	<u>Fin Area</u>	<u>Footprints</u>	<u>Stories</u>	<u>Density per 10,000 sf</u>	<u>Footprint to Lot Area Ratio</u>	<u>Fin Area per 10,000sf</u>
18-20 Olive	2	7,500	3,210	1,530	2.5	2.67	42.80%	2,040
6 Russia	1	4,100	1,088	1,488	1	2.44	36.29%	2,654
26 Olive	1	7,550	2,312	1,861	2	1.32	24.65%	3,062
1-3 Olive	2	4,391	2,740	1,385	2.5	4.55	62.40%	3,154
34-36 Olive	2	9,800	3,194	1,846	2.5	2.04	18.84%	3,259
16 Olive	1	7,480	2,590	1,316	2	1.34	17.59%	3,463
62 Washington	1	6,550	2,368	1,595	2	1.53	24.35%	3,615
39 Olive	1	3,972	1,553	789	2	2.52	19.86%	3,910
3 Russia	1	4,010	1,728	1,050	3	2.49	26.18%	4,309
15 Olive	1	5,700	2,568	1,294	2	1.75	22.70%	4,505
19 Olive	2	4,090	1,880	1,128	2	4.89	27.58%	4,597
22-24 Olive	2	10,758	5,010	2,505	2	1.86	23.28%	4,657
43 Olive	1	2,950	1,496	798	2	3.39	27.05%	5,071
21 Olive	1	4,240	2,173	1,296	2	2.36	30.57%	5,125
40 Olive	2	5,830	2,994	1,298	2.5	3.43	22.26%	5,136
41 Olive	1	6,300	3,238	1,880	2.5	1.59	29.84%	5,140
25-35 Olive	6	12,460	7,337	4,098	2	4.82	32.89%	5,888
37 Olive	1	3,100	1,848	840	2.5	3.23	27.10%	5,961
28 Olive	1	3,490	2,210	1,173	2	2.87	33.61%	6,332
45 Olive	2	8,010	5,097	2,183	3	2.50	27.25%	6,363
4 Olive	1	2,060	1,325	825	2	4.85	40.05%	6,432
9-11 Olive	2	3,565	2,350	1,075	2.5	5.61	30.15%	6,592
8-10 Olive	2	3,280	2,330	1,352	2.5	6.10	41.22%	7,104
13 Olive	1	2,060	1,588	824	2	4.85	40.00%	7,709
23 Olive	1	2,120	1,684	842	2	4.72	39.72%	7,943
14 Olive	1	1,840	1,529	892	2	5.43	48.48%	8,310
7 Olive	2	2,470	2,059	972	2.5	8.10	39.35%	8,336
1-3 Congress	2	2,520	2,152	1,142	2	7.94	45.32%	8,540
161 Merrimac	2	2,280	2,185	957	2.75	8.77	41.97%	9,583
5 Olive	2	2,690	2,738	1,546	2	7.43	57.47%	10,178
12 Olive	1	1,270	1,408	512	2.75	7.87	40.31%	11,087
6 Olive	1	1,720	1,950	780	2.5	5.81	45.35%	11,337