



**Existing Property
(23,399 sf Parcel)**



Historic "Aloha" House



Google

Existing Height



Property Line



Frontage and Streetscape



By Right Two Family AND accessory apartment



By Right Building Height



By Right Building Setbacks



By Right Driveways



**Surface Parking for each Unit
(By Right)**



Proposed 4 Units
(2,437 sf avg)



24' roof height vs 36'

.....
161' avg grade

Proposed Building Height



14'

21'

LARGER Side Setbacks
14' and 21' vs 7.5' and 7.5'

Proposed Setbacks



No Visible Parking-ALL Covered

Proposed Parking

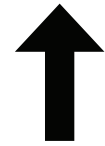


70'

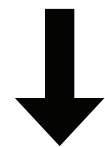
**More Green Space at Warren Street
70' vs 22'**

Proposed Front Yard

**TWO 5,000 sf units
AND a 1,000 sf
Accessory Unit**



**Which is MORE
detrimental to the
character of the
neighborhood?**



**FOUR 2,473 sf
avg units**



A 4 unit project is LESS detrimental to the character of the neighborhood than a BY RIGHT 2 Unit and Accessory Apartment

