13 Birch St. Planning Board Comparison Study (300' Radius)
Case # 15-11

No.	STREET ADDRESS	MAP & PARCEL	USE	LOT SIZE	TOTAL LIVABLE AREA	FLOOR AREA RATIO	BEDS
	General Residence						
307-309	BEECH ST	25-131	2 Family	8,296	2,732	0.33	4
315	BEECH ST	25-130	1 Family	5,186	1,248	0.24	5
9	BIRCH ST	25-118	1 Family	5,803	1,857	0.32	7
10	BIRCH ST	25-114	1 Family	5,368	1,993	0.37	5
12	BIRCH ST	25-115	1 Family	4,640	1,309	0.28	4
16-18	BIRCH ST	25-116	2 Family	4,300	2,050	0.48	4
2	CHERRY ST	25-123	2 Family	4,500	2,541	0.56	7
7	CHERRY ST	25-127	2 Family	3,038	1,360	0.45	2
8	CHERRY ST	25-124	2 Family	7,677	2,582	0.34	5
9	CHERRY ST	25-126	2 Family	4,746	2,602	0.55	4
10	CHERRY ST	25-125	2 Family	5,138	2,788	0.54	5
285	ORCHARD ST	25-132	1 Family	4,269	1,686	0.39	4
316	ORCHARD ST	26-1	1 Family	6,605	1,487	0.23	3
3-5	THOMAS ST	25-84	2 Family	6,193	2,980	0.48	9
244-246	WAVERLEY ST	25-83	2 Family	5,157	2,592	0.50	6
247	WAVERLEY ST	25-122	2 Family	4,275	2,680	0.63	7
249-251	WAVERLEY ST	25-121	2 Family	4,275	2,226	0.52	6
253	WAVERLEY ST	25-120-1	2 Family	4,275	2,570	0.60	0
257	WAVERLEY ST	25-119	2 Family	4,275	2,592	0.61	5
263	WAVERLEY ST	25-113	2 Family	3,757	2,770	0.74	5
267	WAVERLEY ST	25-112	1 Family	4,872	1,556	0.32	3
	General Residence		**Mean**	**5,078**	**2,200**	**0.45**	**5**
			Median	**4,746**	**2,541**	**0.48**	**5**
			1 Family	**7**			
			2 Family	**14**			

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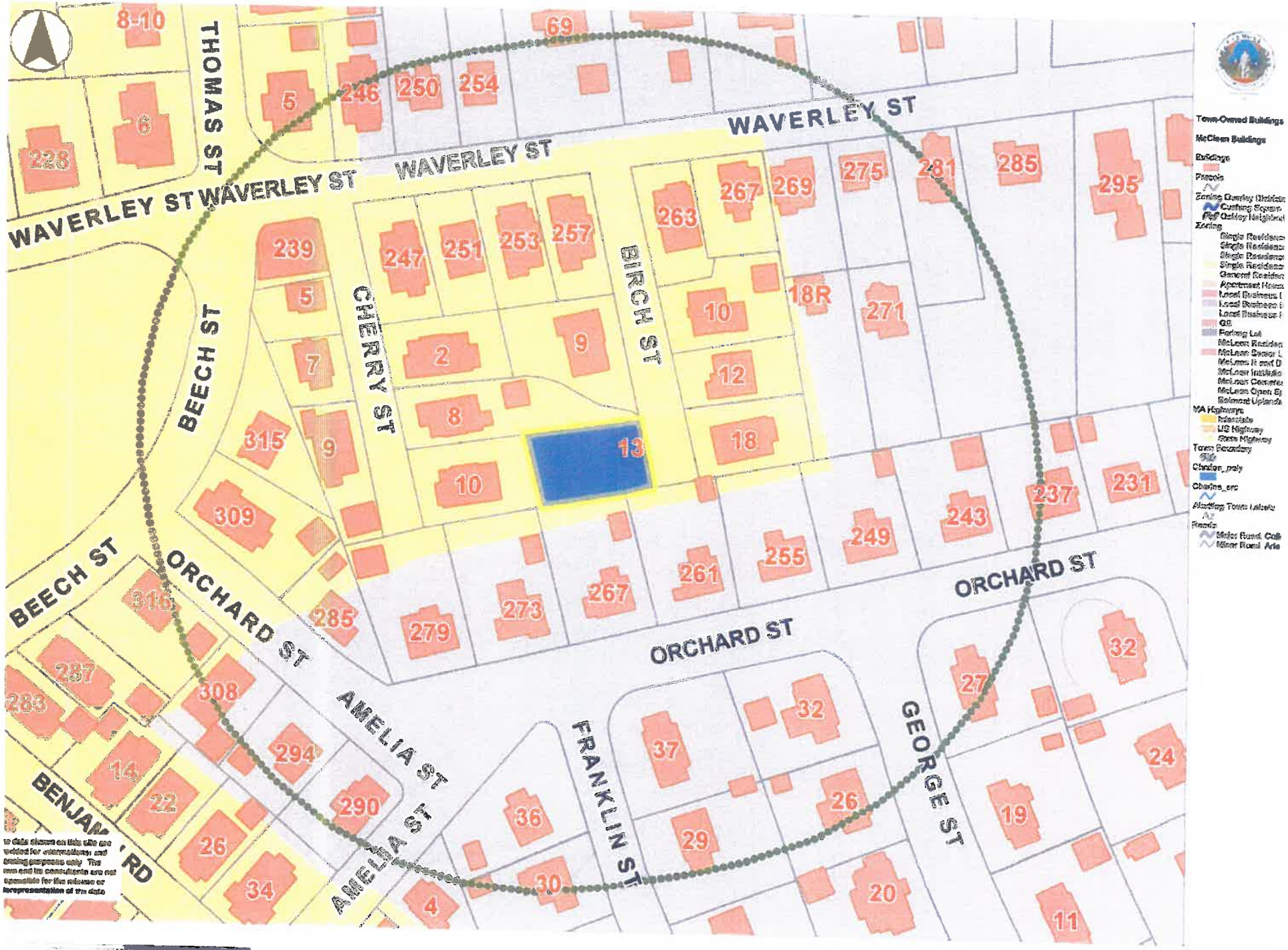
No.	STREET ADDRESS	MAP & PARCEL	USE	LOT SIZE	TOTAL LIVABLE AREA	FLOOR AREA RATIO	BEDS
	Single Residence C						
4	AMELIA ST	17-2	1 Family	4,769	1,150	0.24	3
32	CHARLES ST	17-29	1 Family	9,506	1,830	0.19	3
29	FRANKLIN ST	17-13	1 Family	8,396	1,794	0.21	4
30	FRANKLIN ST	17-11	1 Family	6,875	1,577	0.23	3
36	FRANKLIN ST	17-1	1 Family	7,308	1,934	0.26	4
37	FRANKLIN ST	17-12	1 Family	8,915	1,896	0.21	4
26	GEORGE ST	17-20	1 Family	7,786	1,880	0.24	4
27	GEORGE ST	17-22	1 Family	9,555	1,872	0.20	3
32	GEORGE ST	17-21	1 Family	8,195	2,392	0.29	4
69	KILBURN RD	25-80	1 Family	9,905	1,562	0.16	3
75	KILBURN RD	25-79	1 Family	9,242	1,839	0.20	3
81	KILBURN RD	25-78	1 Family	9,027	2,287	0.25	5
91	KILBURN RD	25-77	1 Family	8,812	1,863	0.21	3
237	ORCHARD ST	25-140	1 Family	6,800	1,843	0.27	4
243	ORCHARD ST	25-139	1 Family	7,132	1,360	0.19	3
249	ORCHARD ST	25-138	1 Family	7,434	1,535	0.21	3
255	ORCHARD ST	25-137	1 Family	7,607	1,464	0.19	3
261	ORCHARD ST	25-136	1 Family	7,711	1,456	0.19	3
267	ORCHARD ST	25-135	1 Family	7,815	1,462	0.19	3
273	ORCHARD ST	25-134	1 Family	7,919	1,759	0.22	8
279	ORCHARD ST	25-133	1 Family	8,800	1,896	0.22	4
290	ORCHARD ST	26-9	1 Family	5,264	1,465	0.28	3
294	ORCHARD ST	26-10	1 Family	5,313	1,536	0.29	3
306	ORCHARD ST	26-11-	2 Condos	5,100	3,778	0.74	4
250	WAVERLEY ST	25-82	1 Family	6,470	2,186	0.34	4
254	WAVERLEY ST	25-81	1 Family	5,445	1,824	0.33	4
269	WAVERLEY ST	25-111	1 Family	5,000	1,476	0.30	3
271	WAVERLEY ST	25-110-A	1 Family	7,287	1,838	0.25	3
275	WAVERLEY ST	25-110	1 Family	5,000	1,424	0.28	3
281	WAVERLEY ST	25-109	1 Family	6,900	2,166	0.31	3
285	WAVERLEY ST	25-108	1 Family	22,549	1,456	0.06	3
	Single Residence C		**Mean**	**7,866**	**1,800**	**0.25**	**4**
			Median	**7,607**	**1,824**	**0.23**	**3**
			1 Family	**30**			
			2 Family	**1**			
	Neighborhood (300' Radius)		**Mean**	**6,740**	**1,962**	**0.33**	**4**
			Median	**6,538**	**1,850**	**0.28**	**4**
			1 Family	**37**			
			2 Family	**15**			
	General Residence		**Existing**	5,000	0	0.00	0
			Proposed	5,000	2,440	0.49	3



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