

PROJECT DATA FOR AN 4,000 SQUARE FOOT SITE Single Family Residence (SFR)			
Site Considerations	Allowed	Existing	Proposed
Floor Area ¹	4,000 (45%)	1,285 SF	1,576 SF **
Site Coverage ²	396 SF/556 SF	Not provided	556 SF
Trees (Upper/Lower)	3/1	0/4	1/4
Ridge Height (1 st /2 nd) ^{3***}	18'/24'	Not provided	17'9"/20'2"
Plate Height (1 st /2 nd) ⁴	12'/18'	Not provided	11'9"/14'2"
Setbacks	Minimum Required	Existing	Proposed
Front	15'	34'3"	29'1"
Composite Side Yard	10' (25%)	15'	10'
Side Yard	3'	3'	5'
Street Side Yard	5'	4'9"	5'
Rear ⁵	15'/3'*	28'	3'

*The rear setback is three feet for those portions of structures less than 15 feet in height.

** Includes 69 sf of underfloor area required to be considered as floor area due to height above grade (refer to staff report).

*** Portions of Building are 2-story due to height of finished floor above grade, refer to staff report.

¹ Refer to Condition of Approval #2 requirement to amend proposed floor area.

² Refer to Condition of Approval #5. Proposed floor area determined by staff by dimensioning proposed landscape plan.

³ Refer to discussion in Staff Report in mass and bulk section.

⁴ Refer to discussion in Staff Report in mass and bulk section.

⁵ Refer to discussion in Staff Report in mass and bulk section.