

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,800 SF (45%)	1,028 SF house 200 SF parking pad 1,228 SF total	1,639 SF house 261 SF garage 1,900 total*
Site Coverage	396 SF/556 SF	395 SF impermeable	205 SF impermeable 317 SF permeable 522 SF total
Trees (Upper/Lower)	3/1	5/3	2/3
Ridge Height (1 st /2 nd)	18'/24'	19'-5" / 20'-9"	15'-5" / 22'-9"
Plate Height (1 st /2 nd)	12'/18'	10'-11" / 12'-8"	10'-6" / 19'-10"
Setbacks	Minimum Required	Existing	Proposed
Front	15'	45'-8"	15'
Composite Side Yard	10' (25%)	7.11'	12'-4"
Side Yard	3'	3.6' (north) 4'-6" (south @ chimney) 6'-4" (south @ residence)	3'-6" (north) 8'-10" (south)
Rear	15'/3'**	3'-2"	9'-4"

*Include bonus basement square footage of up to 100 square feet.

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