

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,800 SF (45%)	1,109 SF residence 252 SF garage 80 SF shed 1,441 SF (36%)	1,578 SF residence 219 SF garage 1,797 SF total
Site Coverage	396 SF/556 SF	731 SF	TBD
Trees (Upper/Lower)	3/1	3/9	5/8
Ridge Height (1 st /2 nd)	18'/24'	15'-11" (120.13') / NA	TBD
Plate Height (1 st /2 nd)	12'/18'	11'-1" (115.19')/ NA	TBD
Setbacks	Minimum Required	Existing	Proposed
Front	15'	33'	15'-4"
Composite Side Yard	10' (25%)	9'-1" residence 19'-5" garage	10'-9"
Side Yard	3'	6' residence 14'-6" garage	6' residence 14'-3" garage
Street Side Yard	5'	3'-3" bay window 4'-9" residence 5' garage	4'-9"
Rear	15'/3'*	21' residence 2'-10" garage	44'-6" residence 3' garage

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