

DS 24096 (Comeau-Meyrose)

July 10, 2024

Project Data Table

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PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,800 SF (45%)	612 SF residence 353 SF garage+workshop 965 SF Total	1,900* SF 360 SF ADU 2,260 SF Total
Site Coverage	396 SF/556 SF	Unknown	556 SF
Trees (Upper/Lower)	3/1	11/6	No Change
Ridge Height (1 st /2 nd)	18'/24'	14'-4"	18'
Plate Height (1 st /2 nd)	12'/18'	9'	22'-3"
Setbacks	Minimum Required	Existing	Proposed
Front	15'	19'-7"	17'-3"
Composite Side Yard	10' (25%)	11'-11"	10'
Side Yard	3'	2'-8" north 9'-3" south	5' north 5' south
Rear	15'/3'**	43'-5" residence 12'-5" garage+workshop	15'

*Includes 100 square foot basement bonus.

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