

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,856 SF (45%)	1321	1855 SF
Site Coverage	408 SF/574 SF	1003	567 SF
Trees (Upper/Lower)	3/1	2/6	2/6
Ridge Height (1 st /2 nd)	18'/24'	14'-2 3/8"	16'-6" / 23'-2"
Plate Height (1 st /2 nd)	12'/18'	11'-7"	11'-7" / 17'-10"
Setbacks	Minimum Required	Existing	Proposed
Front	15'	32'-11 1/2"	18'-5"
Composite Side Yard	10' (25%)	8'-11 1/2"	11'-8 1/2"
Side Yard	3'	2'-10" north 6'-1 1/2" south	3'-9" north 7'-11 1/2" south
Rear	15'/3'**	14'- 8"	15'-7" / 5'-6"

*Includes 100 square foot basement bonus.

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