

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	Allowed	Existing	Proposed
Floor Area	2,133 SF (45%)	1595	2102 SF
Site Coverage	469 SF/667 SF	873	567 SF
Trees (Upper/Lower)	3/1	1/2	0/2
Ridge Height (1 st /2 nd)	18'/24'	20'-4"	11'-8" / 23'-2 1/2"
Plate Height (1 st /2 nd)	12'/18'	16'-9 1/2"	10'-0" / 17'-10"
Setbacks	Minimum Required	Existing	Proposed
Front	15'	30'-0 1/2"	26'-9 1/2"
Composite Side Yard	10' (25%)	5'-11"	12'-5"
Side Yard	3'	2'-11" north 3'-0" south	3'-1" north 9'-4" south
Rear	15'/3'**	9'- 10"	15'-0 1/2"

*Includes 100 square foot basement bonus.

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