

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	Allowed	Existing	Proposed
Floor Area	2117 SF (45%)	1362	2116 SF
Site Coverage	465 SF/661 SF	1451	657 SF
Trees (Upper/Lower)	3/1	4/1	4/1
Ridge Height (1 st /2 nd)	18'/24'	20'-7 5/8"	13'-6" / 19'-2"
Plate Height (1 st /2 nd)	12'/18'	8'-0"	11'-10" / 17'-10"
Setbacks	Minimum Required	Existing	Proposed
Front	15'	34'-5"	16'-7 "
Composite Side Yard	10' (25%)	11'-4 1/2"	12'-3"
Side Yard	3'	8'-3 1/2" north 3'-1" south	5'-3 1/2" north 6'-11 1/2" south
Rear	15'/3'**	21'- 10"	15'-11 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.