

PROJECT DATA FOR THE 4,000 SQUARE-FOOT SUBJECT SITE			
Site Considerations	Allowed/Req	Existing	Proposed
Floor Area	1,800 SF (45%)	1,079 sf	1,800 sf
Site Coverage	556 SF (w/ bonus)	1,360 sf	524 sf
Trees (Upper/Lower)	3/1	0/1	3/1*
Ridge Height	18'/24'	8'10"	13'3"/19'0"
Plate Height	12'/18'	8'10"	12'0"/17'8"
Setbacks	Minimum Required	Existing	Proposed
Front	15'	9'11"	17'2"
Composite Side Yard	10' (25%)	15'11"	10'2"
South Side Yard	3'	12'9"	3'7"
North Side Yard	3'	3'2"	6'3"
Rear**	15'/3'	40'11"	9'11"

* As conditioned

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