

PROJECT DATA FOR A 4,792 SQUARE-FOOT SITE			
Site Considerations	Allowed	Existing	Proposed
Floor Area	2,080 SF (43%)	1,554 SF	2,074 SF
Site Coverage	457 SF/649 SF	1,159 SF	472 SF
Trees (Upper/Lower)	3/1	0/8	1/5
Ridge Height (1 st /2 nd)	18'/24'	15'3"/NA	15'5"/N/A
Plate Height (1 st /2 nd)	12'/18'	11'8.5"/NA	11'8.5"/N/A
Setbacks	Minimum Required	Existing	Proposed
Front	15'	26'	3.5' (garage) 16' (residence)
Composite Side Yard	10' (25%)	6'*	6'*
Minimum Side Yard	3'	3'	3'
Rear	15'/3'**	45'	21'

* Existing Non-Conforming

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