

<b>PROJECT DATA FOR A 4,000 SQUARE FOOT SITE:</b>			
<b>Site Considerations</b>	<b>Allowed</b>	<b>Existing</b>	<b>Proposed</b>
Floor Area	1,800 sf (45%)	1,071.25 sf (26.8%)	1,271.25 sf (31.8%) <sup>1</sup>
Site Coverage	556 sf (13.9%)	1,353.5 sf (33.8%)	877.5 sf (21.9%)
Trees	3 Upper / 1 Lower (recommended)	1 upper / 1 lower	1 upper / 1 lower
Ridge Height of the Detached Garage	15'	N/A	12' at the street 13' at rear
Plate Height of the Detached Garage	12'	N/A	9' at the street 11'-9" at rear
<b>Setbacks</b>	<b>Minimum Required</b>	<b>Existing</b>	<b>Proposed</b>
Front	15'	14' (for residence)	14' (for residence)  1'(for detached garage) set back 13.5' from street
Composite Side Yard	10' (25%)	28.5'	6' (where the existing residence and new detached garage overlap)
Minimum (east) Side Yard	3'	3' (at residence)	3' (at residence) 3' (at new detached garage)
Rear	15' (3' for portions of the building less than 15' in height)	20' at deck	20' at deck

<sup>1</sup> Includes new 200 sq. ft. detached garage