

PROJECT DATA FOR A 3,805 SQUARE FOOT DOUBLE FRONTAGE INTERIOR SITE:			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,712 sf (45%)	1,067 sf (28.1%)	1,709 sf (44.9%) ¹
Site Coverage	376 sf ² (13.8%)	1,721 sf (45.2%)	318 sf (8.3%)
Trees	3 Upper / 1 Lower (recommended)	2 upper/ 1 lower	2 upper/ 2 lower
Ridge Height (1 st flr)	18'/24'	13'-2"/24'	17'-5"/23'-7"
Plate Height (1 st flr)	12'/18'	11'-4"/19'-3"	13' (south) 15'-1" (north) /20'-5" (south) 19'-9" (north)
Setbacks	Minimum Required	Existing	Proposed
Double Frontage Lot Front Setback facing Monte Verde Street	15'	9'	15' (at the residence) 10" (at the detached garage)
Double Frontage Lot Front Setback facing 2 nd Avenue	15'	29' (at detached garage)	38'-2"
Composite Side Yard	10' (25%)	22'	10'
Minimum Side Yard	3'	3' (at south side) 20' (at north side)	3' (at south side) 7' (at north side)
Double Frontage Lot- No Rear Setback	N/A	N/A	N/A

¹ Includes new 200 sf detached garage² Less than 50% of the proposed site coverage is pervious and so this project does not earn the bonus site coverage amount.