

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Low-Medium Density Residential	Same	--
Zoning District	R-2	Same	--
Combining District	PD	Same	--
Lot Size (s.f.) (overall)	8147 s.f.	7,922 s.f. (net)	8,000 s.f. min. 3,600 s.f. per dwelling unit
Lot 1		3,961 s.f.	
Lot 2		3,961 s.f.	
Lot Coverage (overall)	29%	38%	40%
Lot 1		38%	
Lot 2		38%	
Gross Floor Area (overall)	2,343 s.f.	4,466 s.f.	4,357 s.f. without PC review
Lot 1		2,233 s.f.	
Lot 2		2,233 s.f.	
Floor Area Ratio (overall)	29%	56%	55% without PC review
Lot 1		56%	
Lot 2		56%	
LOT 1			
First Floor Living Area	2,080	1,376 s.f.	--
Second Floor Living Area	--	857 s.f.	--
Garage	253	407 s.f.	400 s.f. min.
Entry Porch	--	129 s.f.	--
SETBACKS			
<i>First Floor</i>			
Front	18'	20'	20'-0" min.
Side	5'	5'-2" and 5'-2"	4'-0" min.
Combined/Total Side	11'-6" and 5'-6"	10'-4"	10'-0" min.
Rear	17'	20'	20'-0" min.

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
<i>Second Floor</i>			
Front	--	31'-7"	25'-0" min.
Side	--	7' and 9'	7'-0" min.
Combined/Total Side	--	16'	16'-0" min.
Rear	--	25'	20'-0" min.
PARKING			
Total Spaces	--	4	4 min.
Uncovered	--	2	2 min.
Covered (Tandem)	--	2	2 min.
LANDSCAPING			
Total Landscaped Area	--	1,074 s.f. (27%)	850 s.f. min. and 20% of lot area
Usable Open Space	--	900 s.f.	500 s.f. min.
LOT 2			
First Floor Living Area	--	1,376 s.f.	--
Second Floor Living Area	--	857 s.f.	--
Garage	--	407 s.f.	400 s.f. min.
Entry Porch	--	129 s.f.	--
SETBACKS			
<i>First Floor</i>			
Front	--	20'	20'-0" min.
Side	--	5'-2" and 5'-2"	4'-0" min.
Combined/Total Side	--	10'-4"	10'-0" min.
Rear	--	20'	20'-0" min.
<i>Second Floor</i>			
Front	--	31'-7"	25'-0" min.
Side	--	7' and 9'	7'-0" min.
Combined/Total Side	--	16'	16'-0" min.
Rear	--	25'	20'-0" min.
PARKING			
Total Spaces	--	4	4 min.
Uncovered	--	4	2 min.
Covered (Tandem)	--	2	2 min.
LANDSCAPING			
Total Landscaped Area		1,074 s.f. (27%)	850 s.f. min. and 20% of lot area
Usable Open Space		900 s.f.	500 s.f. min.

Requested Deviation