

Attachment 2: Project Data/Compliance

**Project Address: 1110 Pierce Street
Zoning: R1-6L**

Project Number: PLN21-15406

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	6,300	6,300	6,000	--
Building Square Footage (SF)				
1st Floor:	962	962	--	--
2nd Floor:	448	594	--	--
Front Porch:	96	96	--	--
Rear Porch:	57	57	--	--
Balcony Deck:	--	65	--	--
Gazebo/Patio Structure:	104	104	--	--
Shed:	49	49	--	--
Garage:	504	504	--	--
Total:	1,963	2,109	--	--
Floor Area Ratio:	0.31	0.33	--	--
% of 2nd floor to 1st floor:	46%	62%	66% max	Y
Building Coverage (%)				
Building Coverage (All):	28%	28%	40% max	Y
Rear Yard Accessory Building Coverage:	30%	30%	40% max	Y
Main Building Setbacks (FT)				
Front (1st floor):	19'	19'	20'	N
(2nd floor):	25'	25'		
Street Side (1st floor):	11'	11'	10'	Y
(2nd floor):	21'	21'		
Right Side (1st floor):	2'	2'	5'	N
(2nd floor):	11'	11'		
Rear (1st floor):	64'	64'	20'	Y
(2nd floor):	64'	64'		
Accessory Building Setbacks (FT)				
Front:	--	--	20'	--
Side (right):	10'	10'	5'	Y
Street Side:	20'	20'	10'	Y
Rear:	12' 4"	12' 4"	20'	N
From main building:	23' 8"	23' 8"	6'	Y
Height (FT)				
Main building:	25' 8"	25' 8"	25'	N
# of Bedrooms/Bathrooms:	3/1	2/2	--	--
Parking:				
Off-street	2	2	2	Y
Common Living Area (SFR)	--	66%	Min 25%	Y

