

Attachment 2: Project Data/Compliance

Project Address: 1776 Bowers Ave
Zoning: R1-6L

Project Number: PLN23-00554

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	8,300	8,300	6,000	Y
Building Square Footage (SF)				
1st Floor:	1,745	2,674	--	--
2nd Floor:	--	1,960	--	--
Porch:	38	56	--	--
Balcony/Deck:	--	108	--	--
Shed(s)	144	--	--	--
Detached Accessory Dwelling Unit	--	932	Max. 1,200 SF 800 SF Exempt from Lot Coverage	Y
Garage:	457	457	--	--
Total:	2,384	6,023	--	--
Floor Area Ratio:	0.29	0.73	--	--
% of 2nd floor to 1st floor:	--	63%	Max. 66%	Y
Building Coverage (%)				
Building Coverage (All):	29%	40%	Max. 40%	Y
Rear Yard Accessory Building Coverage:	--	34%	Max. 40%	Y
Main Building Setbacks (FT)				
Front (1st floor): (2nd floor):	20'	20' 25'	20'	Y
Right Side (1st floor): (2nd floor):	20''	5' 8'	5'	Y
Left Side (1st floor): (2nd floor):	16'	10' 13'	15'	Y
Rear (1st floor): (2nd floor):	7'	20' 28'	20'	Y
Accessory Dwelling Unit (ADU) Setbacks (FT)				
Front:	--	--	--	--
Side (right):	--	5'	--	--
Side (left):	--	10'	--	--
Rear:	--	5'	--	--
From main building:	--	8'	--	--
Height (FT)				
Main building:	14'-8"	25'	25'	Y
ADU:	--	14'-8"	16'	Y

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
# of Bedrooms/Bathrooms:	3 / 2	7 / 5 and 2 half-baths	--	--
Parking:				
Off-street	2	2	2	Y
Common Living Area (SFR)	--	30%	Min. 25%	Y