

**Attachment 2: Project Data/Compliance**

**Project Address: 3100 Mauricia  
Zoning: R1-6L**

**Project Number: PLN24-00321**

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
<b>Lot Area (SF) (min):</b>	5,000	5,000	6,000	Y
<b>Lot Area per Dwelling Unit (SF):</b>	--	--	--	--
<b>Building Square Footage (SF)</b>				
<b>1<sup>st</sup> Floor:</b>	1,661	1,974	--	--
<b>2<sup>nd</sup> Floor:</b>	--	885	--	--
<b>Basement:</b>	--	--	--	--
<b>Accessory Building:</b>	--	--	600 SF max	--
<b>Porch/Patio:</b>	--	42	--	--
<b>Total:</b>	1,661	2,901	--	--
<b>Floor Area Ratio:</b>	0.33	0.58	--	--
<b>% of 2<sup>nd</sup> floor to 1<sup>st</sup> floor:</b>	-	44%	66% max	Y
<b>Building Coverage (%)</b>				
<b>Building Coverage (All):</b>	33%	39%	40% max	Y
<b>Rear Yard Accessory Building Coverage:</b>	--	--	40% max	--
<b>Main Building Setbacks (FT)</b>				
<b>Front (1<sup>st</sup> floor):</b>	20' - 1"	20' - 1"	20'	Y
<b>(2<sup>nd</sup> floor):</b>	--	39'-6"		
<b>Left Side (1<sup>st</sup> floor):</b>	5'	5'	5'	Y
<b>(2<sup>nd</sup> floor):</b>	--	17'-8"		
<b>Right Side (1<sup>st</sup> floor):</b>	5'	5'	5'	Y
<b>(2<sup>nd</sup> floor):</b>	--	8'		
<b>Side, Corner:</b>	--	--	10'	--
<b>Rear (1<sup>st</sup> floor):</b>	21'-7"	21' - 7"	20'	Y
<b>(2<sup>nd</sup> floor):</b>	--	24' - 7"		
<b>Accessory Building Setbacks (FT)</b>				
<b>Front:</b>	--	--	20'	--
<b>Side (left):</b>	--	--	3'	--
<b>(right):</b>	--	--	3'	--
<b>Side, Corner:</b>	--	--		--
<b>Rear:</b>	--	--	5'	--
<b>From main building:</b>	--	--	6'	--
<b>Height (FT)</b>				
<b>Main building:</b>	9' - 5"	22' - 5"	25'	Y
<b>Accessory building:</b>	--	--	16'	--
<b># of Bedrooms/Bathrooms:</b>	3/2	4/3	--	--
<b>Parking:</b>				

<b>Standard</b>	<b>Existing</b>	<b>Proposed</b>	<b>Requirement</b>	<b>Complies? (Y/N)</b>
<b>Is the site AB 2097 eligible?</b>				
Off-street	2	2	2	Y
<b>Common Living Area (SFR)</b>	38%	31%	Min 25%	Y
<b>Open Landscaped Area (Front):</b>	58%	58%	--	--