

**Attachment 2: Project Data/Compliance (SFR/Duplex)**

**Project Address: 852 Laurie Avenue**  
**Zoning: R1-6L**

**Project Number: PLN25-00389**

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
<b>Parcel Area (SF) (min):</b>	8,319	8,319	6,000	Y
<b>Building Square Footage (SF)</b>				
<b>1<sup>st</sup> Floor:</b>	1,747	2,057	--	--
<b>2<sup>nd</sup> Floor:</b>	565	1,005	--	--
<b>Porch/Patio:</b>	--	45	--	
<b>Total (enclosed):</b>	2,312	3,062	--	--
<b>% of 2<sup>nd</sup> floor to 1<sup>st</sup> floor:</b>	32%	49%	66% max	Y
<b>Building Coverage (%)</b>				
<b>Building Coverage (All):</b>	24%	28%	40% max	Y
<b>Main Building Setbacks (FT)</b>				
<b>Front (1<sup>st</sup> floor):</b>	±35'-0"	±22'-0"	20'-0"	Y
<b>(2<sup>nd</sup> floor):</b>	±50'-0"	±40'-0"	25'-0"	
<b>Right Side (1<sup>st</sup> floor):</b>	5'-0"	5'-0"	5'-0"	Y <sup>1</sup>
<b>(2<sup>nd</sup> floor):</b>	5'-0"	7'-6"	10'-0"	
<b>Side, Corner (1<sup>st</sup> floor):</b>	15'-0"	15'-0"	10'-0"	Y
<b>(2<sup>nd</sup> floor):</b>		15'-0"	15'-0"	
<b>Rear (1<sup>st</sup> floor):</b>	20'-0"	20'-0"	20'-0"	Y
<b>(2<sup>nd</sup> floor):</b>	20'-0"	20'-0"	20'-0"	
<b>Height (FT)</b>				
<b>Main building:</b>	21'-0"	22'-4 1/2"	25'-0"	Y
<b># of Bedrooms/Bathrooms:</b>	5/3	5/3	--	--
<b>Parking:</b>				
<b>Off-street</b>	2	2	2	Y
<b>Common Living Area (SFR)</b>	26%	28%	Min 25%	Y
<b>Open Landscaped Area (Front):</b>	19%	19%	65%	Y

<sup>1</sup> The reduced second floor interior side setback of 7'-6" may be allowed with approval of a Minor Modification permit.