

**Attachment 2: Project Data/Compliance**

**Project Address: 3342 Allen Court**  
**Zoning: R1-6L**

**Project Number: PLN24-00581**

| <b>Standard</b>                                           | <b>Existing</b> | <b>Proposed</b> | <b>Requirement</b> | <b>Complies?<br/>(Y/N)</b> |
|-----------------------------------------------------------|-----------------|-----------------|--------------------|----------------------------|
| <b>Lot Area (SF) (min):</b>                               | 9,301           | 9,301           | 6,000              | Y                          |
| <b>Lot Area per Dwelling Unit (SF):</b>                   | 9,301           | 9,301           | --                 | --                         |
| <b>Building Square Footage (SF)</b>                       |                 |                 |                    |                            |
| <b>1<sup>st</sup> Floor:</b>                              | 1,388           | 2,553           | --                 | --                         |
| <b>2<sup>nd</sup> Floor:</b>                              | --              | 1,688           | --                 | --                         |
| <b>Basement:</b>                                          | --              | --              | --                 | --                         |
| <b>Accessory Building:</b>                                | 100             | 420             | 600 SF max         | Y                          |
| <b>Porch/Patio:</b>                                       | --              | 65              | --                 | --                         |
| <b>Total:</b>                                             | 1,488           | 4,661           | --                 | --                         |
| <b>Floor Area Ratio:</b>                                  | 0.15            | 0.50            | --                 | --                         |
| <b>% of 2<sup>nd</sup> floor to 1<sup>st</sup> floor:</b> | --              | 66%             | 66% max            | Y                          |
| <b>Building Coverage (%)</b>                              |                 |                 |                    |                            |
| <b>Building Coverage (All):</b>                           | 15%             | 32%             | 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              | 22              | 20                 | Y                          |
| <b>(2<sup>nd</sup> floor):</b>                            | --              | 25              | 25                 | Y                          |
| <b>Left Side (1<sup>st</sup> floor):</b>                  | 5               | 5               | 5                  | Y                          |
| <b>(2<sup>nd</sup> floor):</b>                            | --              | 10              | 10                 | Y                          |
| <b>Right Side (1<sup>st</sup> floor):</b>                 | --              | --              | --                 | --                         |
| <b>(2<sup>nd</sup> floor):</b>                            | --              | --              | --                 | --                         |
| <b>Side, Corner:</b>                                      | 12' – 2"        | 10'-4"<br>16'   | 10<br>15           | Y<br>Y                     |
| <b>Rear (1<sup>st</sup> floor):</b>                       | --              | 33' – 7"        | 20                 | Y                          |
| <b>(2<sup>nd</sup> floor):</b>                            | --              | 42              | 20                 | Y                          |
| <b>Height (FT)</b>                                        |                 |                 |                    |                            |
| <b>Main building:</b>                                     | 12              | 25              | 25                 | Y                          |
| <b>Accessory building:</b>                                | 10              | --              | 16                 | --                         |
| <b># of Bedrooms/Bathrooms:</b>                           | 3/2             | 5/6             | --                 | --                         |
| <b>Parking:</b>                                           |                 |                 |                    |                            |
| <b>Is the site AB 2097 eligible?</b>                      |                 |                 |                    | N                          |
| <b>Off-street</b>                                         | 2               | 2               | 2                  | Y                          |
| <b>Common Living Area (SFR)</b>                           | 22%             | 38%             | Min 25%            | --                         |
| <b>Open Landscaped Area (Front):</b>                      | 1,800           | 1,000           | --                 | --                         |