

**Attachment 2: Project Data/Compliance**

**Project Address: 1962 Graham Lane**  
**Zoning: R1-6L**

**Project Number: PLN24-00519**

<b>Standard</b>	<b>Existing</b>	<b>Proposed</b>	<b>Requirement</b>	<b>Complies? (Y/N)</b>
<b>Lot Area (SF) (min):</b>	7,558	7,558	6,000	Y
<b>Lot Area per Dwelling Unit (SF):</b>	7,558	7,558	-	-
<b>Building Square Footage (SF)</b>				
<b>1<sup>st</sup> Floor:</b>	1,021	1,830	--	--
<b>2<sup>nd</sup> Floor:</b>	-	942	--	--
<b>Basement:</b>	-	-	--	--
<b>Accessory Building:</b>	409	409	600 SF max	
<b>Junior Accessory Dwelling Unit</b>	-	200	150 Minimum	Y
<b>Porch/Patio:</b>	-	-	--	-
<b>Total:</b>	1,794	3,381	--	--
<b>Floor Area Ratio:</b>	0.23	0.44		-
<b>% of 2<sup>nd</sup> floor to 1<sup>st</sup> floor:</b>	-	0.51	66% max	Y
<b>Building Coverage (%)</b>				
<b>Building Coverage (All):</b>	0.23	0.29	40% max	
<b>Rear Yard Accessory Building Coverage:</b>	-	-	40% max	
<b>Main Building Setbacks (FT)</b>				
<b>Front (1<sup>st</sup> floor):</b>	25'	25'	20'	Y
<b>(2<sup>nd</sup> floor):</b>		71'	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>	6' – 9"	6' – 9"	5'	Y
<b>(2<sup>nd</sup> floor):</b>		10'	10'	Y
<b>Side, Corner:</b>				
<b>Rear (1<sup>st</sup> floor):</b>	35' – 9"	25'	20'	Y
<b>(2<sup>nd</sup> floor):</b>		25'	20'	Y
<b>Accessory Building Setbacks (FT) (Attached Garage)</b>				
<b>Junior Accessory Dwelling Unit Setbacks (FT) (Existing Square Feet)</b>				
<b>Height (FT)</b>				
<b>Main building:</b>	18'	24'	25'	Y
<b>Accessory building:</b>	-	-	-	-
<b># of Bedrooms/Bathrooms:</b>	3/1.5	3/3.5	--	--
<b>Parking:</b>				
<b>Is the site AB 2097 eligible?</b>				
<b>Off-street</b>	2	2	2	Y
<b>Common Living Area (SFR)</b>	27%	38%	Min 25%	

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Open Landscaped Area (Front):	1,675 SF	1,675 SF	1,340 SF	Y