

Attachment 2: Project Data/Compliance

Project Address: 2655 Bonnie Drive
Zoning: R1-6L

Project Number: PLN25-00275

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	6,000	6,000	6,000	Y
Building Square Footage (SF)				
1st Floor:	2,234	2,234	--	--
Porch/Patio:	14	14	--	--
Garage	430	-- ¹	--	--
Total:	2,678	2,248	--	--
Floor Area Ratio:	44.6%	44.6%	--	--
Building Coverage (%)				
Building Coverage (All):	44.6%	37.5%	40% max	Y
Main Building Setbacks (FT)				
Front (1st floor):	20	20	20	Y
Left Side (1st floor):	5'- 6"	5'- 6"	5	Y
Right Side (1st floor):	11'- 6"	11'- 6"	5	Y
Rear (1st floor):	16'- 8"	16'- 8"	20	N ²
Height (FT)				
Main building:	13'- 10"	13'-10"	25	Y
# of Bedrooms/Bathrooms:	5/4	4/5	--	--
Parking:				
Off-street	2	0 ¹	2	Y
Common Living Area (SFR)	--	38.3%	Min 25%	Y

1. Garage to be converted to a JADU

2. Legal non-conforming