

Attachment 2: Project Data/Compliance

Project Address: 745 Harrison Street
Zoning: R2-7L through AB3194

Project Number: PLN24-00008

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	6,721	6,721	7,000	N
Lot Area per Dwelling Unit (SF):	--	--	--	--
Building Square Footage (SF)				
1st Floor:	1,313	2,098	--	--
2nd Floor:	--	704	--	--
Porch/Patio:	78.58	78	--	--
Garage:	--	451	--	--
Total:	1,392.39	3,332	--	--
Floor Area Ratio:	0.21	0.49	--	--
% of 2nd floor to 1st floor:	--	27%	66%	Y
Building Coverage (%)				
Building Coverage (All):	21%	39%	45%	Y
Rear Yard Accessory Building Coverage:	--	18%	40%	Y
Main Building Setbacks (FT)				
Front (1st floor):	10'	10'	20'	N
(2nd floor):		>60'	20'	Y
Side (1st floor left):	7' 2.5"	7' 2.5"	5'	Y
(2nd floor right):		7' 2.5"	5'	Y
Side (1st floor left):	10' 7"	10' 7"	5'	Y
(2nd floor right):		10' 7"	5'	Y
Rear (1st floor):	87' 2"	56' 2.5"	15'	Y
(2nd floor):		56' 2.5"	15'	Y
Accessory Building (Shed) Setbacks (FT)				
Front:	--	--	--	--
Side (left):	--	17' 3"	3'	Y
(right):	--	6'	3'	Y
Street Side:	--	--	--	--
Rear:	--	6'	5'	Y
From main building:	--	28' 5 1/2"	6'	Y
Height (FT)				
Main building:	24'	24' 5 1/4"	25'	Y
Accessory building:	--	12' 6 1/4"	16'	Y
# of Bedrooms/Bathrooms:	4/2.5	7/ 5 full bath + 2 half bath	--	--
Parking and Common Living Area:				
Off-street Parking	2	2	2	Y
Common Living Area	--	39.24%	Min. 25%	Y