

Attachment 2: Project Data/Compliance

Project Address: 807 Park Court
Zoning: R1-6L

Project Number: PLN24-00585

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	9,202	9,202	6,000	Y
Lot Area per Dwelling Unit (SF):	9,202	9,202	--	--
Building Square Footage (SF)				
1st Floor:	1,958	2,585	--	--
2nd Floor:	--	1,276	--	--
Basement:	--	--	--	--
Accessory Building:	605	605	600 SF max	N (Legal Non-Conforming)
Porch/Patio:	--	78	--	--
Total:	2,563	4,544	--	--
Floor Area Ratio:	--	0.49	--	Y
% of 2nd floor to 1st floor:	--	0.49	66% max	Y
Building Coverage (%)				
Building Coverage (All):	27%	35%	40% max	Y
Rear Yard Accessory Building Coverage:	31%	31%	40% max	Y
Main Building Setbacks (FT)				
Front (1st floor):	23' – 2.5"	20'	20'	Y
(2nd floor):	--	26' – 8"	25'	Y
Left Side (1st floor):	37' -10.5"	21'	10'	Y
(2nd floor):	--	31' – 7"	15'	Y
Right Side (1st floor):	--	--	--	--
(2nd floor):	--	--	--	--
Side, Corner:	18' – 1"	17' – 1.5"	10'	Y
		24' – 2"	15'	Y
Rear (1st floor):	22' – 5"	20' – 6"	20'	Y
(2nd floor):	--	27'	25'	Y
Accessory Building Setbacks (FT)				
Front:	35'	35'	20'	Y
Side (left):	32'	32'	4'	Y
(right):	54'	54'	4'	Y
Side, Corner:	--	--	--	--
Rear:	0	0	5'	N (Legal – Nonconforming)
From main building:	7'	6' – 6"	6'	Y
Height (FT)				

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Main building:	15'	24'	24'	
Accessory building:	8'	8'	24'	
# of Bedrooms/Bathrooms:	3/1.5	5/3	--	--
Parking:				
Is the site AB 2097 eligible?				N
Off-street	2	3	2	Y
Common Living Area (SFR)	53%	48%	Min 25%	Y
Open Landscaped Area (Front):	1,208	1,062	--	--