

Attachment 2: Project Data/Compliance

Project Address: 3245 McKinley Drive
Zoning: R2

Project Number: PLN24-00597

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	7,841	7,841	7,000	Y
Building Square Footage (SF) – Unit A				
1st Floor:	795	970	--	--
2nd Floor:	--	917	--	--
Garage:	564	402	--	--
Covered Porch:	105	17	--	--
Total Floor Area:	1,359	2,289	--	--
Second Floor to First Floor	--	67%		
Lot Coverage	1,464	1,389		
Building Square Footage (SF) – Unit B				
1st Floor:	782	970	--	--
2nd Floor:	--	917	--	--
Garage:	302	402	--	--
Covered Porch:	90	17	--	--
Total Floor Area:	1,084	2,289	--	--
Second Floor to First Floor	--	67%		
Lot Coverage	1,174	1,389		
Unit A + Unit B Total Floor Area:	2,443	4,578	--	--
Floor Area Ratio:	0.31	0.58	--	--
Building Coverage (%)				
Total Lot Coverage:	2,638	2,778	--	--
Building Coverage (All):	34%	35%	45% max	Y
Main Building Setbacks (FT)				
Front (1st floor):	15	15	15	Y
Front (2nd floor):	--	16	15	Y
Left Side (1st floor):	6	6	5	Y
Left Side (2nd floor)''	--	6	5	Y
Right Corner Side (1st floor):	20	20	10	Y
Right Corner Side (2nd floor)''	--	28	10	Y
Rear (1st floor):	21	10	10	Y
Rear (2nd floor)''	--	15	15	Y
Height (FT)				
Main building:	14' 10"	23' 10"	32'	Y
# of Bedrooms/Bathrooms:	Unit A: 2/1 Unit B: 2/1	Unit A: 4/3 Unit B: 4/3	--	--
Parking:				

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Off-street	1 space per unit	2 spaces per unit	2 spaces per unit	Y
Common Living Area (SFR)	--	73%	Min 25%	Y