

Attachment 2: Project Data/Compliance

**Project Address: 762 Scott Boulevard
Zoning: R1-6L**

Project Number: PLN24-00457

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	9,384	9,384	6,000	Y
Lot Area per Dwelling Unit (SF):	4,692	3,128	--	--
Building Square Footage (SF)				
1st Floor:	1,637	2,197	--	--
2nd Floor:	--	403	--	--
Basement:	--	--	--	--
Accessory Building:	1,104 (549 for ADU)	1,104 (549 for ADU)	600 SF max	Y
Porch/Patio:	--	--	--	--
Total:	2,741	3,704	--	--
Floor Area Ratio:	0.29	0.39	--	--
% of 2nd floor to 1st floor:	--	19%	66% max	Y
Building Coverage (%)				
Building Coverage (All):	0.23	0.29	40% max	Y
Rear Yard Accessory Building Coverage:	--	--	40% max	--
Main Building Setbacks (FT)				
Front (1st floor): (2nd floor):	17' – 1"	17' – 1" 38'	20'	N (Existing)
Left Side (1st floor): (2nd floor):	4'	4' 8'-1"	5'	N (Existing)
Right Side (1st floor): (2nd floor):	10'	10' 28'	5'	Y
Side, Corner:	--	--	--	--
Rear (1st floor): (2nd floor):	65'	65' 70'	20'	Y
Accessory Building Setbacks (FT)				
Front:	94'	94'	20'	Y
Side (left): (right):	11' 5'	11' 5'	5' 5'	Y
Side, Corner:	--	--	--	--
Rear:	20'	20'	20'	Y
From main building:	23'-5"	23'-5"	6'	Y
# of Bedroom / Bathroom	1/1	1/1	--	--
Height (FT)				
Main building:	14' -1.5"	23'-6"	25'	Y
Accessory building:	13' – 8"	13' – 8"	16"	Y

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
# of Bedrooms/Bathrooms:	3/2	4/2	--	--
Parking:				
Is the site AB 2097 eligible?				
Off-street	2	2	2	Y
Common Living Area (SFR)	47%	52%	Min 25%	Y
Open Landscaped Area (Front):	65%	65%	65%	Y