

## COMPARING PROPOSED PLANS

Case Number: 16-01

Property Address: 23 Poplar Street

		REQUIRED	EXISTING	January 15, 2016
Lot Area (sq. ft.)		5,000 (1)	6,480	6,480
Lot Frontage (feet)		50' (1)	60'	60'
Lot Area/Unit (sq. ft./d.u.)		N/A (1)	N/A	N/A
Lot Coverage (% of lot)		30%	17.1%	23.6%
Open Space (% of lot)		40%	64.6%	60.5%
Setbacks: (feet)	➤ Front (2)	19.5'	19.8'	19.8'
	➤ Side/Side	10'   10'	9'   11.5'	9'   11.5'
	➤ Rear (3)	21.4'	63.5'	40'
Building Height:	➤ Midpoint (feet)	33'	25.9'	26.6'
	➤ Ridge (feet)	N/A	27.5'	27.5'
	➤ Stories	2-1/2	2-1/2	2-1/2
Livable Area (sq. ft.)	➤ First Floor	N/A	943.7 sq. ft.	1,384.7 sq. ft.
	➤ Second Floor	N/A	771.7 sq. ft.	1,123.7 sq. ft.
	➤ Total (1 <sup>st</sup> , 2 <sup>nd</sup> , attic)	N/A	1,718 sq. ft. (4)	2,511 sq. ft. (5)
1/2 Story (Per §1.4)	➤ Perimeter (50%)	N/A	N/A	N/A
	➤ Area (60%)	N/A	N/A	N/A
	➤ Length (75%)	N/A	N/A	N/A
Floor Area Ratio (FAR) (6)		.39	.27	.39
Number of Bedrooms (6)		4	3	3

- (1) Single-Family Dwelling
- (2) The average setbacks of the abutting properties
- (3) Lots greater than 100 feet deep, 20% of the depth of the lot (107.1' at 20%)
- (4) Provided by the Assessor's Office
- (5) Size of addition (793 sq. ft.) plus the Assessor's TLA
- (6) Based on neighborhood analysis – average for all properties