

**45 Brewster St - Proposed Addition to Existing Single Fam Residential Bldg
 Res A-1– Zoning Compliance Table**

	Existing Conditions		Proposed Conditions	Ordinance Requirements/Allowed	
Total Gross Floor Area	±4,492-SF		±4,672 (180-SF Add'n)	0.5 X 8,534-SF = 4,267 –SF max.	<i>Requires Relief (corrected 2 March 2016)</i>
Lot Area	8,534-SF		No Change	8,000-SF min.	<i>Complies</i>
Gross Floor Area to Lot Area Ratio (FAR)	0.53		0.55	0.5 max.	<i>Requires Relief</i>
Lot Area for Each Dwelling Unit	8,534-SF		No Change	6,000-SF/Dwelling Unit (min.)	<i>Complies</i>
Size of Lot	Width	86.55'	No Change	80' min.	<i>Complies</i>
	Depth	119'	55.0' No Change	N/A	<i>Complies</i>
Setbacks in Feet (See A1.1)	Front	22.9'	No Change	25' min.	<i>Extg Non-conformity No Change</i>
	Side (left)	18.5'	18.5' Extg bldg. 28.3' Add'n	20' min.	<i>Addition Complies</i>
	Side (right)	10.7'	10.7' Extg bldg.. 10.7' Deck Add'n 19.1' 2 nd Fl Add'n	15' min.	<i>Deck Requires Relief</i>
	Rear	33.1'	No Change	30.3' min. Per §5.31.2.c	<i>Complies</i>
Size of Building	Height	±38.9'	±38.9' Ext bldg. ±24.6' Add'n	35' max.	<i>Addition Complies</i>
Dwelling Units	1		1	1 @ 1 per 6000-SF	<i>Complies</i>
Car Parking Spaces	2		No Change	1/dwelling unit = 1	<i>Complies</i>
Bicycle Parking Spaces	0		No Change	None	<i>Complies</i>
Total Open Space	6,088 SF (71%) Total		No Change	50% (4,267 SF) min	<i>Complies</i>
Private Open Space	5,663 SF (66%)		No Change	25% (2,133.5 SF) min	<i>Complies</i>
Permeable Open Space	425 SF (5%)		No Change	25% (2,133.5 SF) max	<i>Complies</i>