

Exhibit J

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Comparison of Lot Size, Floor Area, FAR, Building Coverage and Setbacks

	Existing House	Proposed Project ***	1033 Marcheta Ln. (across street) ***	1034 Marcheta Ln. (next door) **	Zoning Ordinance Requirement
Lot Size	0.24 acre	0.24 acre	0.21 acre	0.20 acre	0.14 acre (min.)
Floor Area *	2,254 sf	3,671 sf	3,169 sf	3,456 sf	N/A
FAR	21.4%	35%	35%	34.7%	35%
Building Coverage	21.4%	35%	33.7%	21.3%	35%
Front Setback	24 ft.	20 ft.	20 ft.	21 ft.	20 ft.
Rear Setback	58.4 ft.	10 ft.	10 ft.	46.9 ft.	10 ft.
2 nd Story Rear Setback	N/A	28 ft.	10 ft.	46.9 ft.	N/A
Side Yards	10.7 ft., 10.3 ft.	10.5 ft., 15.4 ft.	10 ft., 10 ft.	10 ft., 10 ft.	5 ft.

*Does not include basement

**This was a major addition/remodel of an existing home

***House has interior courtyard

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