

ALLOWED ADJUSTMENTS

A one-time reduction in the required landscaping area and an increase in the allowed maximum lot coverage is allowed if:

- A. The total reduction in required landscaping area shall not exceed 5%, and the total increase in maximum lot coverage shall not exceed 5%; and
- B. The reduction in required landscaping area is associated with:
 - 1. A development proposal that will result in a single-story dwelling with wheelchair accessible entry, and may also include a single-story accessory building; or
 - 2. A development proposal on a flag lot that, after optimizing driveway routing and minimizing driveway width, requires a driveway that is more than the 25% of the allowed lot coverage. The allowed reduction in the required landscaping area and increase in the maximum lot coverage shall not exceed 5% or the area of the driveway in excess of 25% of the lot coverage, whichever is less.

For example, a development proposal with a driveway that occupies 27% of the allowed lot coverage, may increase the total lot coverage by 2%

- C. A recorded notice on title, covenant, easement, or other documentation in a form approved by the city, shall be required. The notice on title or other documentation shall describe the basis for the reduced landscaping area and increase in lot coverage.

Does this project include a proposed adjustment? Yes No

BUILDING AREA

All building areas must be identified and labeled on the site plan. Please distinguish all new construction from existing areas on both your drawing and in the calculations you complete below.

Will you be excluding a portion of the basement floor area? Yes No

not needed to comply

If yes, you must provide basement floor area calculations, with your building permit application, that show how you determined what portion of the basement will be excluded. Refer to page 5.

BUILDING AREA CALCULATIONS

Building Area	Existing Area	Removed Area	New/Addition Area	Total
	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
Upper Floor <i>none</i>				
Main Floor	<u>1,578</u>	<u>0</u>	<u>197</u>	<u>1,775</u>
Gross Basement Area	<u>1,513</u>	<u>0</u>	<u>0</u>	<u>1,513</u>
Garage/ Carport	<u>540</u>	<u>0</u>	<u>0</u>	<u>540</u>
Total Floor Area				<u>3,828</u>
Accessory Buildings	<u>0</u>			
Basement Area Excluded	<u>0</u>			
150% GFA Modifier*	<u>—</u>			
200% GFA Modifier*	<u>—</u>			
Staircase GFA Modifier*	<u>—</u>			<u>✓</u>
TOTAL Building Area	<u>3,631</u>	<u>0</u>	<u>197</u>	<u>3,828</u>

*Enter the actual room area