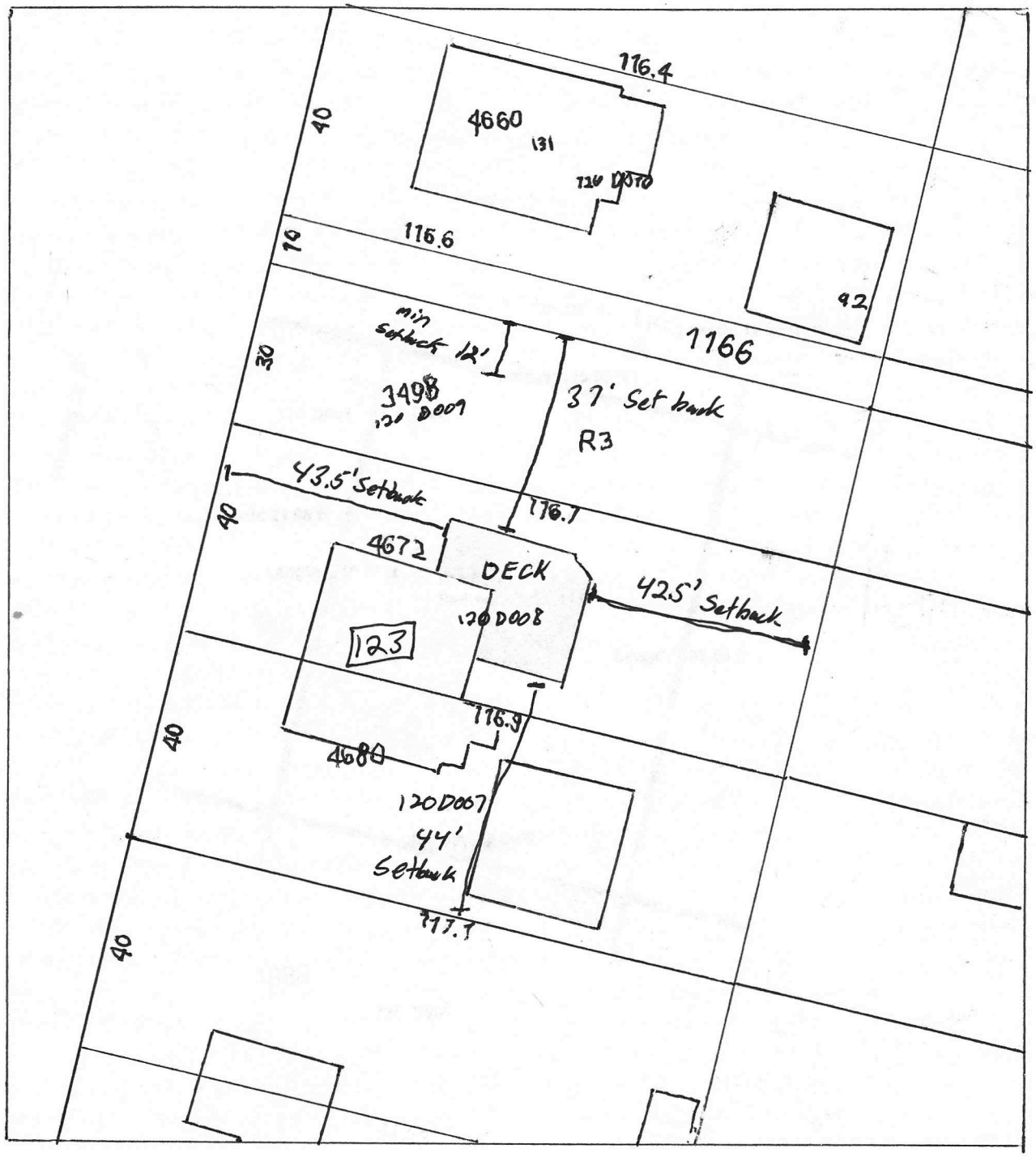

Project is within all setback requirements ([redacted]).
Total Lot size 12850 sq ff x 35%=4497.5 Allowable lot coverage.
Existing coverage is 1456 sq ft.
Proposed project 544 sq ft
New total coverage would be 2000sq ft.