

WWCA Lot Coverage Analysis for select properties

Address	Owner	Lot Size	Main Bldg	Main Bldg %	Main Bldg Cap	Remaining Main Bldg	Driveway	Aux	Coverage %	Coverage Cap	Remaining Coverage	Current Remaining Coverage
Typical Homes												
4917 11 th N	Wilson	6600sf	980sf	15%	1980sf	1000sf	1098sf	0sf	31%	40%	562sf	1618sf
5010 11 th N	Rouse	6682sf	1151sf	17%	2005sf	854sf	486sf	0sf	24%	40%	1036sf	2105sf
4737 14 th N	Nelson	5686sf	1036sf	18%	1706sf	670sf	530sf	0sf	28%	40%	708sf	1618sf
4822 16 th N	Cohen	11539sf	1458sf	13%	2376sf	918sf	765sf	264sf	22%	48%	3052sf	3975sf
1410 N Edison	Thomas	13156sf	1970sf	15%	2160sf	190sf	1485sf	0sf	26%	40%	1807sf	3912sf
1511 N Edison	Hugo	6600sf	1188sf	18%	1980sf	792sf	550sf	0sf	26%	40%	902sf	1958sf
Large Additions												
5001 14 th N	Mekan	8250sf	2782sf	34%	2160sf	-622sf	828sf	216sf	46%	45%	-114sf	794sf
1320 N Frederick	Gould/Percy	8025sf	3145sf	39%	2376sf	-769sf	325sf	0sf	43%	43%	-20sf	1024sf
Undersized Lots - smaller than the standard R-6 6000sf size												
1405 N Buchanan	Tait	5225sf	924sf	18%	1568sf	644sf*	656sf	528sf	40%	45%	243sf	818sf
1409 N Buchanan	Bruce	5225sf	1224sf	23%	1568sf	344sf*	672sf	0sf	36%	40%	194sf	1030sf
1208 N Columbus **	Morgan	5630sf	1146sf	20%	1689sf	543sf	360sf	0sf	27%	40%	746sf	1647sf
New Construction												
4904/4906 16 th N	Dittmar	11590sf	1916sf	17%	2160sf	244sf	500sf	0sf	21%	40%	2220sf	4075sf
1400 N Buchanan	Springberg	12739sf	2632sf	21%	2376sf	-256sf	640sf	0sf	26%	43%	2206sf	3862sf

NB: Numbers in *ITALICS* are unmeasured best guesstimates due to work in progress

* Note that lot coverage limitation limits full use of shown main building footprint expansion

** Data from realtor-supplied plat

Definitions

Lot Size	From County Assessment Database
Main Bldg	Main Building Footprint, as defined in proposed new standard and measured approximately by Hans Bauman
Main Bldg %	Main Bldg divided by Lot Size, expressed as a percent. Proposed changes would limit to 30% (or 33% with front porch)
Main Bldg Cap	The smaller of 30% (or 33% with front porch) of Lot Size or 2160sf (or 2376sf with front porch)
Remaining Main Bldg	Additional square footage which could be added to Main Building Footprint
Driveway	Driveway square footage as measured approximately by Hans Bauman
Aux	Total square footage of auxiliary buildings over 150sf as measured approximately by Hans Bauman
Coverage %	Total lot coverage: [Main + Driveway + Aux] divided by Lot Size
Coverage Cap	Max Lot Coverage under proposed ordinance: 40% plus 3% bonus for front porch and 5% bonus for rear garage
Remaining Coverage	Additional square footage which could be added to Lot Coverage
Current Remaining Coverage	Additional square footage which could be added to Lot Coverage if ordinance is NOT enacted (56% minus existing coverage)

NB: Potential expansion square footage does not account for potential setback and other possible limitations