

Exhibit A

1940 Sybil Drive Accessory Structure and Lot Coverage Analysis (8.1.2024)

1. 24' dia. Above Ground Swimming Pool

- A. Side Property Line Setback: 10' required (ZO Section 8.3-9.2.b) / **2.4'** provided
- B. Rear Property Line Setback: 10' required (ZO Section 8.3-9.2.b) / **2.7'** provided
- C. 5' Utility Easement along rear property line: No encroachment allowed (Z.O Section 8.3-5) / **2.3'** encroachment proposed

2. 10' x 13' Shed

- A. Rear Property Line Setback: 10' required (ZO Section 8.3-6.a) / **3.2'** provided
- B. 5' Utility Easement along rear property line: No encroachment allowed (Z.O Section 8.3-5) / **1.8'** encroachment proposed

3. Decks

- A. Side Property Line Setback: 4' required (ZO Section 8.3-5) / **.7' over property line**

4. Patio (currently the gravel base)

- A. Side Property Line Setback: 4' required (ZO Section 8.3-5) / **0'** setback provided
- B. Rear Property Line Setback: 10' required (ZO Section 8.3-5) / **0'** setback provided
- C. 5' Utility Easement along rear property line: No encroachment allowed (Z.O Section 8.3-5) / **5'** encroachment proposed

5. Maximum Lot Coverage

- A. 50% Allowed per Section 6.6-1.B and Table 1 of the Zoning Ordinance = 4,374 sq. ft.
- B. **50.3%** proposed if all existing accessory structures and block retaining walls, except for the brick paver patio, are allowed to remain = 4,405 **sq. ft. or 30 sq.** ft. over maximum allowed lot coverage
- C. **58.0%** proposed If all existing accessory structures, including the block retaining wall and the brick paver patio, are allowed to remain/be reinstalled: = **5,079 sq. ft. or 704 sq.** ft. over maximum allowed lot coverage